

Kendall Township Farm



Ray L. Brownfield, ALC AFM
Licensed IL Designated Managing Broker | Owner
Accredited Land Consultant
Accredited Farm Manager

Land Pro LLC

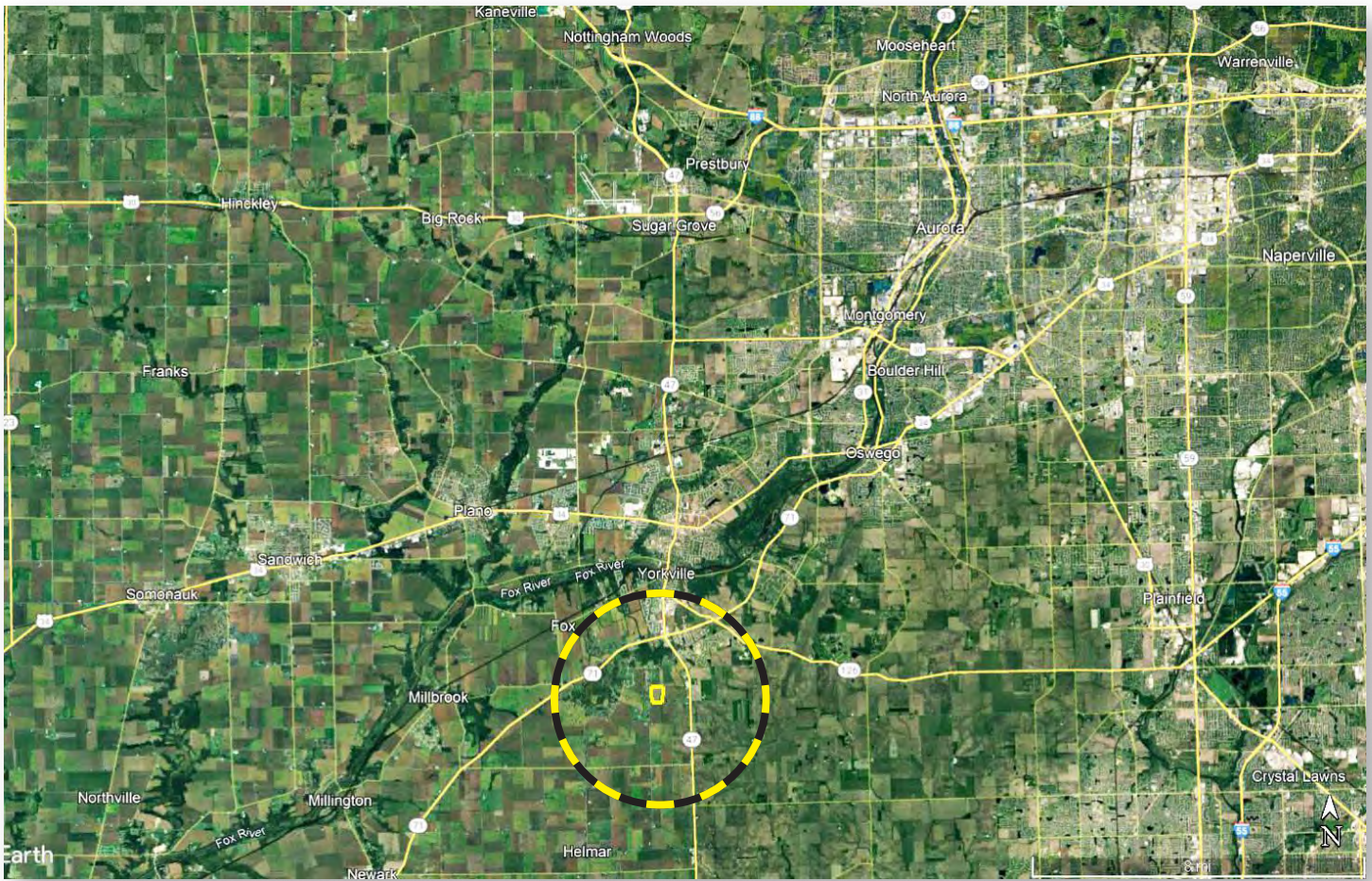
630.258.4800c | ray@landprollc.us
2681 US Hwy 34 | Oswego IL 60543
331.999.3490 | www.landprollc.us

