

THE BRUNS ROAD FARM

45[±] ACRES, WILL COUNTY, ILLINOIS



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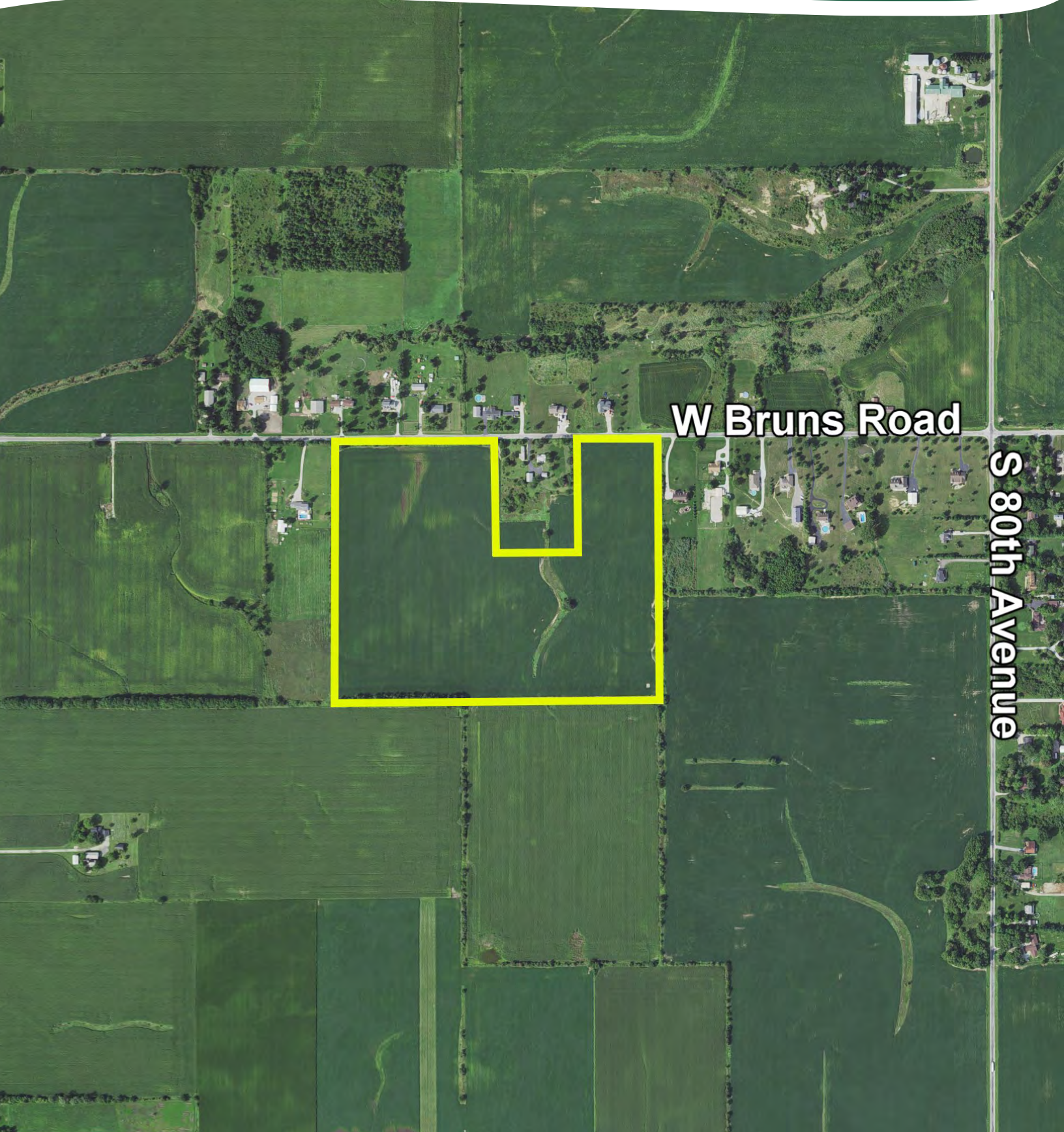
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

