



# LAND FOR SALE

WE ARE PLEASED TO PRESENT

## 248.9 Acres, m/l — Kane County, Illinois

**ACREAGE:** 248.9 Taxable acres – 235.0 tillable acres  
Parcel #1 – 188.62 acres – 179.0 tillable acres  
Parcel #2 – 60.28 acres - 56.0 tillable acres

**LOCATION:** Located in Western Kane County, adjacent to Lily Lake, three miles north of Elburn, ¼ mile west of Highway 47, and north of State route 64.

**LEGAL DESCRIPTION:** The west ½ of the northeast ¼ of Section 13, Township 40 North, Range 6 East. South of Illinois Trail and North of State Route 64. The east ½ of the northwest ¼ Section 7, Township 40 North, Range 7 East and the northeast ¼ of Section 12, Township 40 North, Range 6 East. All located in Kane County, Illinois.

**OFFERING PRICE:** \$3,111,250 or \$12,500 per acre.  
Parcel #1 – 188.62 Acres \$2,357,750  
Parcel #2 – 60.28 Acres \$ 753,500

**TERMS:** Cash

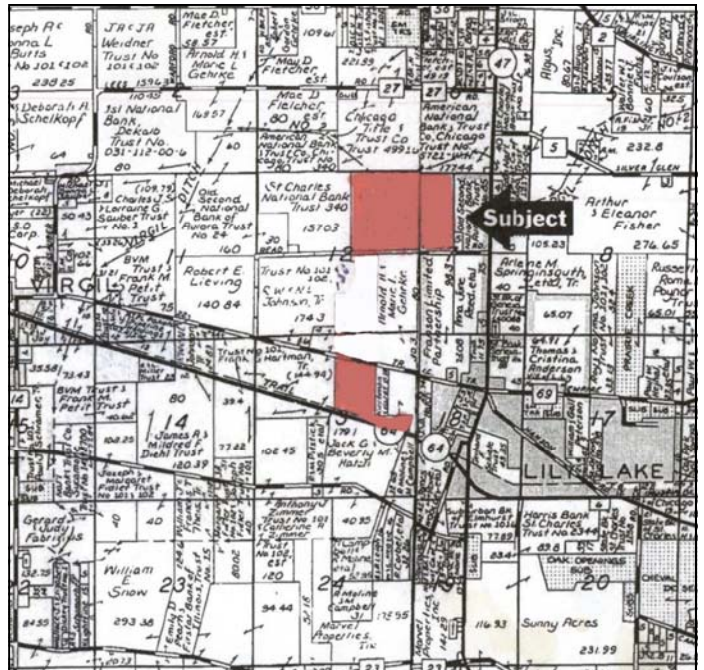
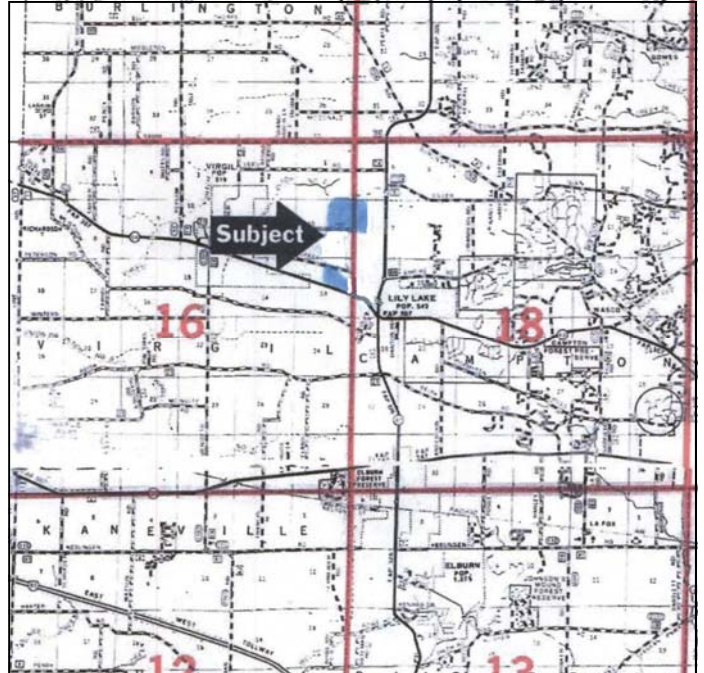
**REAL ESTATE TAXES:** Total \$13,734.02 \$55.18 per acre  
Parcel #1 – 188.62 Acres \$11,477.78  
Tax Parcels #08-07-100-001 and #07-12-200-003  
Parcel #2 – 60.28 Acres \$ 2,256.24  
Tax Parcels #07-13-400-001 and 07-13-200-014

