



444.8 Acres, m/l, Kendall County, IL

Property Information

Location

The property is located in the northwest corner of Kendall County, north of Plano, and northwest of Yorkville. From Plano travel north on Rock Creek Road. The property is on the east and west sides of Rock Creek Road and the north and south sides of Sears Road, and is approximately one-quarter mile south of Galena Road.

Legal Description

(See attached Plat Map) The property is located in Little Rock Township, Sections 1, 2, 11, and 12.

Price & Terms

- \$4,450,000
- \$10,004.50/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Possession will be given at closing subject to the existing lease and tenant rights which expire on February 28, 2018.

Lease Status

Leased for 2017, open for 2018

Real Estate Tax

Taxes Payable 2016 - 2017: \$21,840.44
Taxable Acres: 444.8
Tax per Taxable Acre: \$49.10
Tax Parcels: 01-11-200-002, 01-02-400-001, 01-01-300-004, 01-112-100-001

Mineral Rights

All mineral rights owned by the sellers, if any, will be transferred to the buyer.

Yield History

None available.

FSA Data

Farm Number 5244, Tract Number 4379
Farmland Acres: 421.29
Cropland Acres: 329.09
Corn Base Acres: 210.57
Corn PLC Yield: 162 Bu.
Bean Base Acres: 93.40
Bean PLC Yield: 53 Bu.
Wheat Base Acres: 5.93
Wheat PLC Yield: 51 Bu.

CRP Contracts

None.

