



Elburn South Farm

41W331 Hughes Road looking south, 7.28.22



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

November 8, 2022



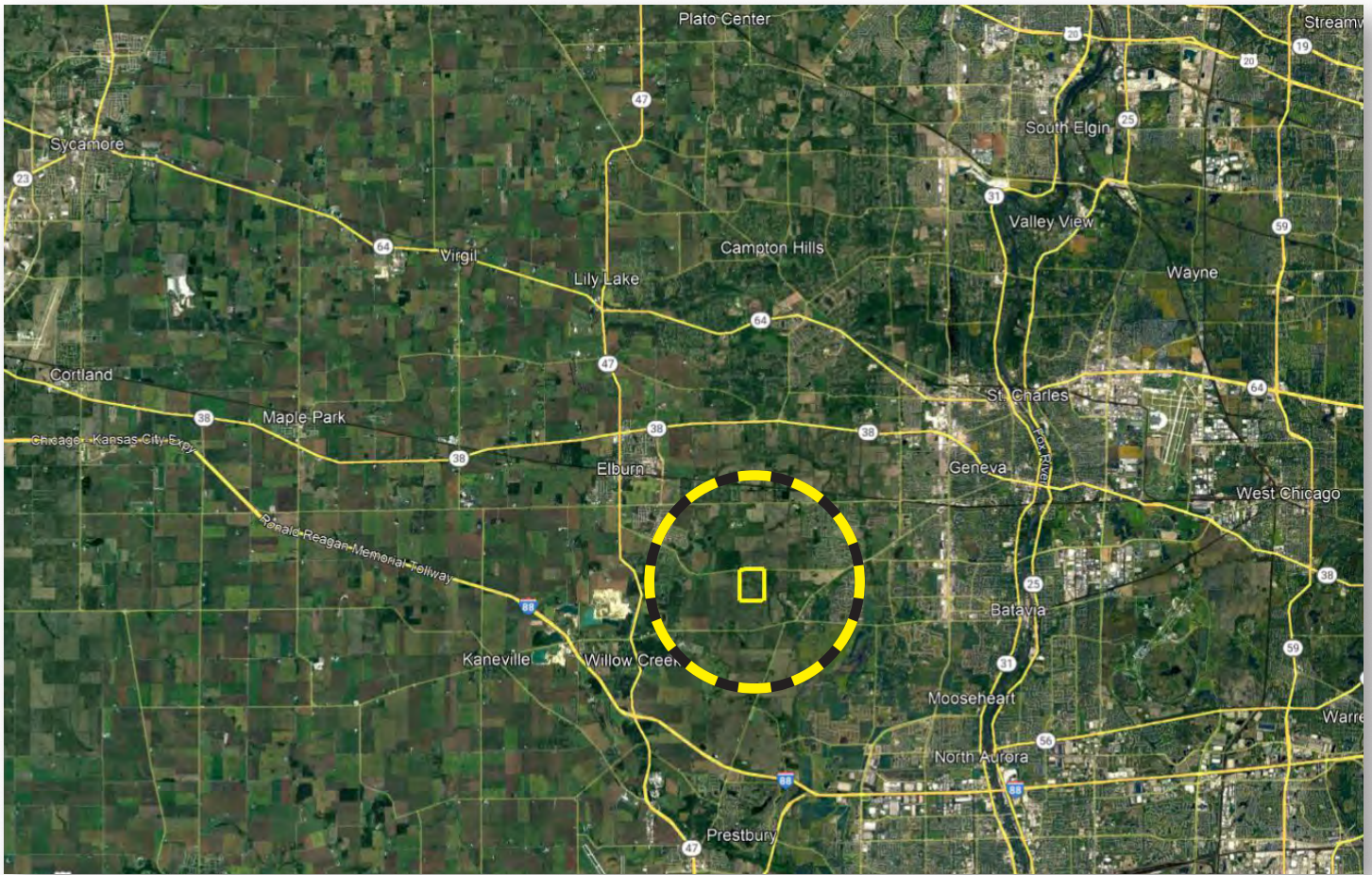
Elburn South Farm

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Elburn South Farm

206.1927± survey acres (194.27± tillable acres) | Section 15 | Blackberry Township | T.39N.-R.7E. | Kane County IL