**FSA INFORMATION:** FSA FARM #6011  
Corn Base 158.8 Ac Yield 123 Bu/Ac  
Bean Base 66.0Ac Yield 33 Bu/Ac  
Wheat Base 5.1Ac Yield 50 Bu/Ac

**ZONING:** Agricultural

**IMPROVEMENTS:** Parcel #1 – Dwelling, two sheds, silo, and concrete corn crib

**LEASE:** Cash rented for 2013. Lease open for 2014



**For additional information, contact Richard Grever**  
Licensed Real Estate Broker in Illinois

143 North Second Street, PO Box 907, DeKalb, IL 60115  
Telephone: 1-815-748-4440 Cell: 1-217-725-9881

[www.Hertz.ag](http://www.Hertz.ag)

*\*The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services or its staff.*

# Parcel 1

## Aerial Map



Maps provided by:



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**12-40N-6E**  
**Kane County**  
**Illinois**

map center: 41° 57' 57.1, 88° 29' 24.82  
scale: 8690



8/23/2013

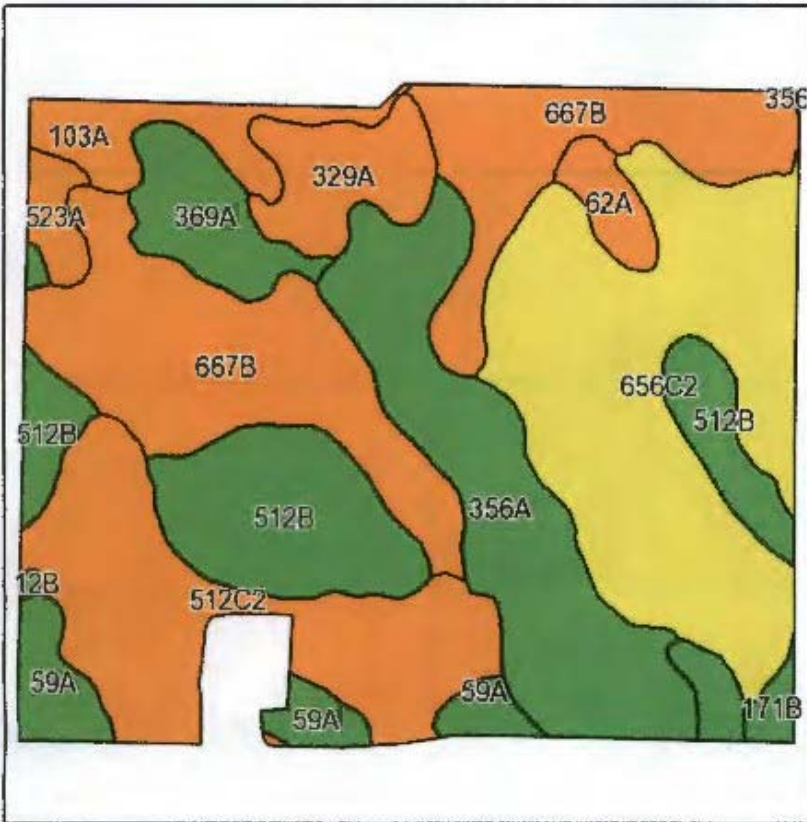
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

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**Sales • Acquisition • Auctions • Investment Analysis • Exchanging • Farm and Ranch Management • Appraisals**

# Parcel 1

## Soils Map



State: **Illinois**  
 County: **Kane**  
 Location: **12-40N-6E**  
 Township: **Virgil**  
 Acres: **183.41**  
 Date: **8/23/2013**



Maps provided by:



Field borders provided by Farm Service Agency as of 5/21/2008.  
 Soils data provided by University of Illinois at Champaign-Urbana.

