

Barrett & Brummel LLC

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

Grove Road Farm

Seward Township

Kendall County, IL

Price: \$947,830 / \$11,500 /acre

Site address

Rt 52 & Grove Road

Size

82.42 acres +/-

Legal Description PIN #'s

SEC. 18-35-8, 82.42 AC IN E 1/2 NE ¼

Location

This farm is located about 6 miles North West of Minooka, and about 7 miles west of the Village of Shorewood.

Improvements

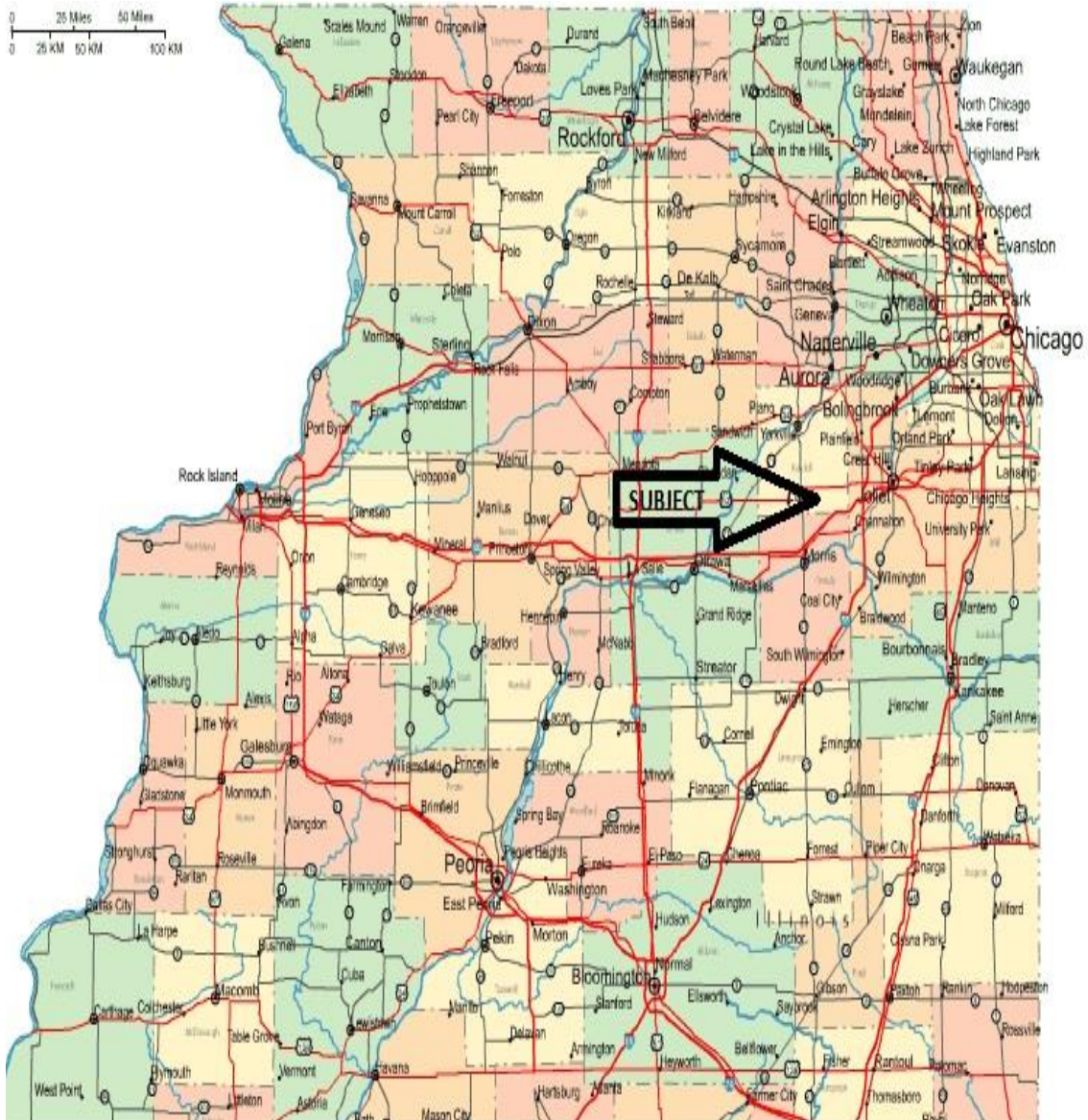
There are no improvements on this farm. This farm is very well tiled and on an excellent corner of Rt 52 and Grove Road!

