



**LAND FOR SALE**  
**WE ARE PLEASED TO PRESENT**

**370.33 Acres, m/l - Kane County, Illinois**

**Bright Property**  
**Virgil and Campton Townships**

**ACREAGE:**

370.33 Taxable acres - 345.3 tillable acres  
Parcel #1 - 229.27 acres - 213.4 tillable acres  
Parcel #2 - 80.00 acres - 75.2 tillable acres  
Parcel #3 - 61.06 acres - 56.7 tillable acres

**LOCATION:** Western Kane County, adjacent to Lily Lake, three miles north of Elburn, 1/4 mile west of Hwy. 47, and north of State Route 64.

**LEGAL DESCRIPTION:** Located in Sections 12 and 13 Virgil Township and Section 7 of Campton Township, Kane County, Illinois

**OFFERING PRICE:**

\$5,565,000 or \$15,027 per acre  
Parcel #1 - 229.27 Acres \$3,043,700  
Parcel #2 - 80.00 Acres \$1,195,350  
Parcel #3 - 61.06 Acres \$1,325,950

**TERMS:** Cash

**REAL ESTATE TAXES:**

Total 370.33 Taxable Acres - \$30.88 per acre  
Parcel #1 - 229.27 Acres \$8,782.32  
Parcel #2 - 80.00 Acres \$1,510.34  
Parcel #3 - 61.06 Acres \$1,145.22

**FSA DATA:**

Farm Number: 242

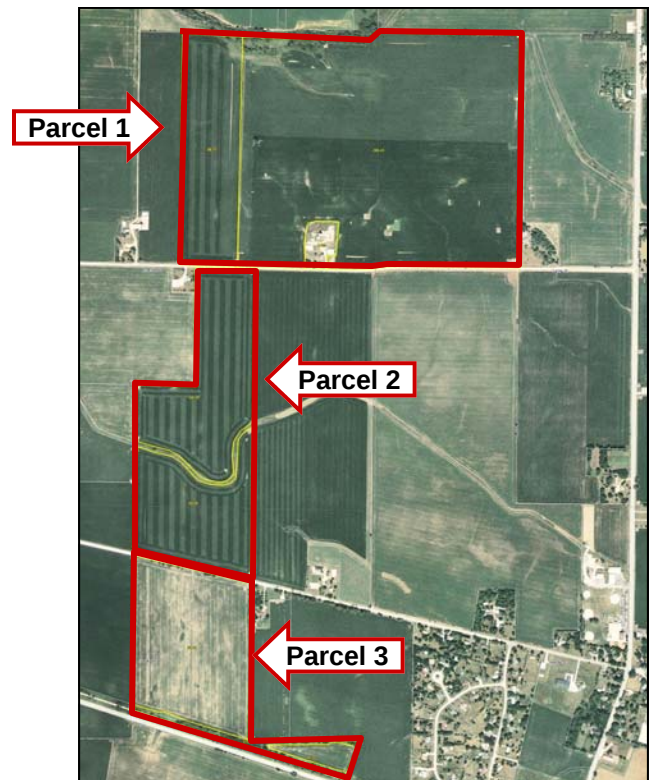
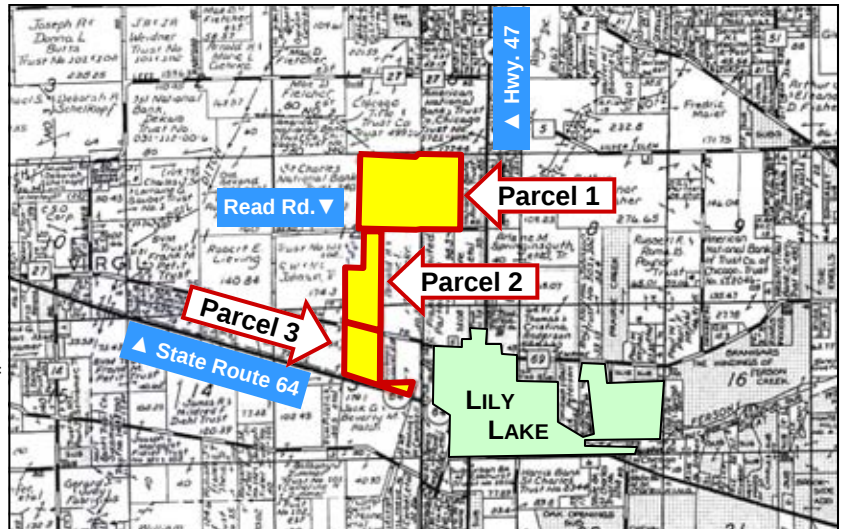
|             | Base     | Yield     |
|-------------|----------|-----------|
| Corn Base:  | 238.6 Ac | 123 Bu/Ac |
| Bean Base:  | 99.1 Ac  | 33 Bu/Ac  |
| Wheat Base: | 7.6 Ac.  | 50 Bu/Ac  |

