

Barrett & Brummel LLC

Farm and Commercial Real Estate
9947 E 1600 North Rd • Pontiac , Illinois

DeLong Farm

**Troy Township
Will County, IL**

Price: \$1,750,000 or \$9802.82 /gross acre

Size

178.52 acres +/-

Location

The farm is located on County Line Road and Bell Road. The location of this farm is excellent, just south of Rt 52, and approximately one mile from Shorewood, Joliet and Minooka city limits!

Improvements

There are no improvements with his farm.

Taxes

Approximate 123.72 acres - \$2783.88 = \$22.14/acre

Approximate 80 acres - \$1,314.86 = \$16.54/acre

***Taxes are for the whole parcel, and will be split once sold.

Ownership

The sellers are seeking a cash sale for this farm.

Comments

Excellent opportunity to buy a farm that is next to growth and expansion on all sides of it. The farm is still zoned ag for lower taxes, however will give you great upside potential. The seller is keeping approximately 40 acres where the current elevator is located, the reaming (approximately 178.52 acres) is what is listed for sale. Contact us for further details.

For additional information about this property, please contact:

Mark Brummel
Barrett & Brummel - Farm/Commercial

Cell: (815) 674-3006

Email: mjbrummel@yahoo.com

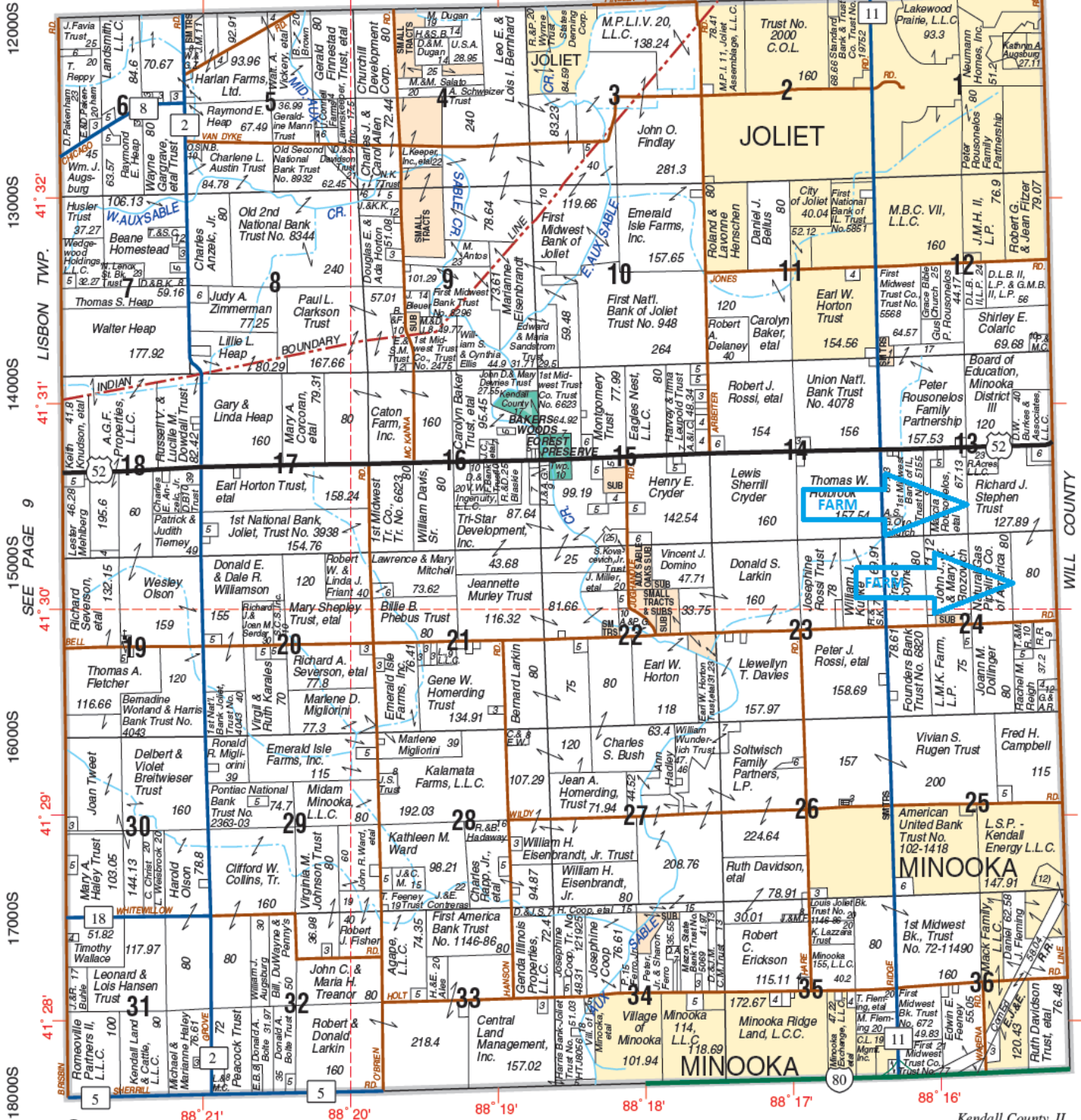
www.markbrummel.com



SEWARD

T.35N.-R.8E.