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	40.20	21.9%	Yellow	**151	**49	**112
**667B	Kaneville silt loam, 2 to 5 percent slopes	37.88	20.7%	Orange	**176	**54	**127
356A	Elpaso silty clay loam, 0 to 2 percent slopes	24.88	13.6%	Green	195	63	144
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	24.46	13.3%	Light Green	**174	**55	**128
**512B	Danabrook silt loam, 2 to 5 percent slopes	21.02	11.5%	Light Green	**185	**58	**137
59A	Lisbon silt loam, 0 to 2 percent slopes	8.60	4.7%	Dark Green	188	59	136
329A	Will loam, 0 to 2 percent slopes	7.23	3.9%	Orange	174	58	129
369A	Waupecan silt loam, 0 to 2 percent slopes	6.76	3.7%	Green	189	59	139
103A	Houghton muck, 0 to 2 percent slopes	6.17	3.4%	Orange	175	57	130
62A	Herbert silt loam, 0 to 2 percent slopes	2.73	1.5%	Orange	179	56	131
523A	Dunham silty clay loam, 0 to 2 percent slopes	2.33	1.3%	Orange	177	58	132
**171B	Catlin silt loam, 2 to 5 percent slopes	1.15	0.6%	Green	**185	**58	**137
<b>Weighted Average</b>					<b>174.9</b>	<b>55.5</b>	<b>128.5</b>

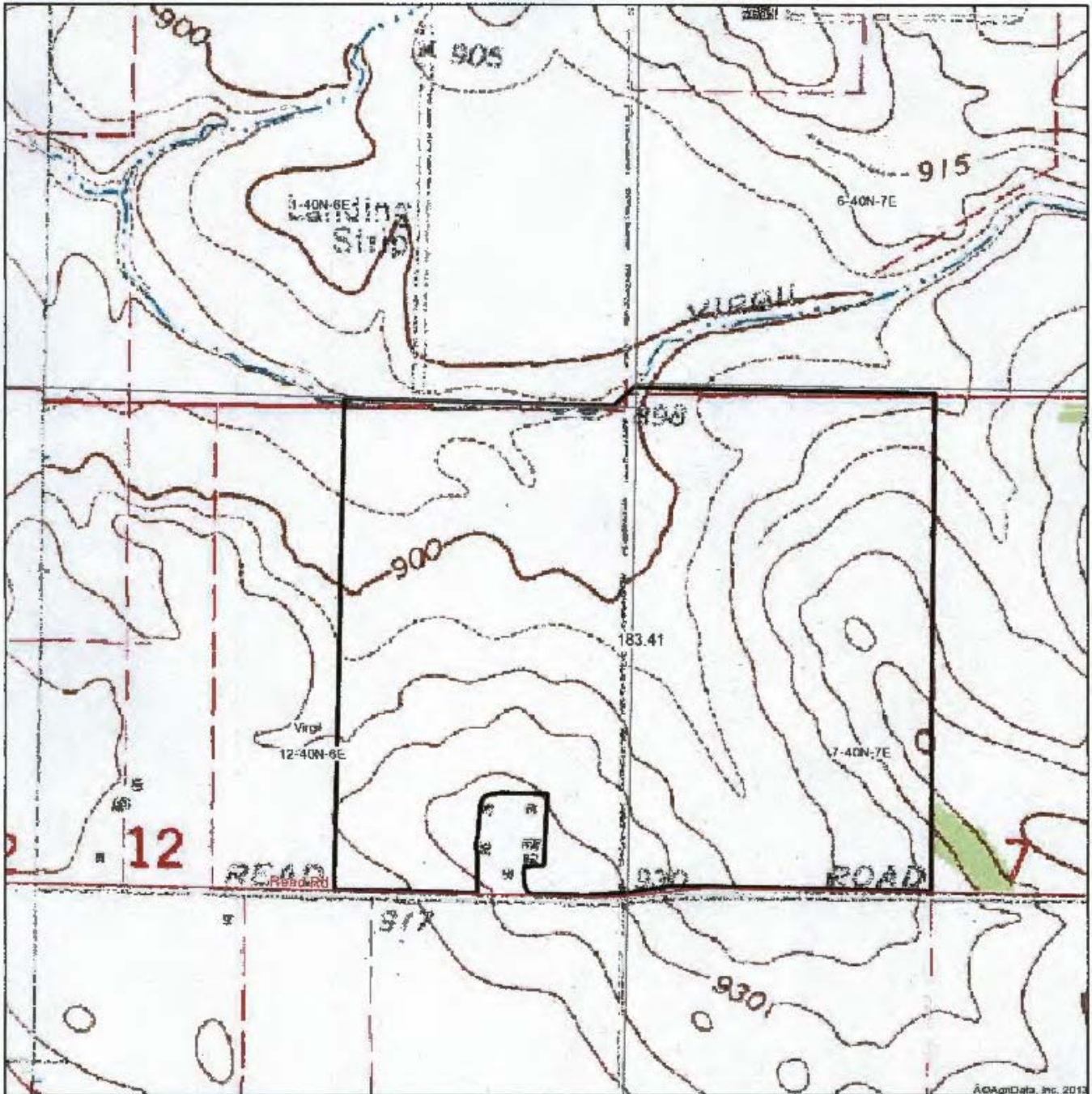
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.B. Otts and J.M. Lang, Office of Research, ARCS, University of Illinois at Champaign-Urbana, Version: 1/2012 Amended Table S2 B011 (Updated 1/10/2012)  
 Crop yields and productivity indices for optimum management (B011) are maintained at the following NRES web site: <http://soilprod.umhoy.com/soilprod/soilprod.htm>  
 \*\* Indices adjusted for slope and erosion according to Bulletin 911 Table B3