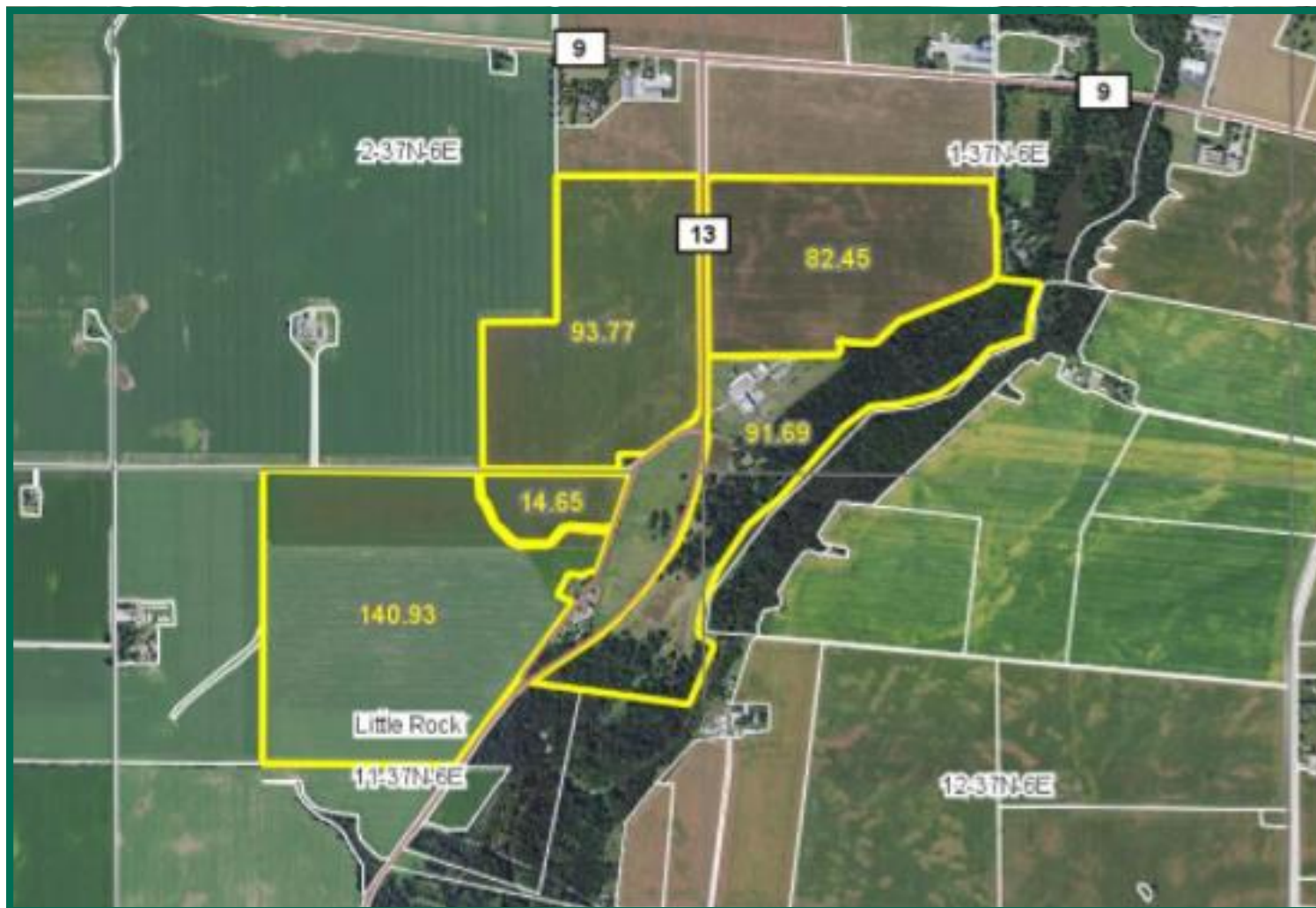
Soil Types/Productivity

Main soil type is Blackberry silt loam (68%). Productivity Index (PI) is 140.1. See soil map for details.

Land Description

The tillable farmland is level to gently undulating.

Aerial Photo



Buildings/Improvements

There are improvements located west of Rock Creek Road and south of Sears Road. They include older livestock facilities including wooden tool sheds, a double corn crib, a barn, and a cattle shed that is being used in conjunction with the pasture and timber.

Drainage

The property is located in the Little Rock Creek and Big Rock Creek subwatersheds and the overall drainage appears to be good, however no tile maps are available of any potential tile on the property.

Water & Well Information

There is an existing well on the property that is currently being used for livestock.

Comments

This property is a combination of high quality, Grade A tillable farmland, pasture and timber for livestock along with livestock facilities, as well as recreational areas along the Big Rock Creek. The property is located approximately one-quarter mile from the Plano City Limits, and the long term future use plan for this area is currently Countryside Residential.