NA-AU-SAY TWP. SEE PAGE 19



120000
130000
140000
150000
160000
170000
180000

SEE PAGE 9

LIBSON TWP. 41° 32'

LIBSON TWP. 41° 31'

LIBSON TWP. 41° 30'

LIBSON TWP. 41° 29'

LIBSON TWP. 41° 28'

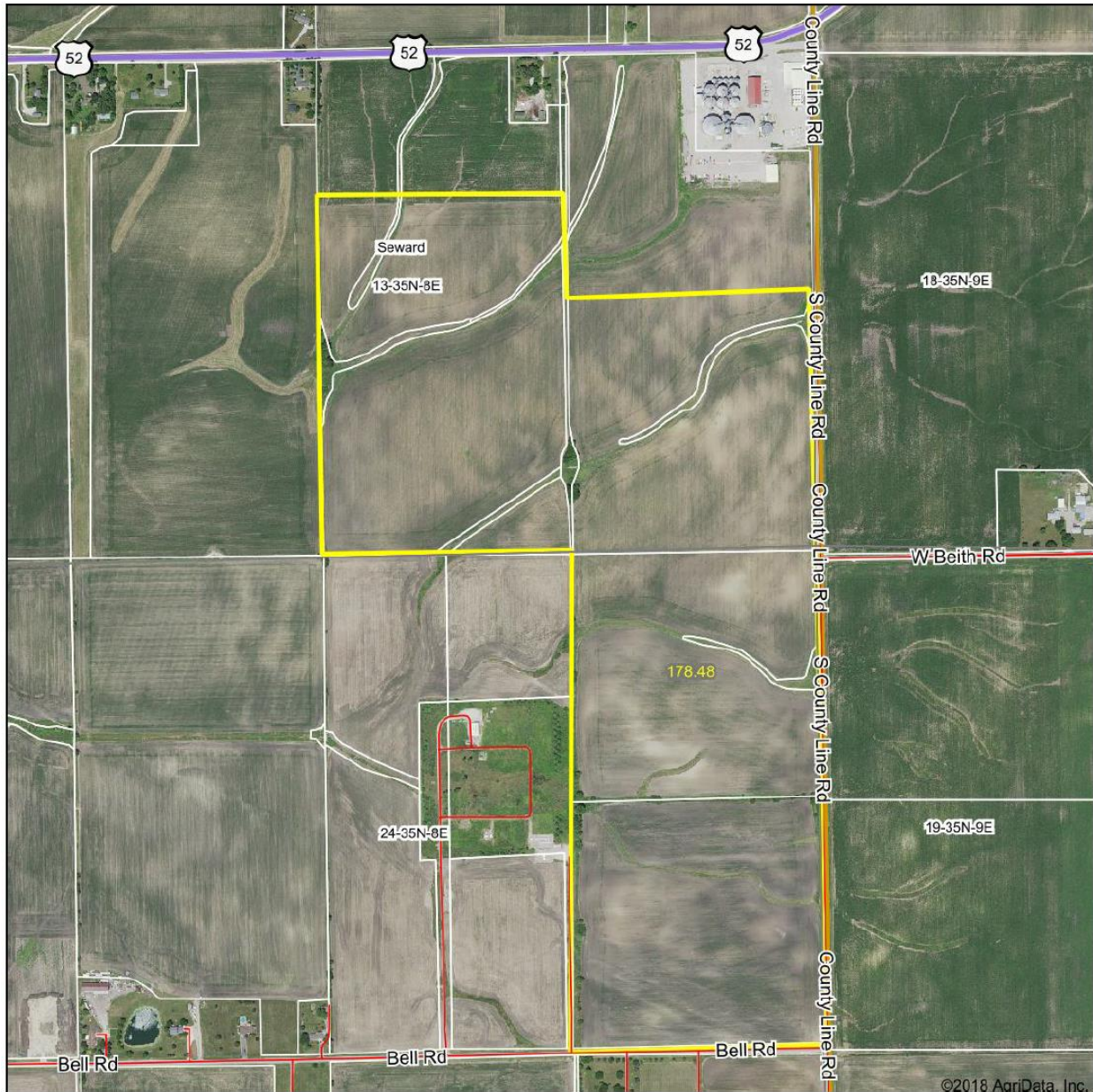
LIBSON TWP. 41° 28'

