

Brummel Land Company

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

Herscher Farm

Ludlow North Part Rantoul Township

Champaign County, IL

\$19,500/acre or \$3,181,815

Size

163.17 acres +/-

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

Parcel ID 14-03-10-400-001 – SE ¼ Section 10 /163.17 acres / Tax = \$5445.58

Location

The farm is located about 1 mile Southwest of Ludlow IL.

Improvements

The farm has 3 grain bins, all new pattern tile installed and a new center pivot for irrigation.

Taxes

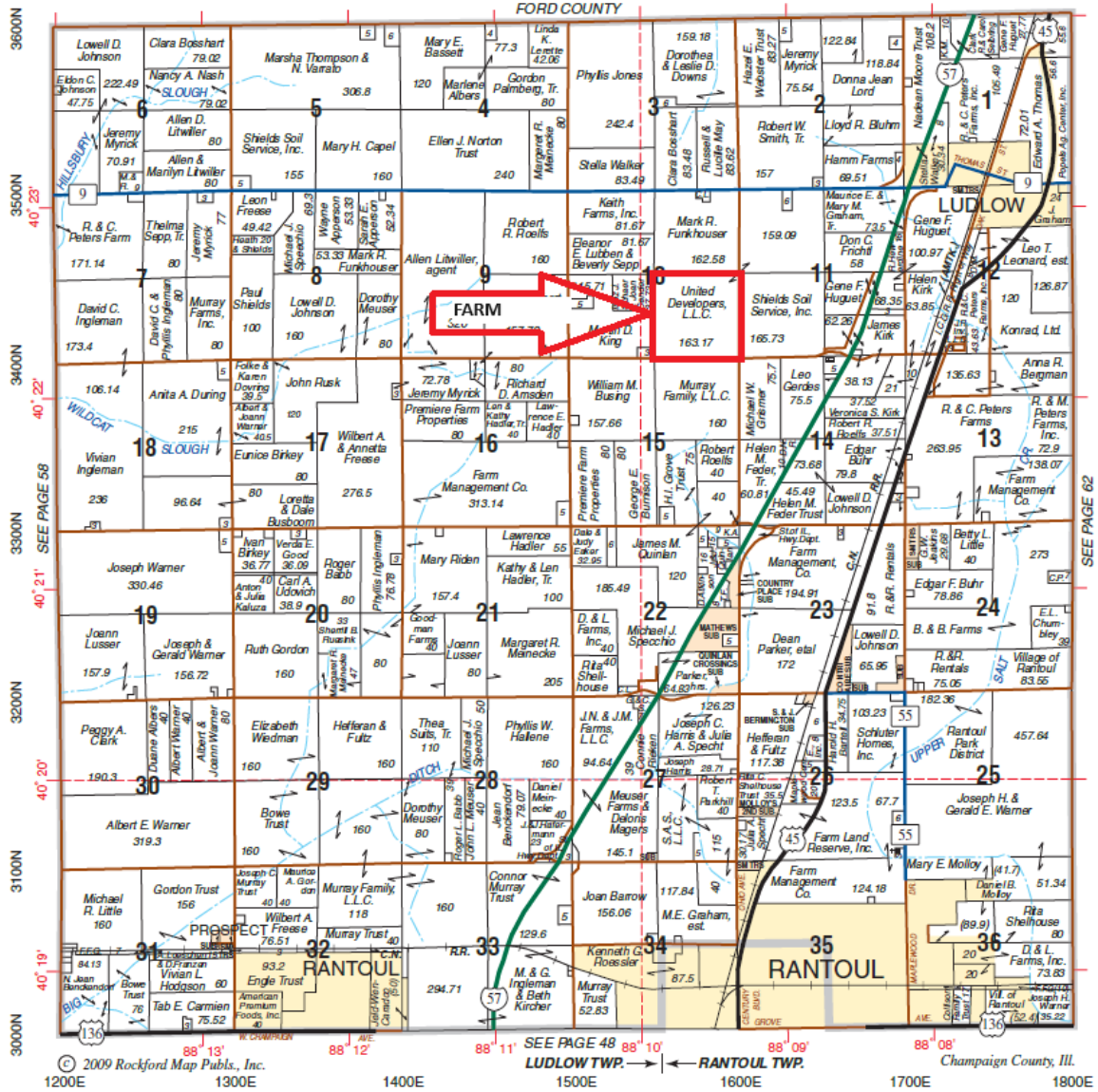
Total Property Tax = \$4124.54 or \$25.28 /acre

Soils

This farm has a 119.5 PI, and is predominantly Elliot / Ashkum soils

LUDLOW NORTH PART RANTOUL

T.22N.-R.9E.