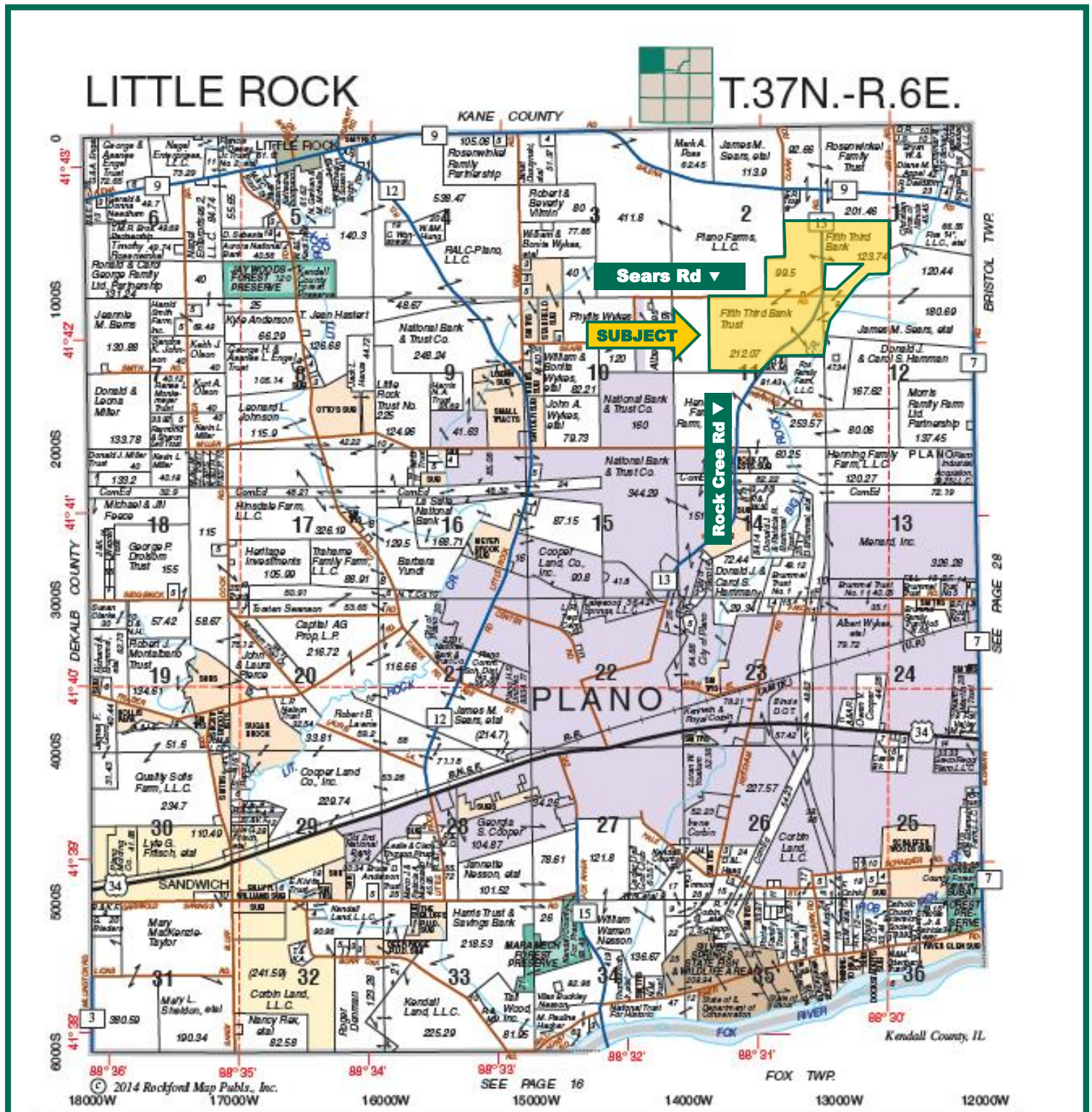
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated.

