

# Barrett & Brummel LLC

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

## Moser Family Farm

Nevada Township

Livingston County, IL

Price: \$1,436,250 / \$6,250 per gross acre

### Size

229.8 acres +/-

### Location

This farm is located 5 miles north of the Village of Odell, and about 4.5 miles west of the Village of Dwight, and a half mile south of Rt17.

### Improvements

There are no improvements on the farm.

### Taxes

04-09-400-002 S9 T30 R6 78.80 ACRES E1/2 SE = \$1,535.78

04-10-300-001 S10 T30 R6 39.50 ACRES W39.50 ACS SW1/4 = \$762.56

04-10-300-003 S10 T30 R6 111.50 ACRES E113.50 ACS SW1/4 (EXC BEG 1466' E OF SW COR SEC N443.85'  
E687' S443.85' W687' POB0 = \$2,201.90  
\$19.58/ACRE

### Ownership

The sellers are seeking a cash sale for this farm.

### Comments

This parcel is currently under a custom farm agreement.

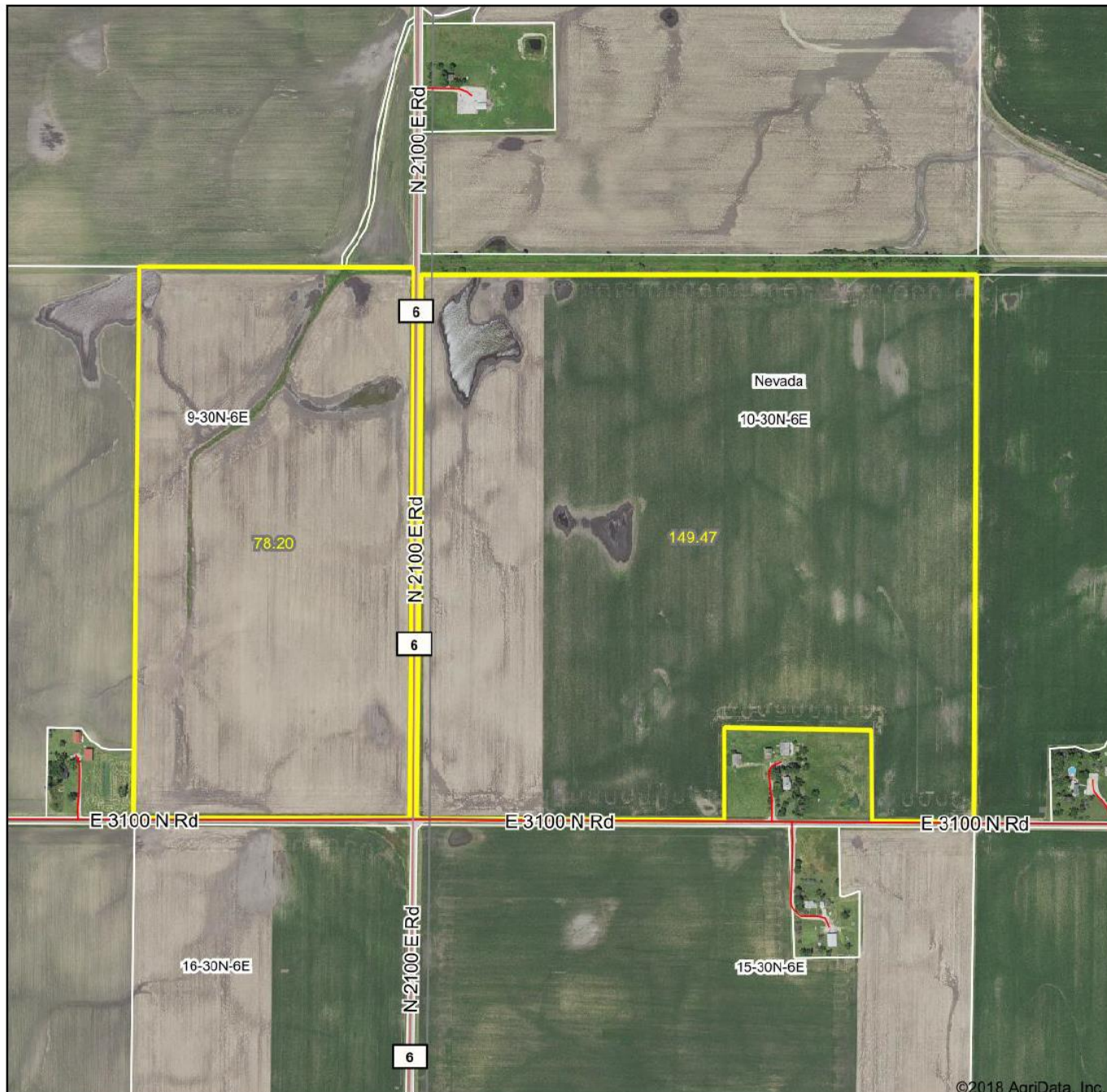
For additional information about this property, please contact:

