

# *Brummel Land Company*

*Farm and Commercial Real Estate*  
9947 E 1600 North Rd • Pontiac, Illinois  
815-674-3006  
\*10000acres.com\*

## *Lee & Associates Trading Farm*

**East Part Bourbonnais Township**

**Kankakee County, IL**

**\$9,900/acre or \$693,000**

### **Size**

70 acres +/- (per county)

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

17-09-26-200-002/ EH NEQ EX TRACTS BAL 70.00AC 26-31-12E / 70 acres / \$2,345.72

### **Location**

The farm is located about 1 mile east of Kankakee / Bradley, Kankakee County IL.

### **Improvements**

There was a major tile improvement project just completed by the County. There is an 18" main on this farm and it dumps into a brand new 48" tile on the road that runs to the creek for an outlet. This major tile project was just completed and will benefit the future owner for years to come. The farm drains excellent now! This project was done by the county and cost approximately \$2 Million to complete.

### **Lease**

The farms are currently leased for 2021 crop season.

### **Taxes**

Total Property Tax = \$2,345.72 or \$33.51 / acre

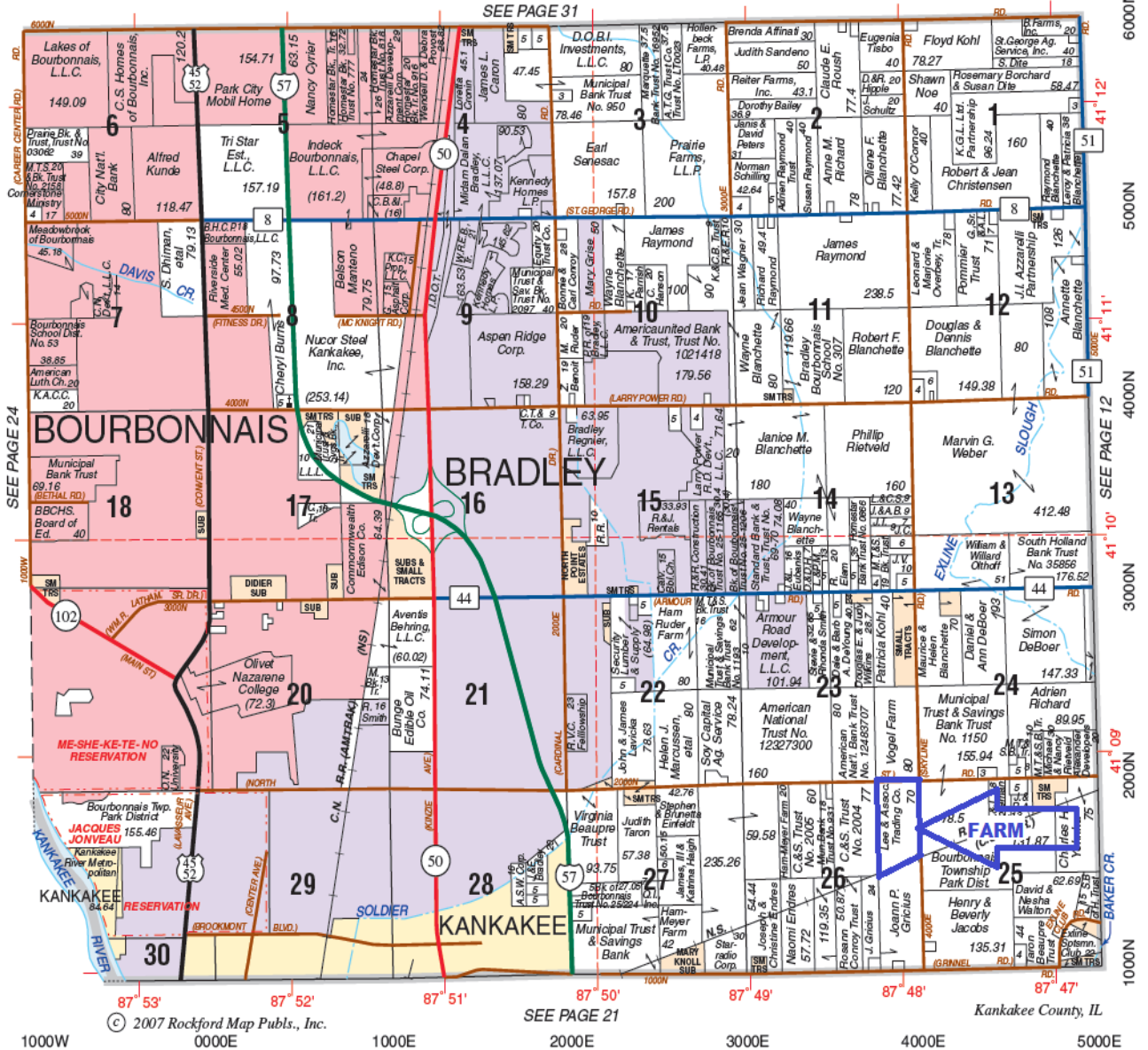
### **Comments**

The farm is on a great corner, and close to town. The current zoning is heavy industrial with rail along the south edge of the farm.

EAST PART BOURBONNAIS

T.31N.-R.12E.

