

Brummel Land Company

9947 E 1600 North Rd • Pontiac, Illinois

Mark Brummel – 815-674-3006

10000acres.com

Milford Farms

Stockland / Prairie Green Township

Iroquois County, IL

\$11,750/acre or \$4,432,570

Size

377.24 acres +/- (per county)

PIN #'s / Legal Description / Acres / Tax amount

34-33-400-003 / E2 SE4 EX .61@ SE COR / 79.39 acres / \$2,199.96

34-33-400-005 / SW SE EX .91@ / 39.09 acres / \$1,147.48

34-34-300-004 / 45@ W2 SW4 E OF RR / 45 acres / \$1,314.24

41-04-100-002 / W 20.30@ W2 NE4 & 37.90@ NE4 NW4 / 58.2 acres / \$1,703.12

41-04-200-004 / W2 NE4 E 58.20@ EX N 363' E 476.47' / 54.23 acres / \$1,610.82

41-04-400-005 / NE SE / 40 acres / \$1,177.26

41-04-400-007 / W2 SE SE / 20 acres / \$496.88

41-04-400-009 / 17.54@ SE SE / 17.54 acres / \$416.22

34-34-300-001 / 28.16@ W2 SW4 W OF RR EX 4.37@ / 23.79 acres / \$584.24

Location

The farms are located about 5 – 6 miles east and south of Milford, Iroquois County IL.

Improvements

There are no improvements on the farms.

Lease

The farms are currently leased for 2021 & 2022 crop seasons.