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# Parcel 1

## Topography Map



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Illinois

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# Parcel 2

## Aerial Map



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**13-40N-6E**  
**Kane County**  
**Illinois**

map center: 41° 56' 46.5, 88° 29' 54.07  
scale: 8690



8/23/2013

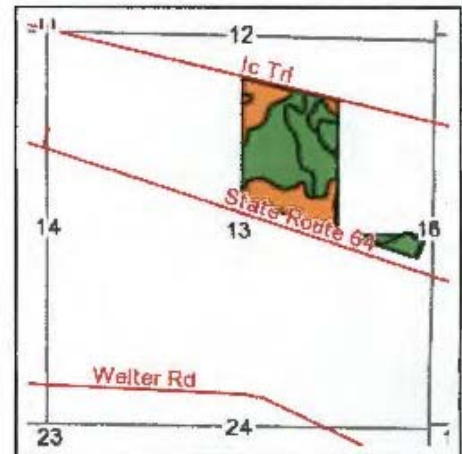
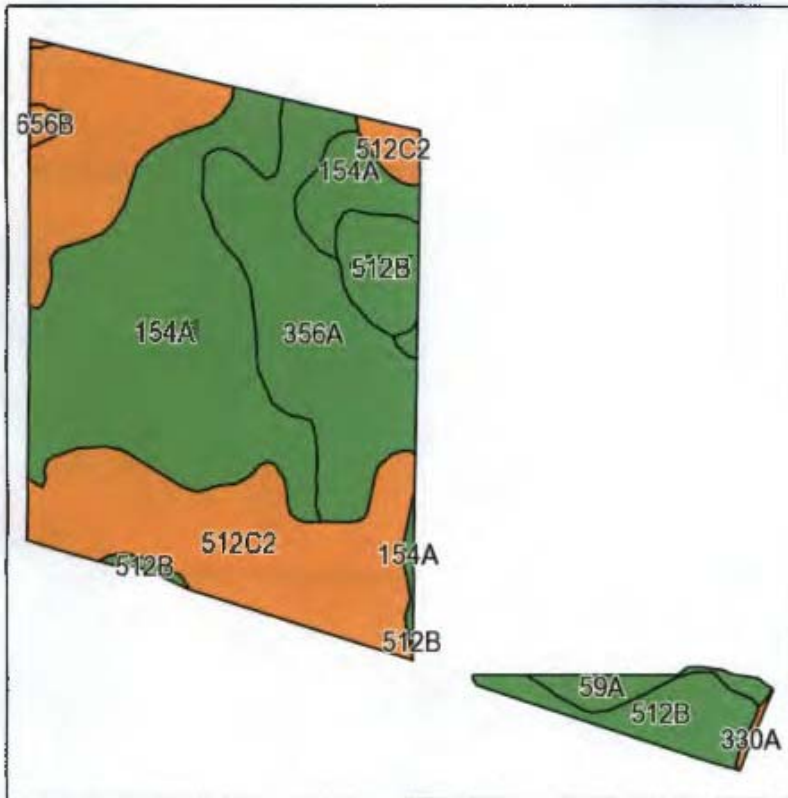
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# Parcel 2

## Soils Map



State: Illinois  
 County: Kane  
 Location: 13-40N-6E  
 Township: Virgil  
 Acres: 56.04  
 Date: 8/23/2013



Maps provided by:



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Field borders provided by Farm Service Agency as of 5/21/2008.  
 Soils data provided by University of Illinois at Champaign-Urbana.

