



For
Sale

90± acres
Kendall Co., IL



Abbott Farm



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

Size: 90± total taxable acres

Location: 1 mile east of Newark, IL, on Sleezer Road,
1/4 mile north of Newark Road

Legal Desc.: Part of Sections 3 and 4
Big Grove Township
Kendall County, Illinois

Improvements: None

FSA Data:

	Base Ac.	Direct Yield	CC Yield
Corn	56.6	117	117
Soybeans	29.5	32	32
Wheat	3.1	48	48

Soil Types: Lisbon Silt Loam (59), Saybrook Silt Loam
(145B2), Drummer Silty Clay Loam (152),
LaRose Silt Loam (60C2)

New Price: **\$8,000 per acre**

Taxes: 2008 taxes payable in 2009:
\$1,239.28 (\$13.77 per acre)

PIN Number: 07-04-200-004 70.0 ac.
07-03-100-001 20.0 ac.

Possession: Call for terms

Zoning: Agricultural

Showing: By appointment only



For further information contact:
Douglas W. Deininger, Real Estate Broker
15427 S. Heritage Drive, Plainfield, IL 60544
doug@deininger-land.com
Tel: (815) 439-9245
Cell: (630) 258-4801

Designated Agent for Seller

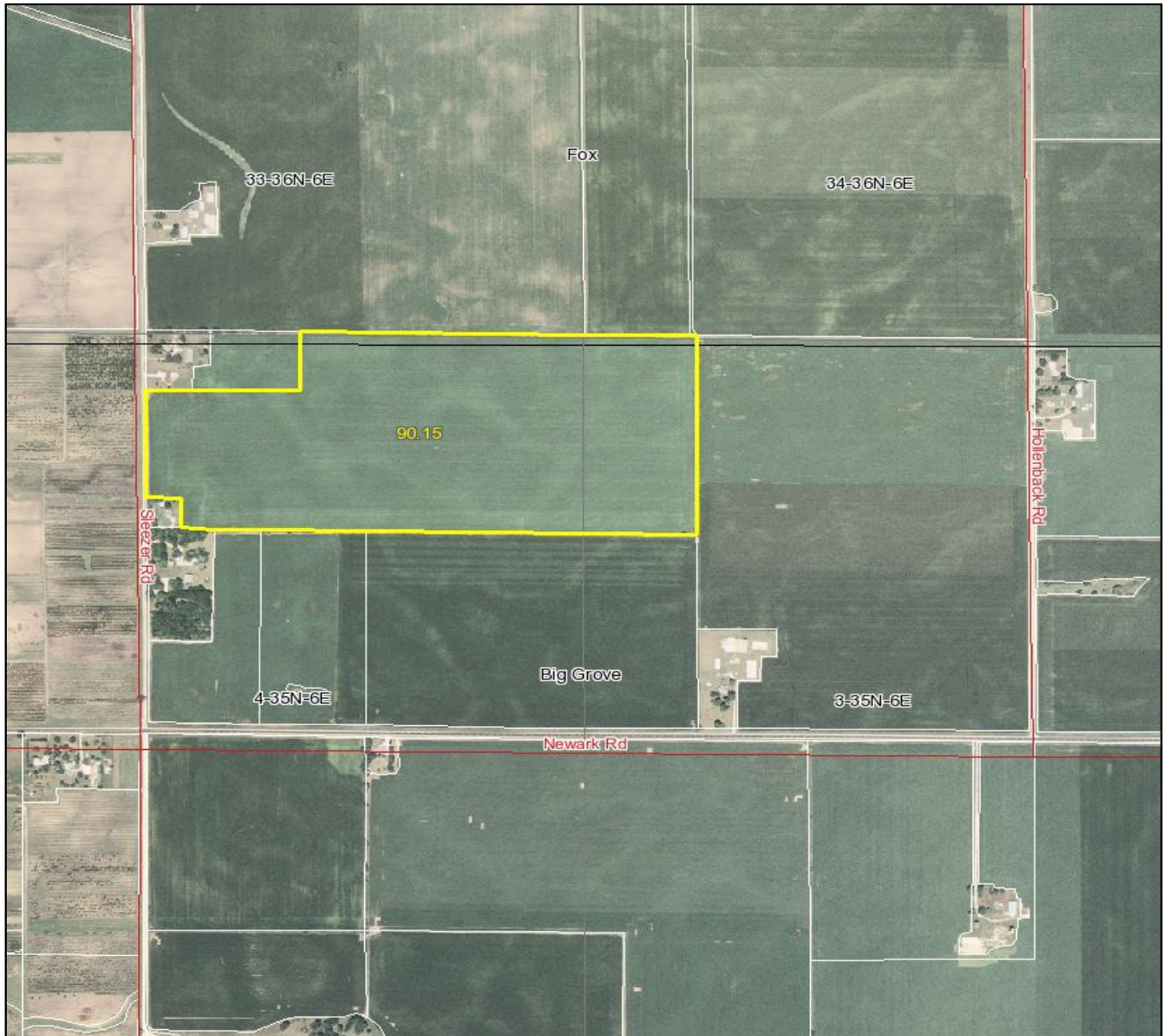
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Aerial Map