April 18, 2022



Kendall Township Farm

66.4969± survey acres (63.73± tillable acres) | Section 17 | Kendall Township | T.36N.-R.7E. | Kendall County IL



Ray L. Brownfield ALC AFM | Licenced IL Designated Managing Broker, Owner

Land Pro LLC | 2681 US Hwy 34 | Oswego IL 60543 | 630.258.4800 | ray@landprollc.us



This information is from sources Land Pro deems reliable, but is not guaranteed. Duplication, copying or distribution, in whole or part, is expressly prohibited without written authorization.

Excellent location for future development.

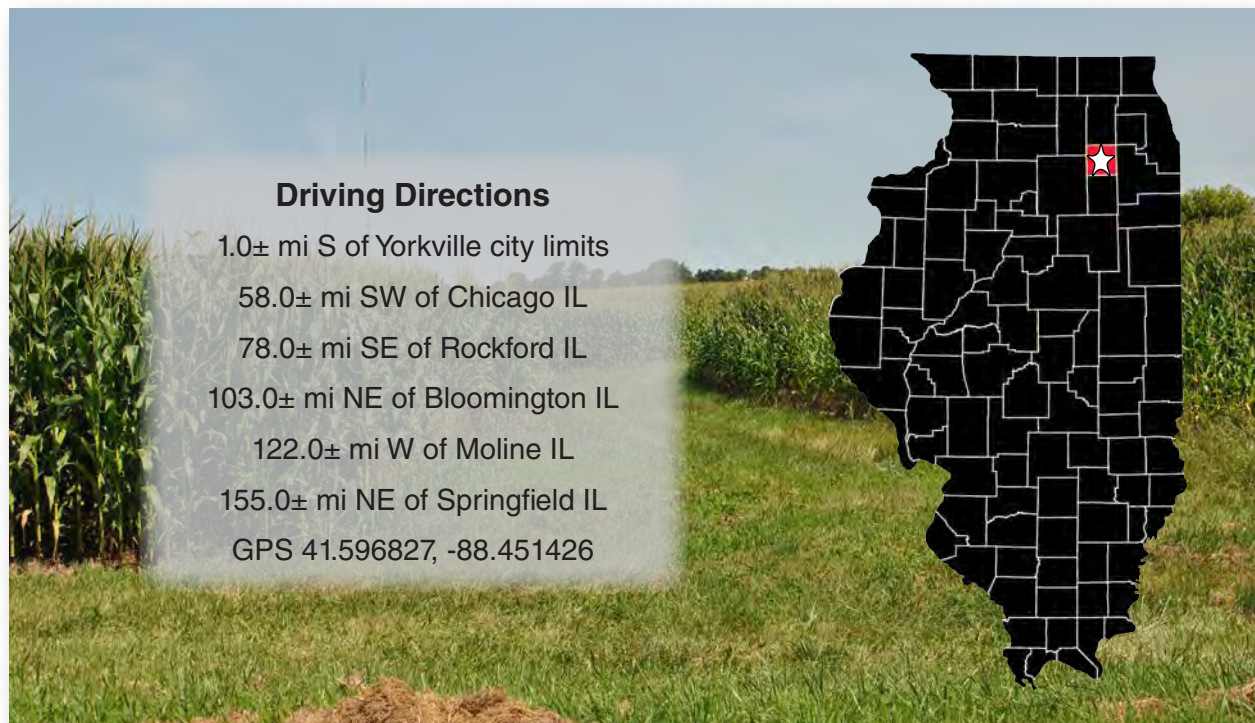
**An adequately drained, Class A soil farm. Leased for 2022 at \$360 per tillable acre.
 Located at the corner of Ament and Immanuel Roads. Only 1½ miles west of IL Rt 47.
 Yorkville city limits one mile north. Ronhill subdivision is west across the road.**

