

Brummel Land Company

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

I55 Frontage Road Farm

Channahon Township

Will County, IL

\$620,000

Size

31 acres +/- (per county)

Location

This parcel is located on I55 just about ½ mile south of Bluff road on the I55 frontage Road

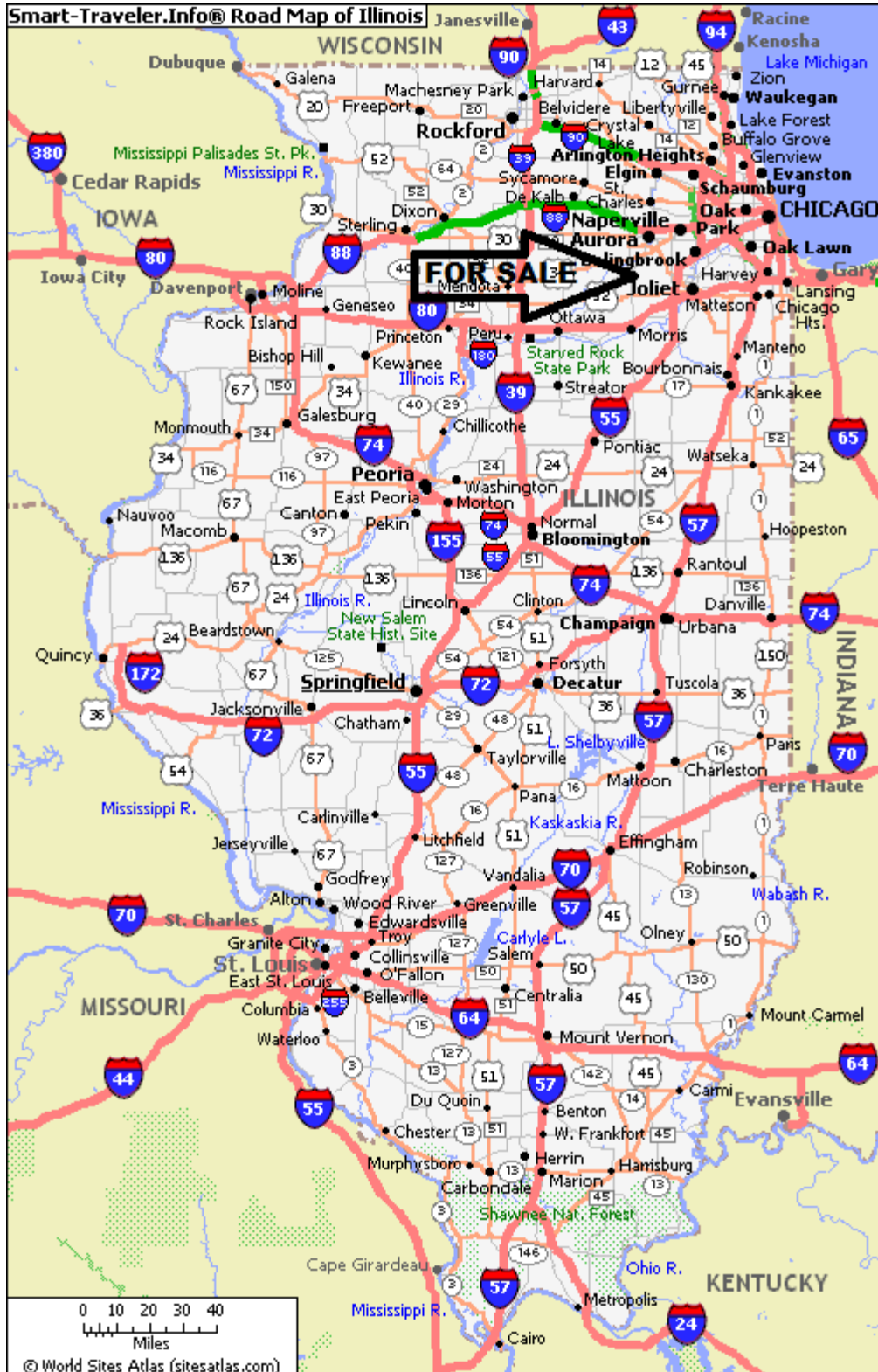
Improvements

There are no improvements on this farm.

Comments

Very hard to find location with about 1000 feet of I55 visibility! Excellent location for your business!

