



LAND FOR SALE

WE ARE PLEASED TO PRESENT

188.62 Acres, m/l — Kane County, Illinois

ACREAGE: 188.62 Taxable acres – 179.0 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 northeast ¼ of Section 12, Township 40 North, Range 6 East. All located in Kane County, Illinois.

OFFERING PRICE: \$2,357,750 or \$12,500 per acre.

TERMS: Cash

REAL ESTATE TAXES: 188.62 Acres \$11,477.78 Parcel Tax #08-07-100-001 and #07-12-200-003

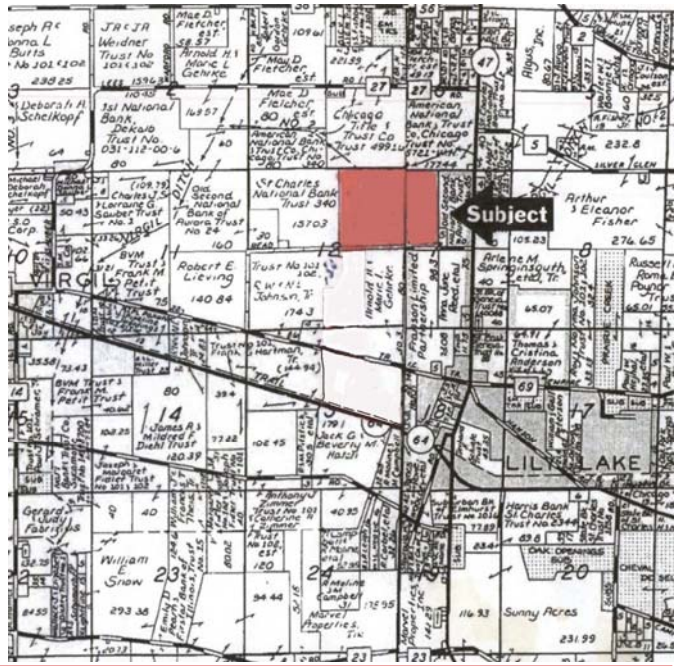
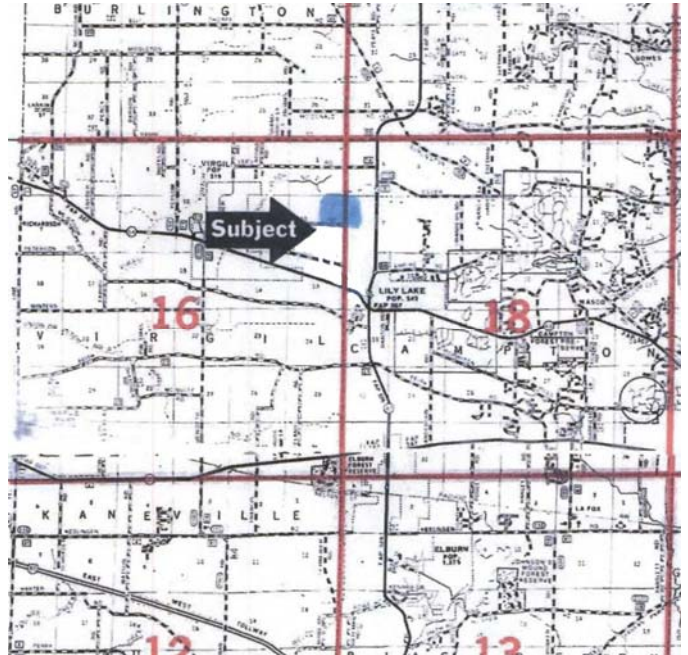
FSA INFORMATION: FSA FARM #6011 (Combination)

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: 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

**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:



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12-40N-6E
Kane County
Illinois

