

The Kirkland Farm

Located Near Kirkland, On Quarry Rd

Franklin Township

Dekalb County, Illinois

Real Estate Taxes for 2019 = \$9058.10

01-19-400-005

01-29-100-001

01-20-300-006

153 Tillable Acres

PI OF 141.2

218 Corn Yeild in 2019

Priced at \$1,720,000 / \$10,750 per acre

Predominant Soil Types

Elpaso Silty Clay Loam

Danabrook Silt Loam

Flanagan Silt Loam



Eric Bird, Managing Broker

1688 Brandywine Lane

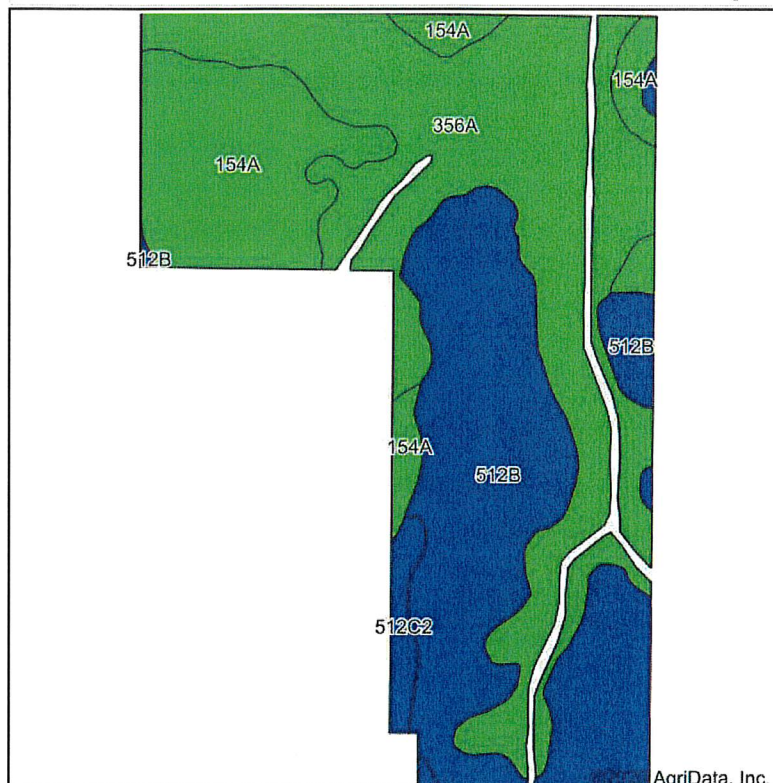
Dixon, IL 61021

Cell: 815-973-6768

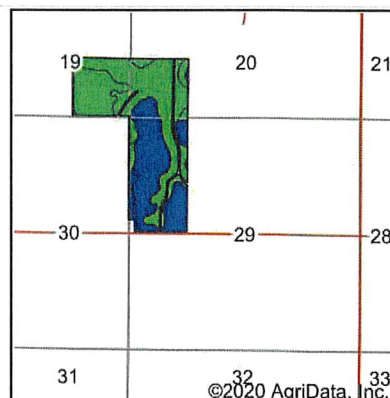
Office: 815-288-0998

ericbird2004@yahoo.com

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **De Kalb**
 Location: **30-42N-3E**
 Township: **Franklin**
 Acres: **153.59**
 Date: **10/7/2020**

Maps Provided By:



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Area Symbol: IL037, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <i>a</i>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <i>b</i>	Sorghum Bu/A <i>c</i>	Alfalfa <i>d</i> hay, T/A	Grass- legume <i>e</i> hay, T/A	Crop productivity index for optimum management
356A	Elpaso silty clay loam, 0 to 2 percent slopes	64.88	42.2%		FAV	195	63	66	102	0	0.00	5.77	144
**512B	Danabrook silt loam, 2 to 5 percent slopes	55.06	35.8%		FAV	**185	**58	**72	**99	0	**6.34	0.00	**137
154A	Flanagan silt loam, 0 to 2 percent slopes	30.47	19.8%		FAV	194	63	77	102	0	0.00	5.90	144
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	3.18	2.1%		FAV	**174	**55	**68	**93	0	**5.95	0.00	**128
Weighted Average						190.8	61	70.4	100.7	*	2.40	3.61	141.2

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:

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

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

a UNF = unfavorable; FAV = favorable

b Soils in the southern region were not rated for oats and are shown with a zero "0".