Taxes

Total Property Tax = \$10,650.22 or \$28.23 / acre

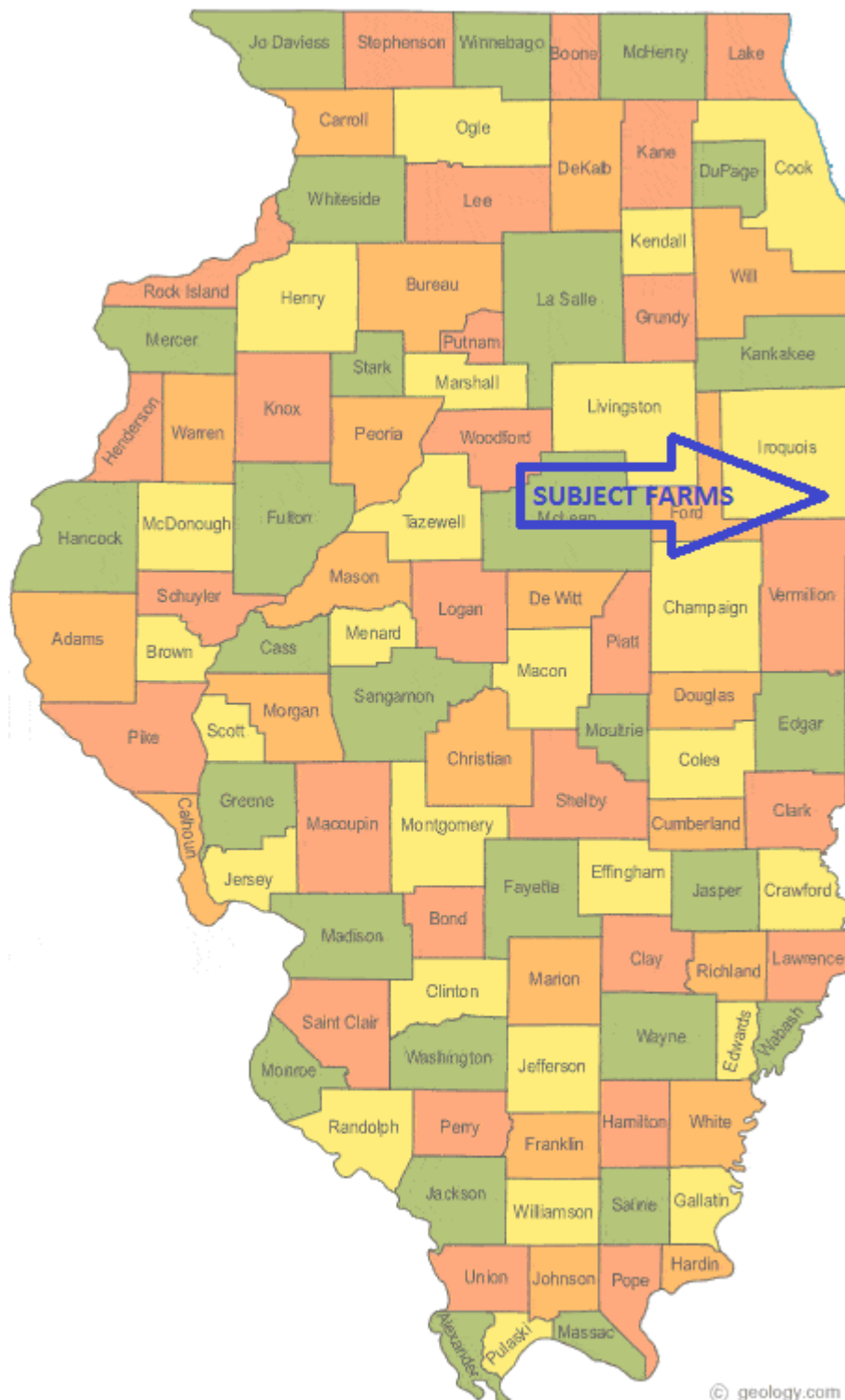
Soils

The predominant soil types on the farm are Milford (69 A), and Lisbon (59A). The soil classification per the [Bulletin 811 by the University of Illinois](#) rank the farms at an average PI (Productivity Index) of 131.6 PI.

*****IT IS THE INTENT OF THE SELLER TO COMPLETE A 1031 EXCHANGE WITH THE SALE OF THIS FARM. THE BUYER MUST BE WILLING TO AGREE TO 1031 TIMINGS.

