

Brummel Land Company

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

Full House Limited Partnership Farm

Troy Township

Will County, IL

\$39,000/acre or \$3,120,000

Size

80 acres +/-

PIN #'s / Legal Description / Acres

Parcel ID 05-06-06-300-002-0000 – THE SW FRACT'L 1/4 (EX THE N 40 ACRES) OF SEC. 6, T35N-R9E. 8-21-70 PET A/D/A: THAT PRT OF THE SW1/4 OF SEC. 6, LYG S OF THE N 40 ACRES OF SD SEC. – 80 acres

Location

The farm is located adjacent to Joliet & Shorewood's South West side, on the corner of Black and County Line roads.

Improvements

There are no improvements on this parcel.

Taxes

Total Property Tax \$4124.54 or \$51.56 /acre

Soils

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

Comments

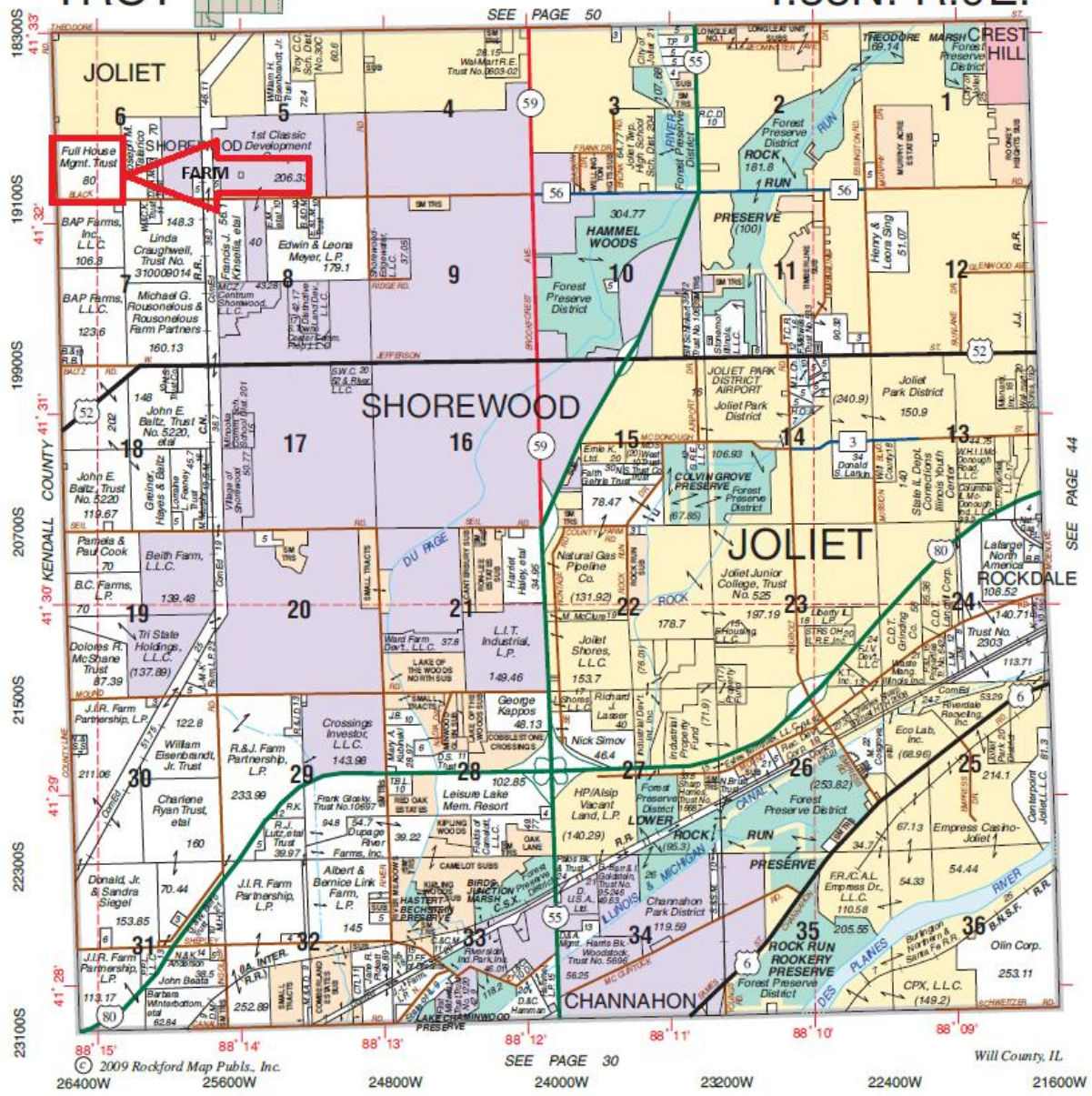
LOCATION LOCATION LOCATION!!! This farm is surrounded by progress! This is a chance to buy a farm that you can see come to its highest and best use, and still farm a great farm in the meantime. Often times we get asked if we have any farms available in the path of progress and it doesn't get any more in the path than this! Take a look and visit the Village of Shorewood's website for their comprehensive plan for the area. ->

