

Sugar Grove 86 Farm

FUTURE DEVELOPMENT POTENTIAL

looking south, 10.6.21



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Buy Land. They're Not Making It Anymore.

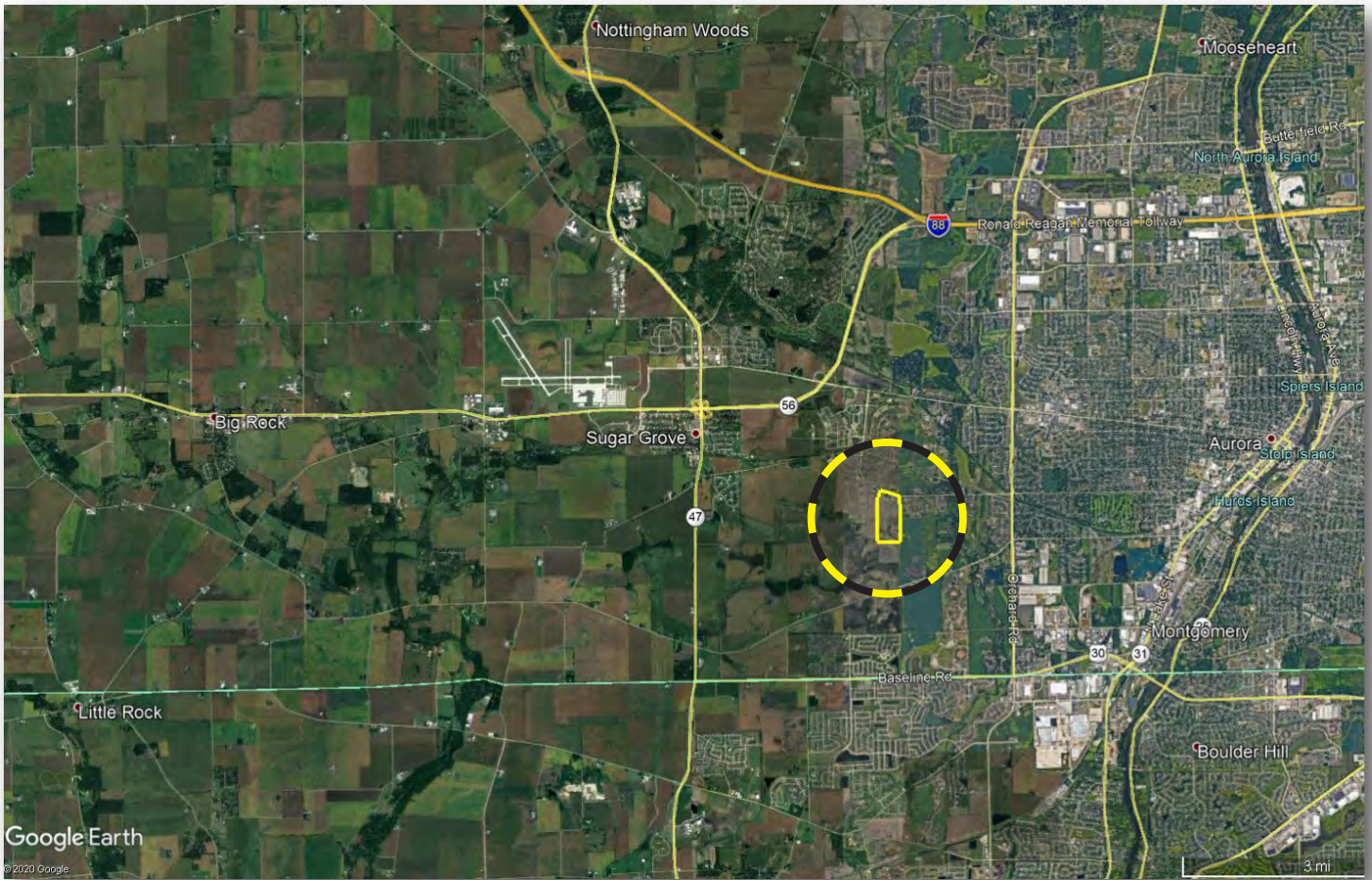
~ Mark Twain

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Sugar Grove 86 Farm

86.869± tax acres | 74.00± tillable acres | Sections 23, 26 | Sugar Grove Township | T.38N.-R.7E. | Kane County IL