MAP LOCATION

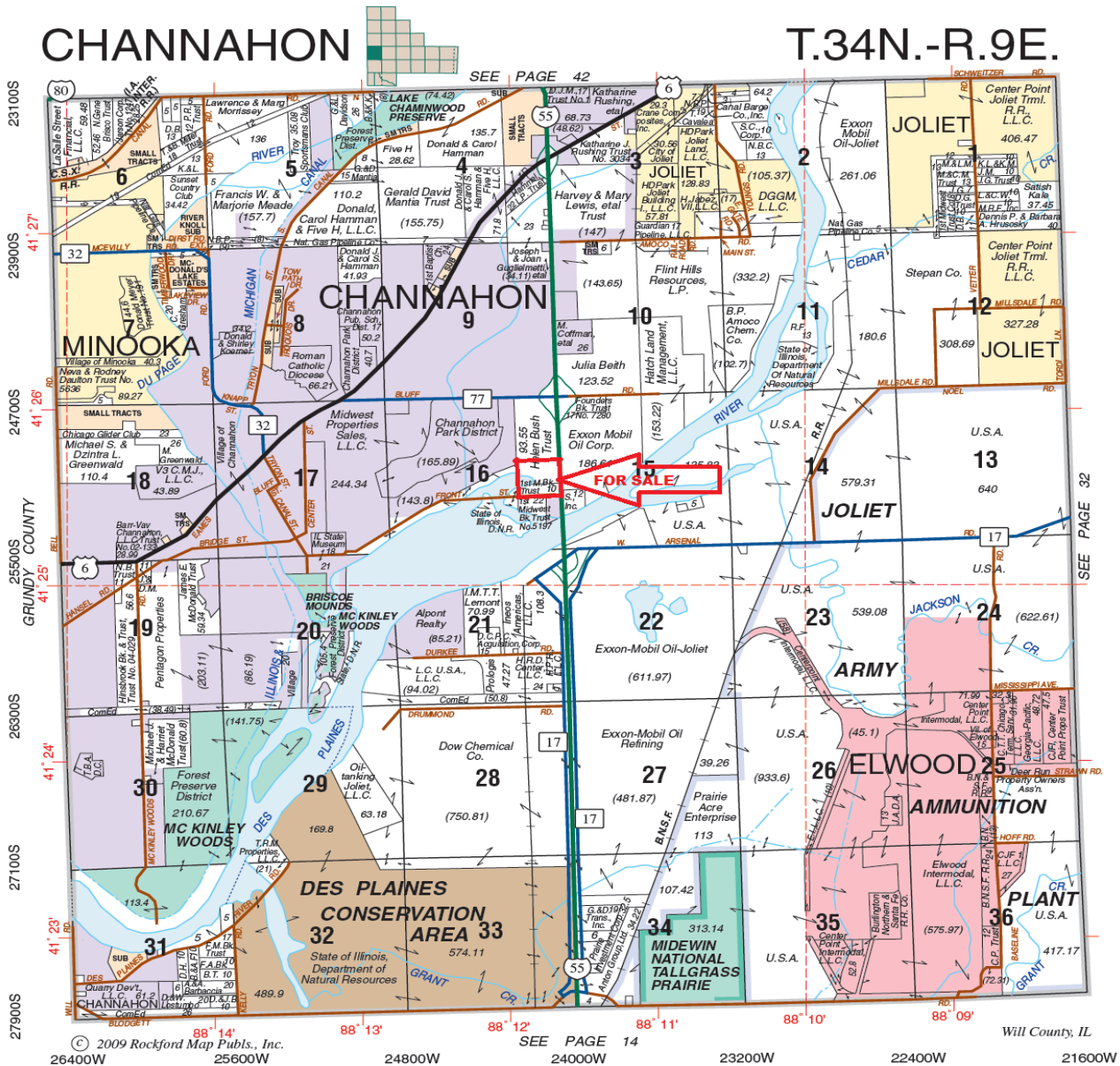


FARM

PLAT LOCATION

CHANNAHON

T.34N.-R.9E.