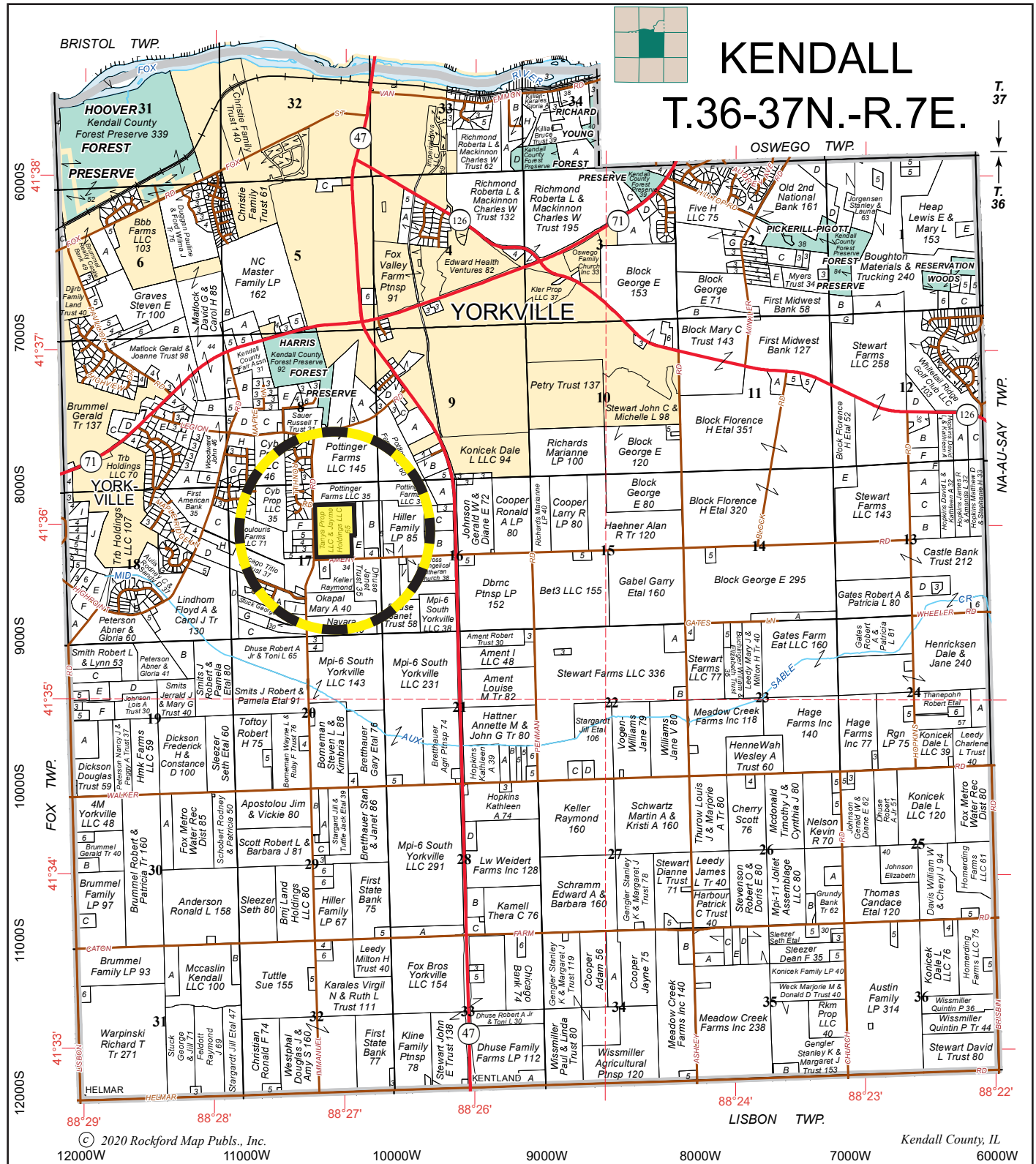
- acreage - 66.4969± surveyed acres (63.73± tillable acres)
- description - part of the NE¼, Section 17, Kendall Township, T36N.-R.7E., Kendall County IL
- soils - Productivity Index - 135.2 (Saybrook, Drummer, Elburn, Elpaso predominant soils)
- price - \$15,600 per acre
- taxes (2020) - \$3,225.66 (\$48.50/ac)
- soil tests - available upon request
- PIN - 05.17.200.007
- zoning - agriculture
- buildings - none
- frontage - Ament Road and Immanuel Road