c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

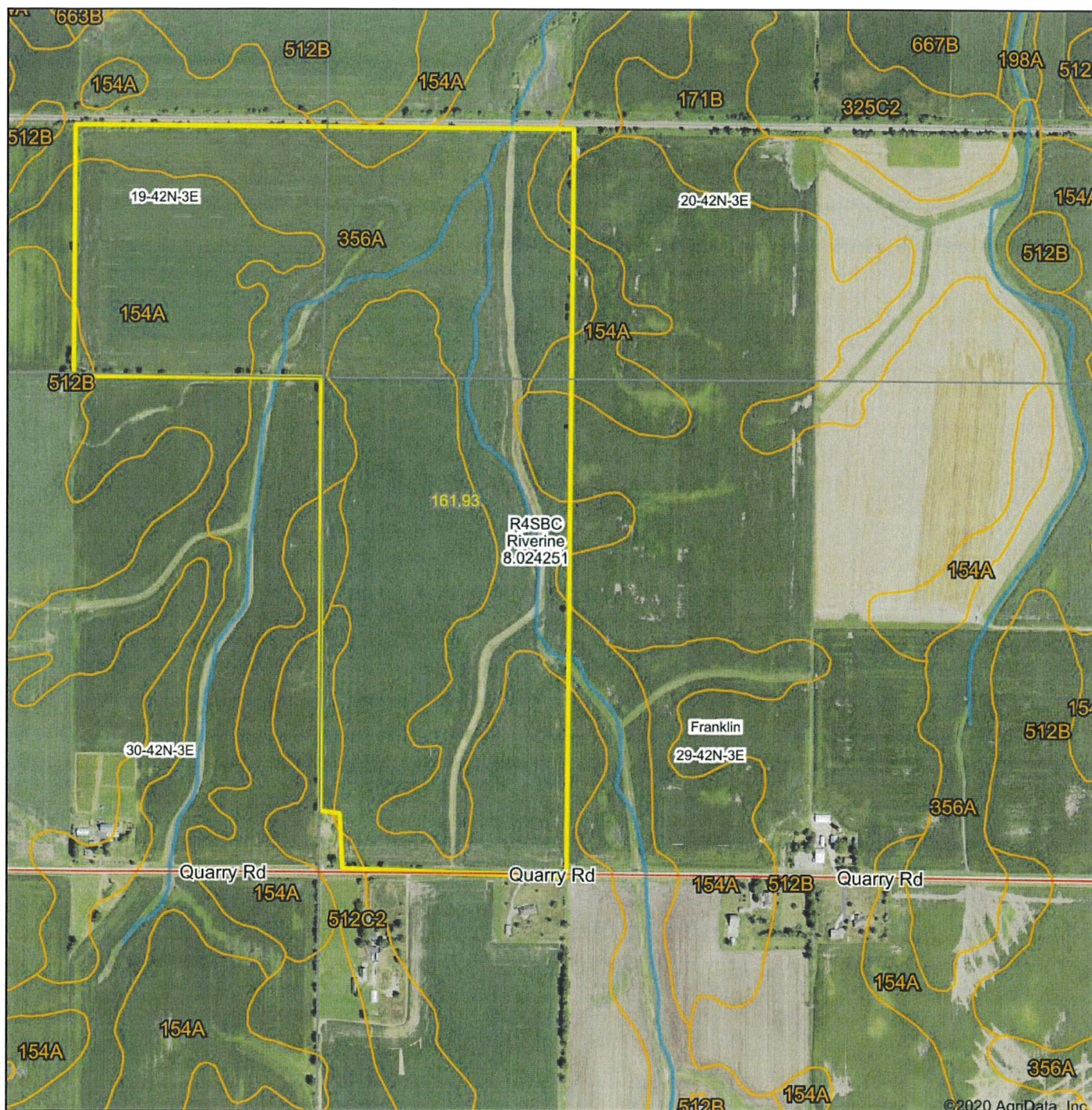
d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Aerial Map