https://www.shorewoodil.gov/departments/community_development_department/planning___zoning_division/comprehensive_plan_2023___other_planning_documents/comprehensive_plan.php

TROY

T.35N.-R.9E.

SEE PAGE 50



SEE PAGE 44

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SEE PAGE 30

Will County, IL

Aerial Map



Boundary Center: 41° 32' 16.1, -88° 15' 4.45

0ft 1464ft 2928ft

6-35N-9E
Will County
Illinois

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4/24/2024

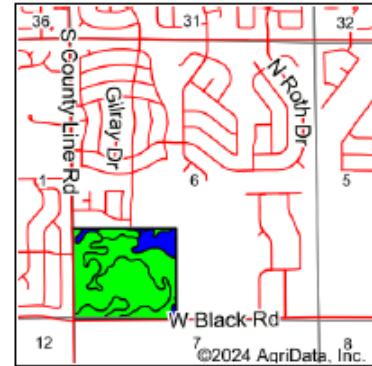
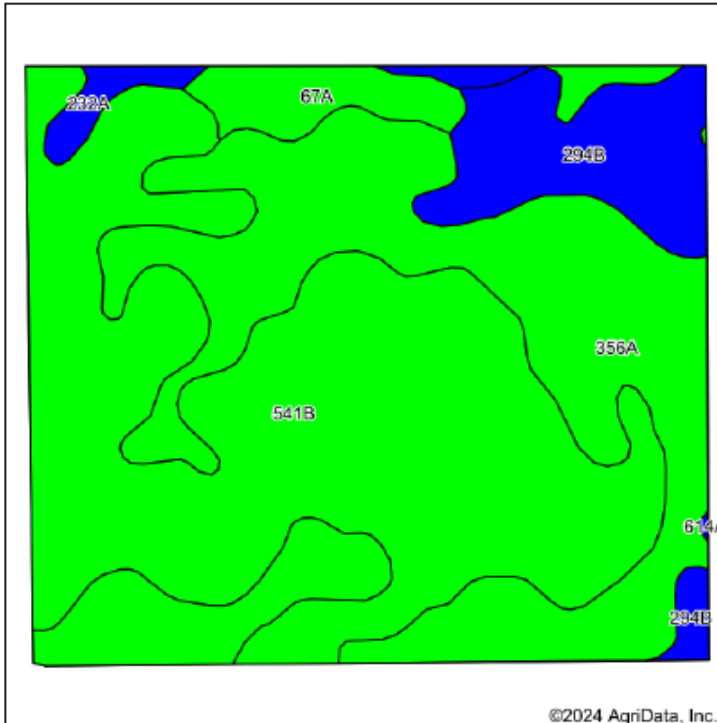
Brummel LAND COMPANY
1330 60TH ST
MORRIS, IL 61201
www.brummel.com
Mark Brummel, Illinois Broker

MAPS AND COMMERCIAL REAL ESTATE

Maps Provided By **surety**
CUSTOMER ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Illinois**
 County: **Will**
 Location: **6-35N-9E**
 Township: **Troy**
 Acres: **78.28**
 Date: **4/24/2024**



Maps Provided By:

 CUSTOMER-ORIENTED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IL197, Soil Area Version: 18											
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	*n NCCPI Soybeans
**541B	Graymont silt loam, 2 to 5 percent slopes	38.17	48.8%		FAV	**181	**56	**70	**93	**133	73
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	28.48	36.4%		FAV	**195	**63	**66	**102	**144	80
**294B	Symerton silt loam, 2 to 5 percent slopes	7.40	9.5%		FAV	**177	**55	**68	**91	**130	68
**67A	Harpster silty clay loam, 0 to 2 percent slopes	2.80	3.6%		FAV	**182	**57	**68	**89	**133	79
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	1.43	1.8%		FAV	**170	**56	**65	**85	**127	60
Weighted Average						185.6	58.5	68.2	95.8	136.6	*n 75.1

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG


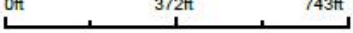


b Soils in the southern region were not rated for oats and are shown with a zero "0".

