

Barrett & Brummel LLC

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

HGH Farm

Sand Ridge Township

Menard County, IL

Price: \$477,666/ \$11,900 /acre

Size

40.14 acres +/-

Legal Description PIN #'s

Pin # 06-23-400-004 - S23 T19 R7 NE SE 40.00 AC

Location

This farm is located about 5 miles North of Petersburg IL, and approximately 20 miles north of Springfield IL.

Improvements

There are no improvements on this farm.

Taxes

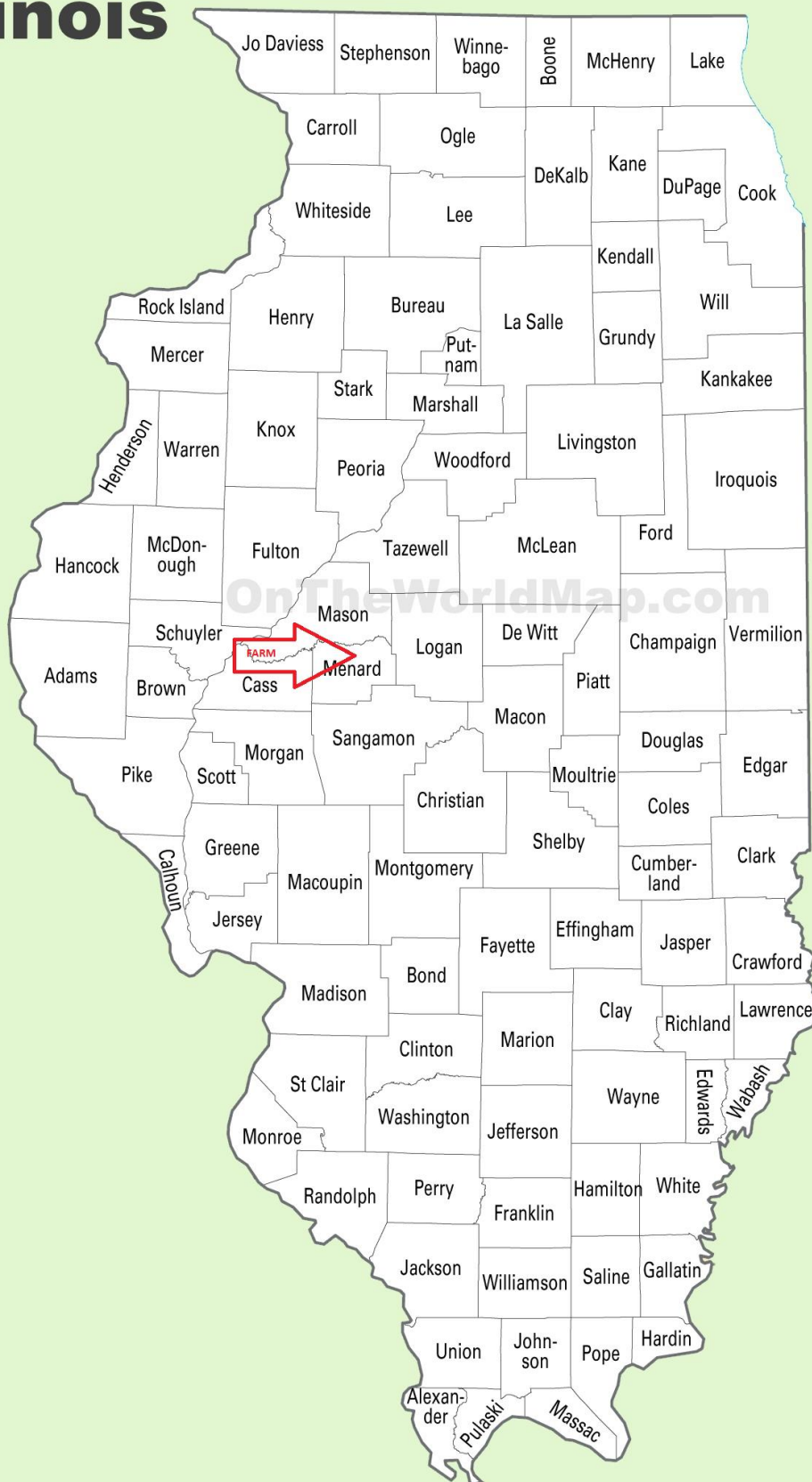
Comments:

This is a rare find! A very nice 40 in a hard to find area, with a PI of 140.8, this is a must see farm!