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



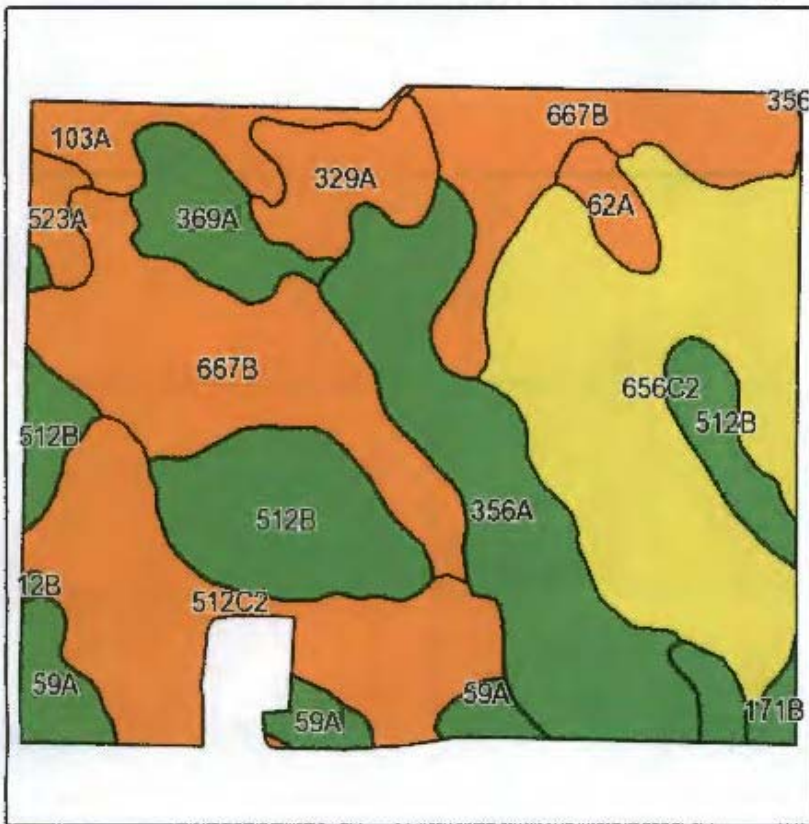
8/23/2013

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

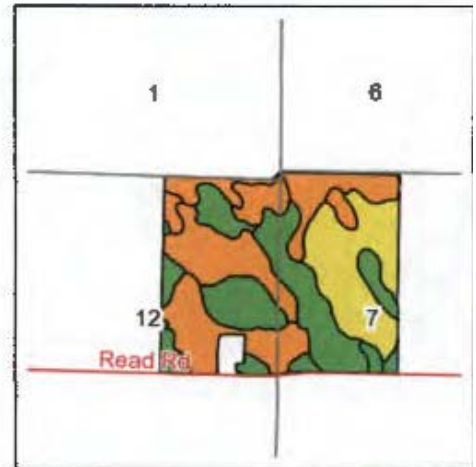
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Soils Map



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



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



Maps provided by:



Code	Soil Description	Acres	Percent of field	Il. 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%		**151	**49	**112
**667B	Kaneville silt loam, 2 to 5 percent slopes	37.88	20.7%		**176	**54	**127
356A	Elpaso silty clay loam, 0 to 2 percent slopes	24.88	13.6%		195	63	144
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	24.46	13.3%		**174	**55	**128
**512B	Danabrook silt loam, 2 to 5 percent slopes	21.02	11.5%		**185	**58	**137
59A	Lisbon silt loam, 0 to 2 percent slopes	8.60	4.7%		188	59	136
329A	Will loam, 0 to 2 percent slopes	7.23	3.9%		174	58	129
369A	Waupecan silt loam, 0 to 2 percent slopes	6.76	3.7%		189	59	139
103A	Houghton muck, 0 to 2 percent slopes	6.17	3.4%		175	57	130
62A	Herbert silt loam, 0 to 2 percent slopes	2.73	1.5%		179	56	131
523A	Dunham silty clay loam, 0 to 2 percent slopes	2.33	1.3%		177	58	132
**171B	Catin silt loam, 2 to 5 percent slopes	1.15	0.6%		**185	**58	**137
Weighted Average					174.9	55.5	128.5

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.B. Osbeck and J.M. Lutz, Office of Research, ARCS, University of Illinois at Champaign-Urbana, Version: 1/2/2012 Amended Table S2 B211 (Updated 1/10/2012)