*n: The aggregation method is "Weighted Average using all components"

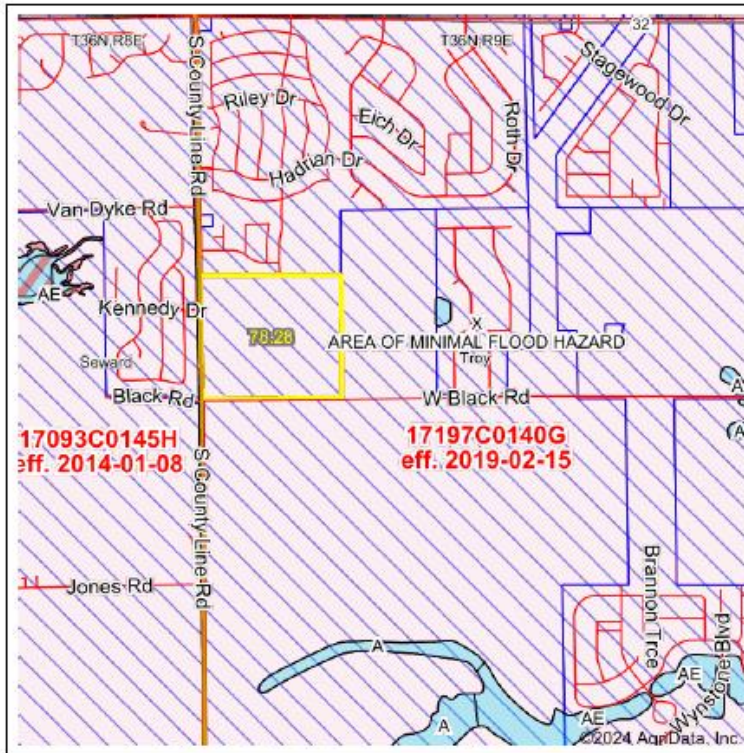
Topography Contours



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 <p>Brummel LAND CONSULTANTS</p> <p>1-800-368-3688 www.brummel.com info@brummel.com Mark Brummel, Director</p>	<p>Source: USGS 3 meter dem</p> <p>Interval(ft): 3.0</p> <p>Min: 623.8</p> <p>Max: 637.7</p> <p>Range: 13.9</p> <p>Average: 628.8</p> <p>Standard Deviation: 3.61 ft</p>	<p>0ft 372ft 743ft</p> 
	<p>Maps Provided By</p>  <p>surety® CUSTOMIZED ONLINE MAPPING</p> <p>© AgriData, Inc. 2023 www.AgrIDataInc.com</p> <p>Field borders provided by Farm Service Agency as of 5/21/2008.</p>	 <p>4/24/2024</p> <p>Boundary Center: 41° 32' 16.1, -88° 15' 4.45</p>

FEMA Report



Map Center: 41° 32' 10.39, -88° 14' 43.59
 State: IL Acres: 78.28
 County: Will Date: 4/24/2024
 Location: 6-35N-9E
 Township: Troy



Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170095	Will	Regular	77.53	99.0%
CITY OF JOUJET	170702	Kendall	Regular	0.75	1.0%
Total				78.28	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