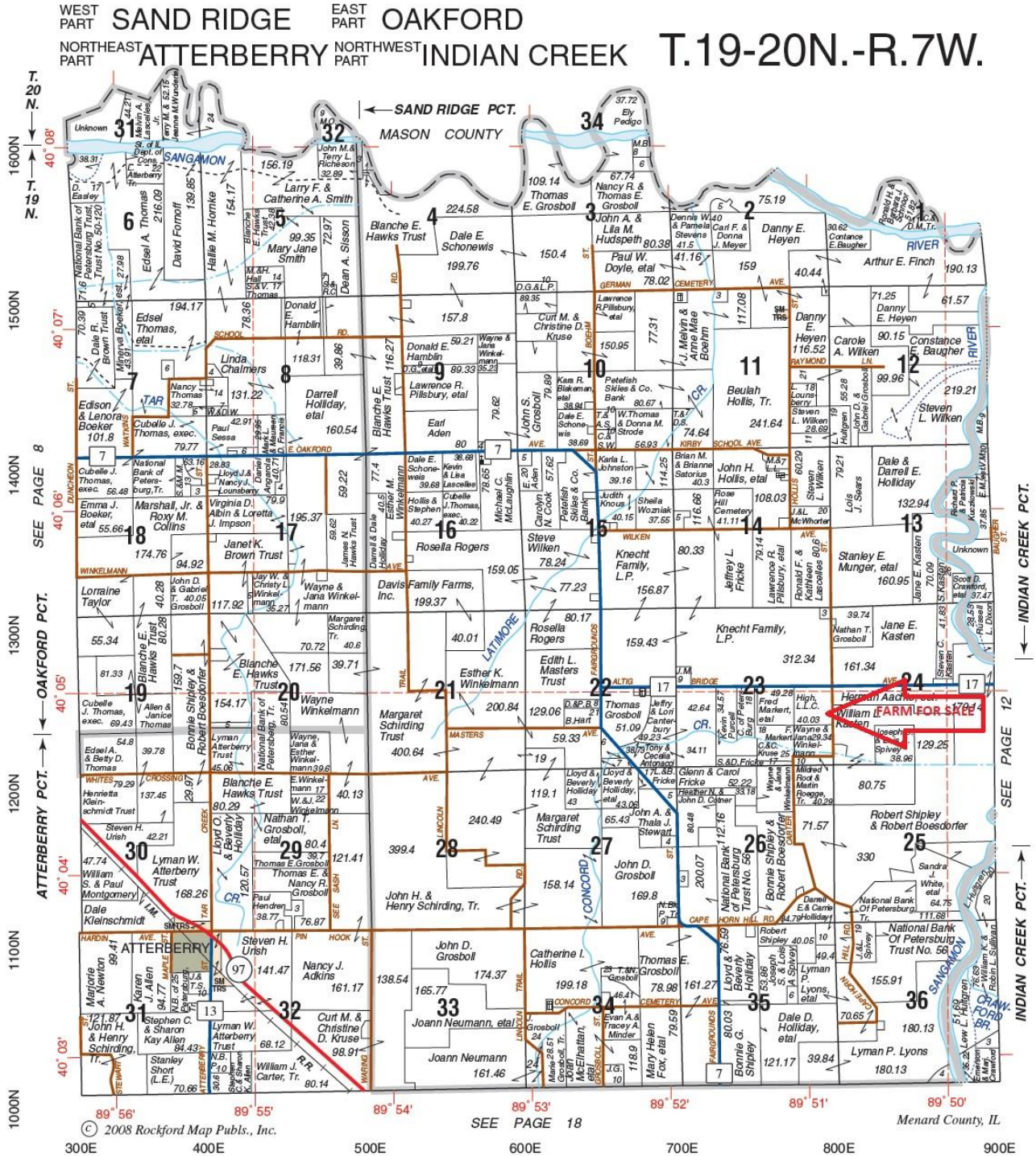
MAP LOCATION



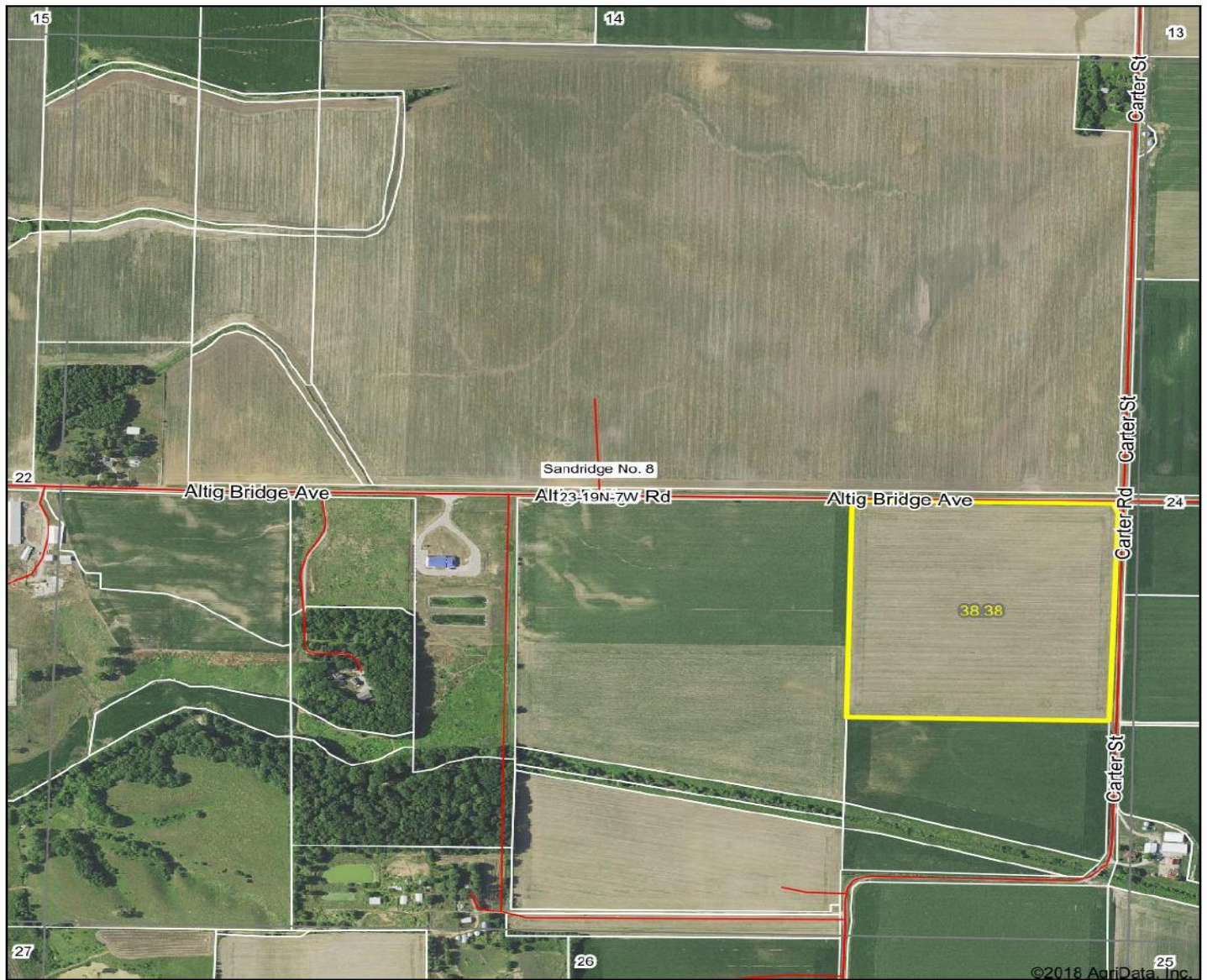
Illinois



PLAT
LOCATION



Aerial Map

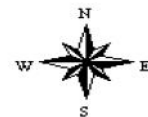


©2018 AgriData, Inc.