Richard J. Grever, AFM, CCA
Licensed Managing Broker in IL
RichG@Hertz.ag

815-748-4440
143 N. 2nd St. P.O. Box 907
DeKalb, IL 60115
www.Hertz.ag

Joshua Peak
Licensed Broker in IL
JoshP@Hertz.ag

Plat Map: Little Rock Township



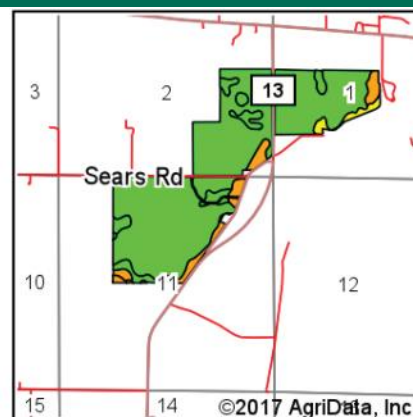
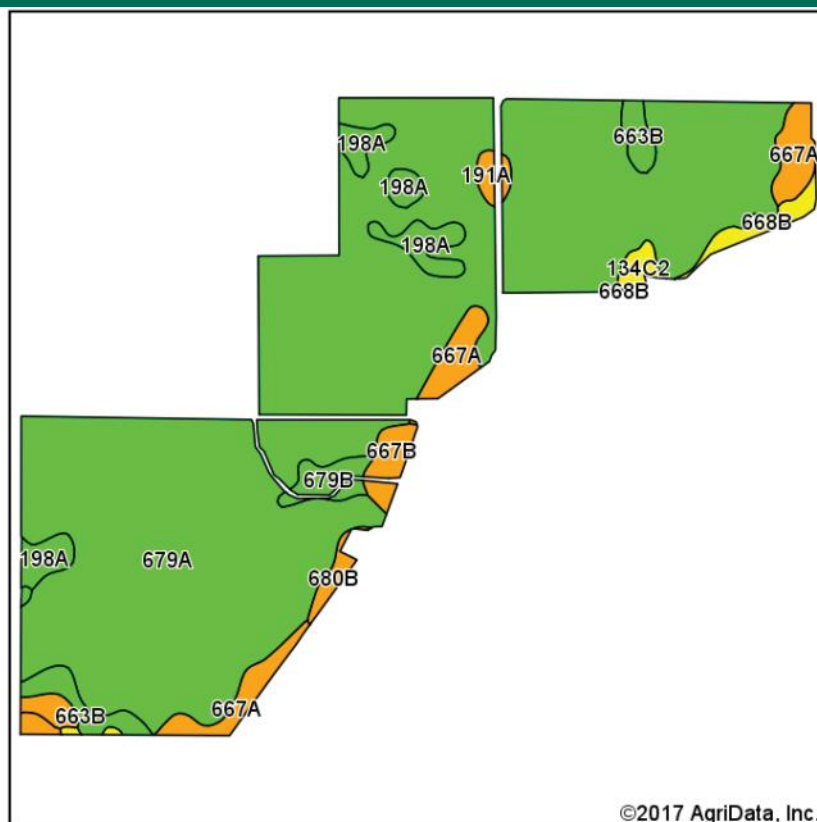
Map reproduced with permission of Rockford Map Publishers

Richard J. Grever, AFM, CCA
Licensed Managing Broker in IL
RichG@Hertz.ag

815-748-4440
143 N. 2nd St. P.O. Box 907
DeKalb, IL 60115
www.Hertz.ag

Joshua Peak
Licensed Broker in IL
JoshP@Hertz.ag

Soil Map



State: **Illinois**
 County: **Kendall**
 Location: **11-37N-6E**
 Township: **Little Rock**
 Acres: **331.8**
 Date: **8/18/2017**



Soils data provided by USDA and NRCS.

Area Symbol: IL093. Soil Area Version: 12

| Code | Soil Description | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
|------------------|---|--------|------------------|-------------------------------------|-----------|---------------|--|
| 679A | Blackberry silt loam, 0 to 2 percent slopes | 277.49 | 83.6% | | 194 | 60 | 142 |
| 667A | Kaneville silt loam, 0 to 2 percent slopes | 14.33 | 4.3% | | 178 | 55 | 128 |
| 198A | Elburn silt loam, 0 to 2 percent slopes | 11.56 | 3.5% | | 197 | 61 | 143 |
| **663B | Clare silt loam, 2 to 5 percent slopes | 7.38 | 2.2% | | **180 | **56 | **133 |
| **679B | Blackberry silt loam, 2 to 5 percent slopes | 4.02 | 1.2% | | **192 | **59 | **141 |
| **667B | Kaneville silt loam, 2 to 5 percent slopes | 3.89 | 1.2% | | **176 | **54 | **127 |
| **668B | Somonauk silt loam, 2 to 5 percent slopes | 3.65 | 1.1% | | **161 | **49 | **116 |
| 191A | Knight silt loam, 0 to 2 percent slopes | 2.78 | 0.8% | | 162 | 54 | 121 |
| **134C2 | Camden silt loam, 5 to 10 percent slopes, eroded | 2.59 | 0.8% | | **154 | **47 | **111 |
| **148C2 | Proctor silt loam, 5 to 10 percent slopes, eroded | 2.12 | 0.6% | | **172 | **54 | **126 |
| **680B | Campton silt loam, 2 to 5 percent slopes | 1.99 | 0.6% | | **162 | **50 | **118 |
| Weighted Average | | | | | 191.6 | 59.3 | 140.1 |