Taxes

2017 taxes PIN # 09-20-100-005 - \$1,437.90

Taxes are \$17.45/acre

MAP LOCATION



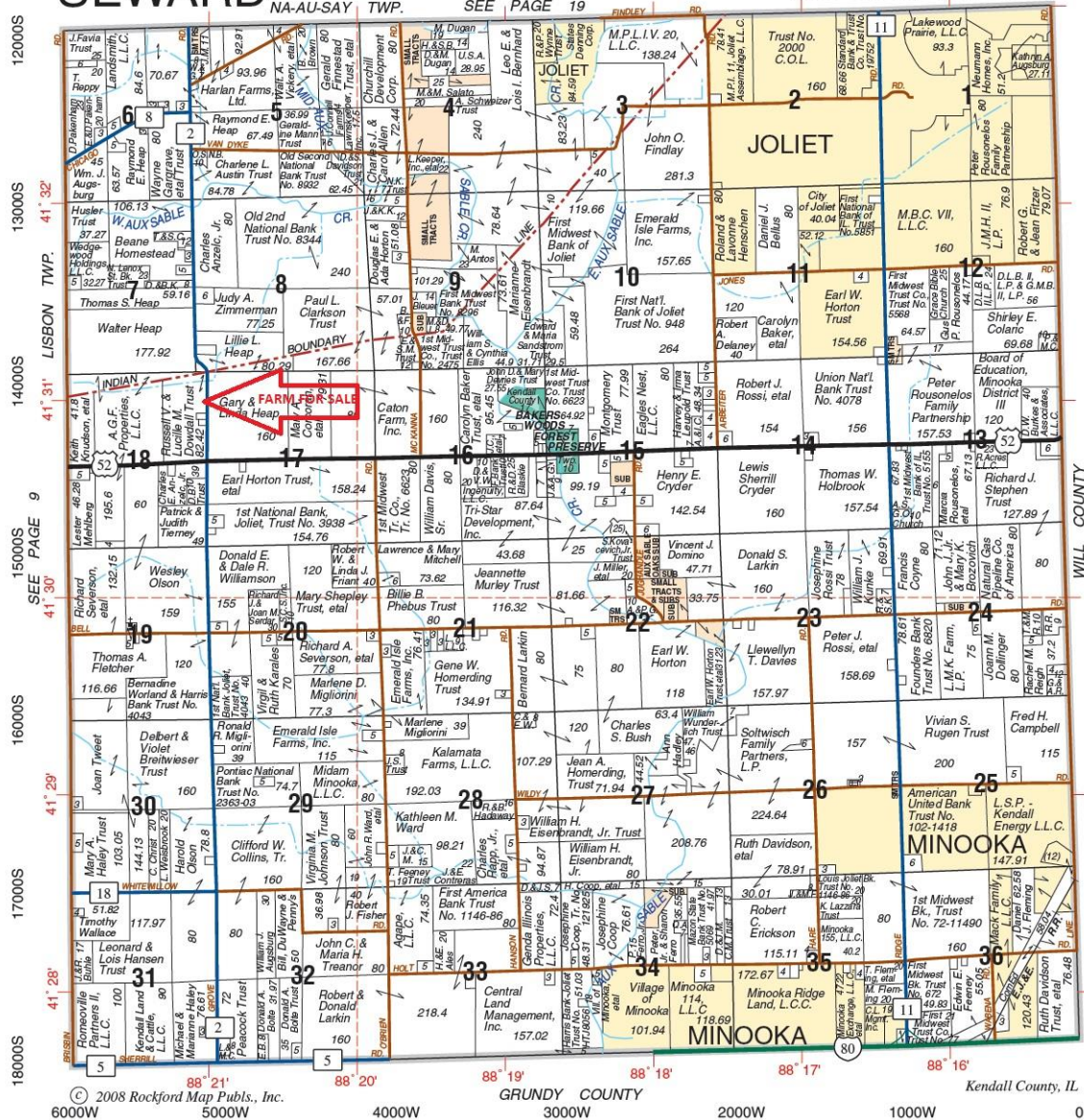
Illinois



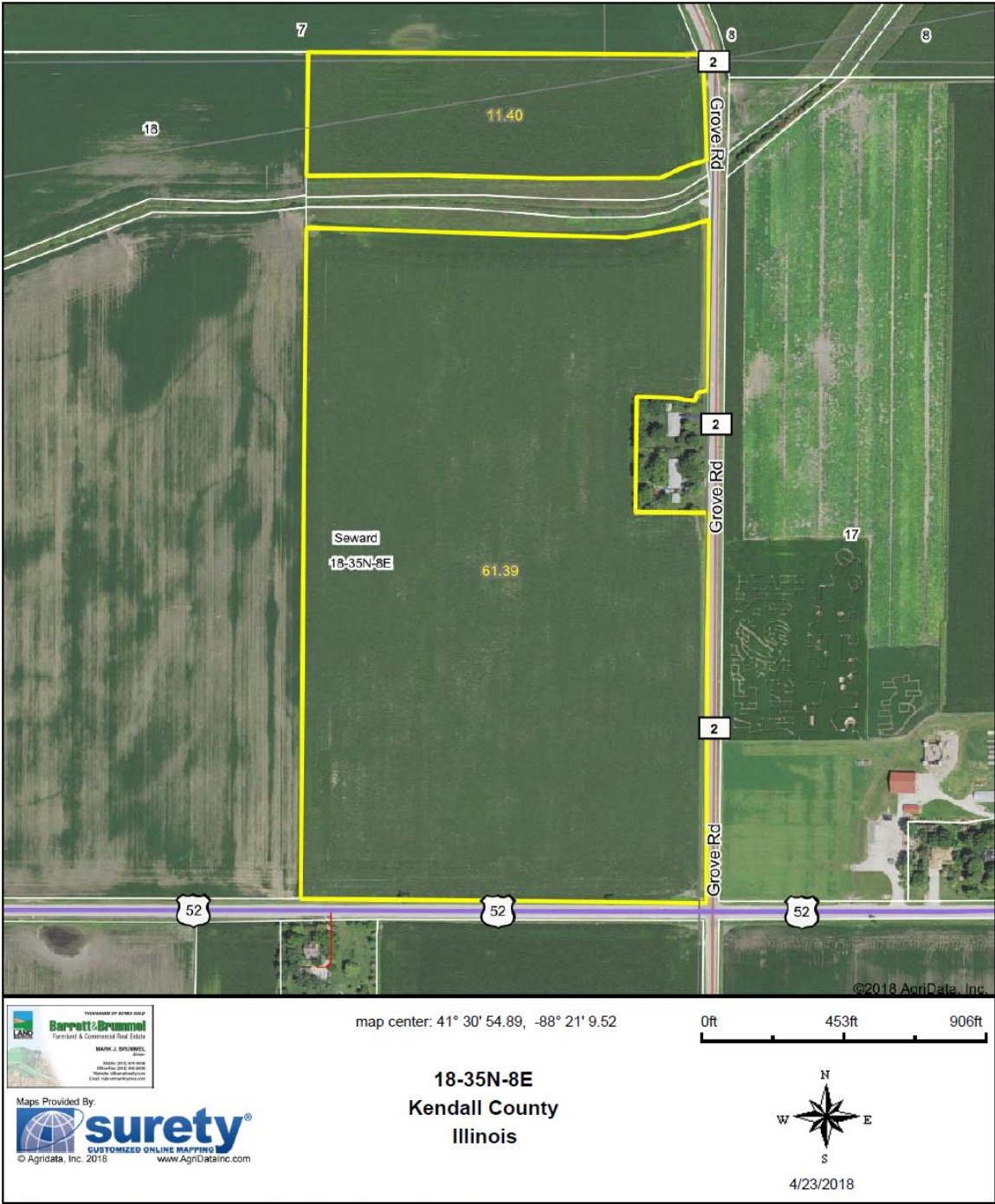
PLAT
LOCATION

SEWARD

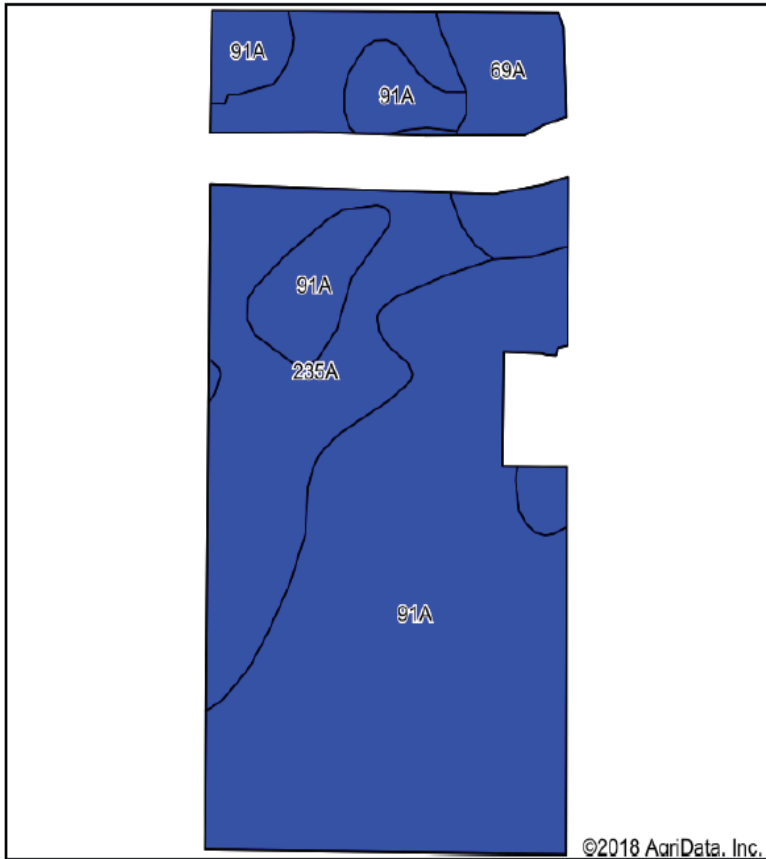
T.35N.-R.8E.



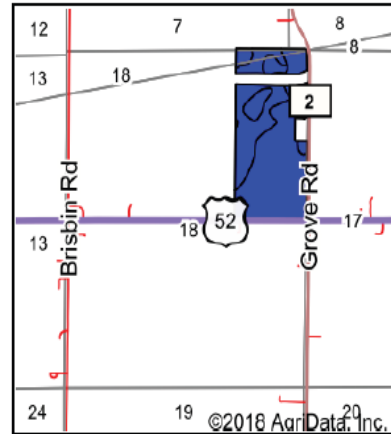
Aerial Map



Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Kendall**
 Location: **18-35N-8E**
 Township: **Seward**
 Acres: **72.79**
 Date: **4/23/2018**



Maps Provided By:



Area Symbol: IL093, 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 ^b	Crop productivity index for optimum management
91A	Swygert silty clay loam, 0 to 2 percent slopes	46.37	63.7%		UNF	158	52	63	79	118
235A	Bryce silty clay, 0 to 2 percent slopes	21.11	29.0%		FAV	162	54	64	82	121
69A	Milford silty clay loam, 0 to 2 percent slopes	5.31	7.3%		FAV	171	57	68	88	128
Weighted Average						160.1	52.9	63.7	80.5	119.6

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.

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