



LAND FOR SALE

WE ARE PLEASED TO PRESENT

113.9 Acres, m/l — Kane County, Illinois

ACREAGE: 113.9 Taxable acres – Approximately 112.0 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 east ½ of the northwest ¼ Section 7, Township 40 North, Range 7 East and the East 1/2 of the Northeast ¼ of Section 12, Township 40 North, Range 6 East. All located in Kane County, Illinois.

OFFERING PRICE: \$1,395,275 or \$12,250 per acre.

TERMS: Cash

REAL ESTATE TAXES: 188.62 Acres \$11,477.78 Parcel Tax #08-07-100-001 and #07-12-200-003 113.9 Acres are a portion of the total

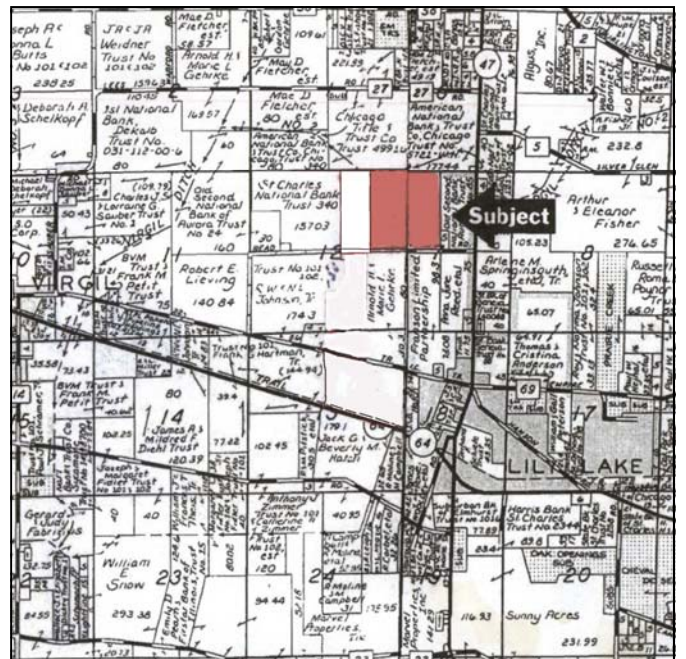
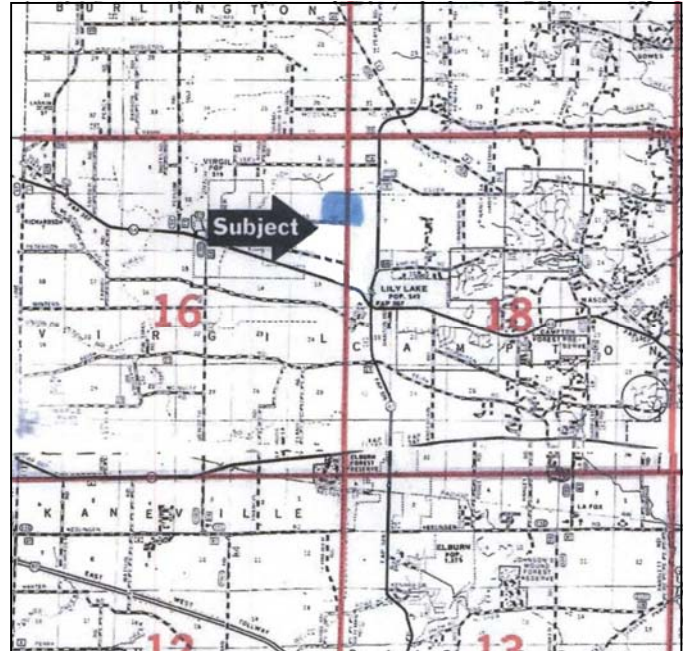
FSA INFORMATION: FSA FARM #6011 (Combination)

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: None

LEASE: Cash rented for 2013. Lease open for 2014



For additional information, contact Richard Grever

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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.*

Aerial Map



Maps Provided By:



12-40N-6E
Kane County
Illinois

map center: 41° 57' 49.47, 88° 29' 21.97

scale: 9490



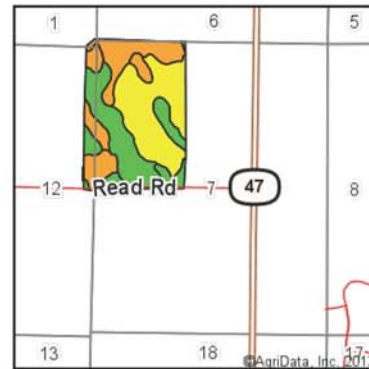
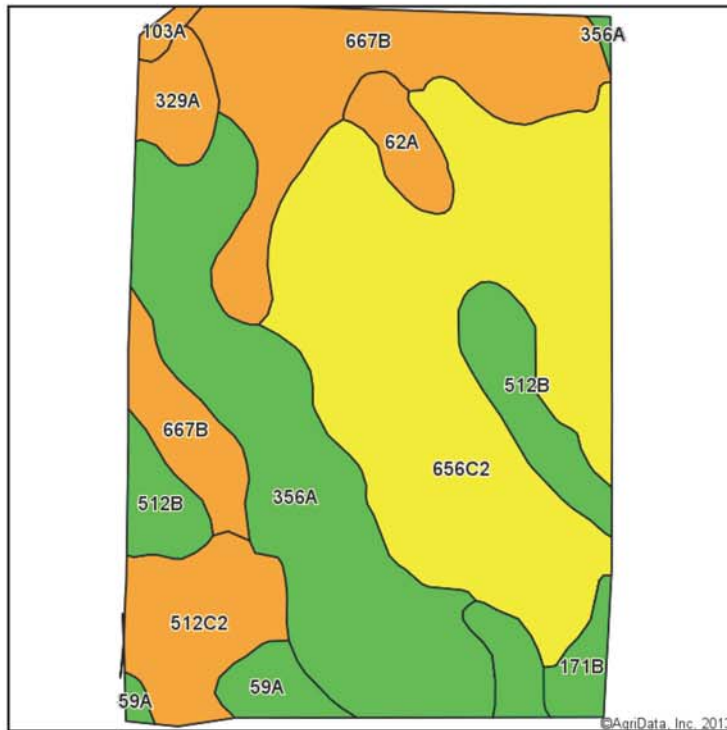
11/19/2013