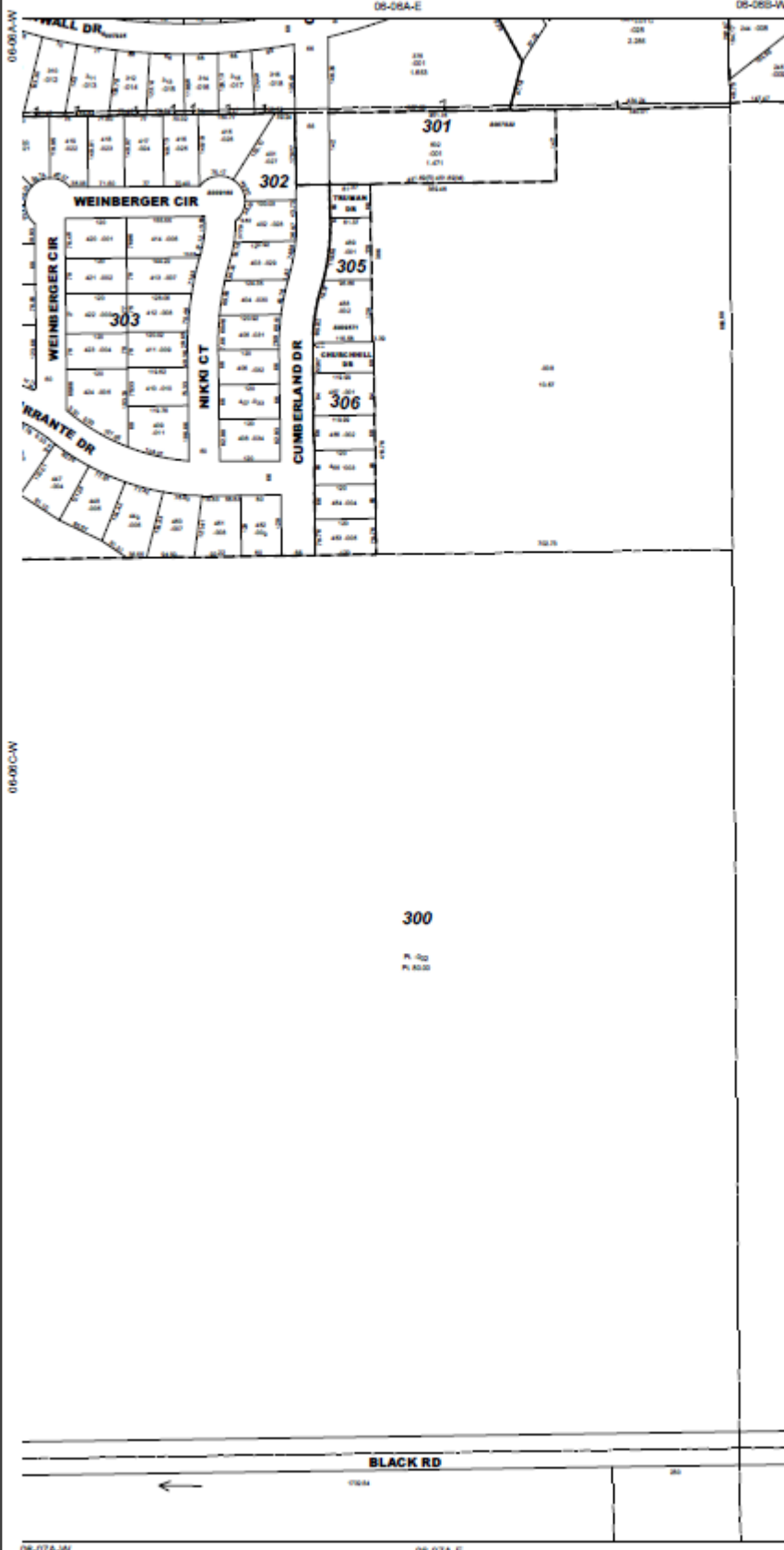
Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	77.53	99.0%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	0.75	1.0%
Total			78.28	100%

Panel	Effective Date	Acres	Percent
17197C0140G	2/15/2019	78.28	100%
Total		78.28	100%