CURRENT FSA AERIAL MAP

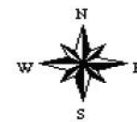
Aerial Map



Map Center: 41° 25' 44.31, -88° 11' 57.06

0ft 676ft 1352ft

16-34N-9E
Will County
Illinois



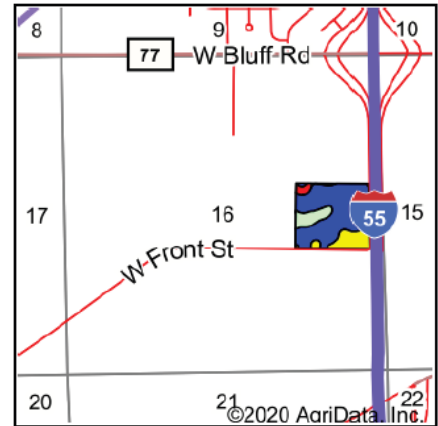
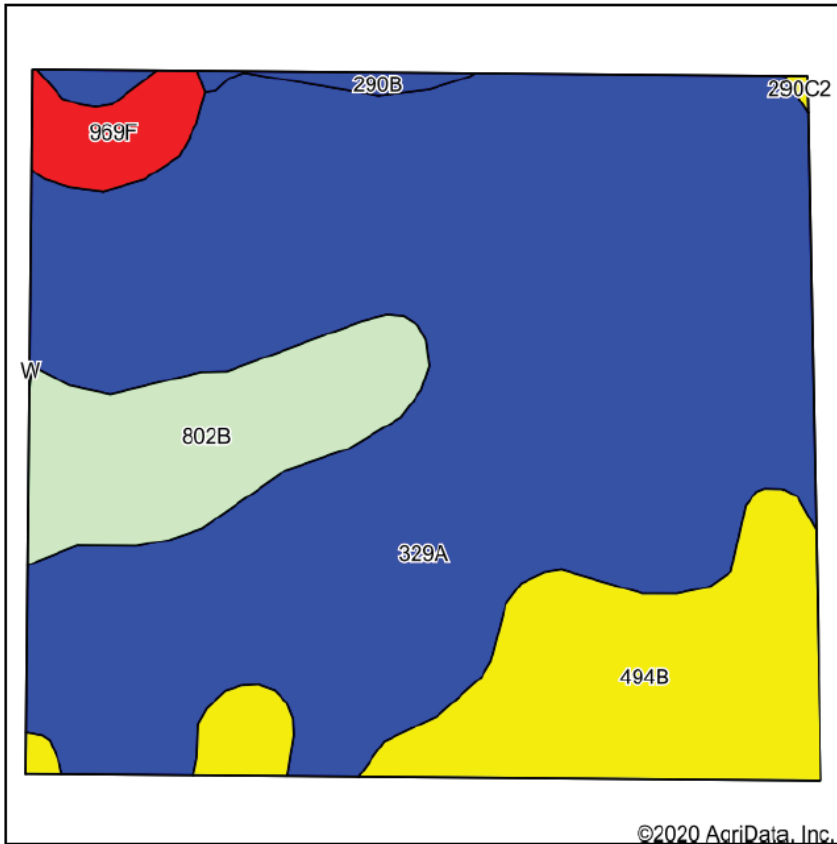
7/7/2020

Brummel
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FARMERS & GROWERS
FARMERS AND COMMERCIAL REAL ESTATE

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008

Soils Map



State: **Illinois**
 County: **Will**
 Location: **16-34N-9E**
 Township: **Channahon**
 Acres: **30.22**
 Date: **7/7/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IL 197. Soil Area Version: 14										
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	Crop productivity index for optimum management
329A	Will silty clay loam, 0 to 2 percent slopes	21.31	70.5%		FAV	174	58	68	88	129
**494B	Kankakee fine sandy loam, 2 to 4 percent slopes	4.72	15.6%		FAV	**151	**50	**63	**76	**114
802B	Orthents, loamy, undulating	3.02	10.0%		CROP YIELD DATA NOT AVAILABLE					
**969F	Casco-Rodman complex, 20 to 30 percent slopes	0.81	2.7%		UNF	**94	**32	**36	**40	**71
**290B	Warsaw silt loam, 2 to 4 percent slopes	0.36	1.2%		FAV	**159	**51	**63	**81	**118
Weighted Average						150.6	50.1	59.4	75.9	112

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^a UNF = unfavorable; FAV = favorable

^b Soils in the southern region were not rated for oats and are shown with a zero "0".