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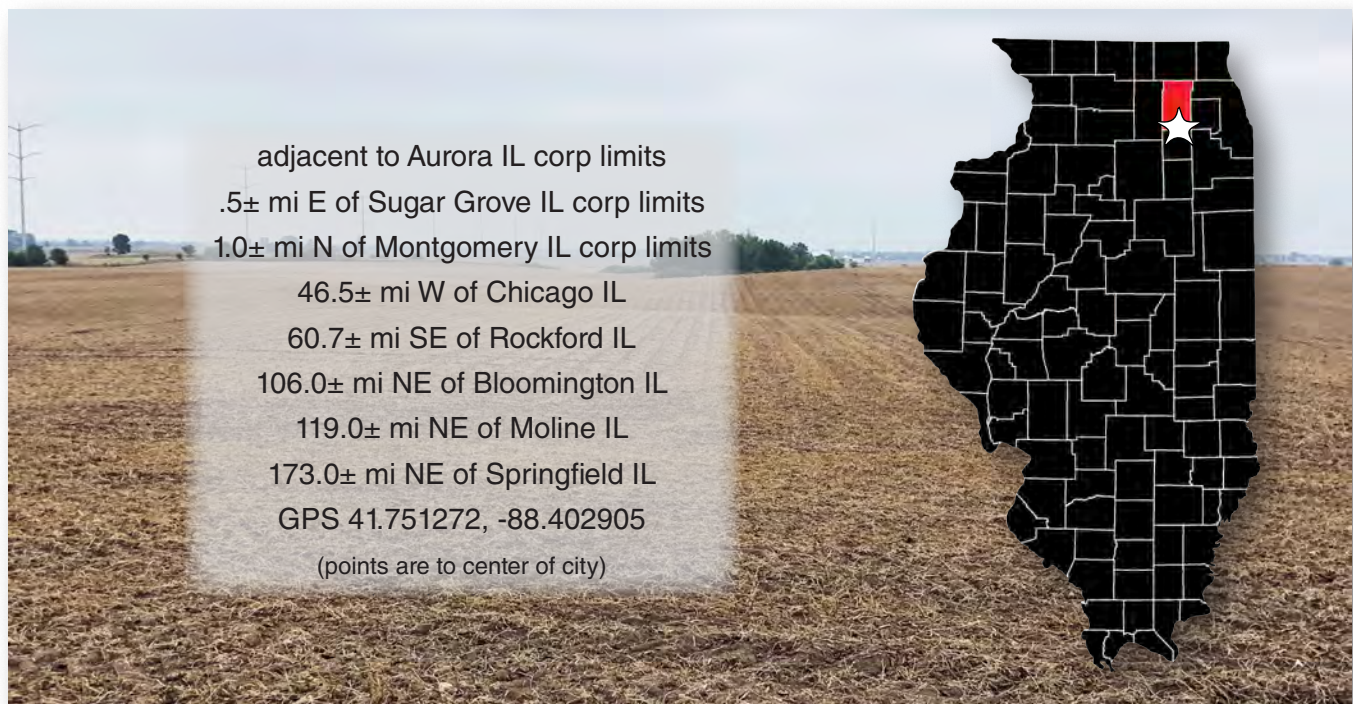