**ZONING:** Agricultural

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

**LEASE:** Cash rented for 2010

**LISTING BROKER:** Hertz Farm Management, Inc.



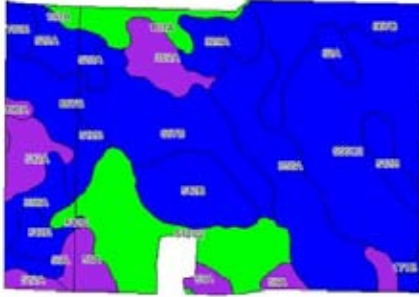
**For additional information, contact Rich Grever**

**143 N. Second St. • PO box 907 • DeKalb, IL 60115**  
**Telephone: 815-748-4440**  
**www.hfmgt.com**

The information for this brochure has been obtained from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. There are no warranties, expressed or implied, as to the information herein contained and it is recommended that an independent inspection of the property be made by all buyers.

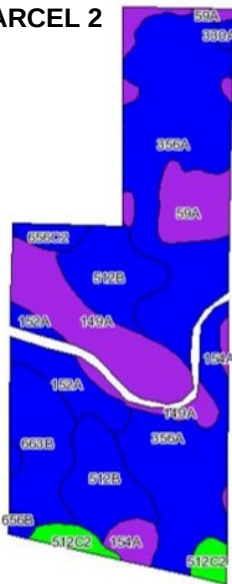
# SOIL MAPS

## PARCEL 1



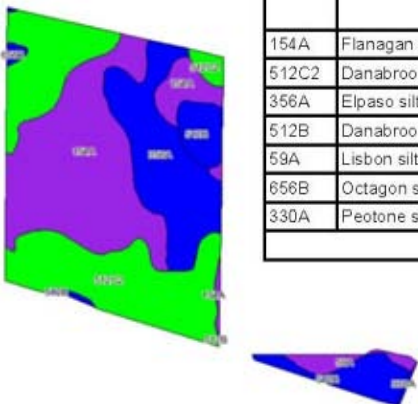
| Code             | Soil Description                                    | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Com   | Soybeans |
|------------------|-----------------------------------------------------|-------|------------------|----------------------|---------------|-------|----------|
| 656C2            | Octagon silt loam, 4 to 6 percent slopes, eroded    | 40.3  | 18.1%            |                      | Ile           | 134   | 44       |
| 667B             | Kaneville silt loam, 2 to 5 percent slopes          | 38    | 17.1%            |                      | Ile           | 159   | 49       |
| 512B             | Danabrook silt loam, 2 to 5 percent slopes          | 34    | 15.3%            |                      | Ile           | 166   | 52       |
| 356A             | Elpaso silty clay loam, 0 to 2 percent slopes       | 31.5  | 14.2%            |                      | Ilw           | 176   | 57       |
| 512C2            | Danabrook silt loam, 5 to 10 percent slopes, eroded | 25.2  | 11.4%            |                      | Ille          | 156   | 49       |
| 59A              | Lisbon silt loam, 0 to 2 percent slopes             | 9.9   | 4.4%             |                      | I             | 173   | 55       |
| 512A             | Danabrook silt loam, 0 to 2 percent slopes          | 7.8   | 3.5%             |                      | I             | 168   | 53       |
| 103A             | Houghton muck, 0 to 2 percent slopes                | 7.2   | 3.2%             |                      | Illw          | 158   | 52       |
| 329A             | Willi loam, 0 to 2 percent slopes                   | 7.2   | 3.3%             |                      | Ilw           | 157   | 52       |
| 523A             | Dunham silty clay loam, 0 to 2 percent slopes       | 6.9   | 3.1%             |                      | Ilw           | 160   | 52       |
| 369A             | Waupacan silt loam, 0 to 2 percent slopes           | 6.8   | 3.0%             |                      | I             | 170   | 53       |
| 62A              | Herbert silt loam, 0 to 2 percent slopes            | 2.7   | 1.2%             |                      | Ilw           | 161   | 51       |
| 792B             | Bowes silt loam, 2 to 4 percent slopes              | 2.4   | 1.1%             |                      | Ile           | 157   | 50       |
| 171B             | Catin silt loam, 2 to 5 percent slopes              | 1.2   | 0.5%             |                      | Ile           | 166   | 52       |
| 198A             | Elburn silt loam, 0 to 2 percent slopes             | 1.1   | 0.5%             |                      | I             | 178   | 55       |
| Weighted Average |                                                     |       |                  |                      |               | 158.8 | 50.5     |