**Mark Brummel**  
**Barrett & Brummel LLC-**  
**Farm/Commercial**  
Cellular: (815) 674-3006





# Aerial Map



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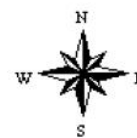
map center: 41° 4' 55.23, -88° 31' 30.66

0ft 741ft 1483ft

PROVIDERS OF AGRICULTURAL  
**Barrett & Brunmel**  
Farmland & Commercial Real Estate  
MARK J. BRUNMEL  
Broker  
MARIANNE (773) 674-3008  
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WILLIAM (773) 674-3008  
KARL (773) 674-3008  
KARL (773) 674-3008

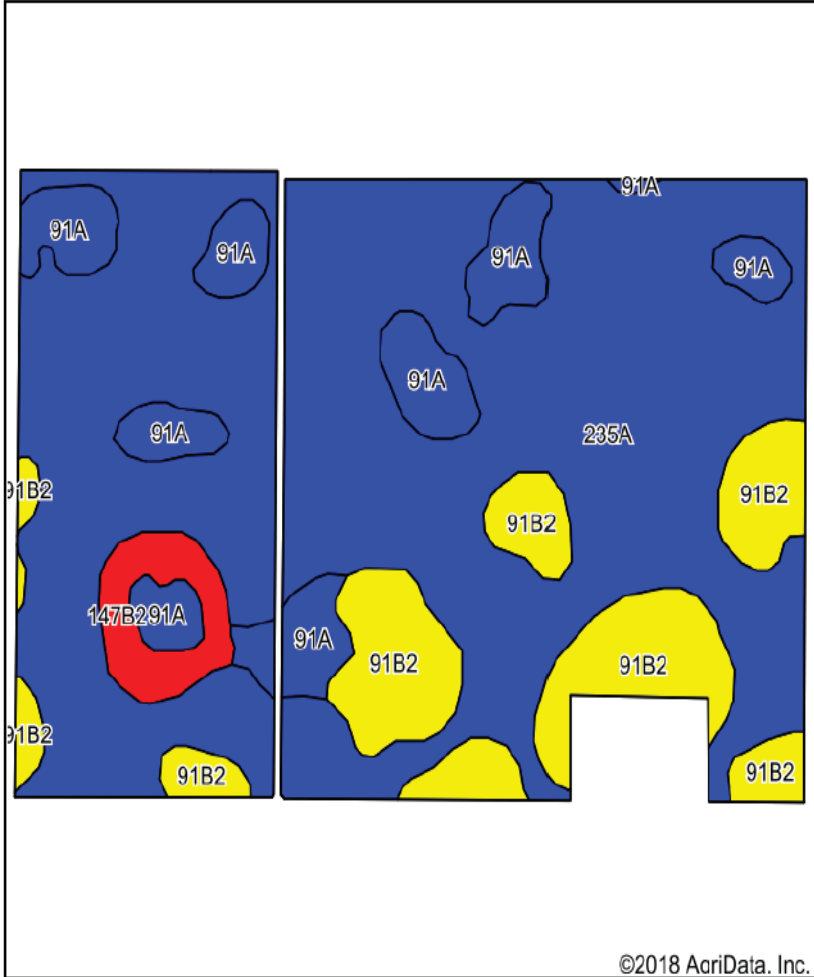
Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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**10-30N-6E**  
Livingston County  
Illinois



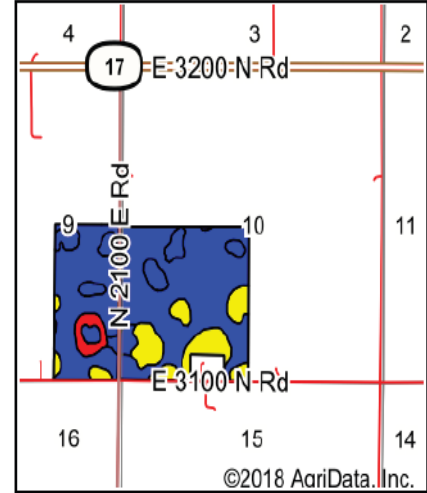
6/16/2018

# Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**  
 County: **Livingston**  
 Location: **10-30N-6E**  
 Township: **Nevada**  
 Acres: **227.67**  
 Date: **6/16/2018**



Maps Provided By:



## Area Symbol: IL105, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Crop productivity index for optimum management
235A	Bryce silty clay, 0 to 2 percent slopes	161.17	70.8%		FAV	162	54	64	82	121
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	34.85	15.3%		UNF	**147	**48	**59	**73	**110
91A	Swygert silty clay loam, 0 to 2 percent slopes	24.94	11.0%		UNF	158	52	63	79	118
**147B2	Clarence silty clay loam, 2 to 4 percent slopes, eroded	6.71	2.9%		UNF	**130	**46	**55	**60	**100
<b>Weighted Average</b>						<b>158.3</b>	<b>52.6</b>	<b>62.9</b>	<b>79.6</b>	<b>118.4</b>



**Mark Brummel**  
**Barrett & Brummel LLC -**  
**Farm/Commercial**

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<sup>i i i</sup> This farm is offered by Barrett & Brummel LLC / Farm & Commercial, information is believed accurate but not warranted.

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