

Brummel Land Company

Farm and Commercial Real Estate
9947 E 1600 North Rd • Pontiac, Illinois
Mark Brummel – 815-674-3006
10000acres.com

Meeks Farm

Dix Township
Ford County, IL

Parcel

\$11,900 / acre or \$2,380,000

Parcel Size

200 acres +/-

Parcel ID #'s / Legal Description

**Parcel #10-12-36-100-001 / MEEKS-EA UND 1/2 INT PER TRUSTS DOC#
246385 S36 T23 R8 N1/2 NW & N1/2 S1/2 NW ZONING AG-1 / 120 ACRES
Parcel ID 10-12-36-200-001 / MEEKS-EA UND 1/2 INT PER TRUSTS
DOC#246385 S36 T23 R8 W1/2 NE ZONING AG-1 / 80 ACRES**

Taxes

2024 total tax = \$7,108.94 / \$35.54 /acre

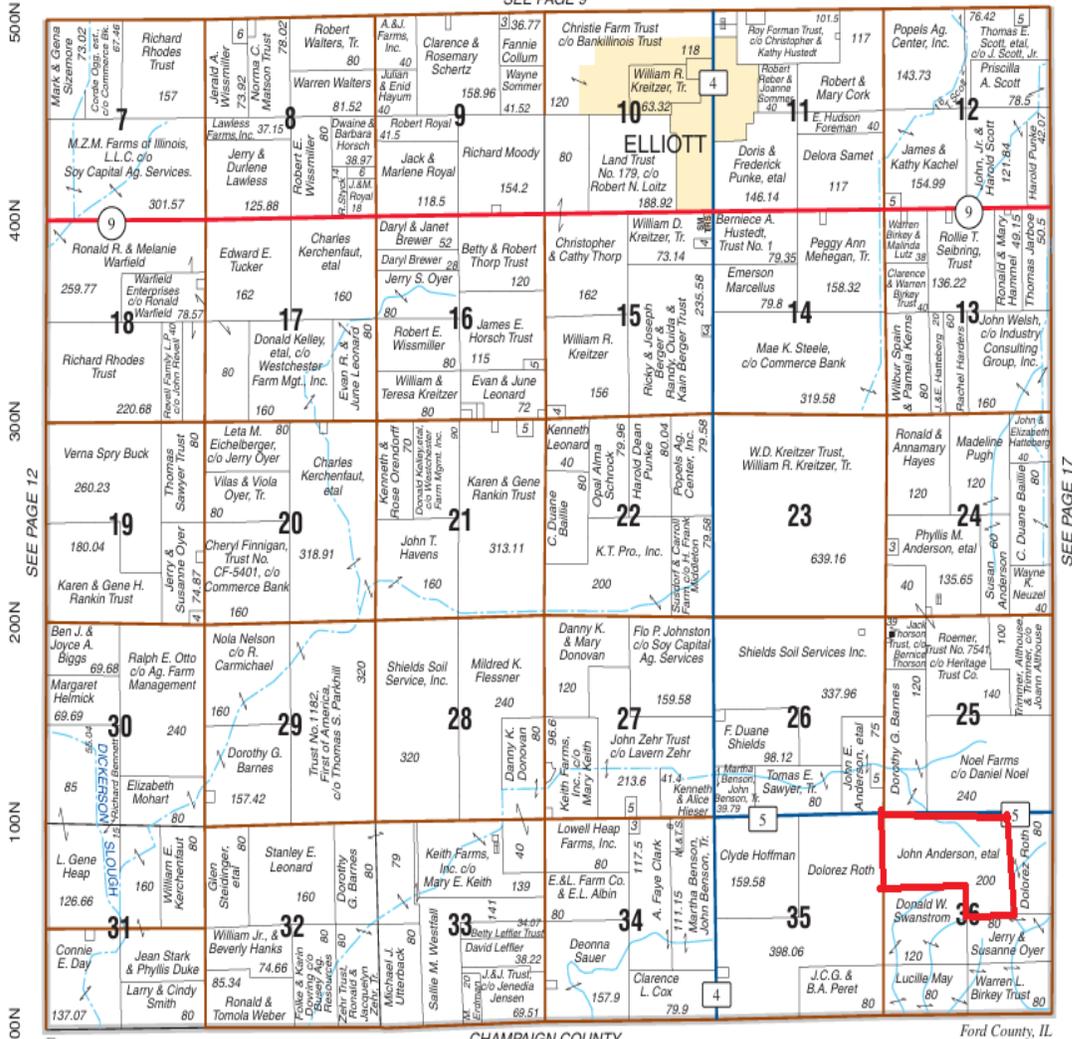
Comments

This is a nice 200 acre field in one chunk in a very desirable area.