SEE PAGE 31



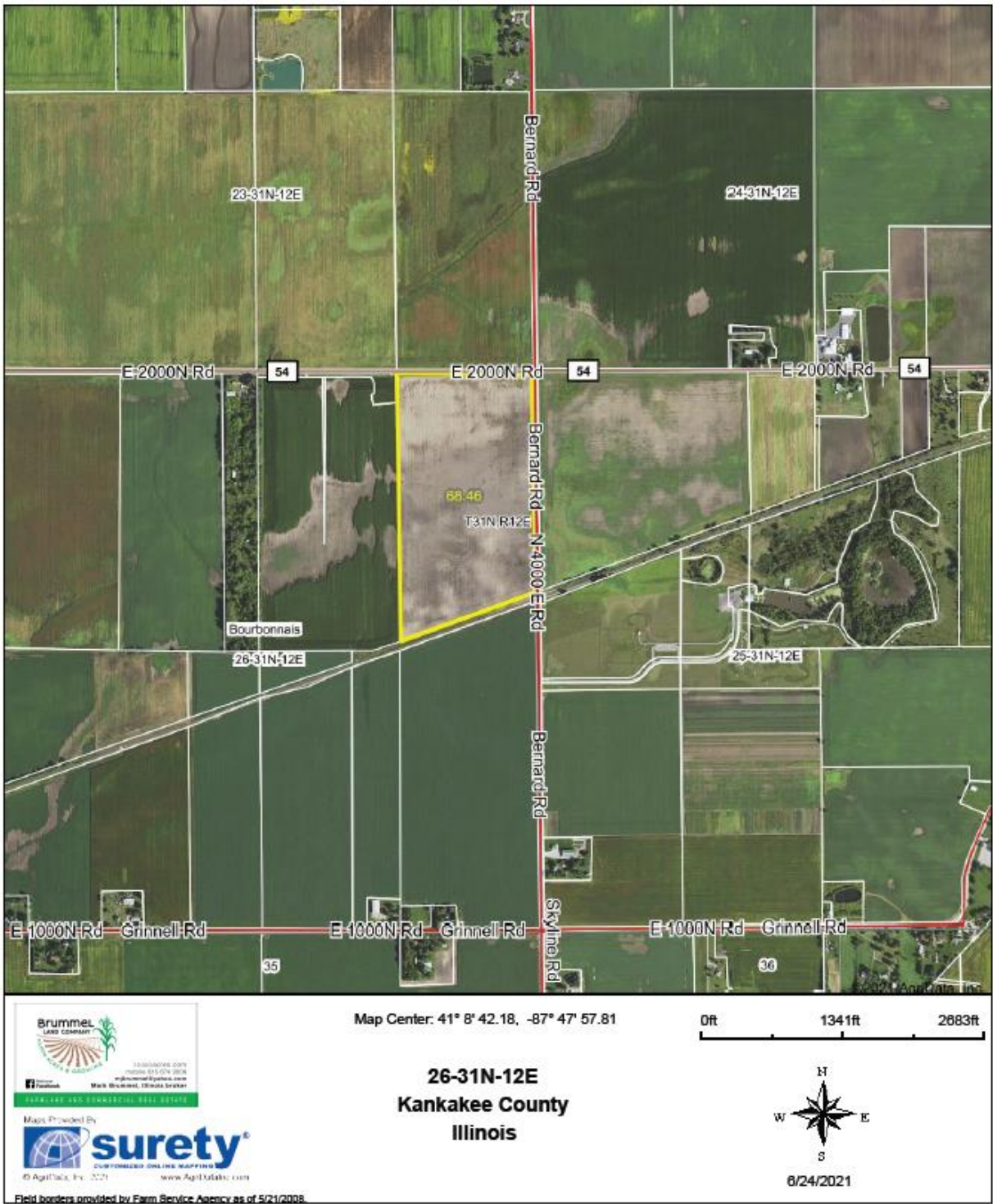
# Belson Steel Center

## NEW AND USED STEEL

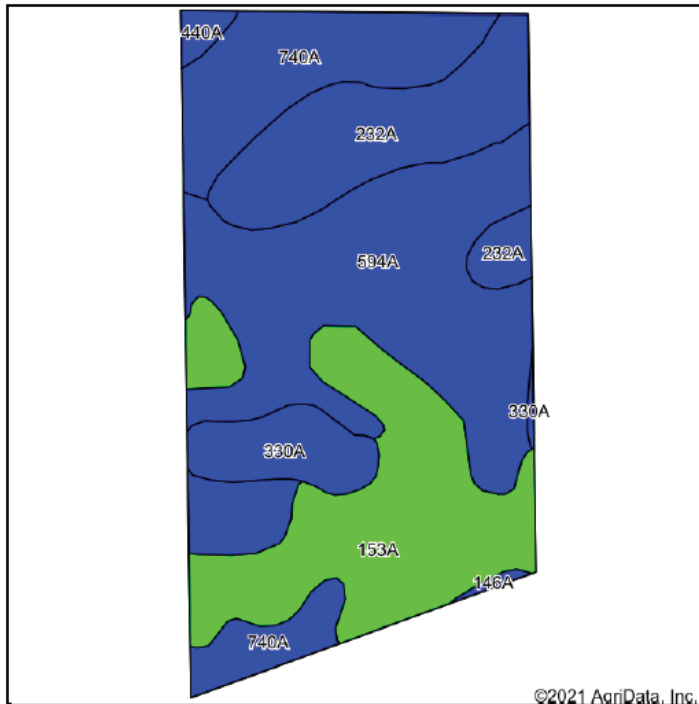
Route 50 & Larry Power Road  
Bourbonnais, IL 60914

815-939-7517

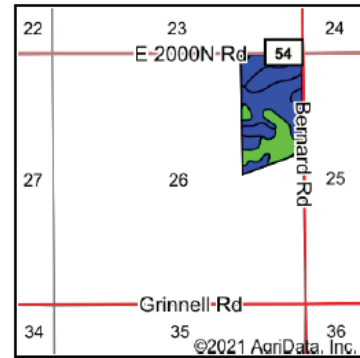
Aerial Map



## Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Kankakee**  
 Location: **26-31N-12E**  
 Township: **Bourbonnais**  
 Acres: **68.46**  
 Date: **6/24/2021**



Maps Provided By:



Area Symbol: IL091, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Crop productivity index for optimum management
594A	Reddick clay loam, 0 to 2 percent slopes	24.20	35.3%		FAV	177	56	66	89	130
153A	Pella silty clay loam, 0 to 2 percent slopes	17.24	25.2%		FAV	183	60	70	92	136
740A	Darroch silt loam, 0 to 2 percent slopes	11.21	16.4%		FAV	177	57	70	92	129
232A	Ashkum silty clay loam, 0 to 2 percent slopes	11.00	16.1%		FAV	170	56	65	85	127
330A	Peotone silty clay loam, 0 to 2 percent slopes	4.00	5.8%		FAV	164	55	61	78	123
440A	Jasper loam, 0 to 2 percent slopes	0.61	0.9%		FAV	175	57	71	94	130
146A	Elliott silt loam, 0 to 2 percent slopes	0.20	0.3%		FAV	168	55	68	87	125
<b>Weighted Average</b>						<b>176.6</b>	<b>57.1</b>	<b>67.3</b>	<b>89</b>	<b>130.4</b>