FUTURE DEVELOPMENT POTENTIAL

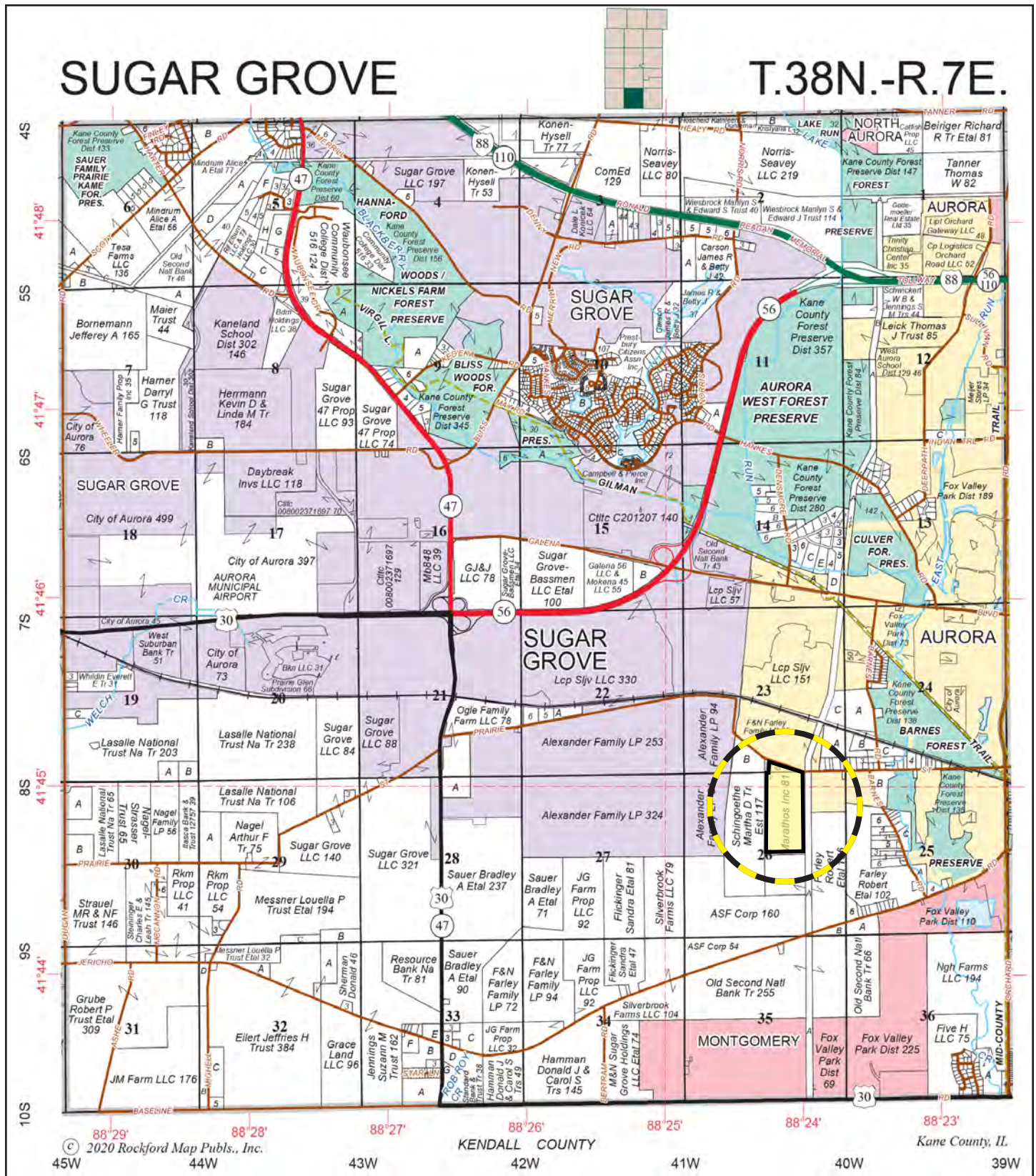
This 86 acre property lies in the path of progress. Situated near infrastructure facilities allowing for the future development of single-family homes. The gentle south facing slope could easily accommodate the development of a community solar farm and other green initiatives. Seller is willing to subdivide, if necessary.

acreage	-	86.869± acres (74.00± tillable acres)
description	-	Part of the SE¼ of Section 23, and the W½ of the NE¼ of Section 26, Sugar Grove Township, T.38N.-R.7E., Kane County, Illinois
soils	-	Productivity Index 133.4 (predominantly Danabrook, Elpaso, La Rose, Flanagan)
price	-	\$1,911,118 (\$22,000/ac)
taxes (2020)	-	\$3,324.22 (\$38.68/ac) - includes buildings that were removed
buildings	-	none
PIN	-	14.23.400.019, 14.23.400.021, 14.23.400.022, 14.23.400.023, 14.26.200.010, 14.26.200.012, 14.26.200.013, 14.26.200.014
frontage	-	Prairie Street

FSA Information Farm 4709 Tract 2425 ARC-IC		
Commodity	Base Acres	County Yield
Corn	54.6	159
Soybeans	18.2	63