SOUTH PART DIX

T.23N.-R.8E.

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CHAMPAIGN COUNTY

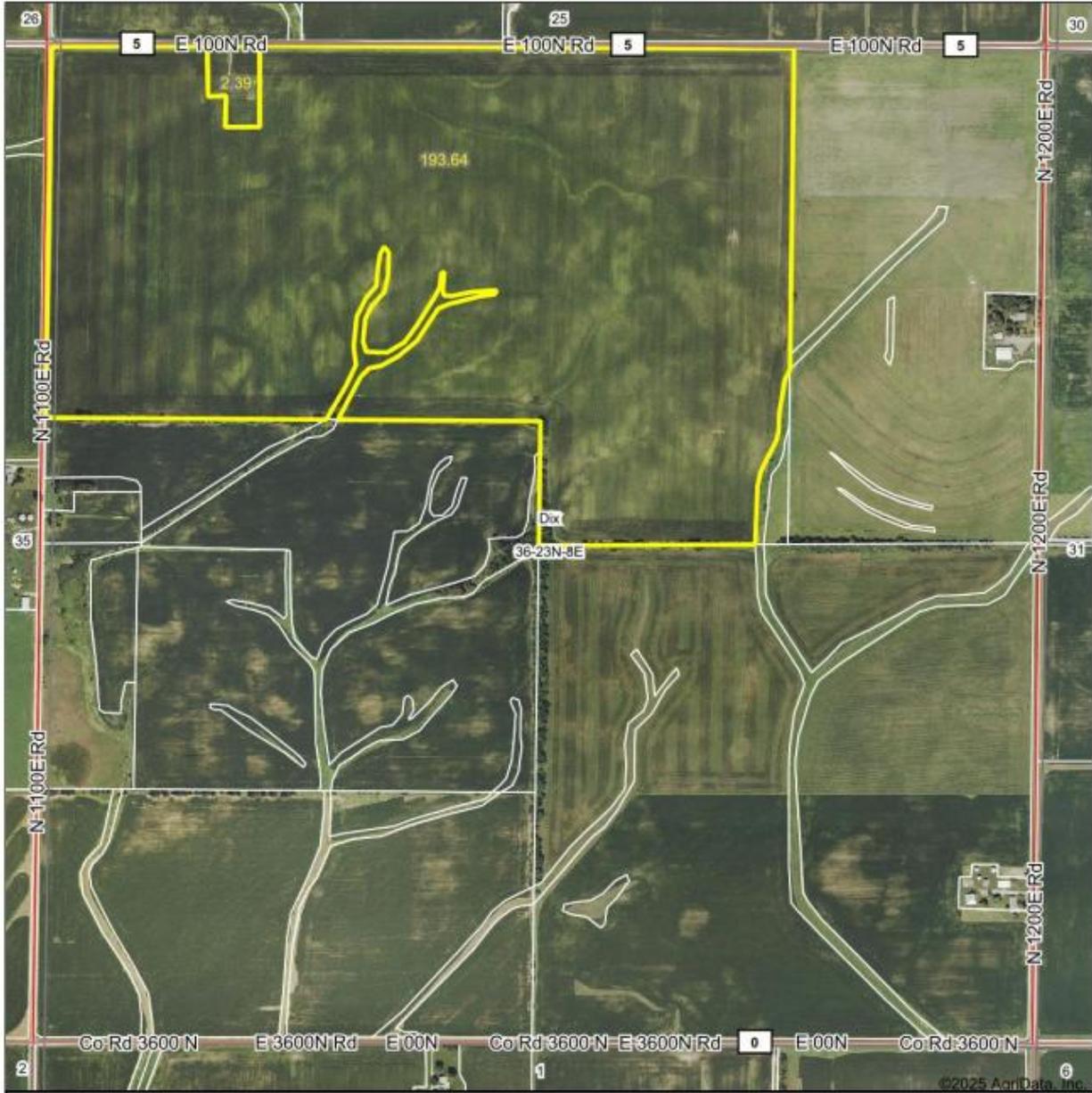
Ford County, IL

600E 700E 800E 900E 1000E 1100E 1200E

500N
400N
300N
200N
100N
000N

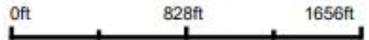
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Aerial Map