^c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Topography Contours



Channahon
 Photo Date
 9/14/2019
 130-22-09E



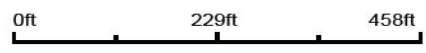
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 m@brummeltyahoo.com
 Mark Brummel, Illinois broker

Maps Provided By:


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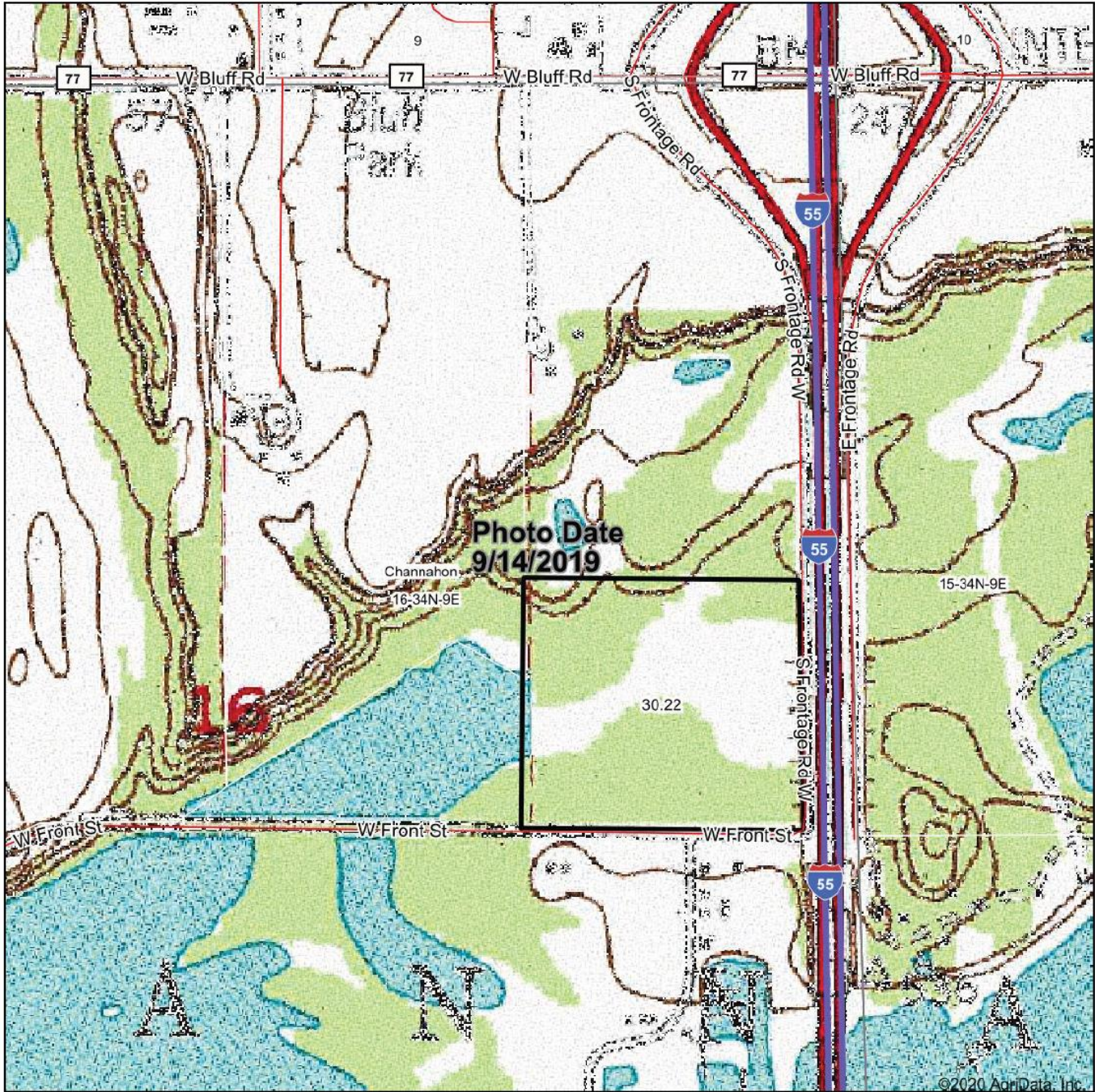
Source: USGS 3 meter dem
 Interval(ft): 2.0
 Min: 503.9
 Max: 523.2
 Range: 19.3
 Average: 507.8
 Standard Deviation: 3.41 ft



16-34N-9E
 Will County
 Illinois

Map Center: 41° 25' 44.31, -88° 11' 57.06

Topography Map

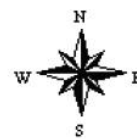


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16-34N-9E
Will County
Illinois



7/7/2020



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Brummel Land Company

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^{i i i} This farm information is offered by Brummel Land Company - formerly Barrett & Brummel / Farm & Commercial, information is believed accurate but not warranted.