map center: 40° 5' 1.9, -89° 51' 23.12

0ft	833ft	1667ft
-----	-------	--------

23-19N-7W
Menard County
Illinois



8/8/2018



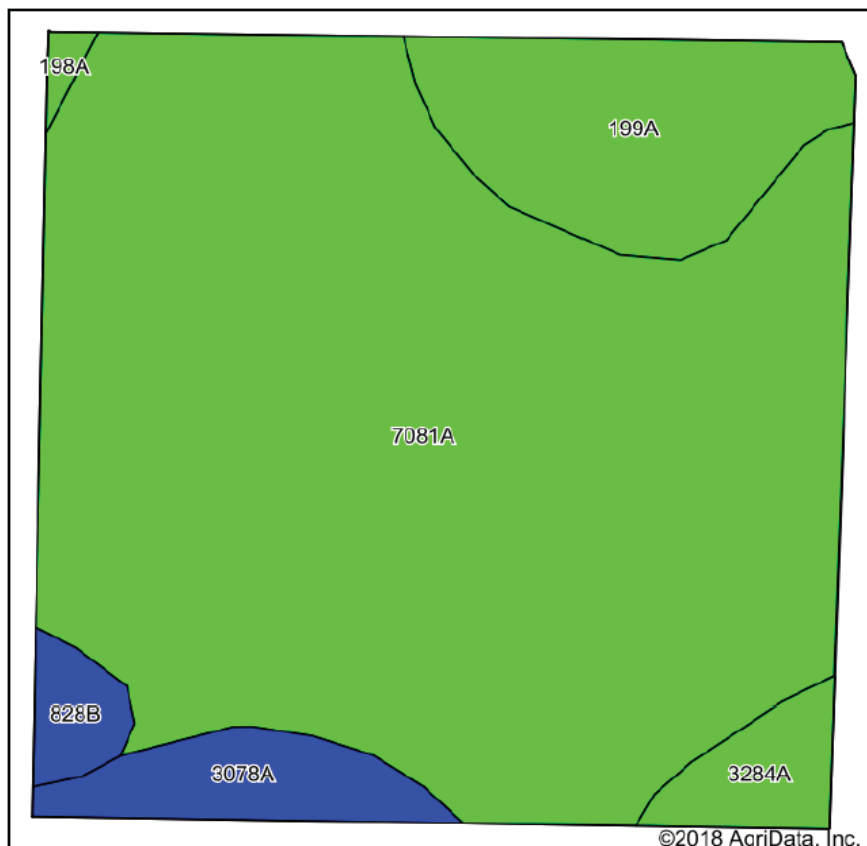
Maps Provided By:



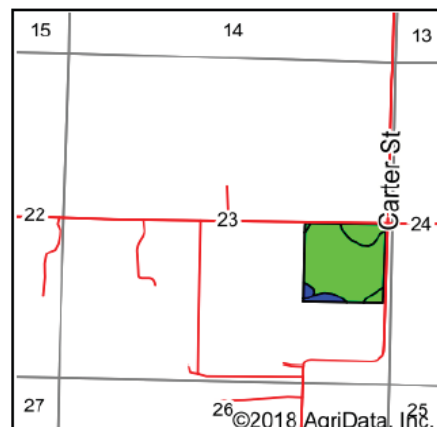
surety[®]
CUSTOMIZED ONLINE MAPPING
2018 www.AgriDataInc.com

© AgriData, Inc. 2018

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Menard**
 Location: **23-19N-7W**
 Township: **Sandridge No. 8**
 Acres: **38.38**
 Date: **8/8/2018**



Maps Provided By:



Area Symbol: IL129, Soil Area Version: 11

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
7081A	Littleton silt loam, 0 to 2 percent slopes, rarely flooded	30.42	79.3%		FAV	194	61	74	100	142
199A	Plano silt loam, 0 to 2 percent slopes	4.36	11.4%		FAV	194	60	74	103	142
3078A	Arenzville silt loam, 0 to 2 percent slopes, frequently flooded	1.68	4.4%		FAV	178	56	66	90	130
3284A	Tice silty clay loam, 0 to 2 percent slopes, frequently flooded	1.08	2.8%		FAV	184	57	70	95	134
**828B	Broadwell-Sparta complex, 1 to 7 percent slopes	0.68	1.8%		FAV	**158	**50	**63	**82	**119
198A	Elburn silt loam, 0 to 2 percent slopes	0.16	0.4%		FAV	197	61	74	94	143
Weighted Average						192.4	60.4	73.3	99.4	140.8