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

<sup>a</sup> UNF = unfavorable; FAV = favorable

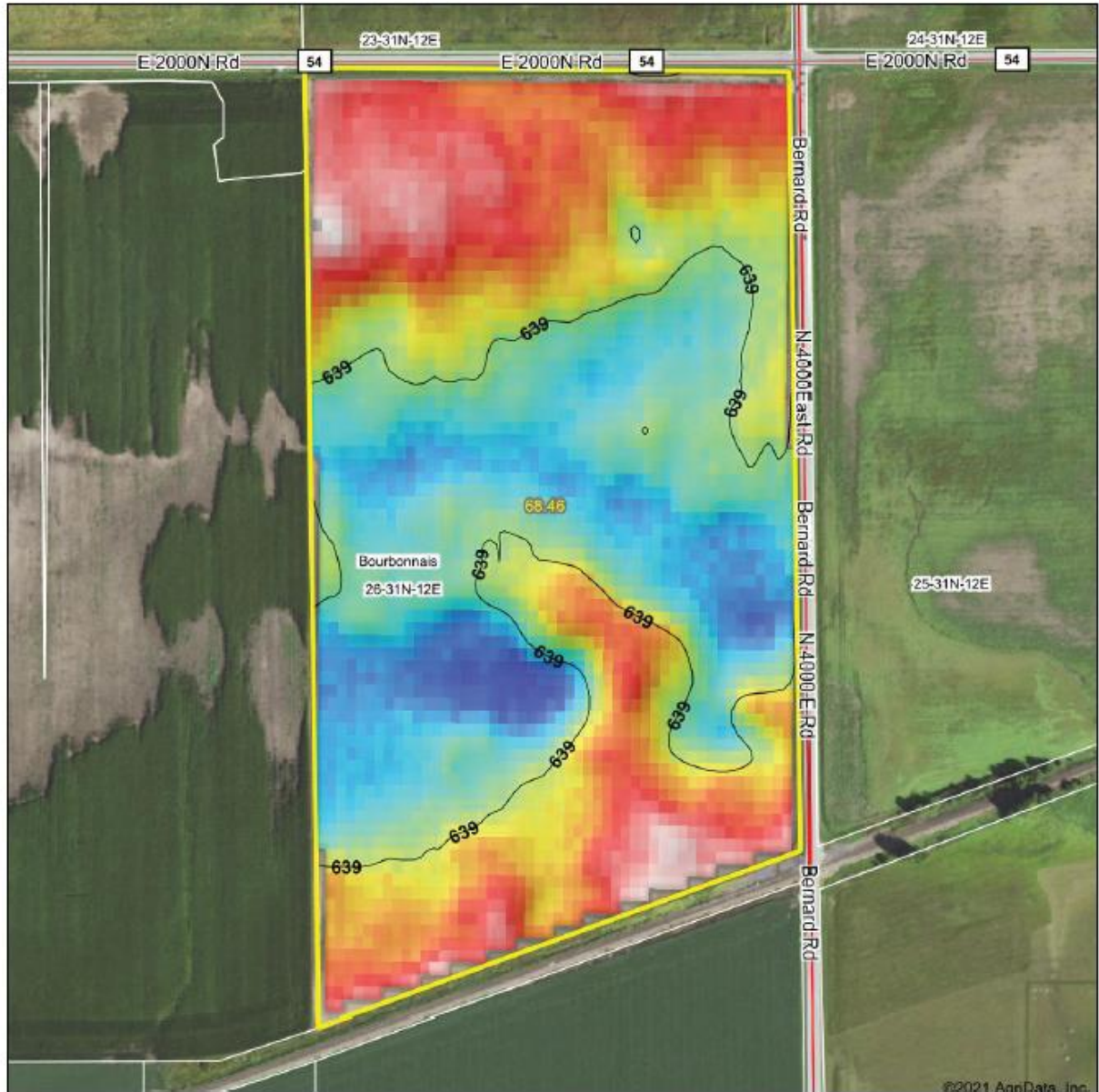
<sup>b</sup> Soils in the southern region were not rated for oats and are shown with a zero "0".