FSA Information Farm 5352 Tract 3392		
Commodity	Base Acres	County Yield
Corn (PLC)	41.33	151
Soybeans (ARC-CO)	23.20	45

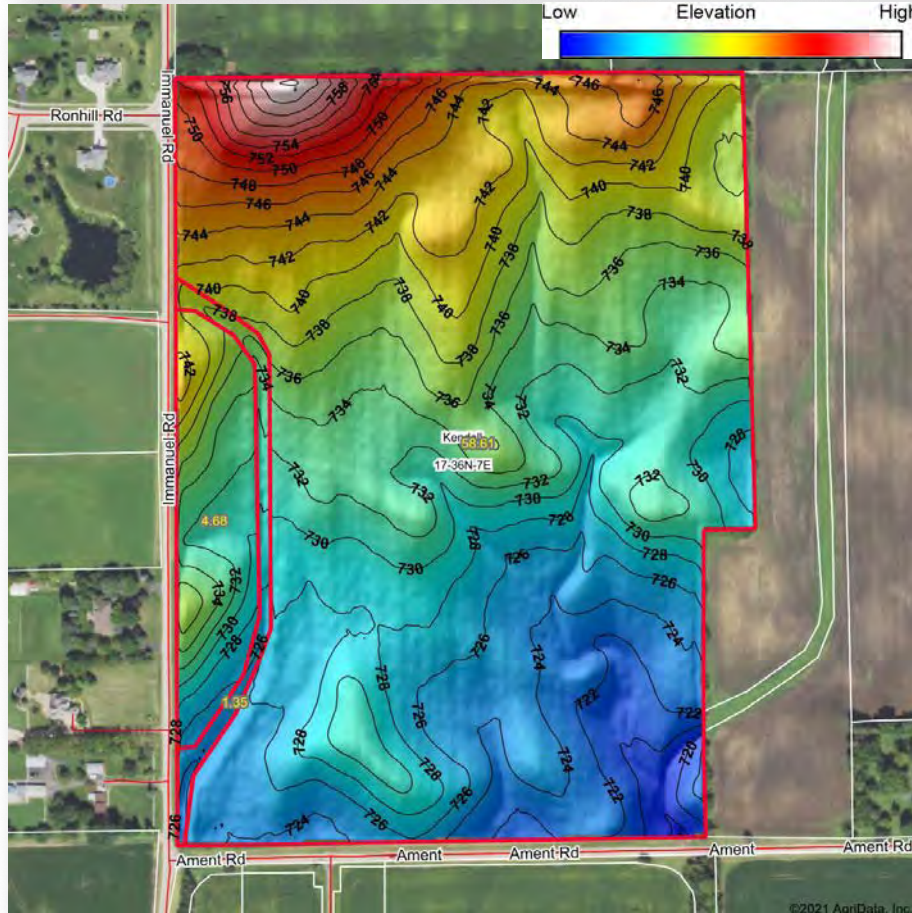
Soil Test Helena May 11, 2018
av pH - 5.98
av P - 55.60
av K - 360
Lime applied in 2018

Yield History		
	Corn	Soybeans
2021	234.00	-
2020	-	55.20
2019	168.80	-
2018	188.50	-
2017	-	54.60