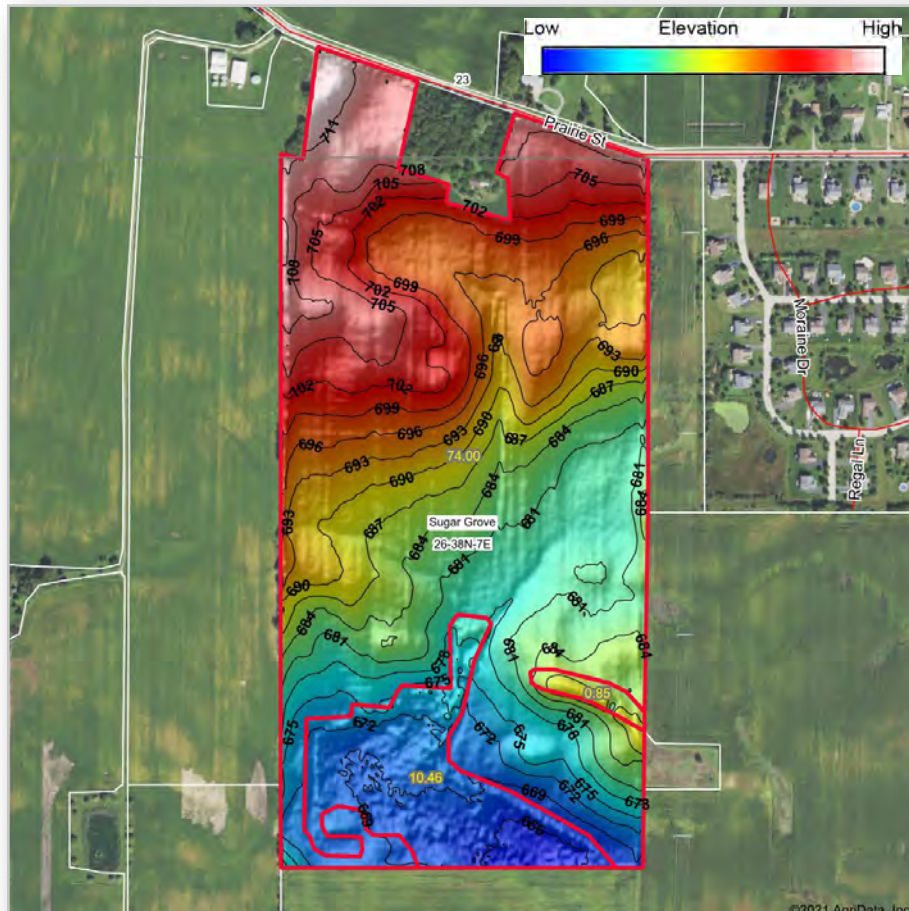
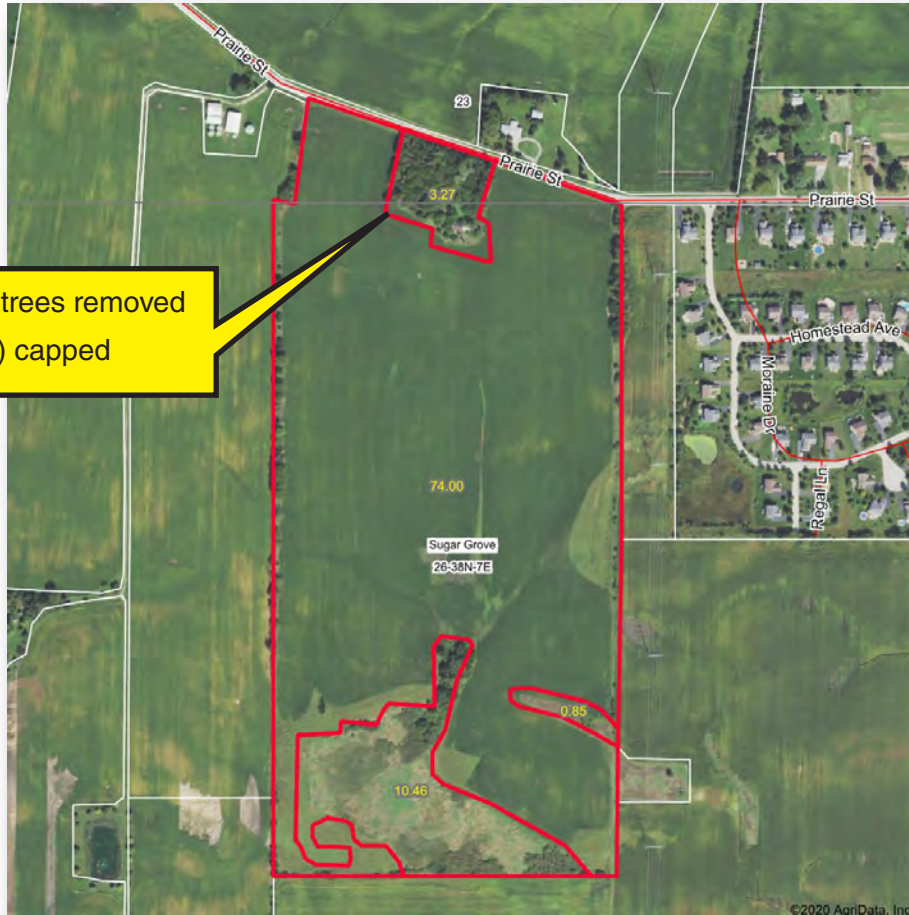