\*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 Hillshade



Low Elevation High



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

Source: USGS 10 meter dem  
Interval(ft): 3  
Min: 637.3  
Max: 641.7  
Range: 4.4  
Average: 639.3  
Standard Deviation: 1.02 ft

0ft 414ft 827ft

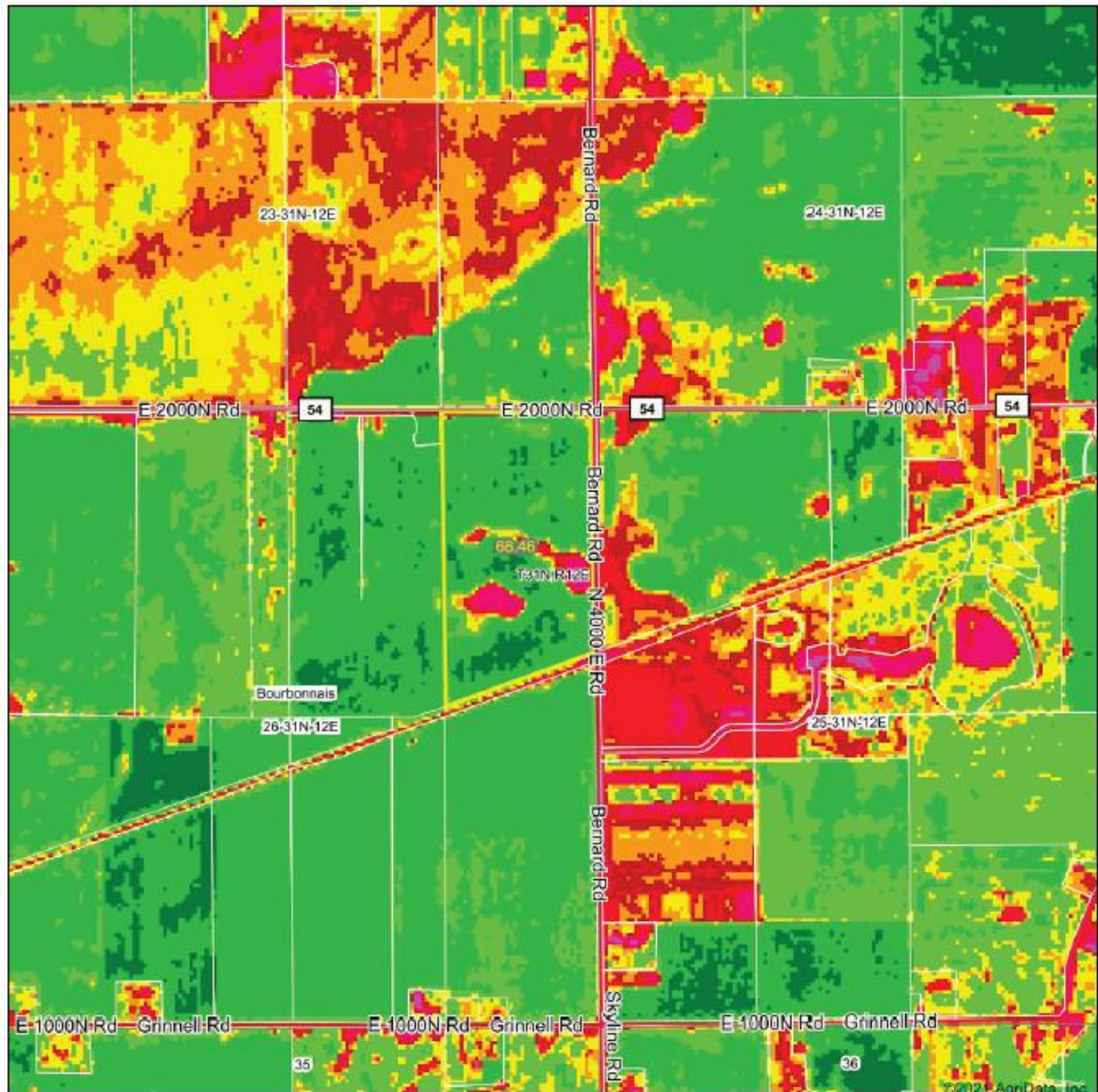


6/24/2021

26-31N-12E  
Kankakee County  
Illinois

map center: 41° 8' 42.18, -87° 47' 57.81

# Aerial Map



Maps Provided By



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

Map Center: 41° 8' 42.18, -87° 47' 57.81

0ft 1341ft 2683ft

**26-31N-12E**  
**Kankakee County**  
**Illinois**



6/24/2021

**Brummel Land Company**

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iii 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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**Mark Brummel, Illinois broker**

**FARMLAND AND COMMERCIAL REAL ESTATE**