WILL COUNTY

Kendall County, IL

© 2008 Rockford Map Pubs., Inc. GRUNDY COUNTY 6000W 5000W 4000W 3000W 2000W 1000W 0

Aerial Map



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map center: 41° 30' 22.82, -88° 15' 32.4

0ft 823ft 1647ft

PROVIDER OF AGENCIES
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 Farm and Commercial Real Estate
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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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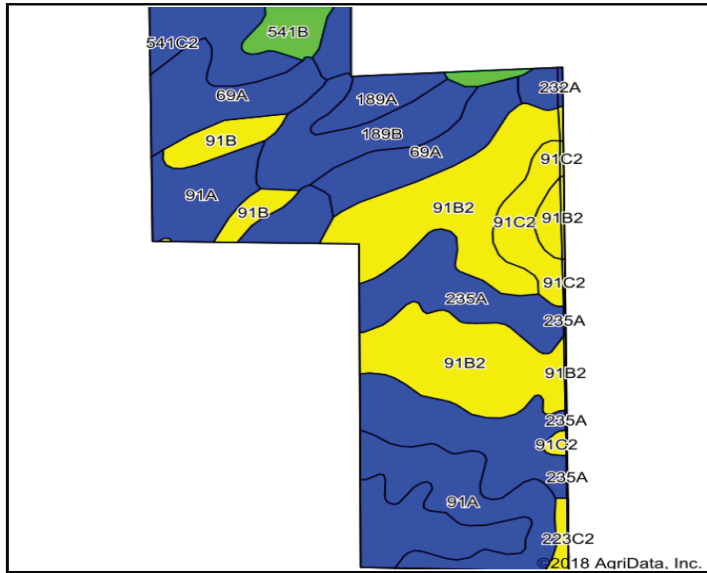
13-35N-8E
Kendall County
Illinois



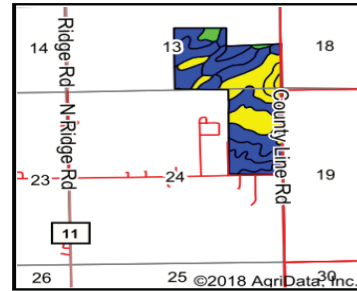
6/7/2018

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Kendall**
 Location: **13-35N-8E**
 Township: **Seward**
 Acres: **178.33**
 Date: **6/12/2018**



Maps Provided By:



Area Symbol: IL093, Soil Area Version: 14										
Area Symbol: IL197, Soil Area Version: 12										
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Crop productivity index for optimum management
235A	Bryce silty clay, 0 to 2 percent slopes	41.37	23.2%		FAV	162	54	64	82	121
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	40.82	22.9%		UNF	**147	**48	**59	**73	**110
91A	Swygert silty clay loam, 0 to 2 percent slopes	23.63	13.3%		UNF	158	52	63	79	118
69A	Milford silty clay loam, 0 to 2 percent slopes	21.12	11.8%		FAV	171	57	68	88	128
**189B	Martinton silt loam, 2 to 4 percent slopes	13.06	7.3%		FAV	**171	**56	**69	**87	**129
**541C2	Graymont silt loam, 5 to 10 percent slopes, eroded	8.57	4.8%		FAV	**170	**53	**66	**87	**125
**91C2	Swygert silty clay loam, 4 to 6 percent slopes, eroded	7.24	4.1%		UNF	**147	**48	**59	**73	**110
189A	Martinton silt loam, 0 to 2 percent slopes	7.06	4.0%		FAV	173	57	70	88	130
**91B	Swygert silty clay loam, 2 to 4 percent slopes	6.23	3.5%		UNF	**156	**51	**62	**78	**117
**541B	Graymont silt loam, 2 to 5 percent slopes	5.06	2.8%		FAV	**181	**56	**70	**93	**133
232A	Ashkum silty clay loam, 0 to 2 percent slopes	1.71	1.0%		FAV	170	56	65	85	127
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	1.16	0.7%		FAV	**150	**48	**61	**75	**110
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	0.63	0.4%		UNF	**147	**48	**59	**73	**110
**91C2	Swygert silty clay loam, 4 to 6 percent slopes, eroded	0.30	0.2%		UNF	**147	**48	**59	**73	**110
232A	Ashkum silty clay loam, 0 to 2 percent slopes	0.22	0.1%		FAV	170	56	65	85	127
235A	Bryce silty clay, 0 to 2 percent slopes	0.15	0.1%		FAV	162	54	64	82	121
Weighted Average						160.2	52.6	63.8	80.8	119.7

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^{i i i} This farm is offered by Barrett & Brummel LLC, information is believed accurate but not warranted.