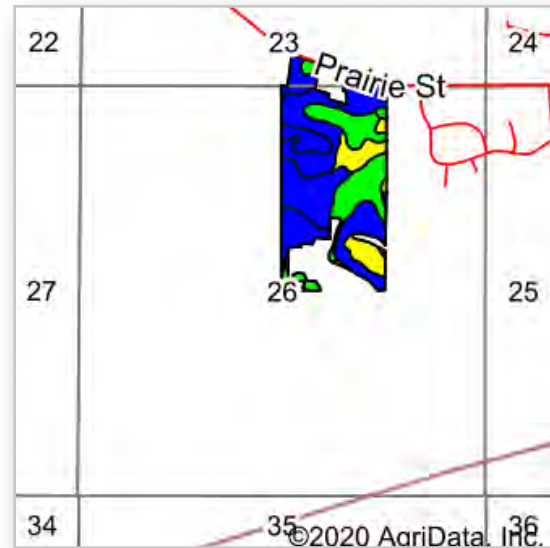
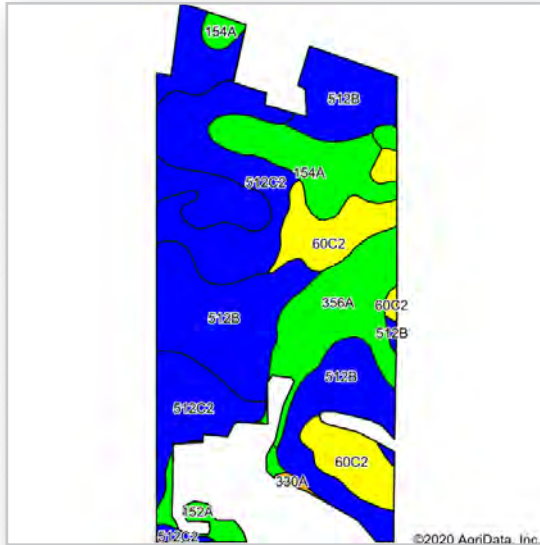
looking south, 10.6.21





Buildings and trees removed
Wells (2) capped





Area Symbol: IL089, Soil Area Version: 14											
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa hay, T/A	Grass-legume hay, T/A	Crop productivity index for optimum management
**512B	Danabrook silt loam, 2 to 5 percent slopes	29.91	40.4%		FAV	**185	**58	**72	**6.34	0.00	**137
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	16.90	22.8%		FAV	**174	**55	**68	**5.95	0.00	**128
356A	Elpaso silty clay loam, 0 to 2 percent slopes	9.06	12.2%		FAV	195	63	66	0.00	5.77	144
**60C2	La Rose loam, 5 to 10 percent slopes, eroded	8.74	11.8%		FAV	**148	**48	**59	**4.67	0.00	**110
154A	Flanagan silt loam, 0 to 2 percent slopes	7.45	10.1%		FAV	194	63	77	0.00	5.90	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	1.71	2.3%		FAV	195	63	73	0.00	5.64	144
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.23	0.3%		FAV	164	55	61	0.00	5.02	123
Weighted Average						180.4	57.4	69.3	4.47	1.45	133.4

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

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.



