



For Sale

64± acres  
Kendall Co., IL



Capital  
Agricultural  
Property  
Services, Inc.

www.capitalag.com

## Indian Road Farm

- Size:** 64± total acres, 56.68± tillable acres
- Location:** 3 miles south of Newark, Illinois, at Fennel and Indian Roads
- Legal:** Part of Section 19, Big Grove Township 35 North, Range 6 East, Kendall County, Illinois
- Improvements:** None
- FSA Data\*:**
- |          | Base Ac. | Direct Yld | CC Yld |
|----------|----------|------------|--------|
| Corn     | TBD      | 95         | 95     |
| Soybeans | TBD      | 27         | 27     |
| Wheat    | TBD      | 41         | 41     |
- \*Acres to be determined after reconstitution
- Soils:** Primarily Saybrook Silt Loam, Lisbon Silt Loam and LaRose Silt Loam
- RE Taxes:** \$667.58, or \$10.43/ac.
- PIN:** 07-19-200-003
- Price:** \$441,600 (\$6,900/ac.)
- Terms:** Cash
- Showing:** Please call to schedule an appointment
- Management:** Professional farm management available



See reverse side for additional maps

### For further information contact:

Douglas W. Deininger, ALC  
Managing Broker  
25846 Meadowland Circle  
Plainfield, IL 60585  
Tel: (815) 439-9245  
doug@deininger-land.com