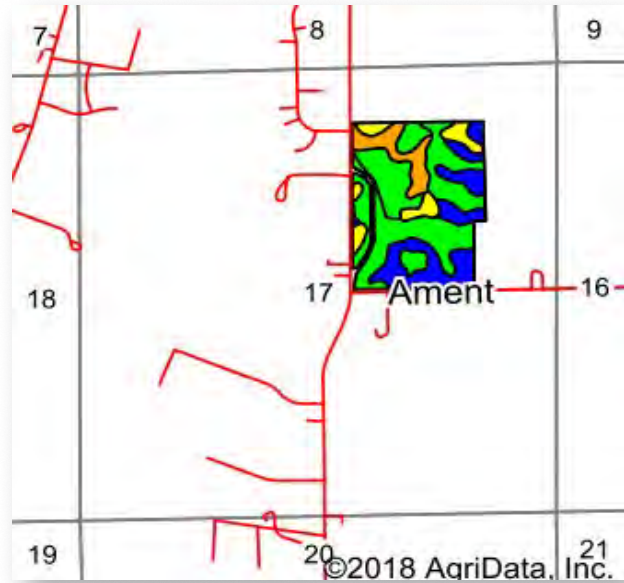
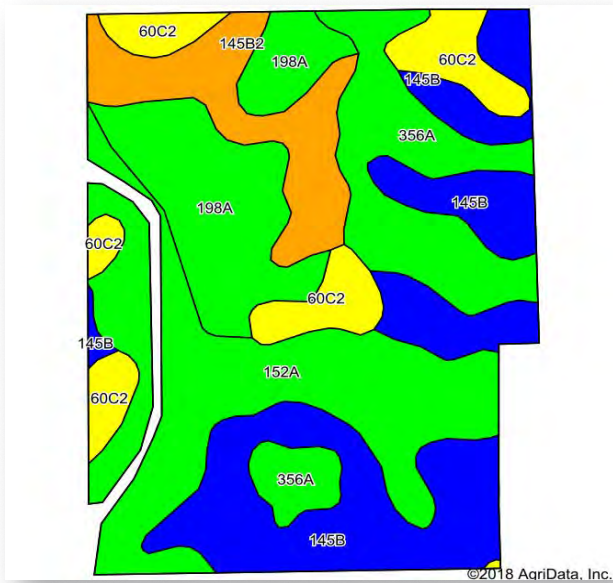




Boundaries and acreages are approximate.



Boundaries and acreages are approximate.



Area Symbol: IL093, 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 ^d	Grass-legume hay, T/A ^e	Crop productivity index for optimum management
**145B	Saybrook silt loam, 2 to 5 percent slopes	16.44	26.0%		FAV	**177	**56	**68	**6.21	0.00	**131
152A	Drummer silty clay loam, 0 to 2 percent slopes	15.60	24.6%		FAV	195	63	73	0.00	5.64	144
198A	Elburn silt loam, 0 to 2 percent slopes	9.42	14.9%		FAV	197	61	74	0.00	5.77	143
356A	El Paso silty clay loam, 0 to 2 percent slopes	9.22	14.6%		FAV	195	63	66	0.00	5.77	144
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	6.35	10.0%		FAV	**148	**48	**59	**4.67	0.00	**110
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	6.26	9.9%		FAV	**170	**54	**66	**5.96	0.00	**125
Weighted Average						183.4	58.5	68.7	2.67	3.09	135.2

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^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".