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:



CUSTOMIZED ONLINE MAPPING

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4-35N-6E
Kendall County
Illinois

map center: 41° 32' 28.68, 88° 32' 30.64
scale: 11979



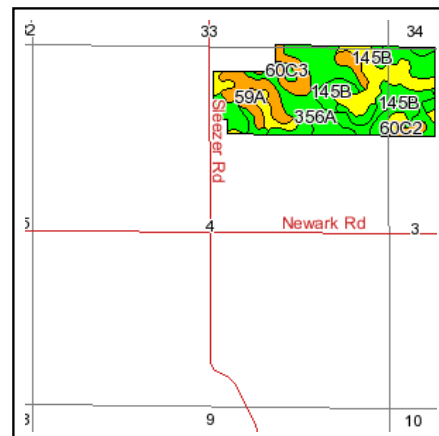
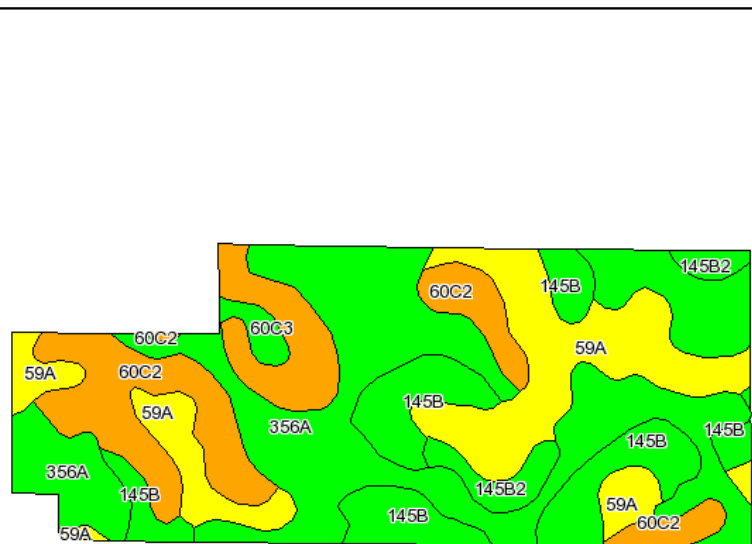
1/28/2010

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

Abbott Farm

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Soils Information



State: **Illinois**
County: **Kendall**
Location: **004-035N-006E**
Township: **Big Grove**
Acres: **90.1**
Date: **1/28/2010**



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Maps provided by:



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.