MAP LOCATION



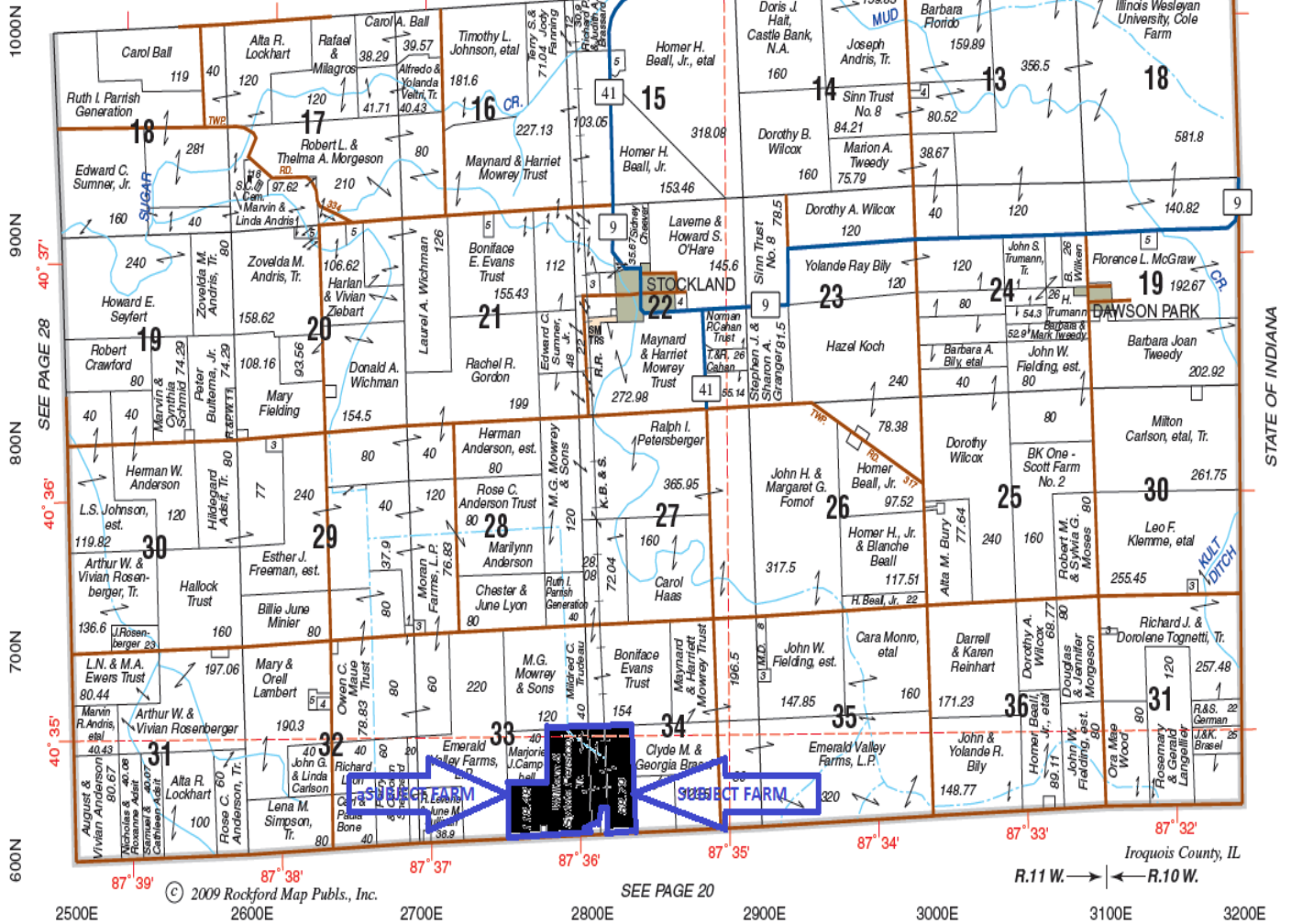


PLAT LOCATION

SOUTH
PART STOCKLAND

T.25N.-R.11-10W.