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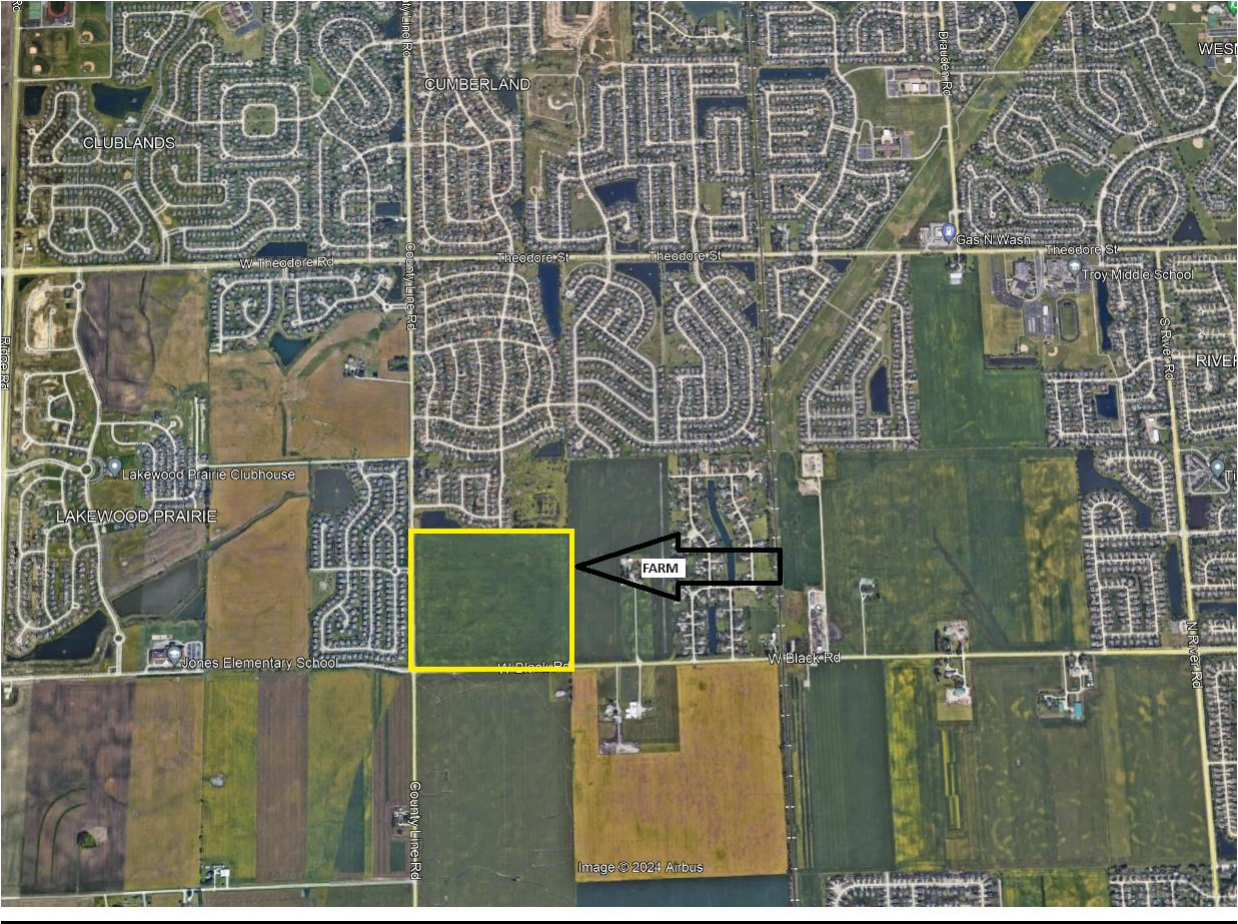
Will County, Illinois
 Tax Assessment Map
 Revised for the 2023 Assessment
 Copyrighted 2023 by Will County GIS Division

Map Page 06-06C-E
 Troy Township
 S. 10 1/2 W 1/4 Sec. 8 T. 35N. R. 9E.



- Subdivision List
- 3007925 Cumberland South Forty Unit 1
 - 30084189487
 - 3007925 Cumberland South Unit 8x
 - 30084036225
 - 3008179 Cumberland South Forty Unit 2 Phase 1
 - 30084143623
 - 3008186 Cumberland South Forty Unit 2
 - 30084045021
 - 3008271 Cumberland South Forty Unit Plot
 - 30214108886