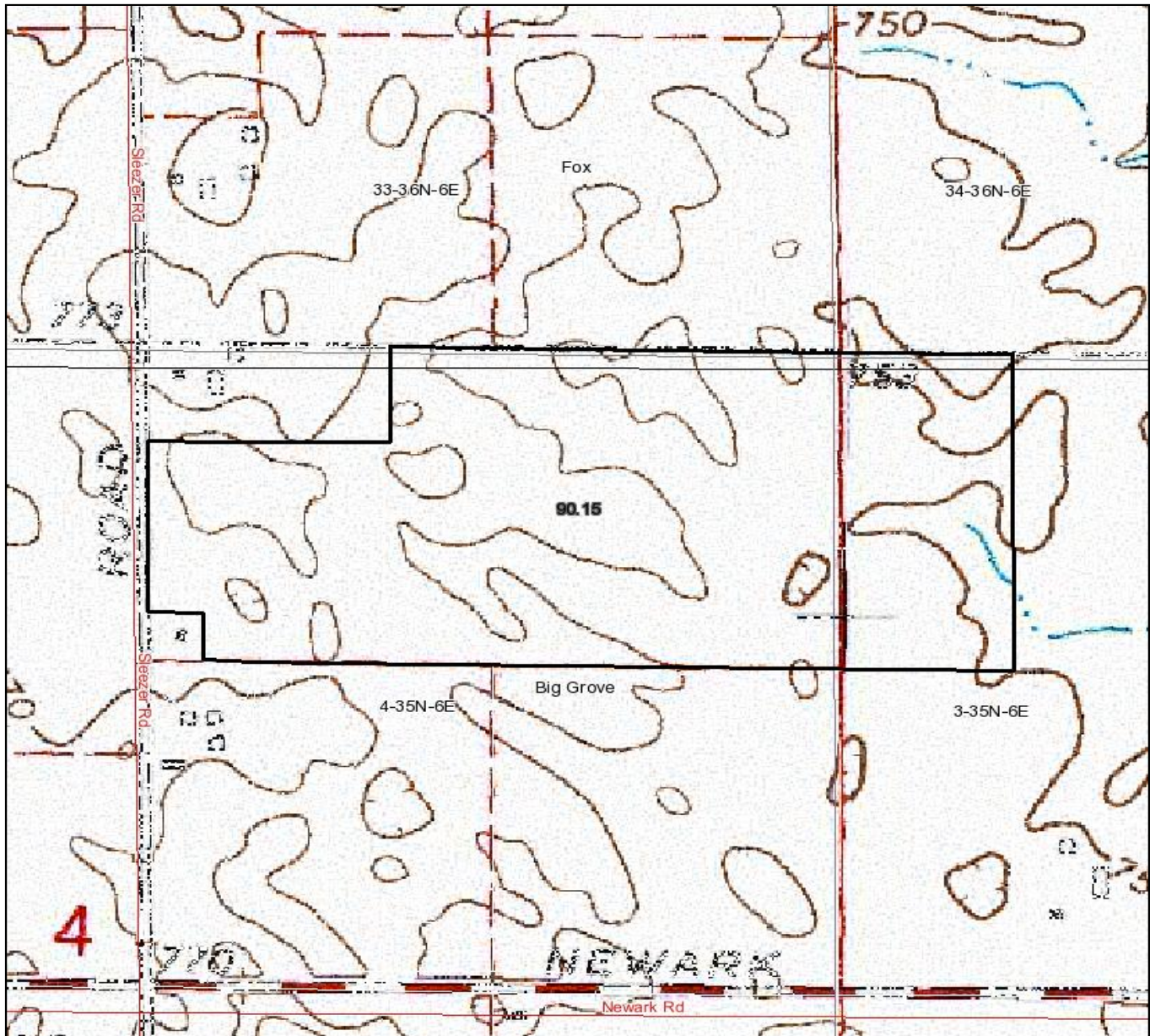
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Oats	Soybeans
356A	Elpaso silty clay loam, 0 to 2 percent slopes	35.3	39.2%		IIw	176	92	57
59A	Lisbon silt loam, 0 to 2 percent slopes	19.1	21.2%		I	173	90	55
145B	Saybrook silt loam, 2 to 5 percent slopes	15	16.7%		Ile	160	85	50
60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	13	14.4%		IIle	133	62	44
60C3	La Rose clay loam, 5 to 10 percent slopes, severely eroded	4.9	5.5%		IVe	123	58	40
145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	2.8	3.1%		Ile	154	82	48
Weighted Average						163.1	84	52.4

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Topography Map



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map center: 41° 32' 33.81, 88° 32' 43.6

scale: 7543



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