United States
Department of
Agriculture

Kane County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Boundary

0 175 350 700
Feet

2020 Program Year

Map Created March 12, 2020

Farm 4709

Tract 2425

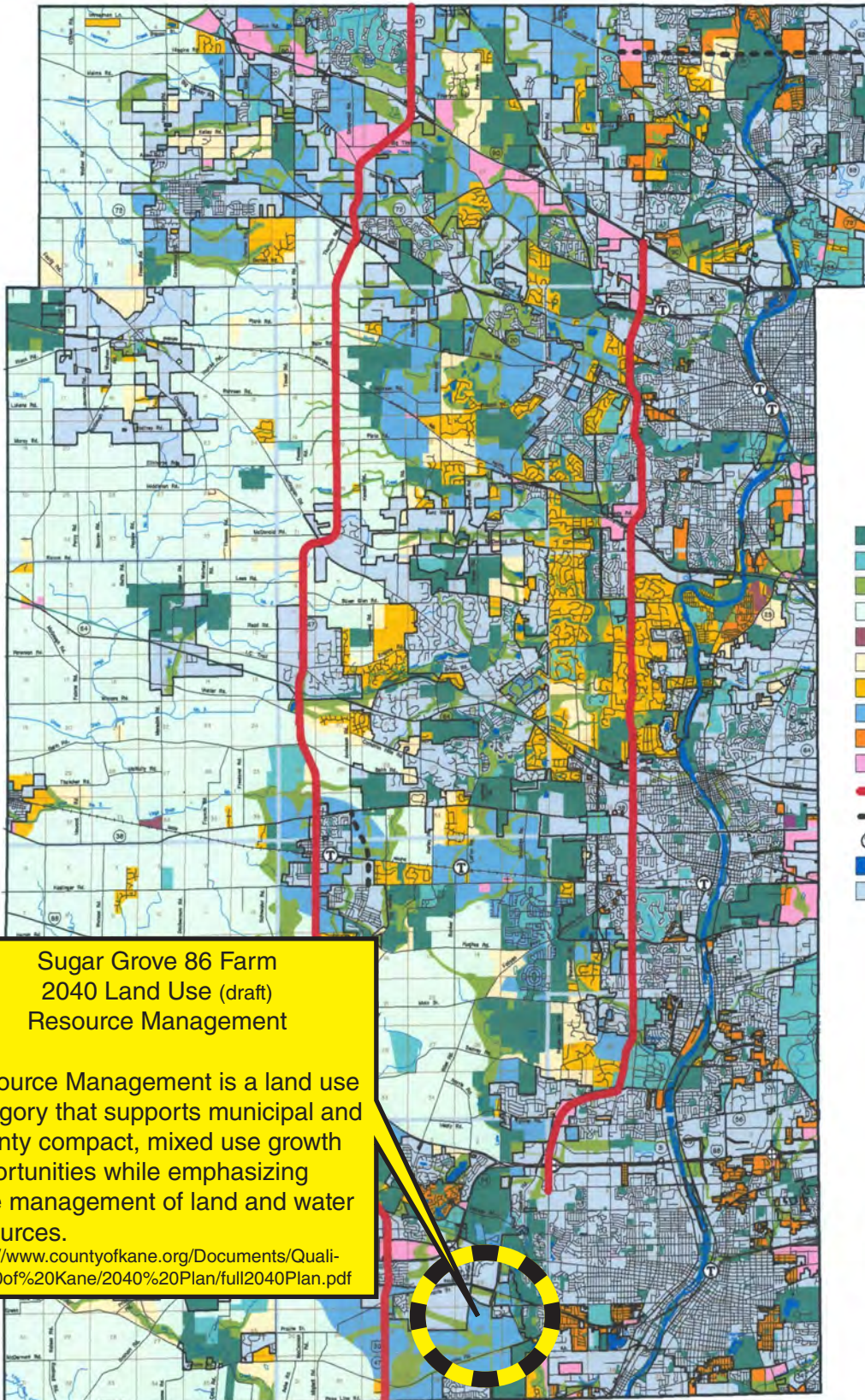
IL089_T2425

Tract Cropland Total: 74.00 acres

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2040 LAND USE



- Existing Public Open Space
- Institutional/Private Open Space
- Proposed Open Space
- Agriculture
- Agricultural Business
- Countryside/Estate Residential
- Rural Residential
- Resource Management
- Urban Neighborhoods/Mixed Use Infill
- Commerce/Employment
- Transportation Corridors
- Transportation Improvement
- Transit
- Water
- Municipality