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

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Soil Map



State: Illinois
County: Kane
Location: 12-40N-6E
Township: Virgil
Acres: 113.9
Date: 11/19/2013



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	42.06	36.9%		**151	**49	**112
356A	Elpaso silty clay loam, 0 to 2 percent slopes	24.66	21.7%		195	63	144
**667B	Kaneville silt loam, 2 to 5 percent slopes	20.23	17.8%		**176	**54	**127
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	7.49	6.6%		**174	**55	**128
**512B	Danabrook silt loam, 2 to 5 percent slopes	7.26	6.4%		**185	**58	**137
59A	Lisbon silt loam, 0 to 2 percent slopes	4.35	3.8%		188	59	136
329A	Will loam, 0 to 2 percent slopes	2.78	2.4%		174	58	129
62A	Herbert silt loam, 0 to 2 percent slopes	2.73	2.4%		179	56	131
**171B	Catlin silt loam, 2 to 5 percent slopes	1.78	1.6%		**185	**58	**137
103A	Houghton muck, 0 to 2 percent slopes	0.56	0.5%		175	57	130
Weighted Average					171.9	54.8	126.5

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 (Updated 1/10/2012)

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<http://soilproductivity.nres.illinois.edu/>

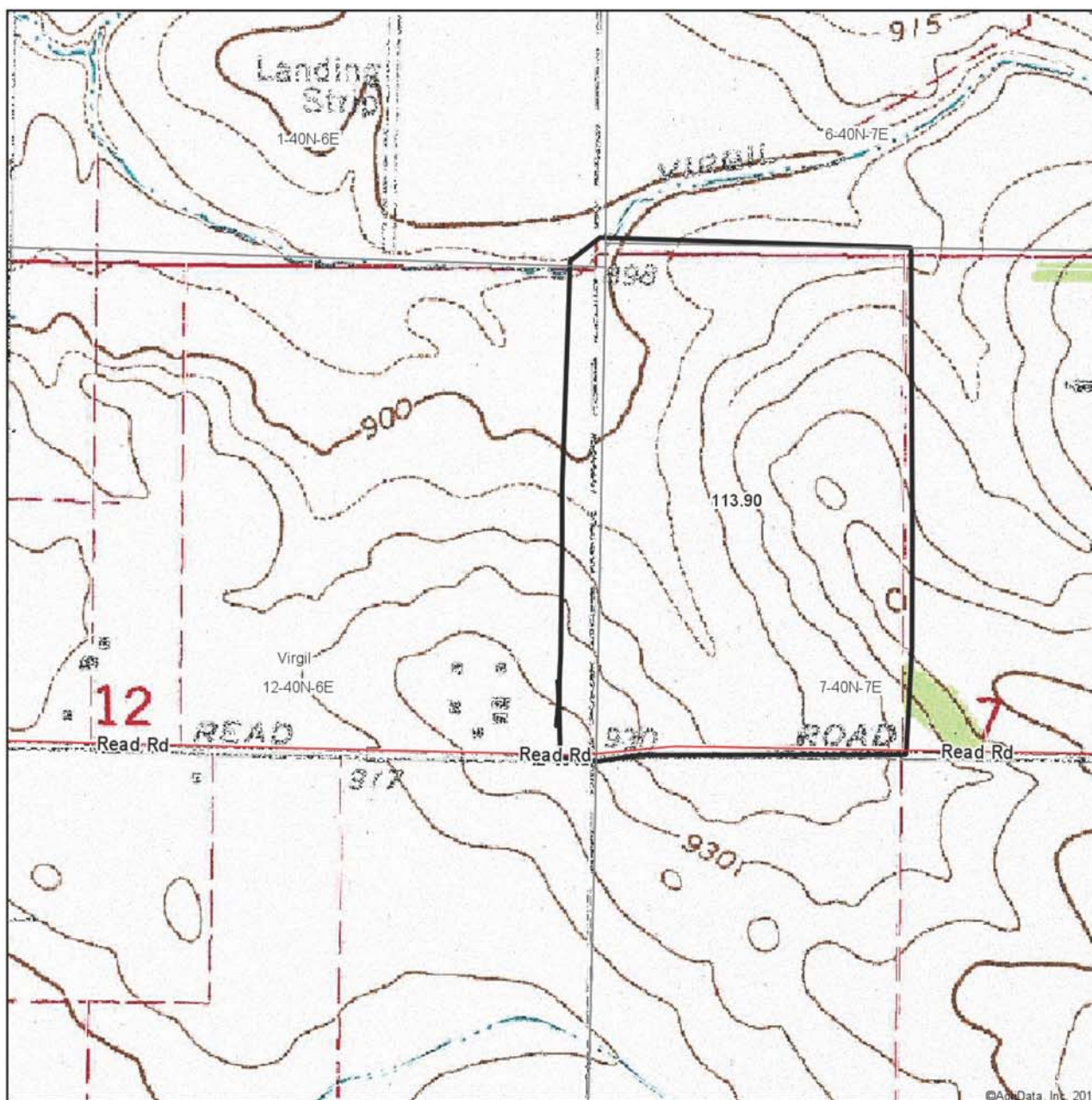
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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Topography Map



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12-40N-6E
 Kane County
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