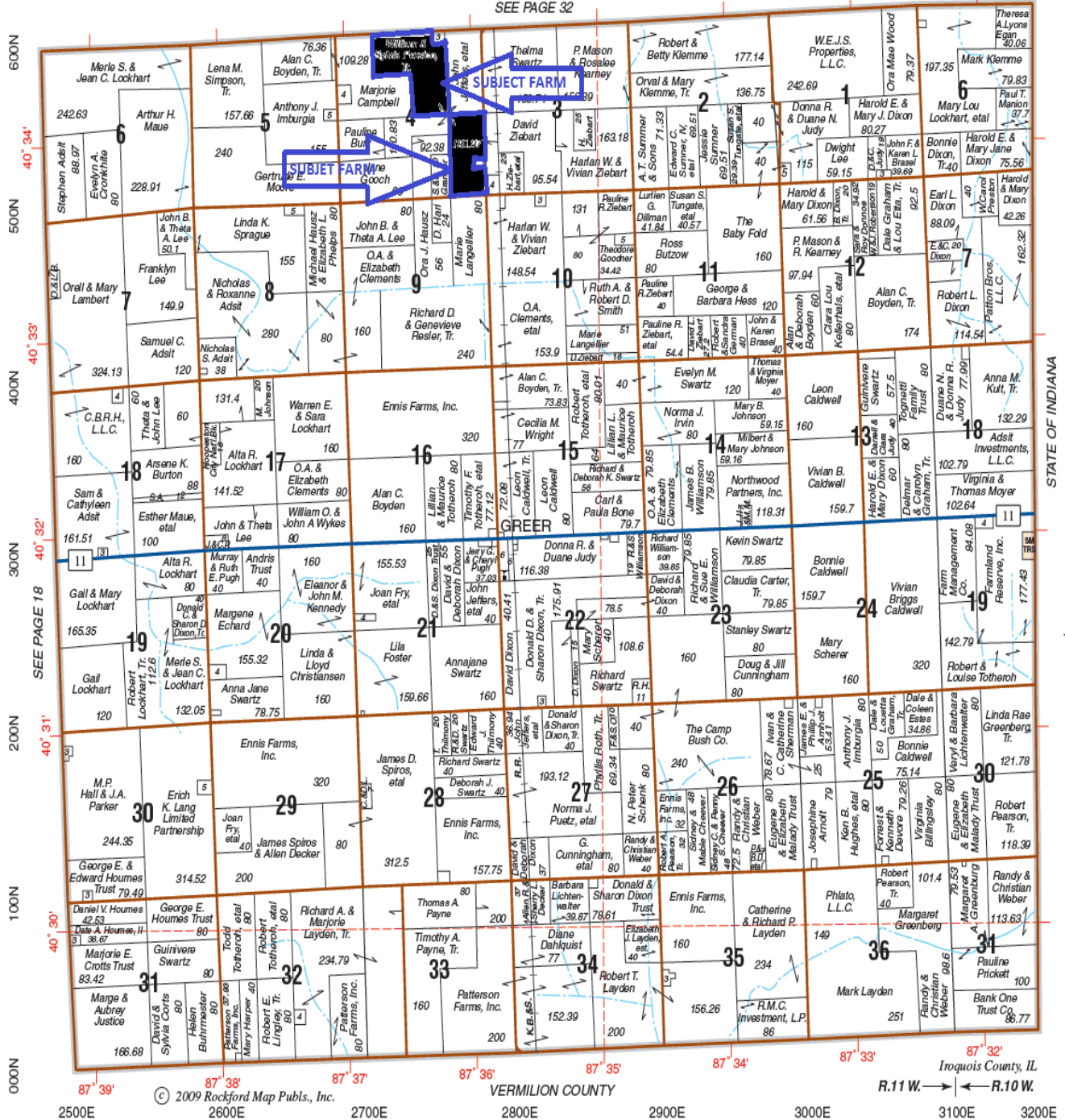
SEE PAGE 30



PRAIRIE GREEN

T.24N.-R.11-10W.