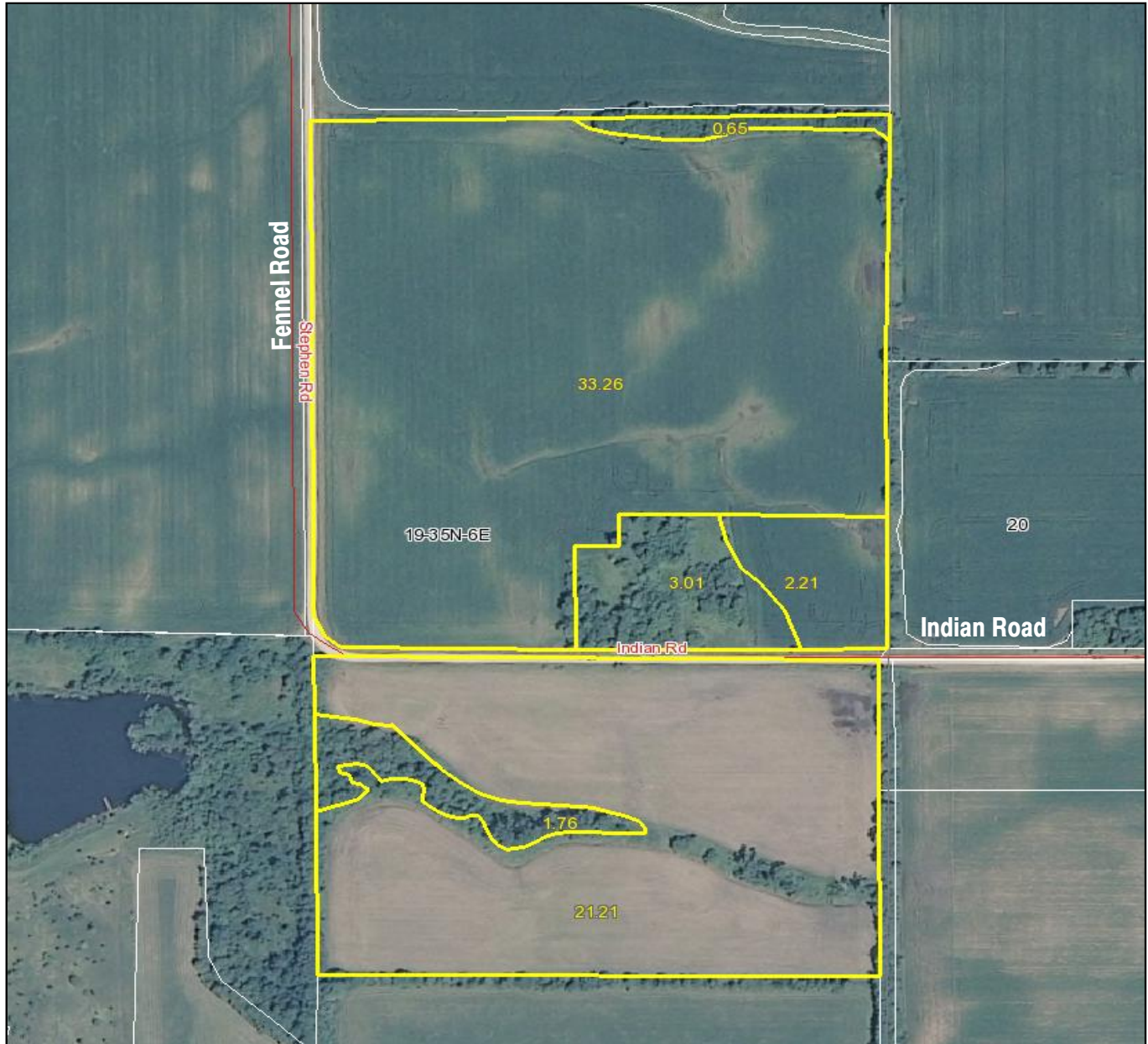
Designated Agent for Seller

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# Indian Road Farm

64± acres  
Kendall County, Illinois

## Aerial Photo



Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines



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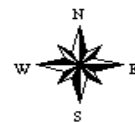
Maps provided by:



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19-35N-6E  
Kendall County  
Illinois

map center: 41° 29' 39.09, 88° 34' 53.94  
scale: 4489



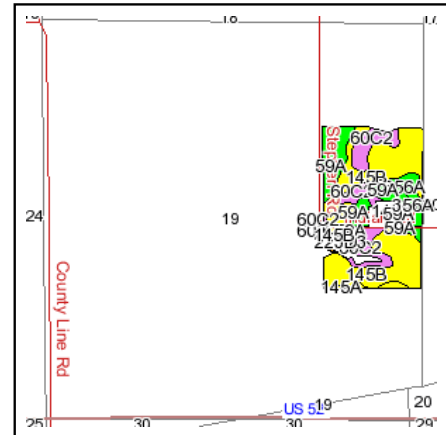
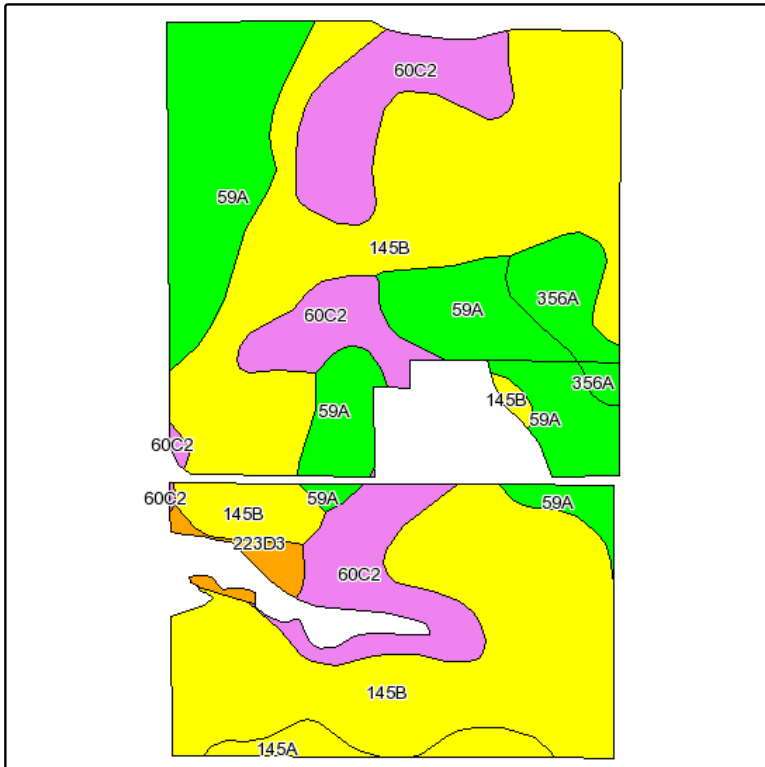
7/26/2011

FSA borders provided by the Farm Service Agency  
Soils data provided by USDA and NRCS  
PLSS provided by Illinois State Geological Survey

# Indian Road Farm

**64± acres**  
**Kendall County, Illinois**

## Soils Information



State: **Illinois**  
County: **Kendall**  
Location: **019-035N-006E**  
Township: **Big Grove**  
Acres: **56.7**  
Date: **7/26/2011**



Maps provided by:



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Fsa borders provided by the Farm Service Agency as of May 23, 2008.  
Soils data provided by USDA and NRCS.  
PLSS provided by Illinois State Geological Survey.