MGW.us.com
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(815) 756-3606

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THE BRUNS ROAD FARM

AERIAL MAP

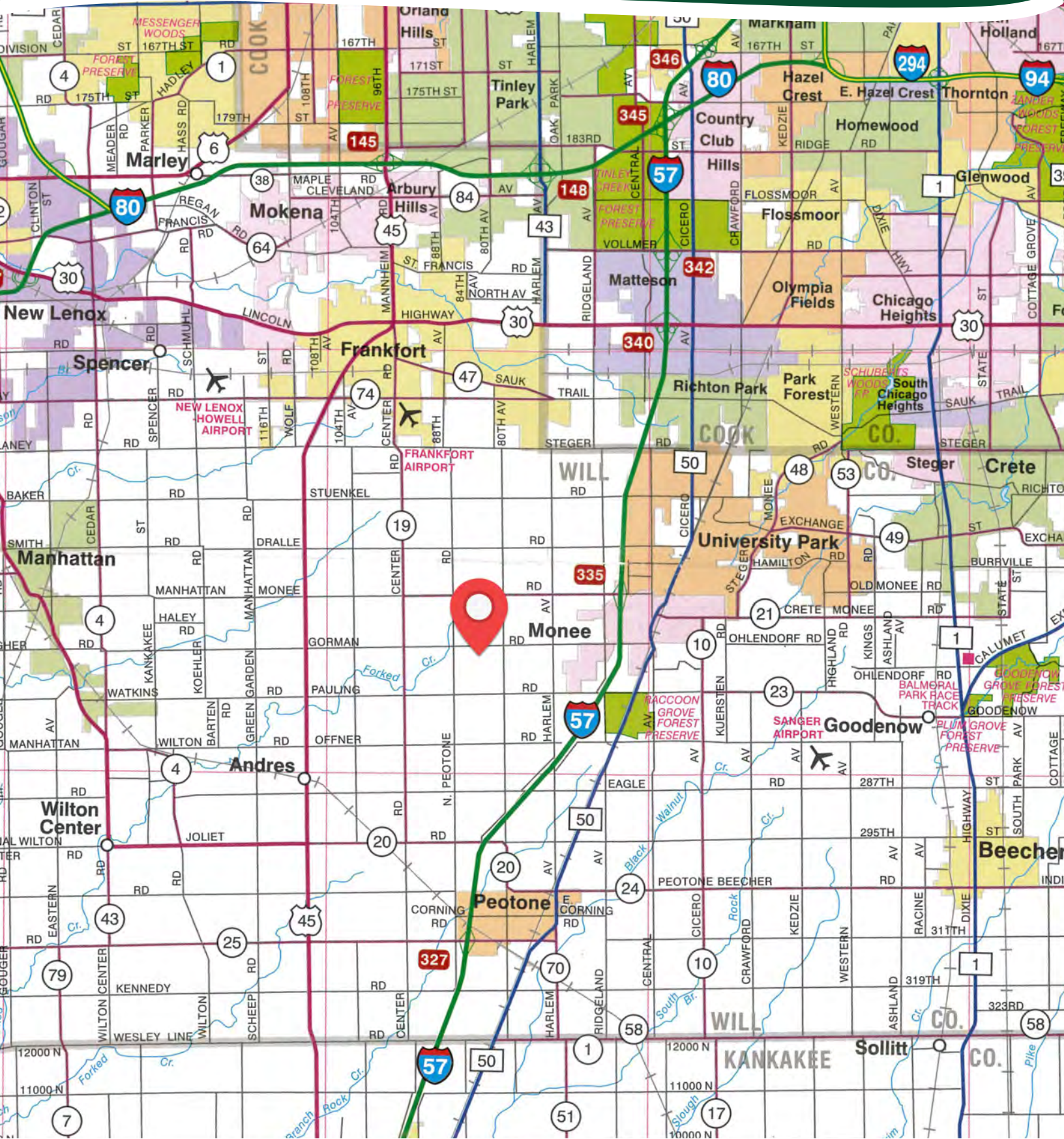


W Bruns Road

S 80th Avenue

THE BRUNS ROAD FARM

HIGHWAY MAP



THE BRUNS ROAD FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 39 miles south of Chicago O'Hare International Airport. Nearby cities include: Monee (1 7/8 miles east), Frankfort (4 miles north), and Peotone (4 3/4 miles south).
FRONTAGE	There is approximately 1/4 mile of road frontage on W Bruns Road.
MAJOR HIGHWAYS	Interstate 57 is 2 1/2 miles east, Illinois Route 50 is 3 1/4 miles east, and U.S. Route 45 is 3 3/8 miles west of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Bruns Road Farm is located in Part of the North Half of Section 26, Township 34 North – Range 12 East (Green Garden Township), Will County, Illinois.
TOTAL ACRES	There are a total of 44.7 acres according to a recent survey.
TILLABLE ACRES	There are approximately 42 tillable acres, estimated.
SOIL TYPES	Major soil types found on this farm include Markham silt loam, Beecher silt loam, and Ashkum silty clay loam.
TOPOGRAPHY	The topography of the subject farm is level to gently rolling.
MINERAL RIGHTS	All mineral rights owned by the seller will be transferred in their entirety to the new owner.
POSSESSION	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.
PRICE & TERMS	The asking price is \$9,850 per acre. A 10% earnest money deposit should accompany any offer to purchase.
FINANCING	Mortgage financing is available from several sources. Names and addresses will be provided upon request.
GRAIN MARKETS	There are a number of grain markets located within 15 miles of The Bruns Road Farm.

THE BRUNS ROAD FARM

PROPERTY DETAILS

TAXES	The 2023 real estate taxes are to be determined pending a parcel split, as the building site was recently split from the land. The farm is currently part of tax parcel number #18-13-26-200-018-0000.
ZONING	The property is zoned A-1, Agricultural.
COMMENTS	The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark Mommsen at Martin, Goodrich & Waddell, Inc. at 815-901-4269.