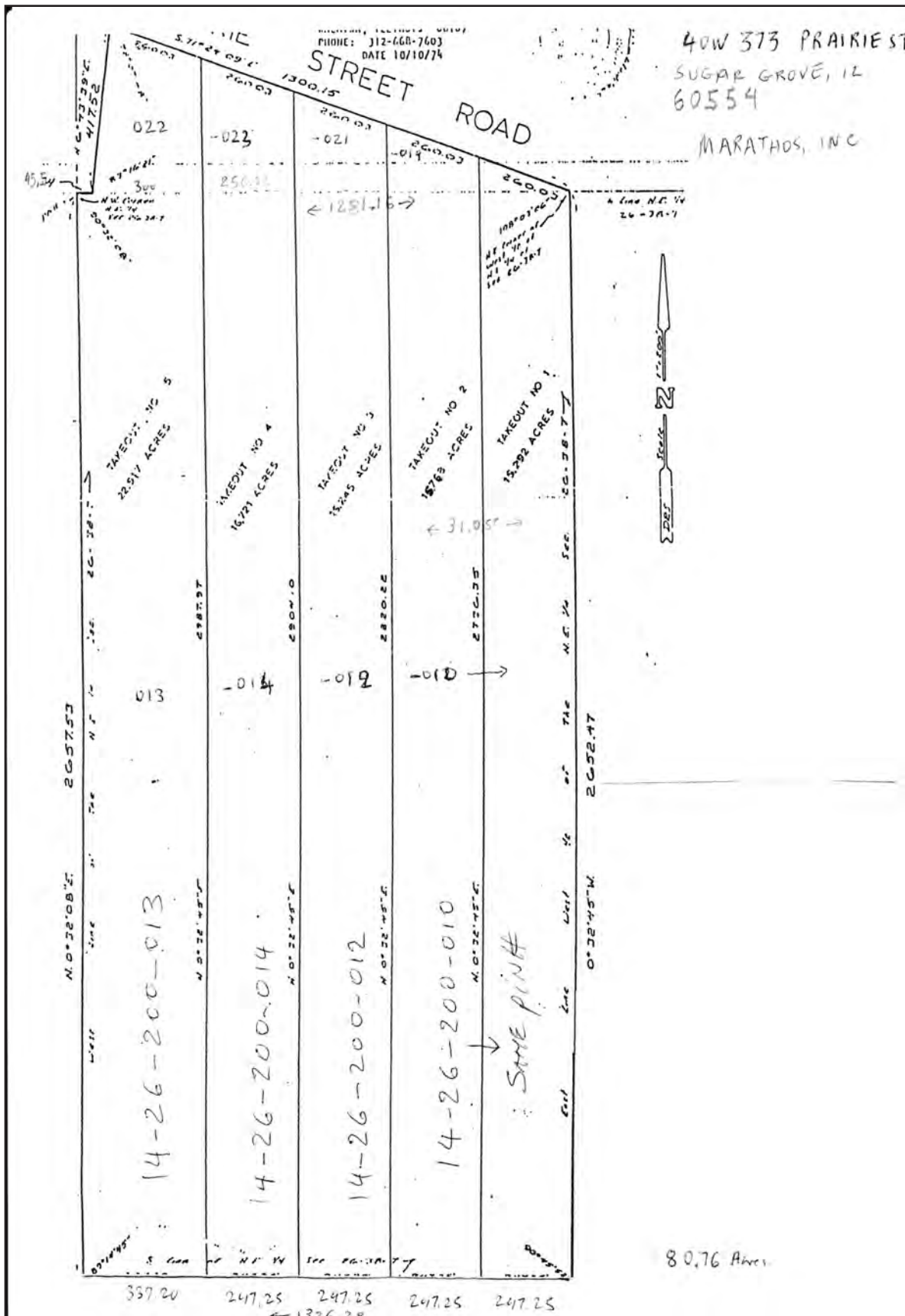
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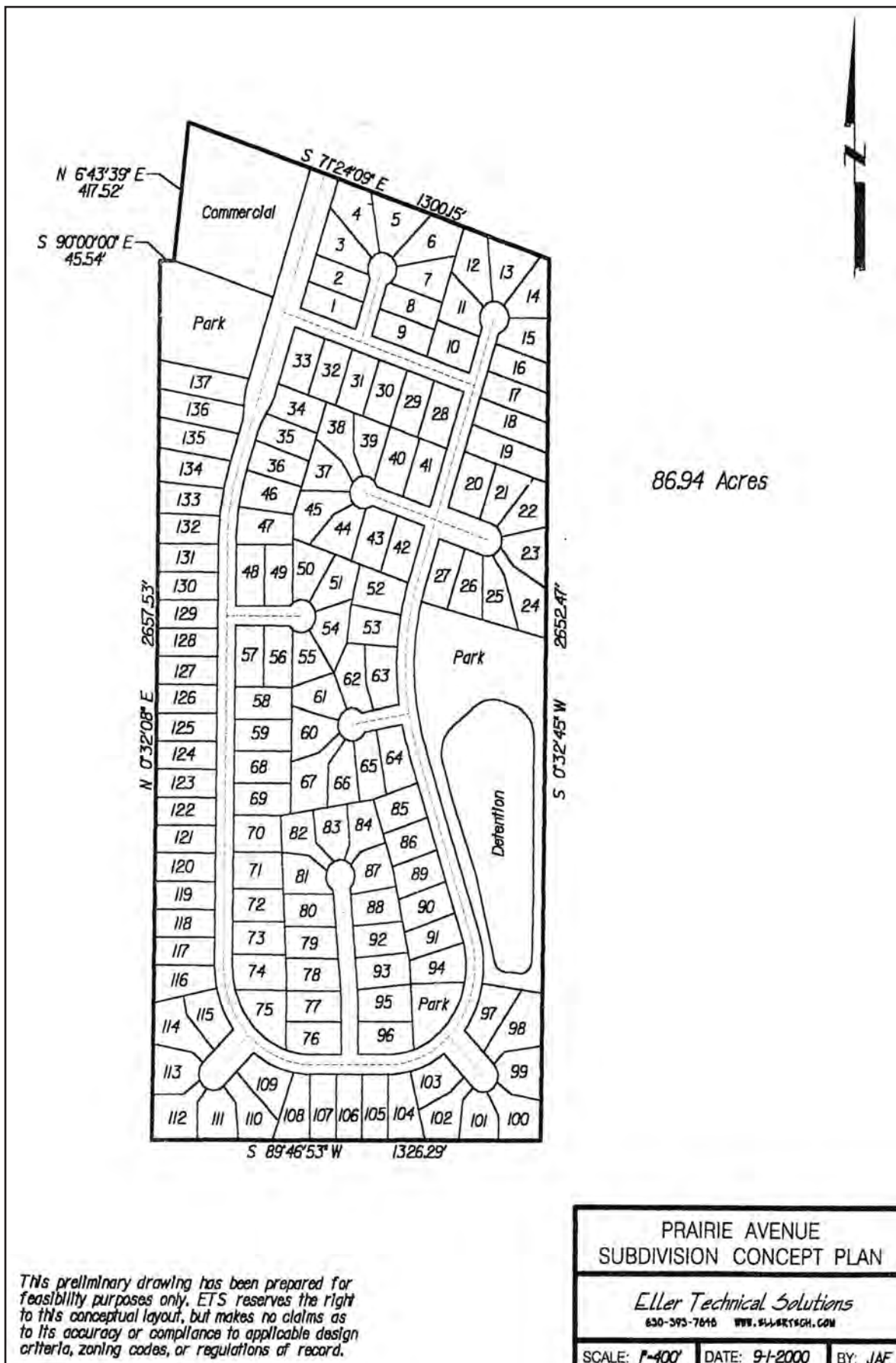


Sugar Grove 86 Farm
2040 Land Use (draft)
Resource Management

Resource Management is a land use category that supports municipal and County compact, mixed use growth opportunities while emphasizing wise management of land and water resources.

<https://www.countyofkane.org/Documents/Quality%20of%20Kane/2040%20Plan/full2040Plan.pdf>





Land Brokerage | Farm Management | Land Auctions | Land Consulting

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