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

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:
<https://www.ideals.illinois.edu/handle/2142/1027/>

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

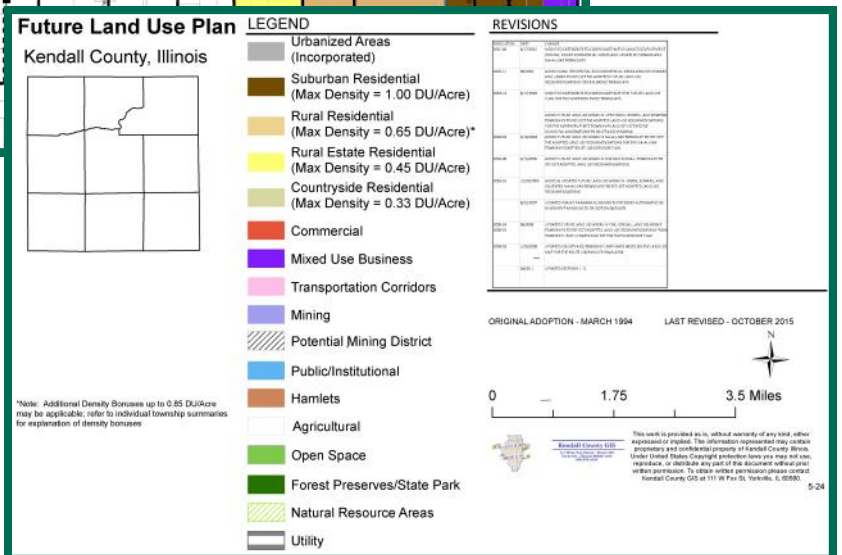
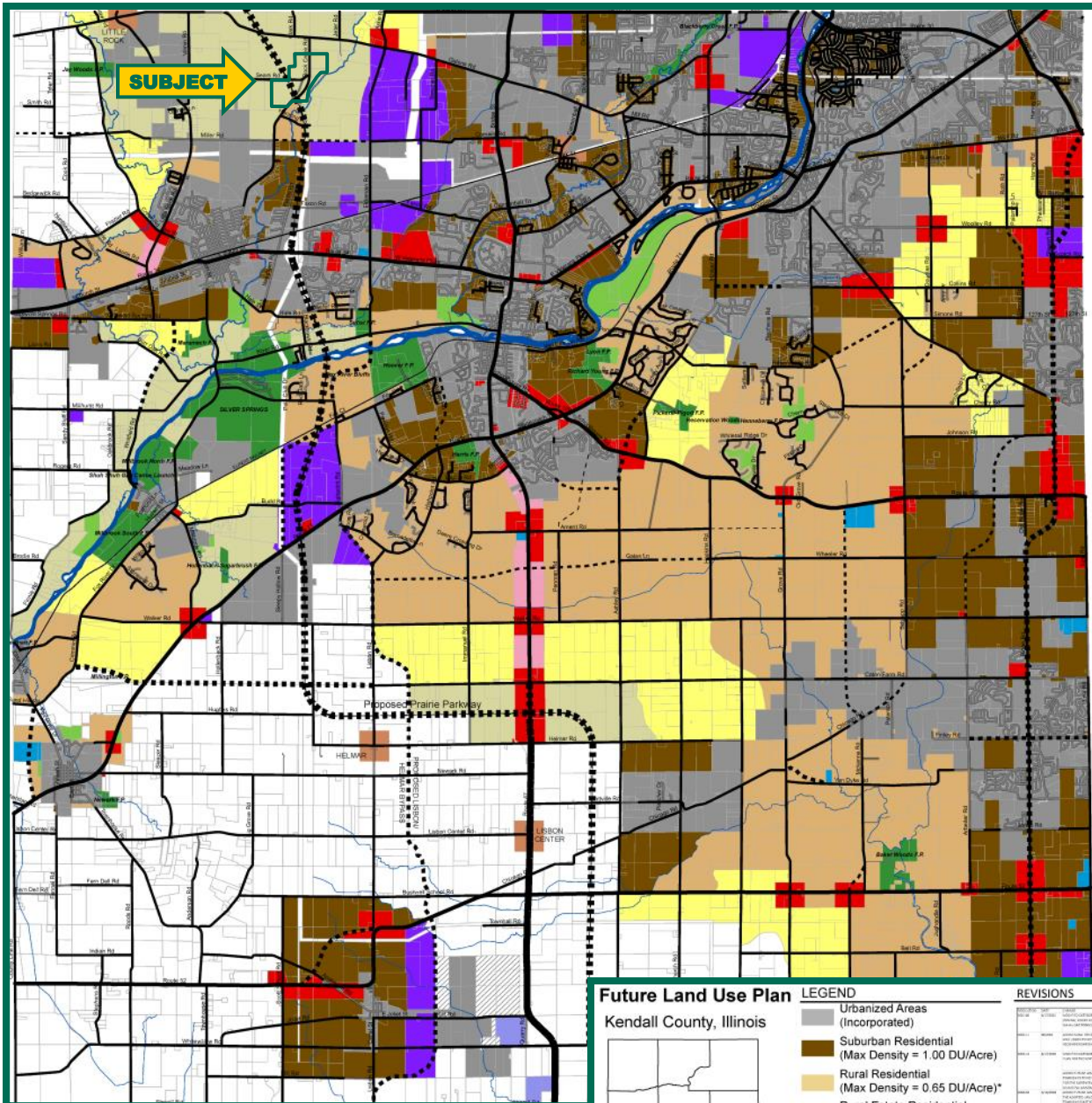
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Richard J. Grever, AFM, CCA
 Licensed Managing Broker in IL
 RichG@Hertz.ag