THE BRUNS ROAD FARM

PROPERTY PHOTOS



THE BRUNS ROAD FARM

PROPERTY PHOTOS



THE BRUNS ROAD FARM

SOILS INFORMATION

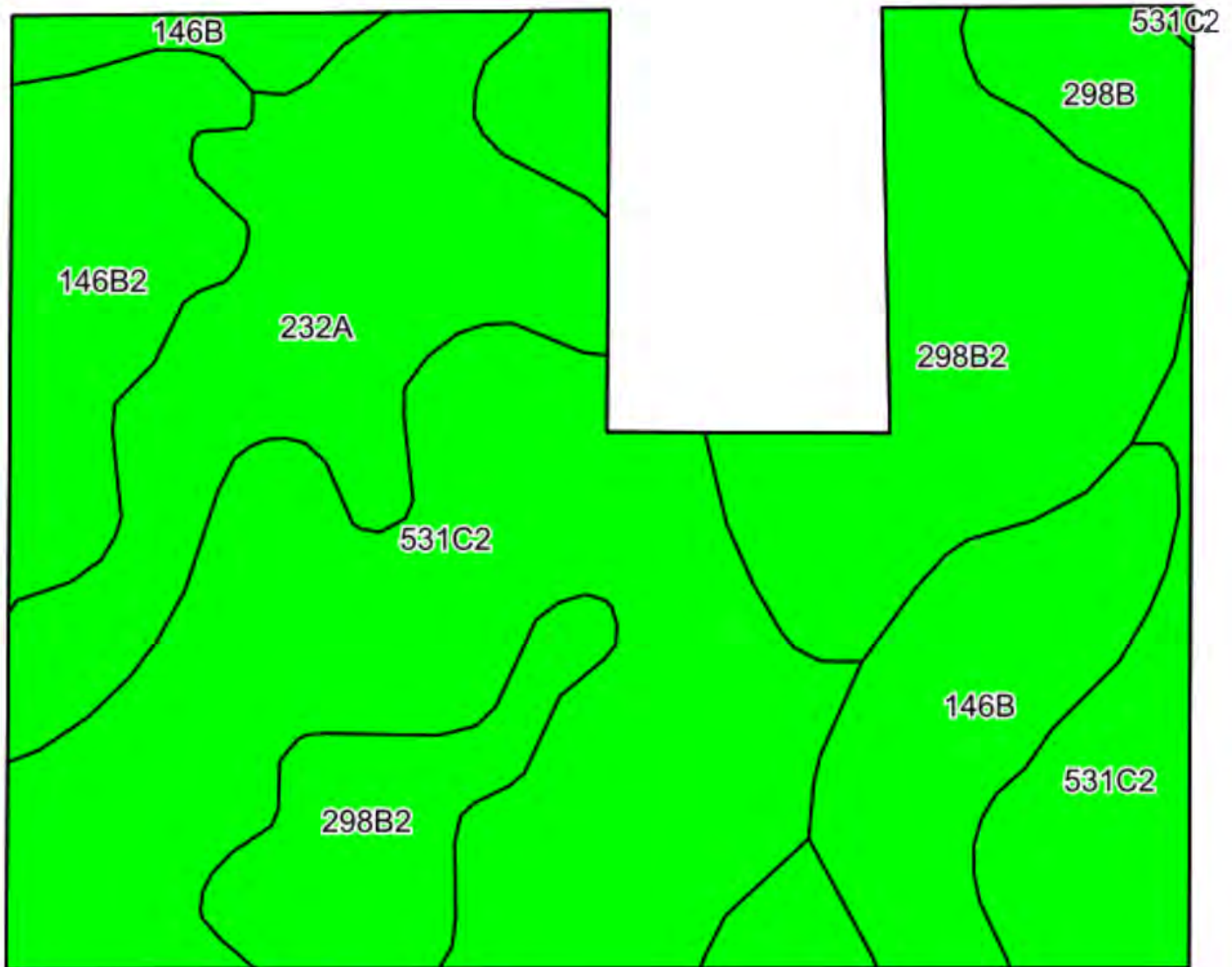
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
531C2	Markham silt loam	15.59	113
298B2	Beecher silt loam	10.04	108
232A	Ashkum silty clay loam	7.10	127
146B	Elliott silt loam	4.38	124
146B2	Elliott silty clay loam	3.71	118
298B	Beecher silt loam	1.18	113
WEIGHTED AVERAGE:			115.8