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

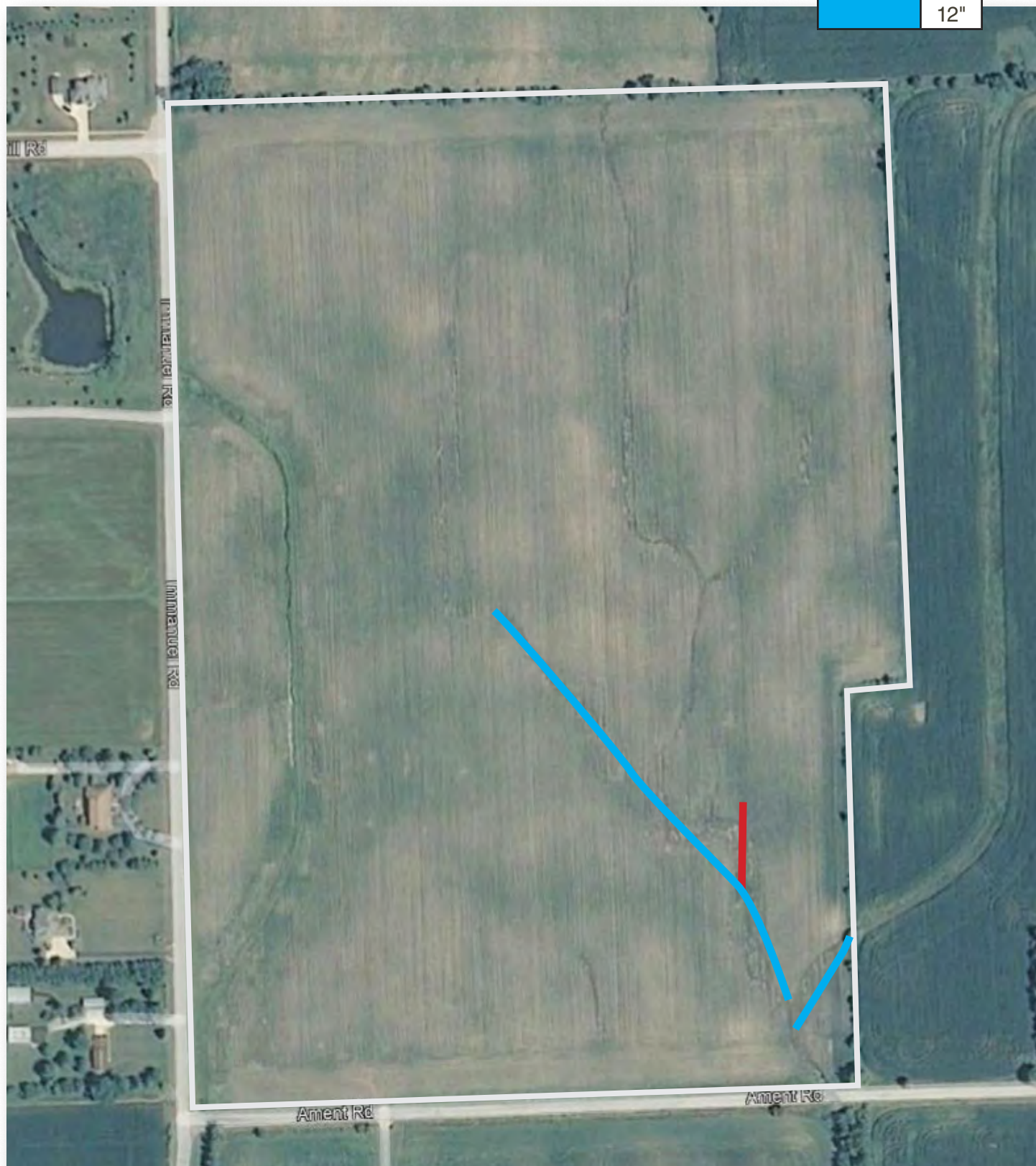






Tile installed June 2015.
(Additional tile location and size cannot be substantiated.)

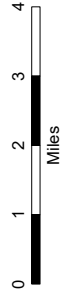
Legend	
	8"
	12"