815-748-4440
 143 N. 2nd St. P.O. Box 907
 DeKalb, IL 60115
 www.Hertz.ag

Joshua Peak
 Licensed Broker in IL
 JoshP@Hertz.ag

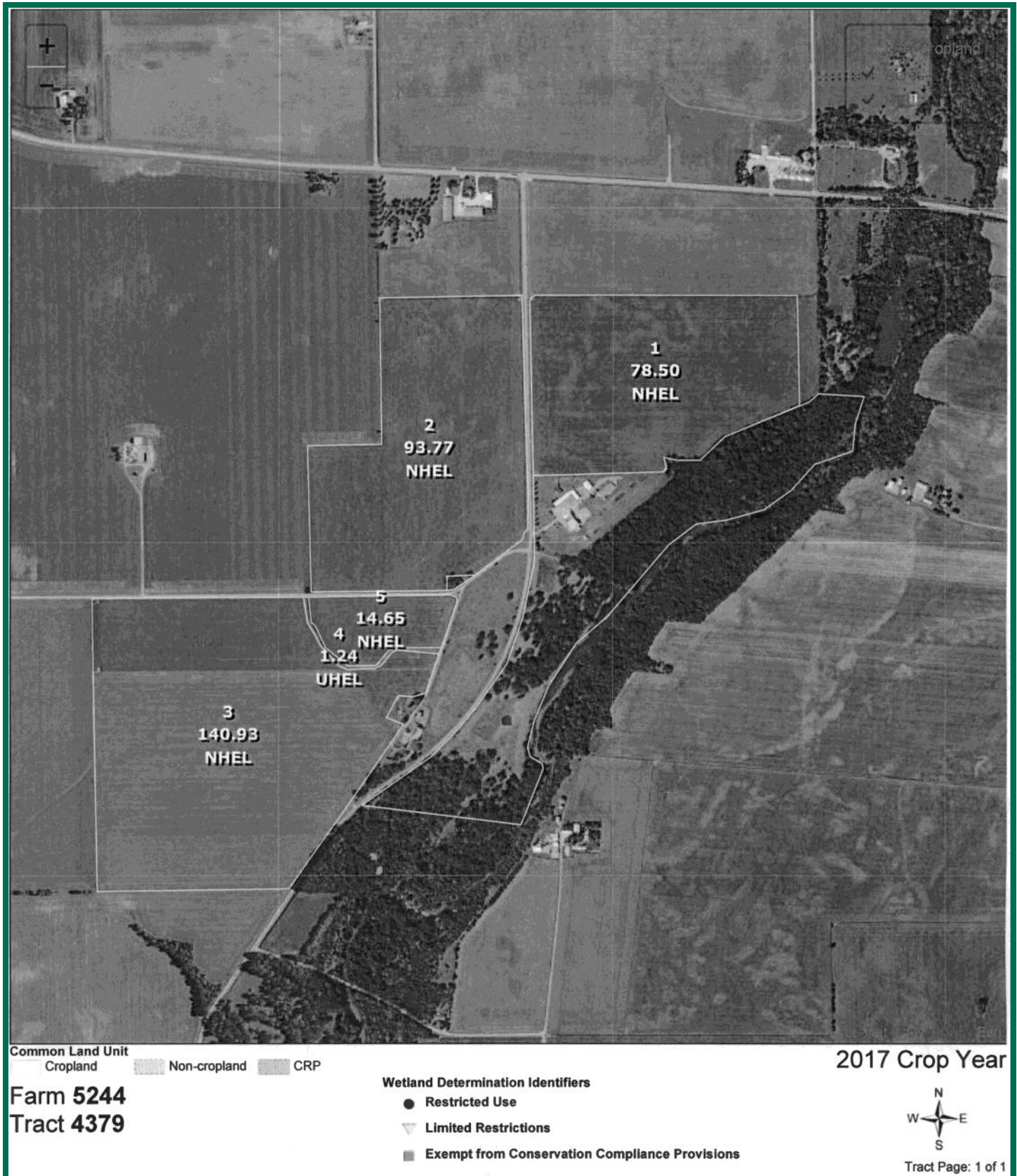


Richard J. Grever, AFM, CCA
Licensed Managing Broker in IL
RichG@Hertz.ag

815-748-4440
143 N. 2nd St. P.O. Box 907
DeKalb, IL 60115
www.Hertz.ag

Joshua Peak
Licensed Broker in IL
JoshP@Hertz.ag

FSA Map

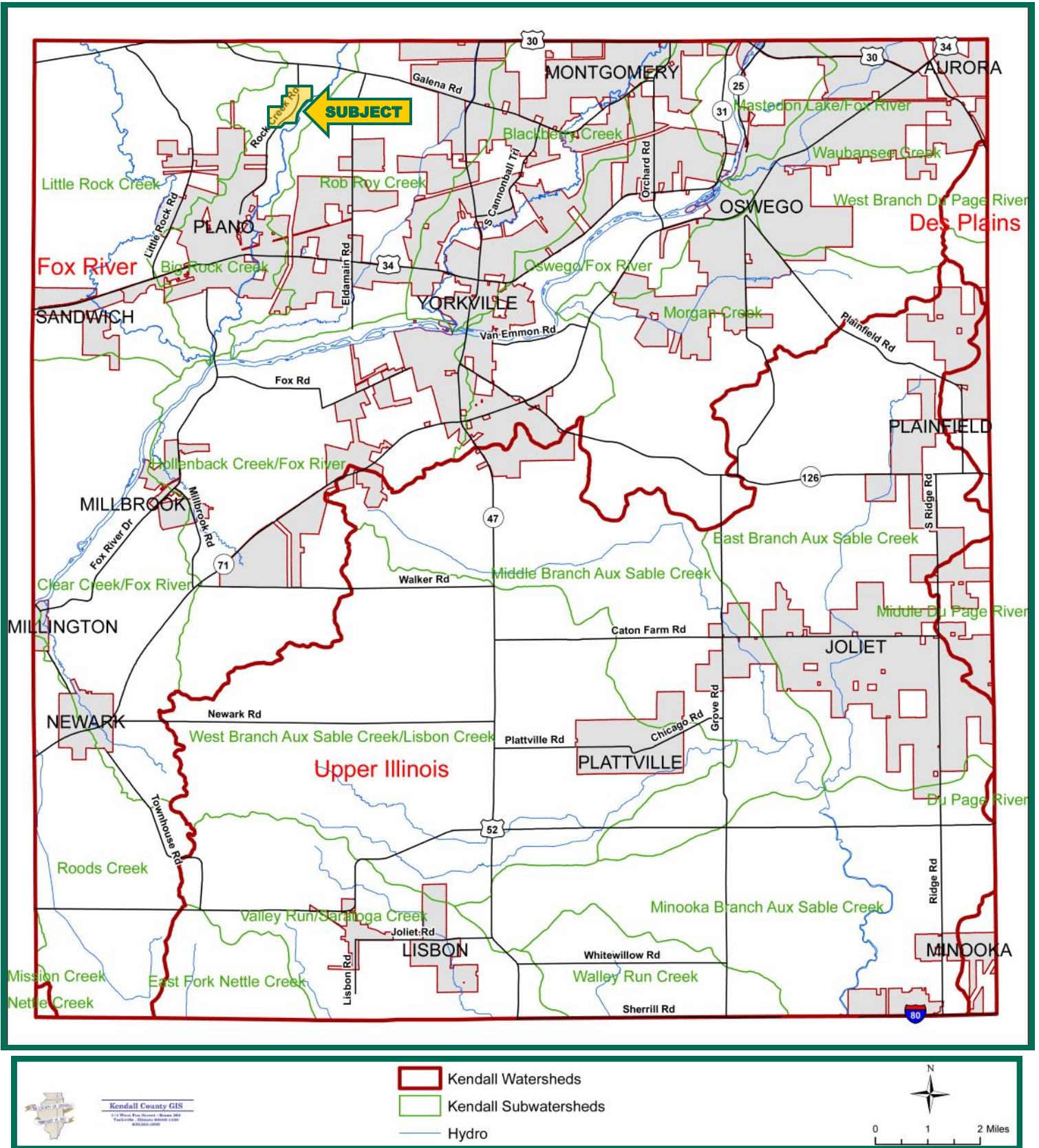


Richard J. Grever, AFM, CCA
Licensed Managing Broker in IL
RichG@Hertz.ag

815-748-4440
143 N. 2nd St. P.O. Box 907
DeKalb, IL 60115
www.Hertz.ag

Joshua Peak
Licensed Broker in IL
JoshP@Hertz.ag

Kendall County Watersheds



Richard J. Grever, AFM, CCA
Licensed Managing Broker in IL
RichG@Hertz.ag

815-748-4440
143 N. 2nd St. P.O. Box 907
DeKalb, IL 60115
www.Hertz.ag

Joshua Peak
Licensed Broker in IL
JoshP@Hertz.ag

Photos



Northwest parcel along Rock Creek Road



South Parcel



South Parcel west of Rock Creek Road



Improvements



North view of pasture



Northwest parcel looking north



East Parcel

Richard J. Grever, AFM, CCA
Licensed Managing Broker in IL
RichG@Hertz.ag

815-748-4440
143 N. 2nd St. P.O. Box 907
DeKalb, IL 60115
www.Hertz.ag

Joshua Peak
Licensed Broker in IL
JoshP@Hertz.ag