1 inch = 200 feet
 Plot Date: Jul 20 2023

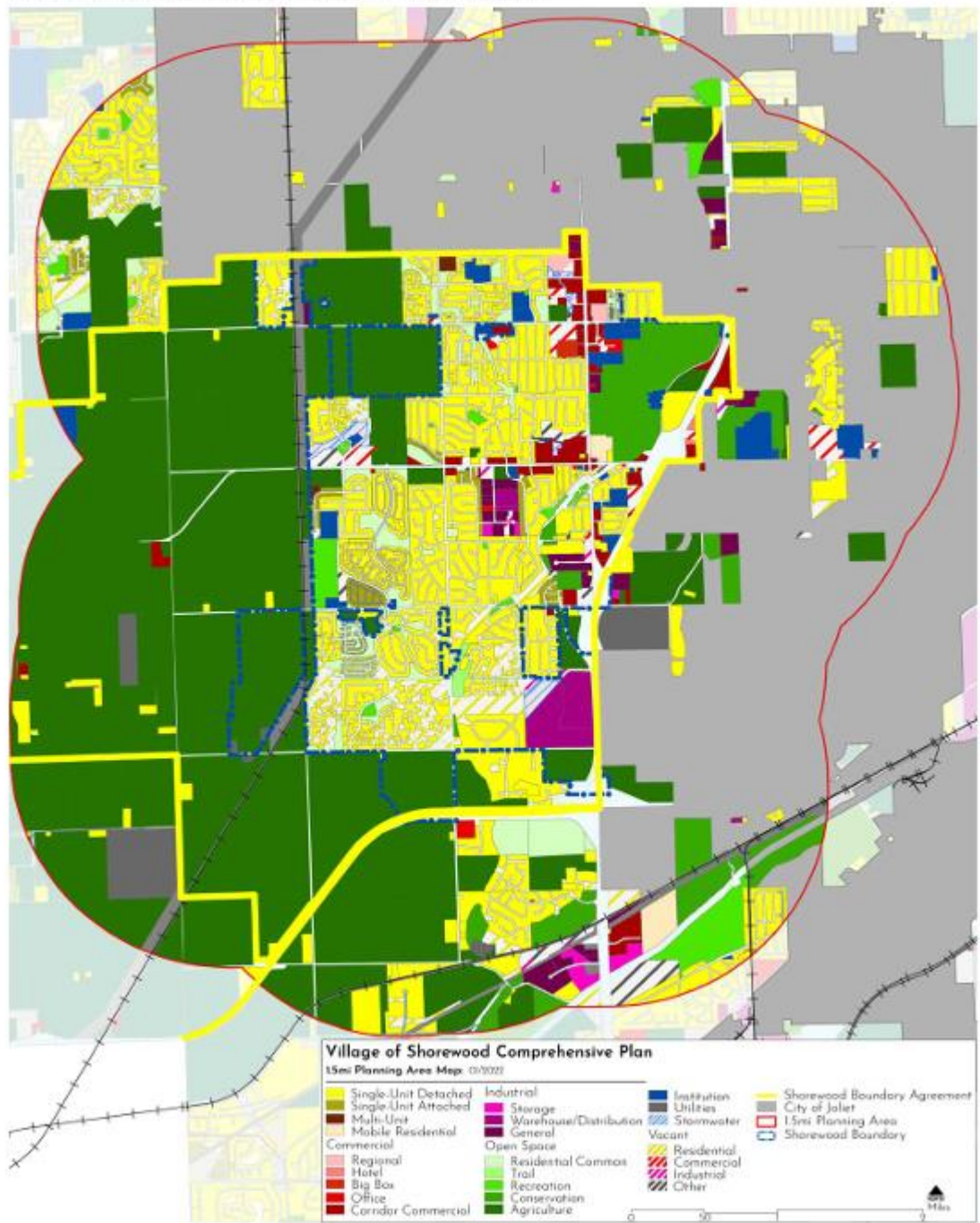


Taxing Bodies



FUND	FUND#	CONTACT PERSON	ADDRESS	CITY
FOREST PRESERVE DIST OF WILL COUNTY	006	LISA LUKASEVICH	17540 W LARAWAY RD	JOLIET IL 60433-8451
JOLIET JUNIOR COLLEGE DIST. 525	655	JEFF HEAP	1215 HOUBOLT ROAD	JOLIET IL 60431-8938
JOLIET TWP HIGH SCHOOL DIST 204	635	ILANDUS HAMPTON	300 CATERPILLAR DR	JOLIET IL 60436
SHOREWOOD TROY LIBRARY DIST	963	JENNIFER CISNA MILLS	650 DEERWOOD DR	SHOREWOOD IL 60404
TROY FIRE DISTRICT	418	GEORGE MUENTNICH	700 COTTAGE ST RT 59	SHOREWOOD IL 60404
TROY SCHOOL DISTRICT 30-C	605	TREVOR MOORE	5800 W THEODORE	PLAINFIELD IL 60586
TROY TWP ROAD FUNDS	235	JENNIFER DYLIK	25448 SEIL ROAD	SHOREWOOD IL 60431
TROY TWP TOWN FUNDS	233	JENNIFER DYLIK	25448 SEIL ROAD	SHOREWOOD IL 60404
WILL CO. PUBLIC BLDG. COMM.	011	JOE WARD	3200 WEST MCDONOUGH ST	JOLIET IL 60431
WILL COUNTY TAX FUNDS	999	TIMOTHY BROPHY	302 N CHICAGO ST	JOLIET IL 60432-4059

Figure 14: Existing Land Use & 1.5 Mile Planning Area





Brummel
LAND COMPANY



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mjbrummel@yahoo.com

Mark Brummel, Illinois broker

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