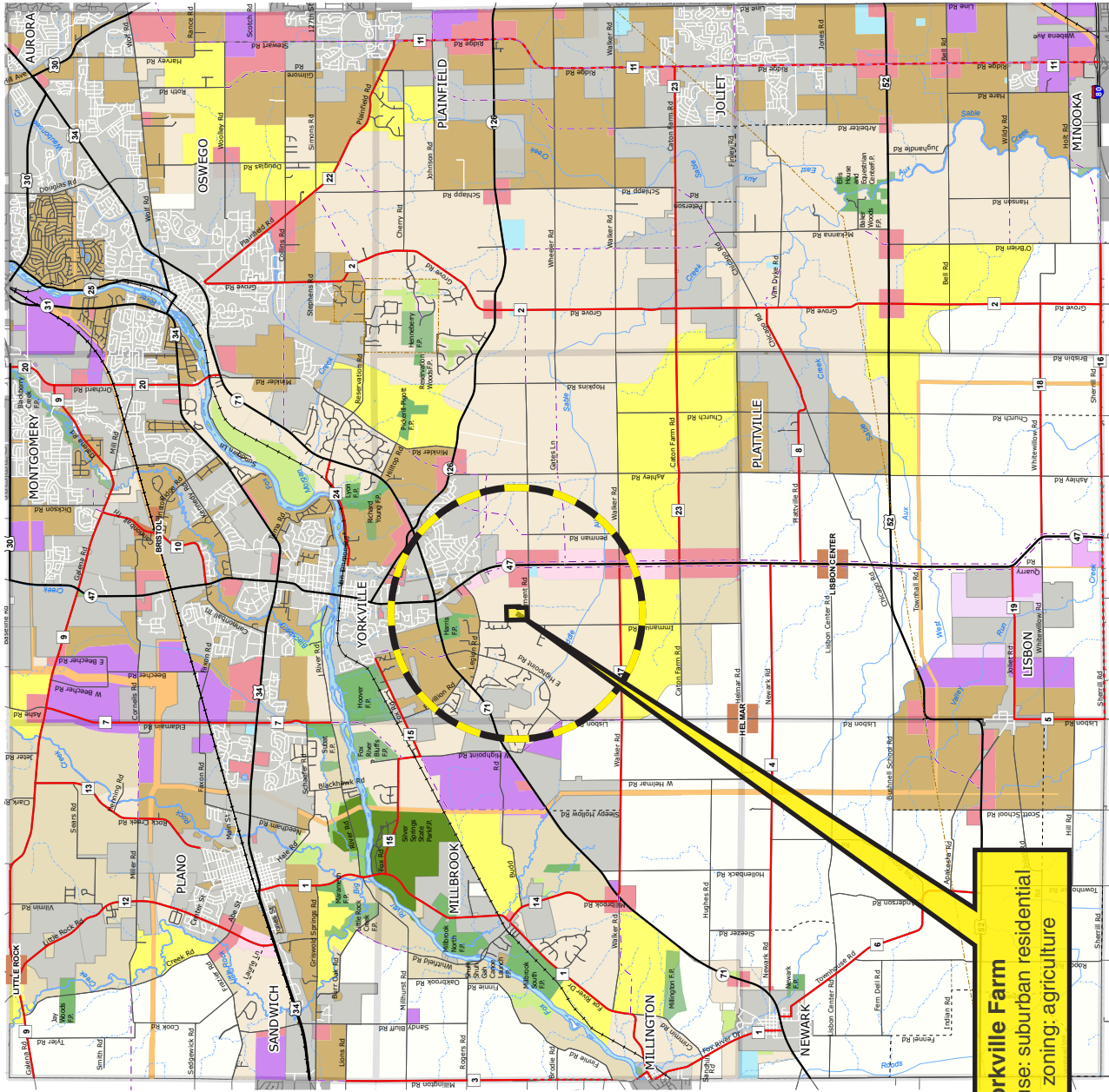
FUTURE LAND USE PLAN KENDALL COUNTY

Townships

LITTLE ROCK	BRISTOL	OSWEGO
ROCK	KENDALL	MA-AU-SAY
BIG GROVE	LISBON	SEWARD



- Road Type**
- Adjacent County
 - County
 - Interstate
 - State & Federal
 - Blatant
 - Gravel
 - Dirt
 - Local
 - Rail Roads
 - Intermittent Hydrology
 - Perennial
 - Hamlets
 - Incorporated Areas
 - Political Townships
- Future Land Use**
- Suburban Residential - Max Density 1.00 DU/Acre
 - Rural Residential - Max Density 0.65 DU/Acre
 - Rural Estate Residential - Max Density 0.45 DU/Acre
 - Countryside Residential - Max Density 0.33 DU/Acre
 - Commercial
 - Mixed Use Business
 - Commonwealth Edison
 - Transportation Corridors
 - Mining
 - Potential Mining District
 - Public/Institutional
 - Agriculture
 - Forest Preserves
 - Open Space
 - Proposed Roadway Improvements