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	19.95	35.6%		194	63	144
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	18.87	33.7%		**174	**55	**128
356A	Elpaso silty clay loam, 0 to 2 percent slopes	10.39	18.5%		195	63	144
**512B	Danabrook silt loam, 2 to 5 percent slopes	5.23	9.3%		**185	**58	**137
59A	Lisbon silt loam, 0 to 2 percent slopes	1.15	2.1%		188	59	136
**656B	Octagon silt loam, 2 to 4 percent slopes	0.33	0.6%		**157	**51	**117
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.12	0.2%		164	55	123
<b>Weighted Average</b>					<b>186.2</b>	<b>59.7</b>	<b>137.6</b>

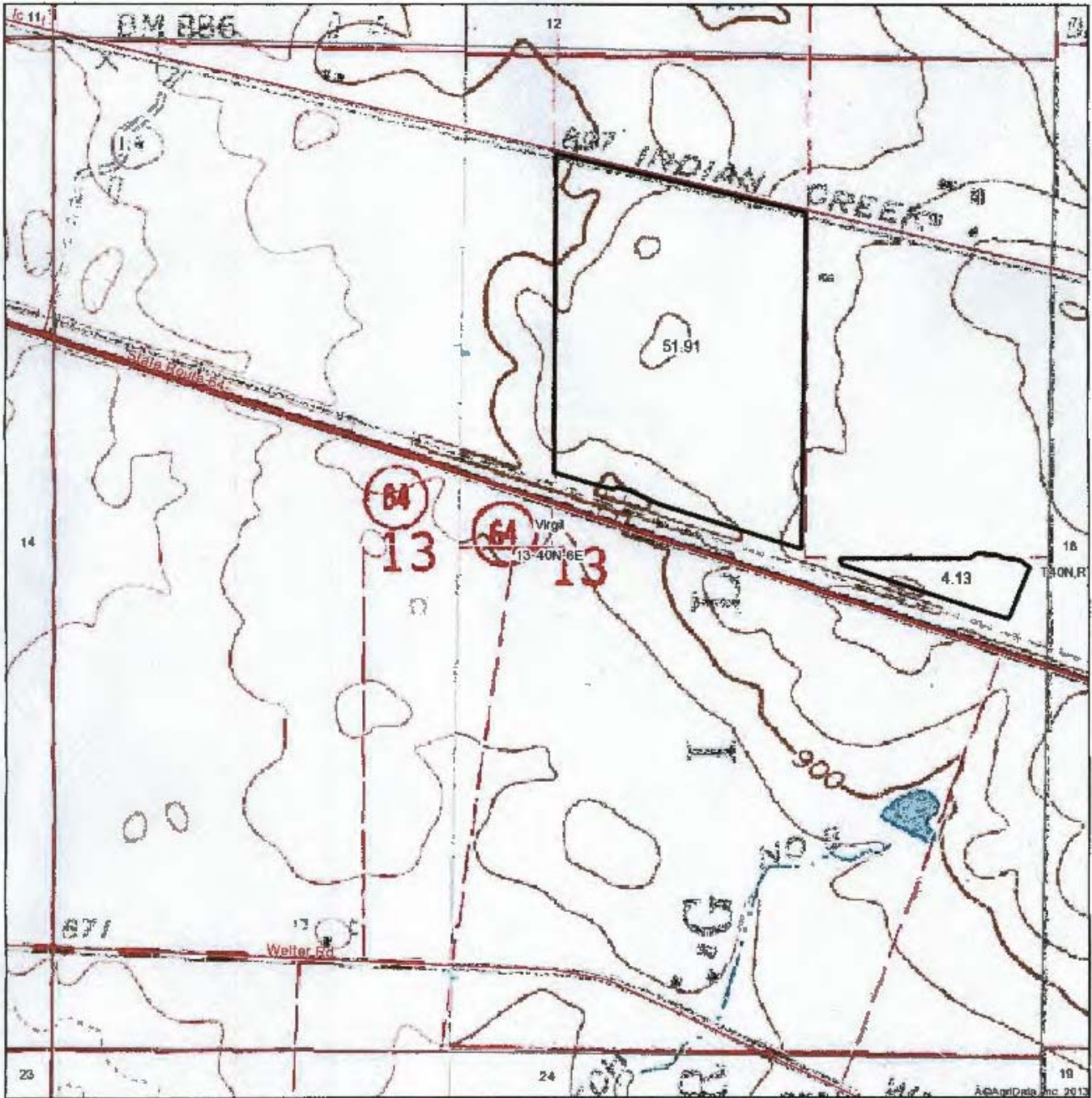
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Laeg, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 8811 (Updated 1/10/2012)  
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