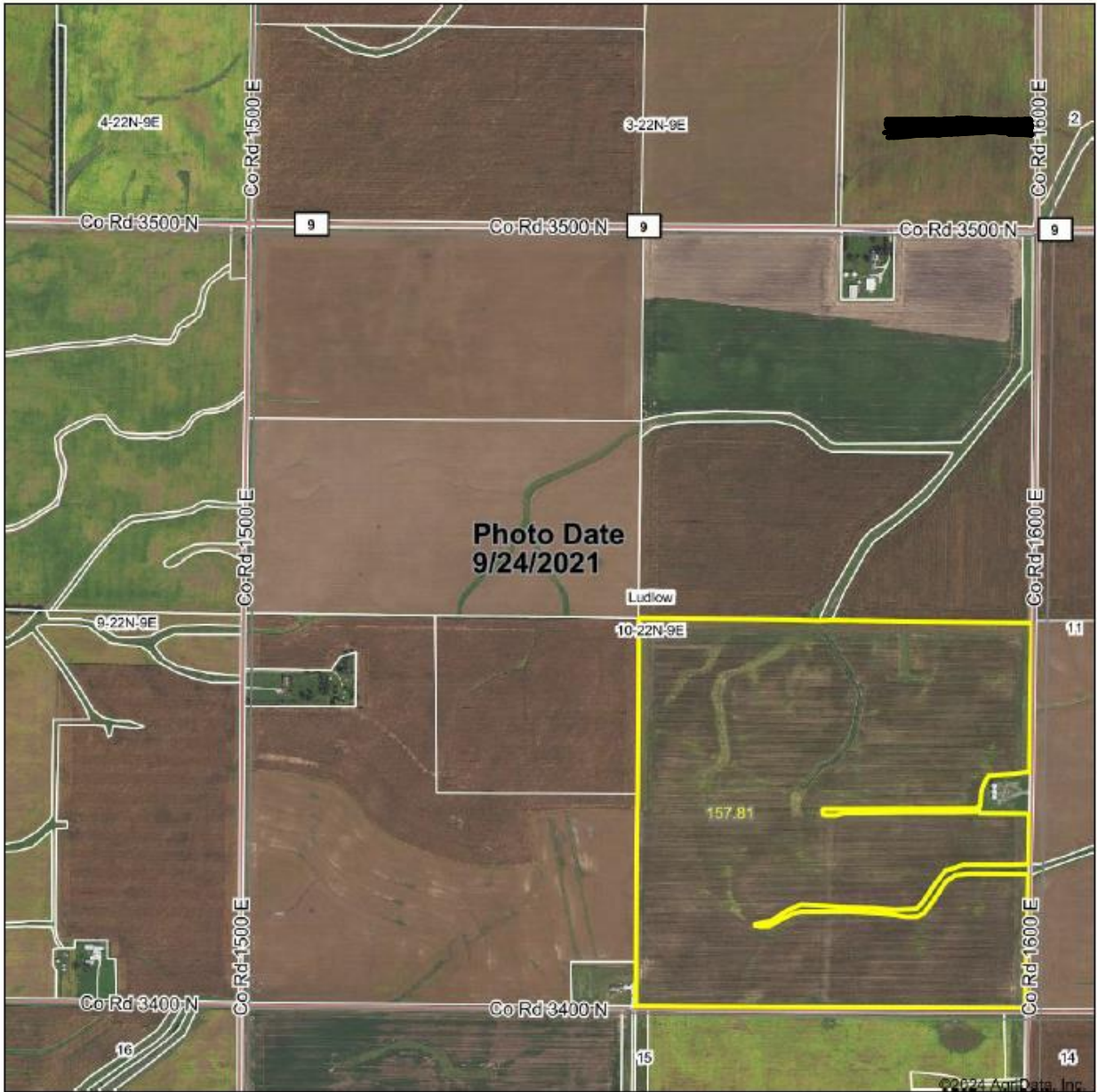


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SEE PAGE 48
LUDLOW TWP. ← RANTOUL TWP.

Champaign County, Ill.