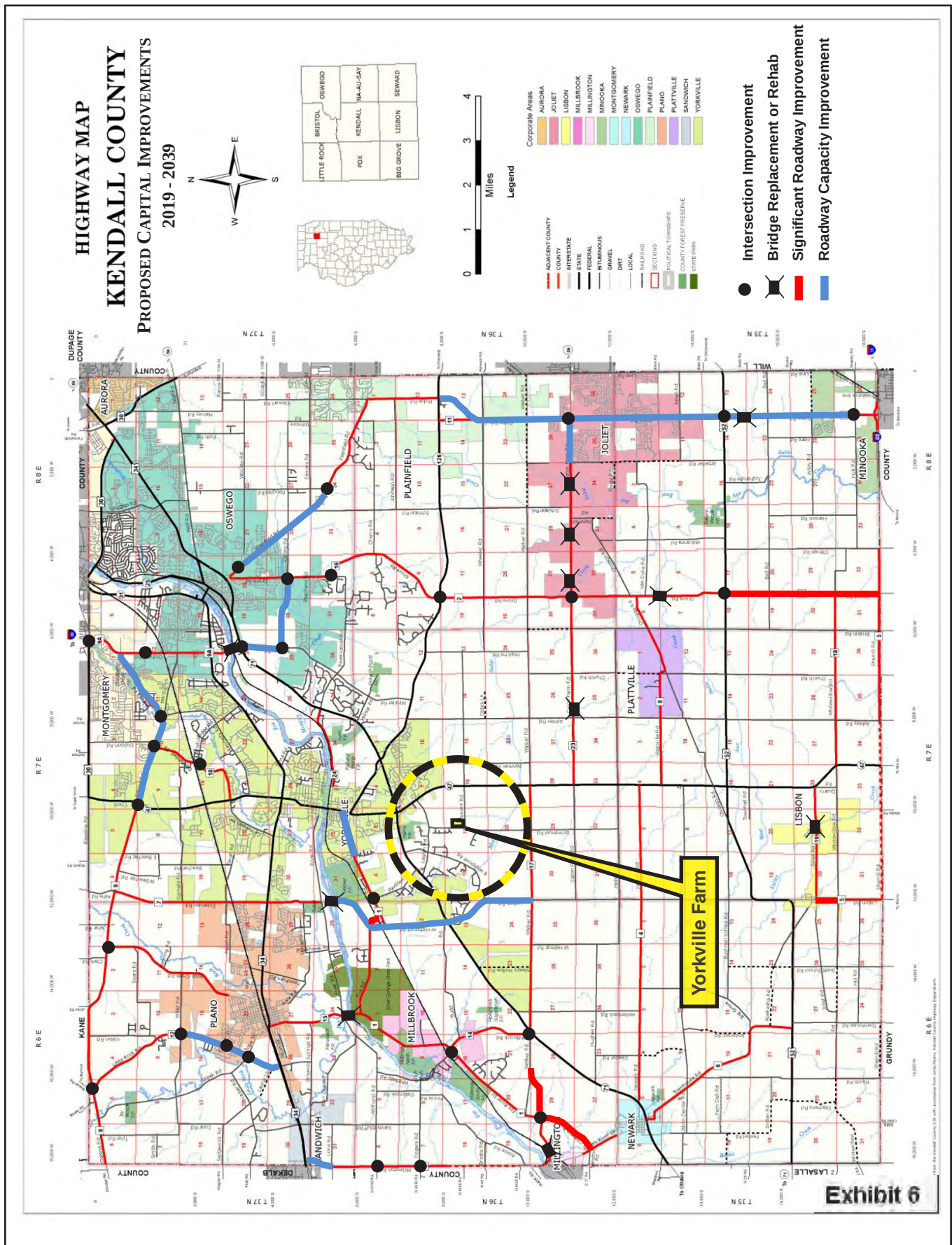


Kendall County GIS
111 West Fox Street - Room 308
Yorkville, Illinois 60560
630.553.4212



Map last updated: 4/6/2021

More info about the LRMP can be found at: <https://www.co.kendall.il.us/departments/planning-building-zoning/lrmp>



Boundaries and acreages are approximate.