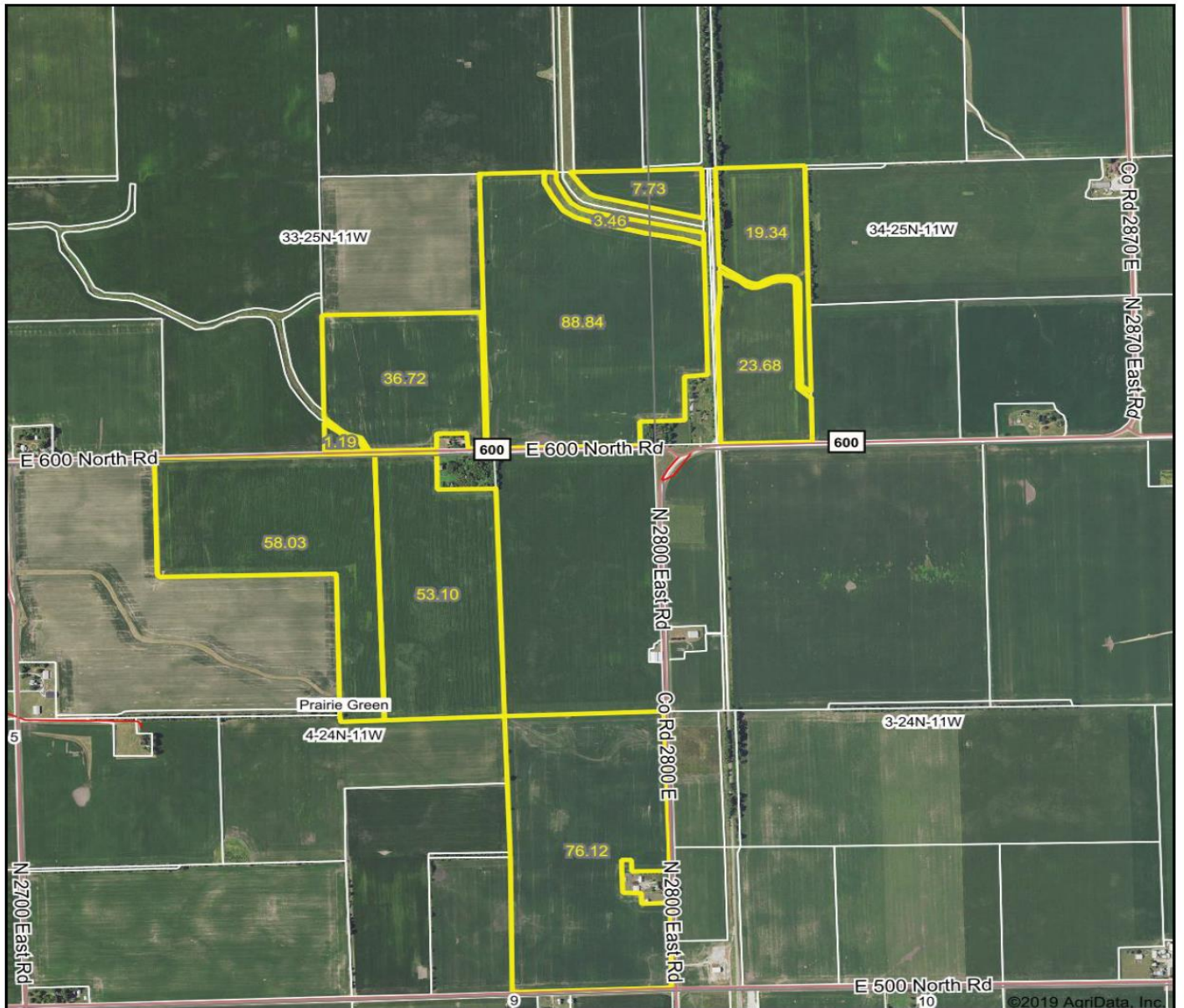
SEE PAGE 32



STATE OF INDIANA

CURRENT FSA AERIAL MAP

Aerial Map



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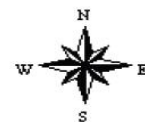
Maps Provided By:



Map Center: 40° 34' 29.96, -87° 36' 2.41

0ft 1365ft 2730ft

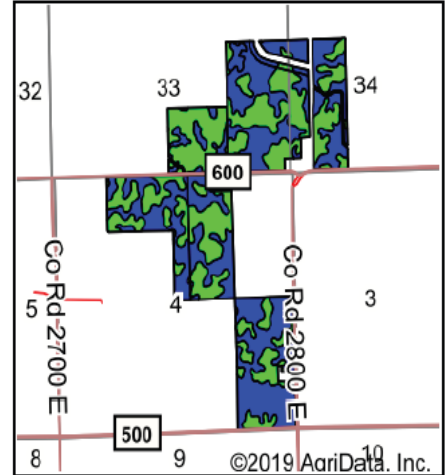
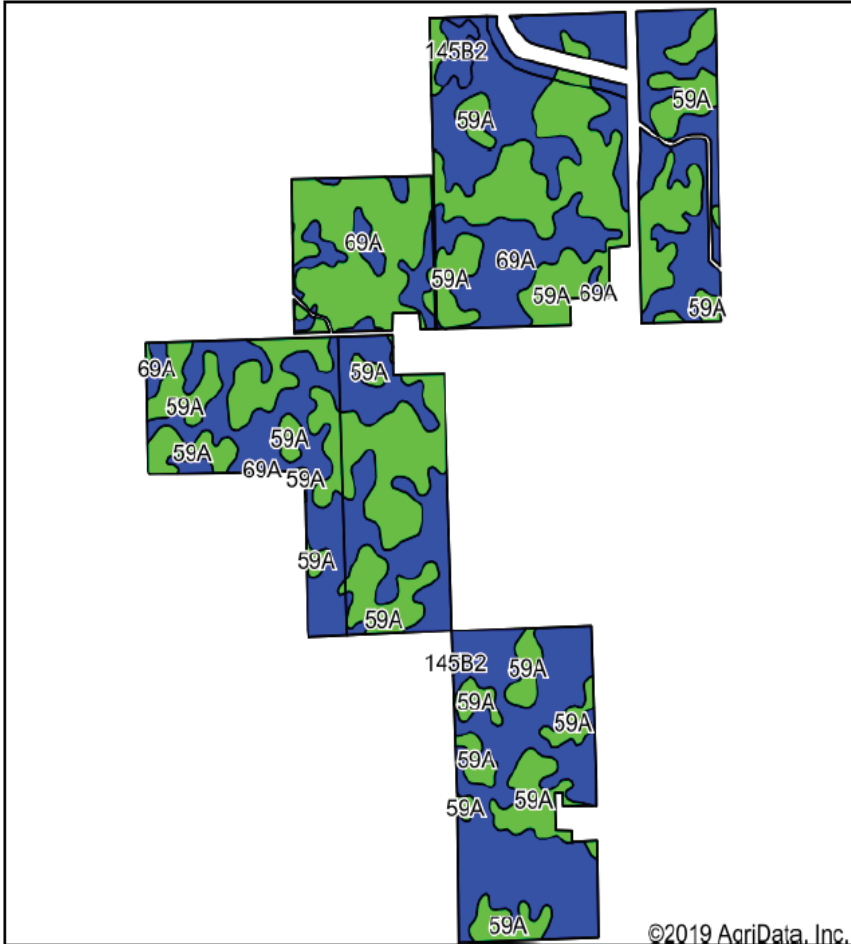
4-24N-11W
Iroquois County
Illinois



2/9/2020

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: Illinois
 County: Iroquois
 Location: 4-24N-11W
 Township: Prairie Green
 Acres: 368.21
 Date: 2/9/2020