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Boundary Center: 40° 24' 37.29, -88° 14' 44.35



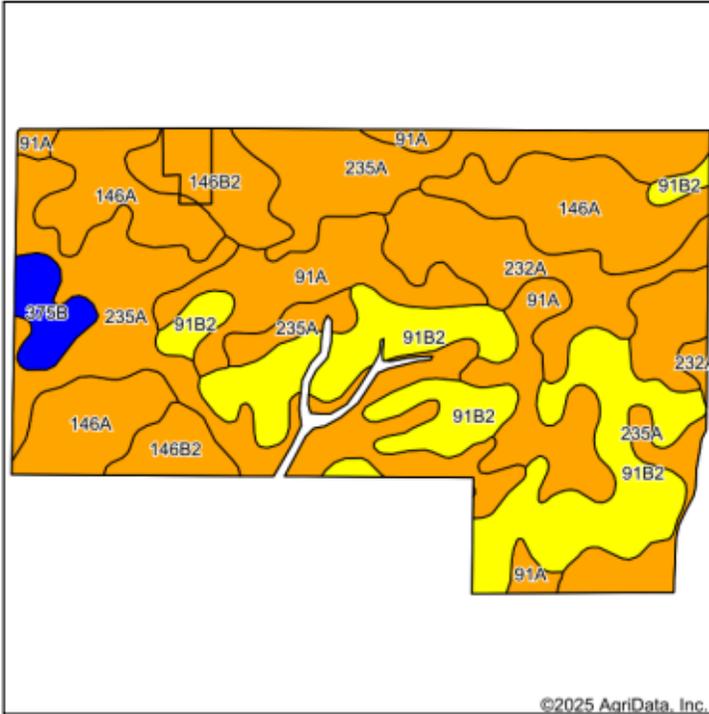
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36-23N-8E
Ford County
Illinois

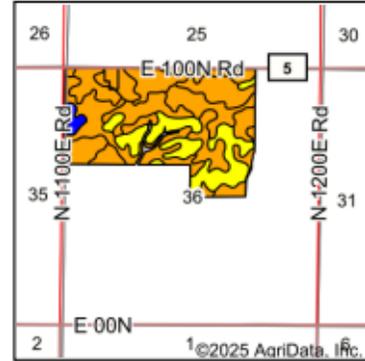


Maps Provided By:

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Ford**
 Location: **36-23N-8E**
 Township: **Dix**
 Acres: **196.03**
 Date: **8/18/2025**



Maps Provided By:



Area Symbol: IL053, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting #	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Crop productivity index for optimum management	*n NCCPI Soybeans
**235A	Bryce silty clay, 0 to 2 percent slopes	56.39	28.9%		FAV	**161	**54	**63	**82	**120	33
**91B2	Swygart silty clay loam, 2 to 4 percent slopes, eroded	42.16	21.5%		UNF	**147	**48	**59	**73	**110	45
146A	Elliott silt loam, 0 to 2 percent slopes	37.92	19.3%		FAV	168	55	68	87	125	61
**91A	Swygart silty clay loam, 0 to 2 percent slopes	26.33	13.4%		UNF	**158	**52	**63	**79	**118	57
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	16.09	8.2%		FAV	**170	**56	**65	**85	**127	60
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	12.74	6.5%		FAV	**158	**51	**64	**82	**118	43
**375B	Rutland silty clay loam, 2 to 5 percent slopes	4.40	2.2%		FAV	**176	**56	**69	**95	**131	64
Weighted Average						159.8	52.6	63.5	81.2	119.2	*n 47.8



Brummel
LAND COMPANY



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FARMLAND AND COMMERCIAL REAL ESTATE