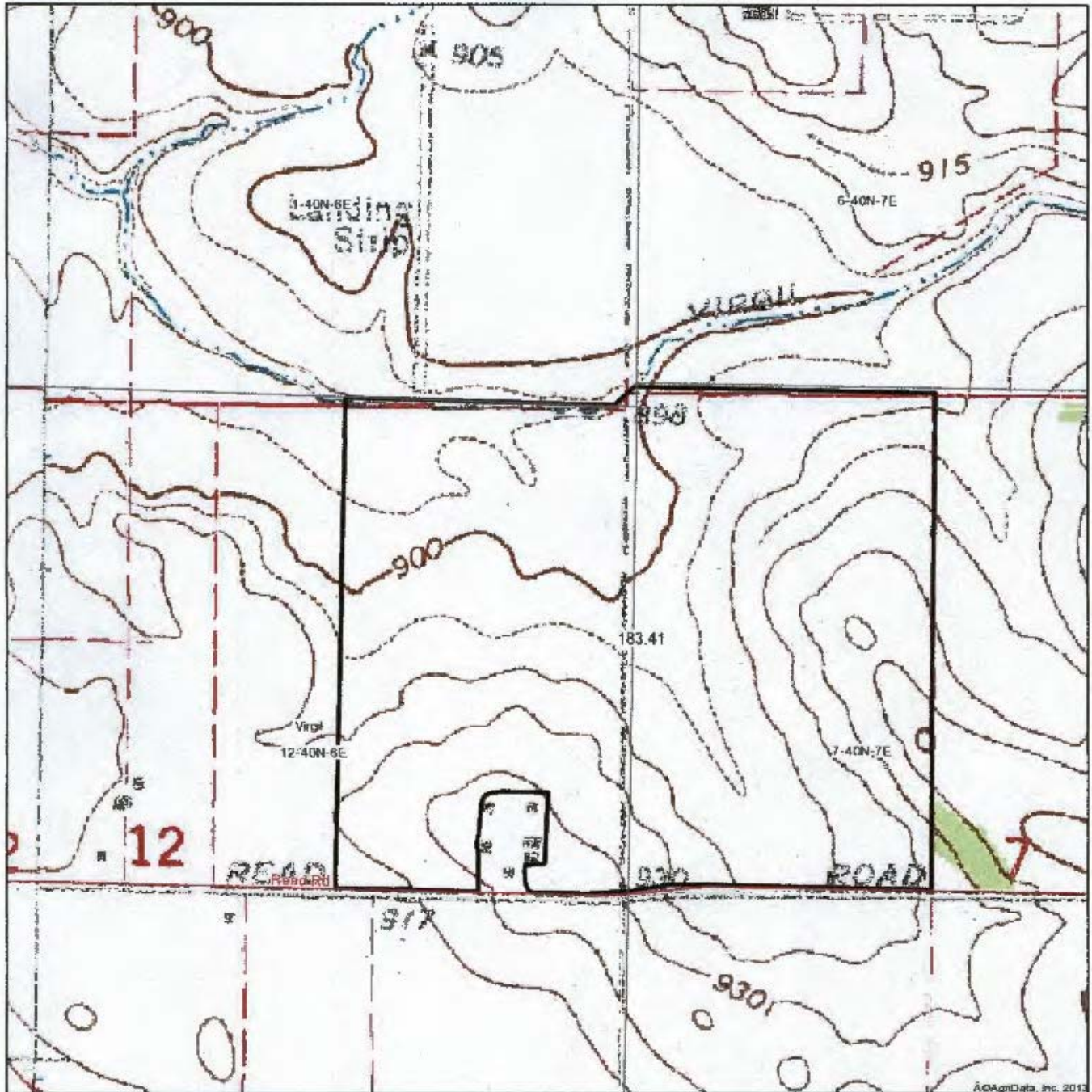
Crop yields and productivity indices for optimum management (B211) are maintained at the following NRES web site: <http://webhome.crk.illinois.edu/~nres/b211>

** Indices adjusted for slope and erosion according to Bulletin B11 Table S3

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Topography Map



AgriData, Inc. 2012



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