## PARCEL 2



| Code             | Soil Description                                    | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Com   | Soybeans |
|------------------|-----------------------------------------------------|-------|------------------|----------------------|---------------|-------|----------|
| 356A             | Elpaso silty clay loam, 0 to 2 percent slopes       | 32.7  | 41.1%            |                      | Ilw           | 176   | 57       |
| 512B             | Danabrook silt loam, 2 to 5 percent slopes          | 11.6  | 14.6%            |                      | Ile           | 166   | 52       |
| 149A             | Brenton silt loam, 0 to 2 percent slopes            | 10.5  | 13.2%            |                      | I             | 176   | 54       |
| 663B             | Clare silt loam, 2 to 5 percent slopes              | 7     | 8.8%             |                      | Ile           | 162   | 50       |
| 59A              | Lisbon silt loam, 0 to 2 percent slopes             | 4.9   | 6.1%             |                      | I             | 173   | 55       |
| 152A             | Drummer silty clay loam, 0 to 2 percent slopes      | 4.2   | 5.4%             |                      | Ilw           | 175   | 57       |
| 512C2            | Danabrook silt loam, 5 to 10 percent slopes, eroded | 2.4   | 3.1%             |                      | Ille          | 156   | 49       |
| 154A             | Flanagan silt loam, 0 to 2 percent slopes           | 2     | 2.6%             |                      | I             | 175   | 56       |
| 512A             | Danabrook silt loam, 0 to 2 percent slopes          | 1.5   | 1.8%             |                      | I             | 168   | 53       |
| 656C2            | Octagon silt loam, 4 to 6 percent slopes, eroded    | 1.3   | 1.7%             |                      | Ile           | 134   | 44       |
| 656B             | Octagon silt loam, 2 to 4 percent slopes            | 0.8   | 1.0%             |                      | Ile           | 142   | 47       |
| 330A             | Peotone silty clay loam, 0 to 2 percent slopes      | 0.5   | 0.6%             |                      | Ilw           | 148   | 49       |
| Weighted Average |                                                     |       |                  |                      |               | 171.1 | 54.4     |

## PARCEL 3



| Code             | Soil Description                                    | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Com   | Soybeans |
|------------------|-----------------------------------------------------|-------|------------------|----------------------|---------------|-------|----------|
| 154A             | Flanagan silt loam, 0 to 2 percent slopes           | 19.9  | 35.6%            |                      | I             | 175   | 56       |
| 512C2            | Danabrook silt loam, 5 to 10 percent slopes, eroded | 18.9  | 33.7%            |                      | Ille          | 156   | 49       |
| 356A             | Elpaso silty clay loam, 0 to 2 percent slopes       | 10.4  | 18.5%            |                      | Ilw           | 176   | 57       |
| 512B             | Danabrook silt loam, 2 to 5 percent slopes          | 6.2   | 9.3%             |                      | Ile           | 166   | 52       |
| 59A              | Lisbon silt loam, 0 to 2 percent slopes             | 1.2   | 2.1%             |                      | I             | 173   | 55       |
| 656B             | Octagon silt loam, 2 to 4 percent slopes            | 0.3   | 0.6%             |                      | Ile           | 142   | 47       |
| 330A             | Peotone silty clay loam, 0 to 2 percent slopes      | 0.1   | 0.2%             |                      | Ilw           | 148   | 49       |
| Weighted Average |                                                     |       |                  |                      |               | 167.7 | 53.4     |

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.



Maps provided by:



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