Map Center: 42° 5' 30.08, -88° 54' 54.9

0ft 839ft 1677ft

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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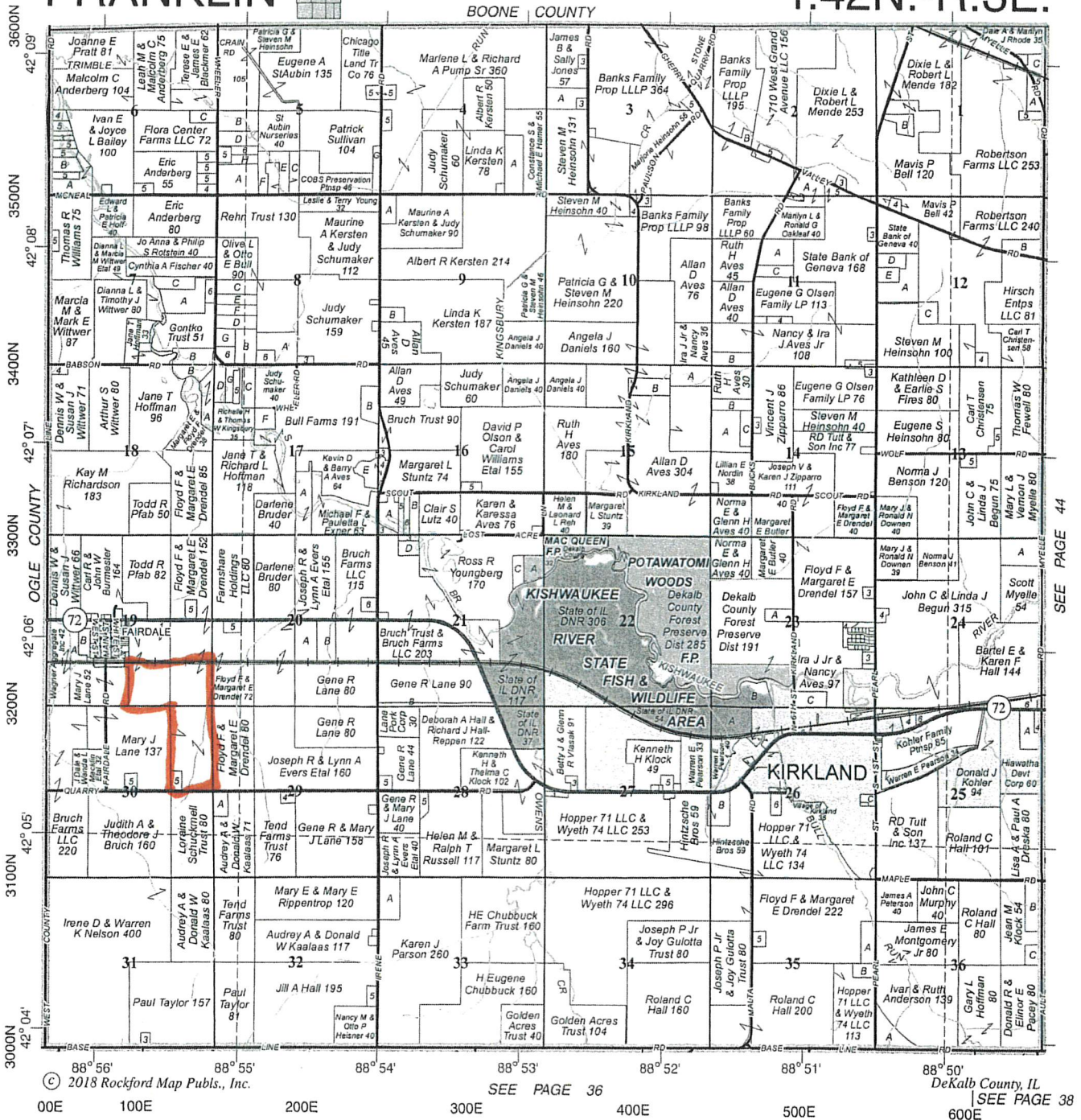
29-42N-3E
De Kalb County
Illinois



FRANKLIN

BOONE COUNTY

Refer to page 58 for keyed parcels
T.42N.-R.3E.



SEE PAGE 44

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EXHIBIT A
(Legal Description)

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20; AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 56 MINUTES 54 SECONDS WEST ALONG THE SOUTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29. A DISTANCE OF 1318.02 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE NORTH 0 DEGREES 05 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 1307.76 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SOO LINE RAILROAD; THENCE NORTH 89 DEGREES 58 MINUTES 55 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2649.92 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE SOUTH 0 DEGREES 00 MINUTES 18 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 1303.70 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 0 DEGREES 22 MINUTES 31 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, A DISTANCE OF 2641.82 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE SOUTH 89 DEGREES 40 MINUTES 52 SECONDS WEST ALONG THE SOUTH LINE OF SAID WEST HALF, A DISTANCE OF 1329.74 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 0 DEGREES 22 MINUTES 53 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2645.51 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN THE TOWNSHIP OF FRANKLIN, THE COUNTY OF DEKALB AND THE STATE OF ILLINOIS.