**Figures taken from the University of Illinois Bulletin 811, Optimum Crop Productivity Ratings for Illinois Soils.*

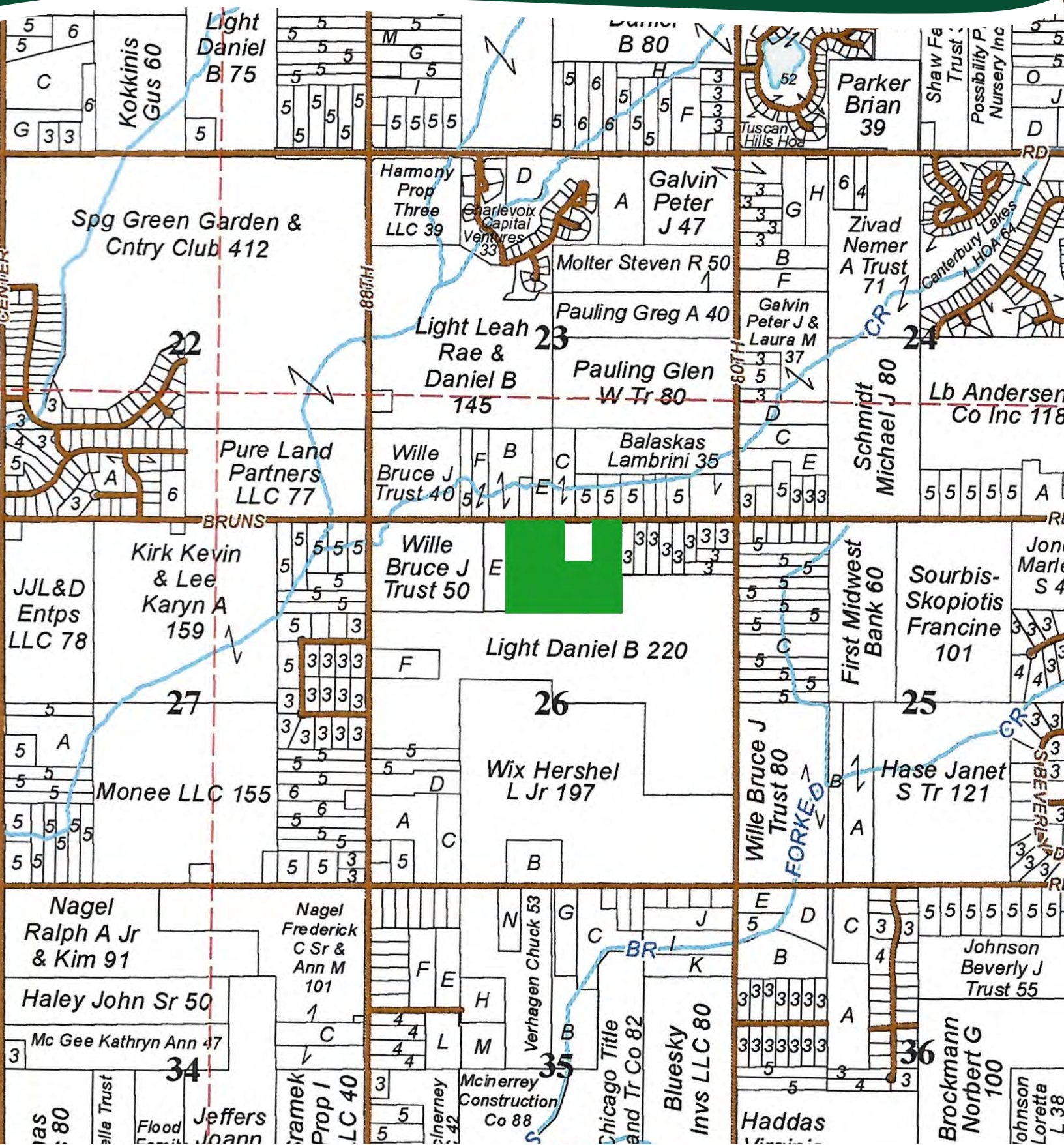
THE BRUNS ROAD FARM

SOILS MAP



THE BRUNS ROAD FARM

PLAT MAP



THE BRUNS ROAD FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP (PRIOR TO RECONSTITUTION)
2. FSA-156EZ (PRIOR TO RECONSTITUTION)
3. TOPOGRAPHY MAP
4. PLAT OF SURVEY

For more information, please visit MGW.us.com

or contact:

Mark Mommsen (815) 901-4269 | Mark.Mommsen@mgw.us.com



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

PRIOR TO RECONSTITUTION



Common Land Unit
Cropland Non-cropland CRP

2024 Crop Year

Farm 9127
Tract 11354

- Wetland Determination Identifiers
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions



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PRIOR TO RECONSTITUTION

ILLINOIS

WILL

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9127

Prepared : 4/12/24 6:48 AM CST

Crop Year : 2024

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
59.40	51.68	51.68	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	51.68	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, OATS, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	2.20	0.00	48	
Oats	0.90	0.00	57	
Corn	22.10	0.00	111	
Soybeans	26.30	0.00	38	0

TOTAL 51.50 0.00

NOTES

Tract Number : 11354

Description : GREEN GARDEN TWP SEC 26
FSA Physical Location : ILLINOIS/WILL
ANSI Physical Location : ILLINOIS/WILL
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
59.40	51.68	51.68	0.00	0.00	0.00	0.00	0.0

PRIOR TO RECONSTITUTION

ILLINOIS
WILL
Form: FSA-156EZ



United States Department of Agriculture
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Abbreviated 156 Farm Record

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Tract 11354 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	51.68	0.00	0.00	0.00	0.00	0.00