Aerial Map



Boundary Center: 40° 22' 27.31, -88° 9' 38.28

0ft 1082ft 2124ft

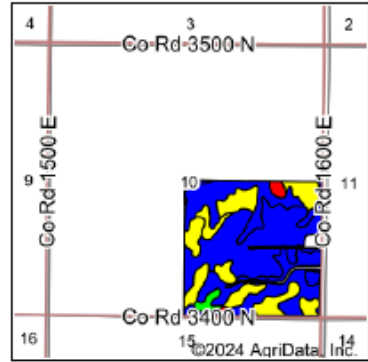
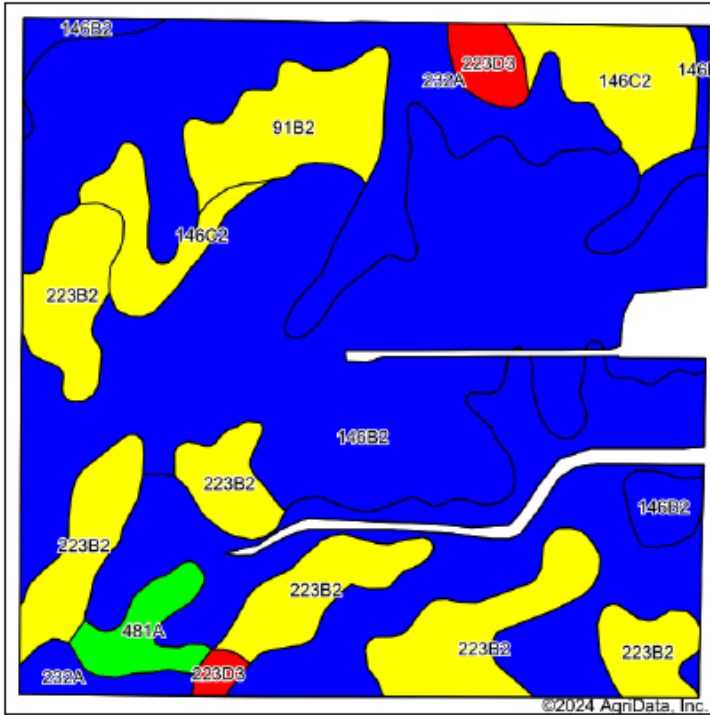
10-22N-9E
Champaign County
Illinois



1/11/2024

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

Soils Map



State: **Illinois**
 County: **Champaign**
 Location: **10-22N-9E**
 Township: **Ludlow**
 Acres: **157.81**
 Date: **1/11/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: ILD19, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Com Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Crop productivity index for optimum management	*n NCCPI Soybeans
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	56.69	35.9%		FAV	**158	**51	**64	**82	**118	43
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	55.53	35.2%		FAV	**170	**56	**65	**85	**127	60
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	23.96	15.2%		FAV	**150	**48	**61	**75	**110	58
**146C2	Elliott silty clay loam, 4 to 6 percent slopes, eroded	9.57	6.1%		FAV	**156	**51	**63	**81	**117	38
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	6.71	4.3%		UNF	**147	**48	**59	**73	**110	45
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	2.83	1.8%		FAV	183	58	73	102	134	80
**223D3	Varna silty clay loam, 6 to 12 percent slopes, severely eroded	2.52	1.6%		FAV	**133	**43	**54	**66	**98	42
Weighted Average						160.5	52.2	63.6	81.7	119.5	*n 51.7

Topography Contours



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 Mark Brummel, Illinois Broker

STANDARD AND COMMERCIAL REAL ESTATE

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

Source: USGS 1 meter dem
 Interval(ft): 3.0
 Min: 797.3
 Max: 828.9
 Range: 31.8
 Average: 812.0
 Standard Deviation: 7.38 ft

0ft 470ft 941ft

N
 W E
 S

10-22N-9E
 Champaign County
 Illinois

4/24/2024

Boundary Center: 40° 22' 27.31, -88° 9' 38.28



The tile appears on this Google Earth image





HENDRICKS WARNER CONTRACTING
 MATT WARNER
 825 STOCKHOLM RD PAXTON IL
 217/918/5179
 SPRING 2023



3" CPT	127458.20 ft
6" CPT	5985.64 ft
8" CPT	2639.65 ft
10" CPT	767.10 ft
Existing	1494.11 ft



Brummel
LAND COMPANY



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FARMLAND AND COMMERCIAL REAL ESTATE

^{i i i} This farm information is offered by Brummel Land Company, information is believed accurate but not warranted. Lines are drawn using online tools and are approximate.