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**145B	Saybrook silt loam, 2 to 5 percent slopes	30.7	54.3%		**177	**56	**68	**131
59A	Lisbon silt loam, 0 to 2 percent slopes	12.4	21.9%		188	59	74	136
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	9.7	17.1%		**148	**48	**59	**110
356A	Elpaso silty clay loam, 0 to 2 percent slopes	2	3.5%		195	63	66	144
145A	Saybrook silt loam, 0 to 2 percent slopes	1.2	2.1%		179	57	69	132
**223D3	Varna silty clay loam, 6 to 12 percent slopes, severely eroded	0.7	1.3%		**136	**43	**55	**100
<b>Weighted Average</b>					<b>174.9</b>	<b>55.5</b>	<b>67.7</b>	<b>128.8</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: 1/15/2011 Amended Table S2 B811 (Updated 3/1/2011)  
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

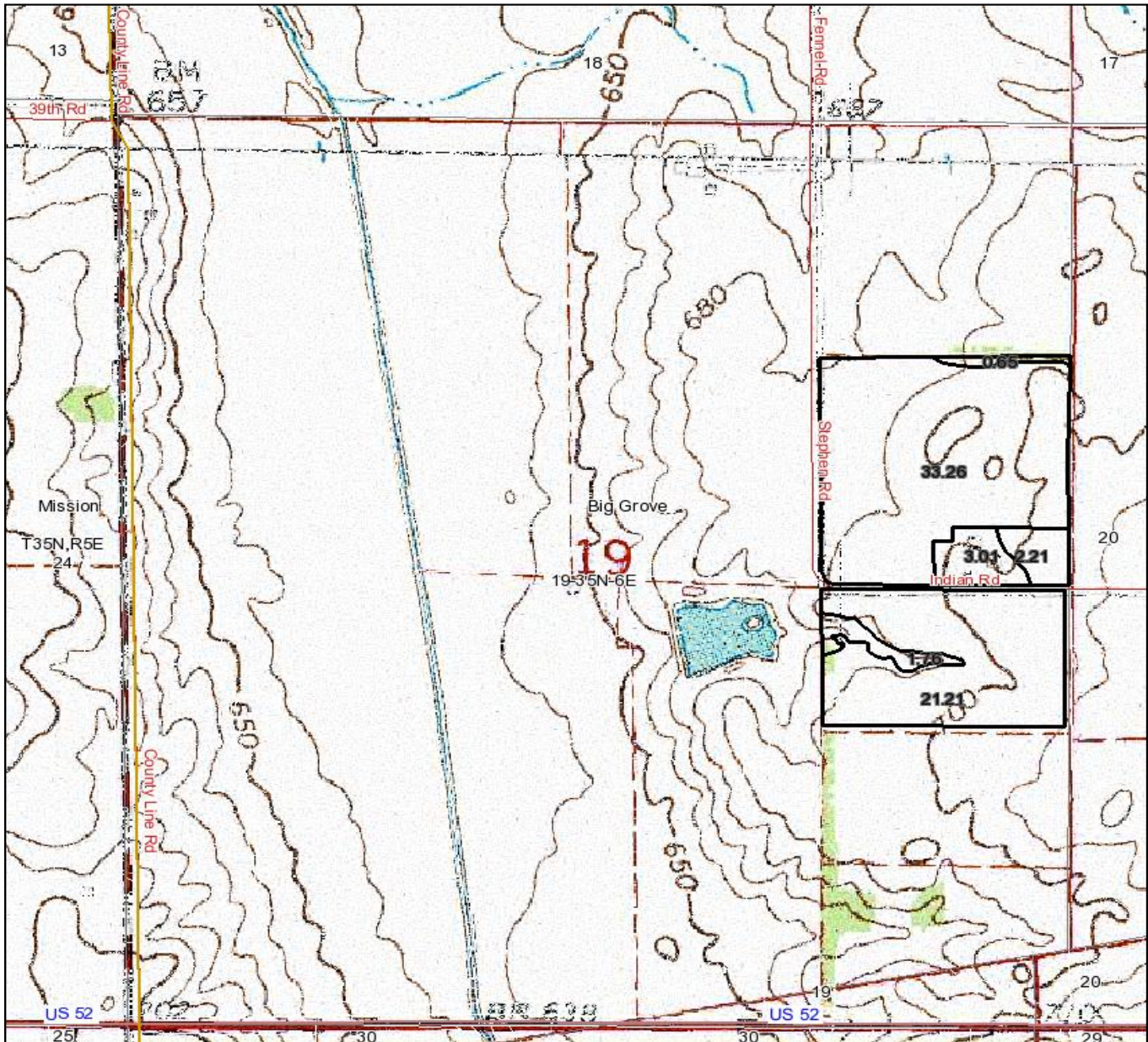
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3  
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Kendall County, Illinois

## Topography Map



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map center: 41° 29' 39.16, 88° 35' 18.6  
scale: 10413



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