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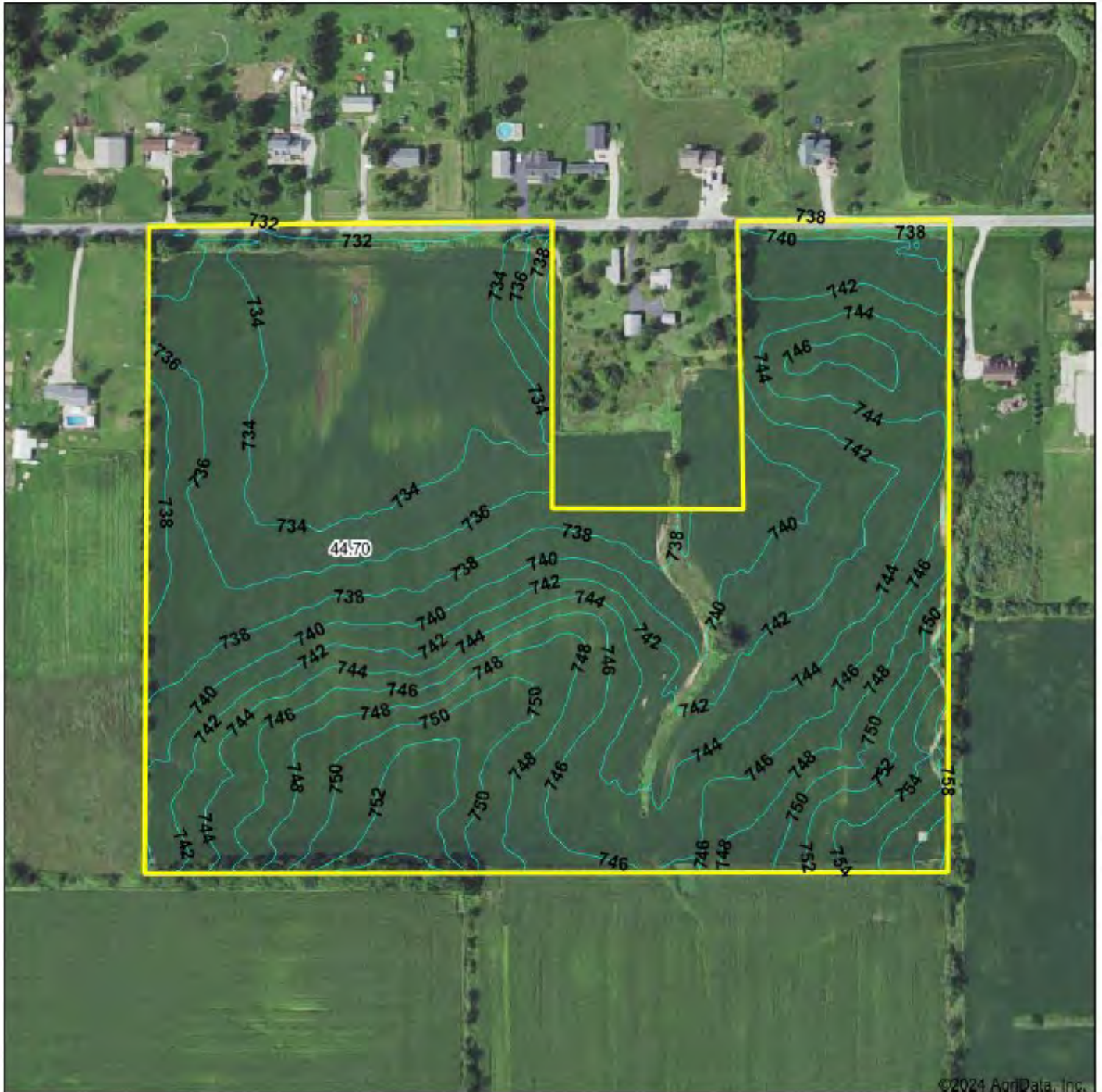
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TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 2.0

Min: 730.1

Max: 759.4

Range: 29.3

Average: 741.3

Standard Deviation: 6.17 ft

0ft 317ft 635ft



4/12/2024

26-34N-12E
Will County
Illinois

Boundary Center: 41.409989, -87.814905



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