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

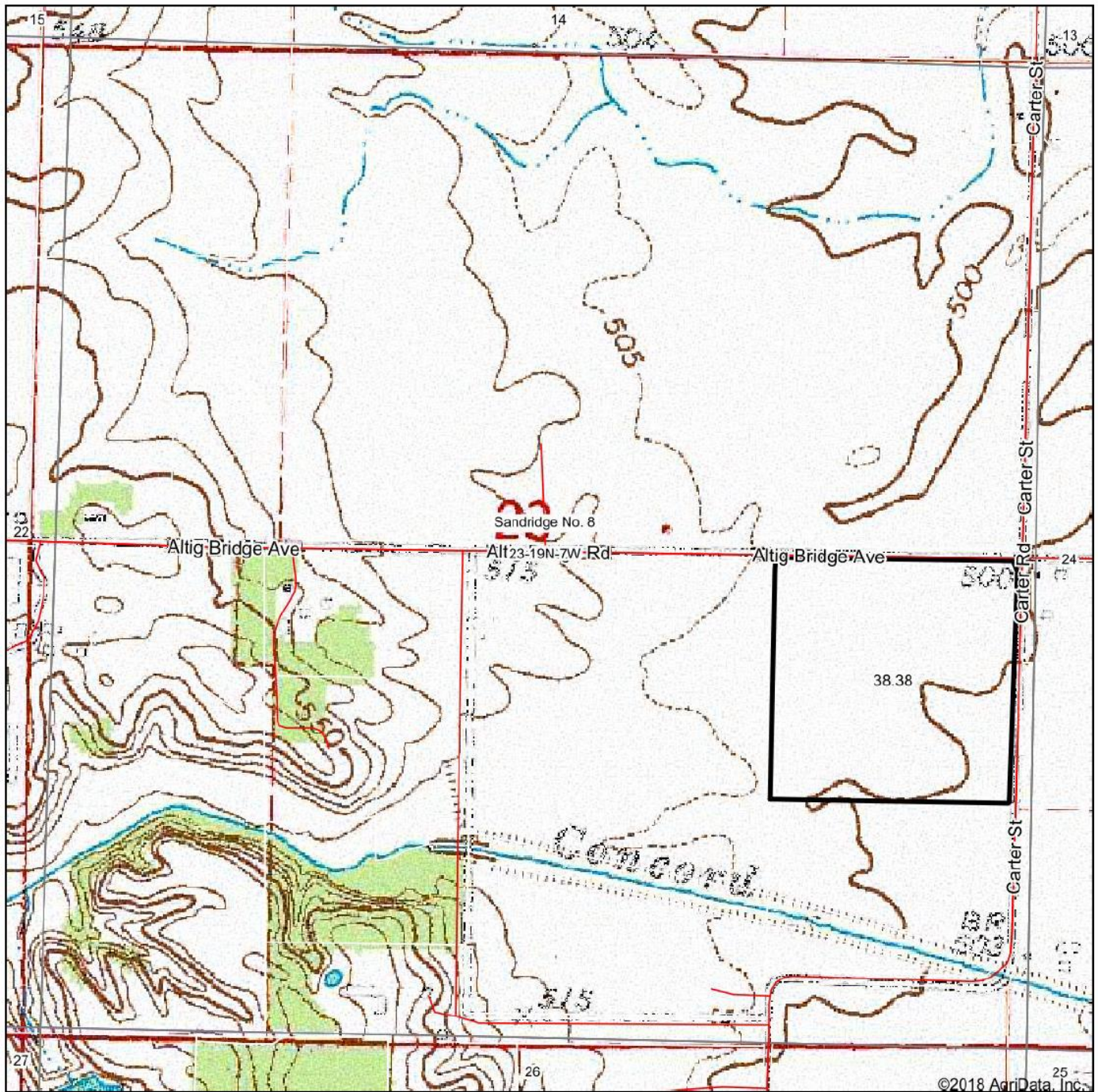
^a UNF = unfavorable; FAV = favorable

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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map

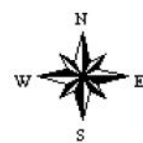


©2018 AgriData, Inc.

map center: 40° 5' 1.9, -89° 51' 23.12

0ft 833ft 1667ft

23-19N-7W
Menard County
Illinois



8/8/2018



Maps Provided By:



© AgriData, Inc. 2018 www.AgriDataInc.com

Mark Brummel
Barrett & Brummel - Farm/Commercial

Cellular: (815) 674-3006

Email: mjbrummel@yahoo.com

Website: markbrummel.com

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