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL 075. Soil Area Version: 13										
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
69A	Milford silty clay loam, 0 to 2 percent slopes	197.58	53.7%		FAV	171	57	68	88	128
59A	Lisbon silt loam, 0 to 2 percent slopes	167.07	45.4%		FAV	188	59	74	104	136
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	3.56	1.0%		FAV	**170	**54	**66	**90	**125
Weighted Average						178.7	57.9	70.7	95.3	131.6

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

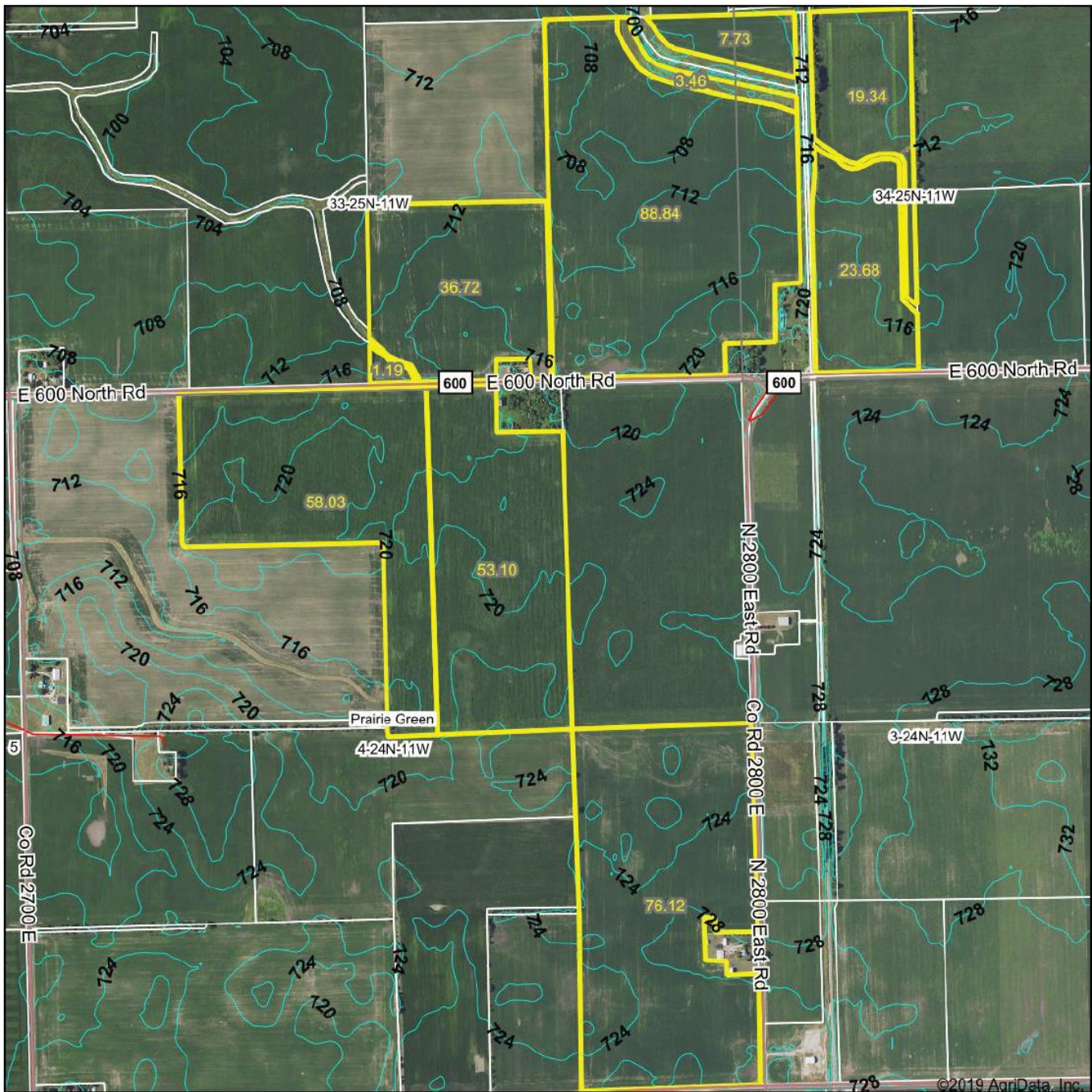
^a UNF = unfavorable; FAV = favorable

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

*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



Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 10 meter dem

Interval: 4.0

Min: 703.4

Max: 729.6

Range: 26.2

Average: 716.9

Standard Deviation: 5.97

0ft 1365ft 2730ft

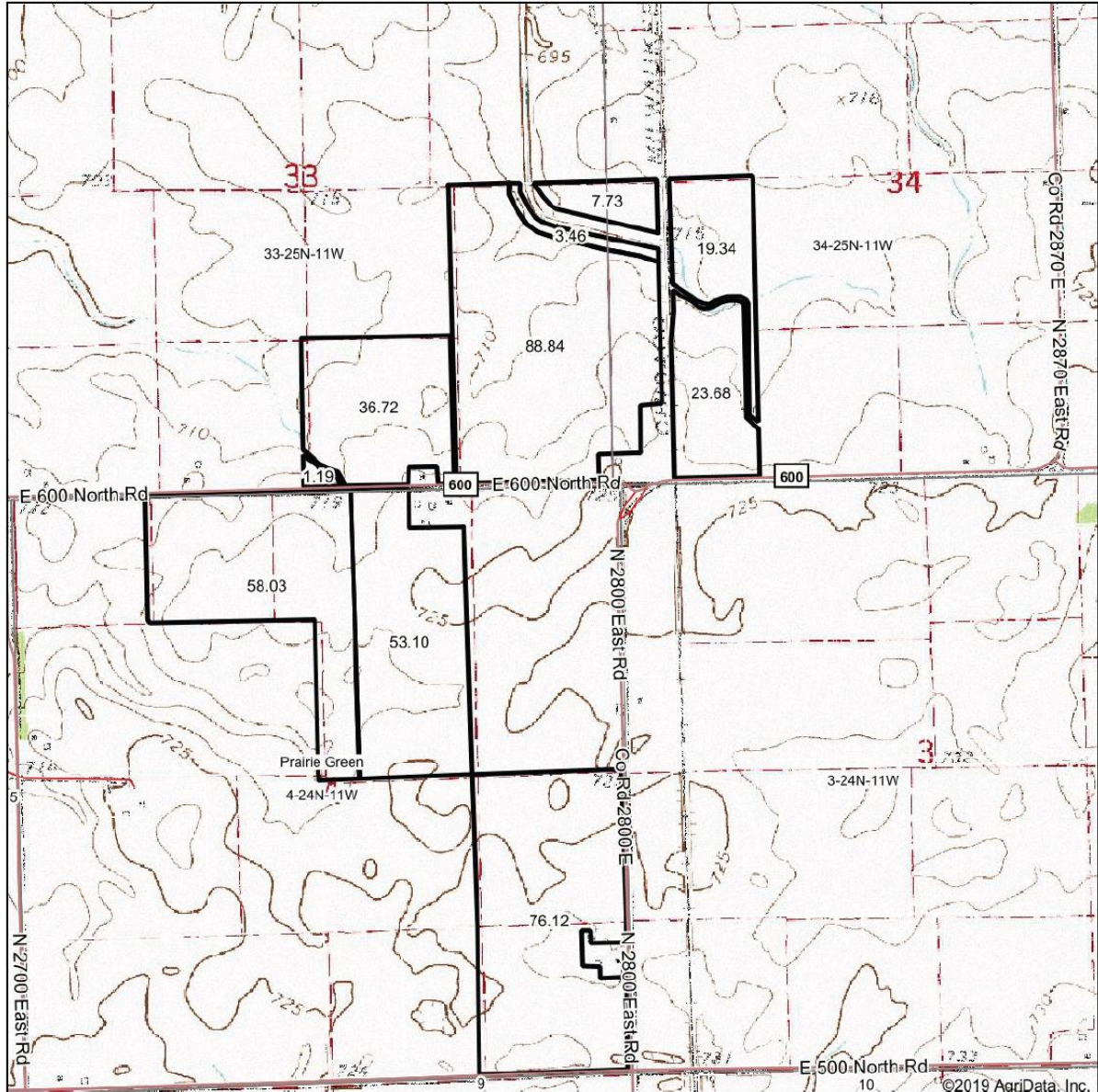


2/9/2020

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Iroquois County
Illinois

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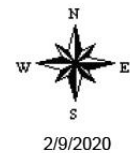
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Iroquois County
Illinois



2/9/2020



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

Brummel Land Company

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



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