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

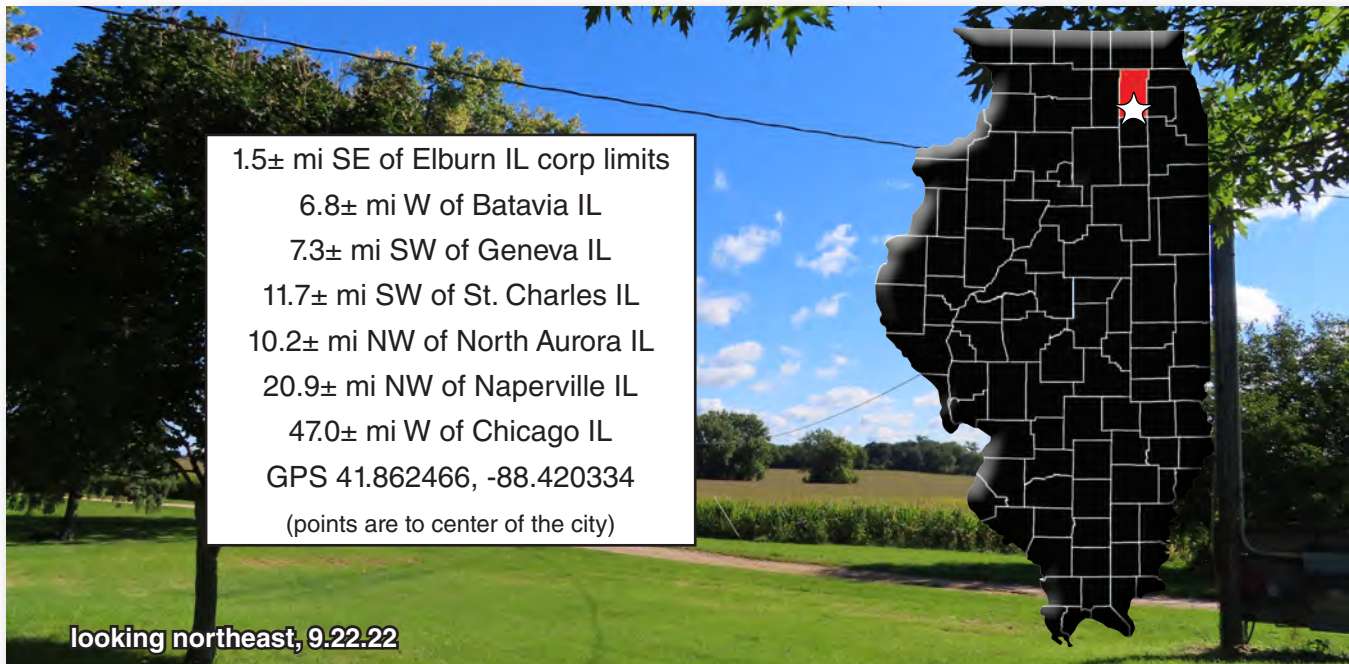
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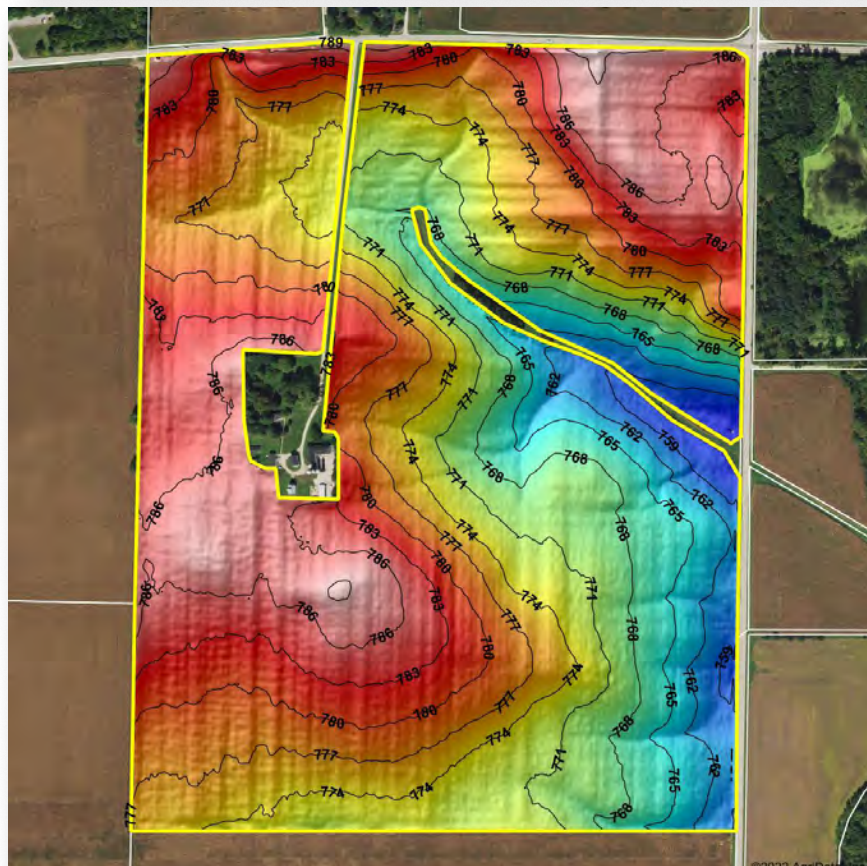
High Quality. Well Drained. Class A Soils.

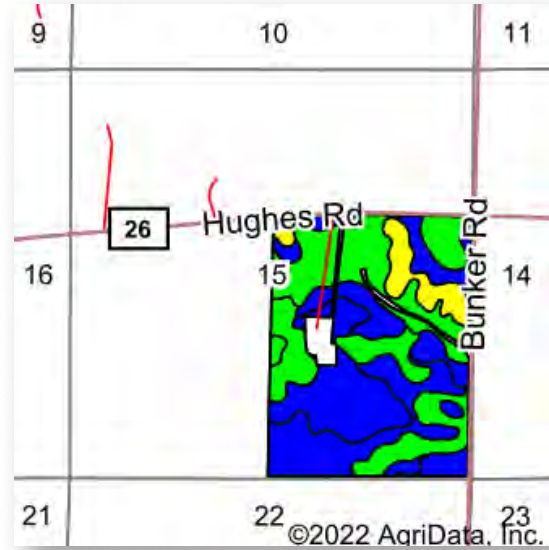
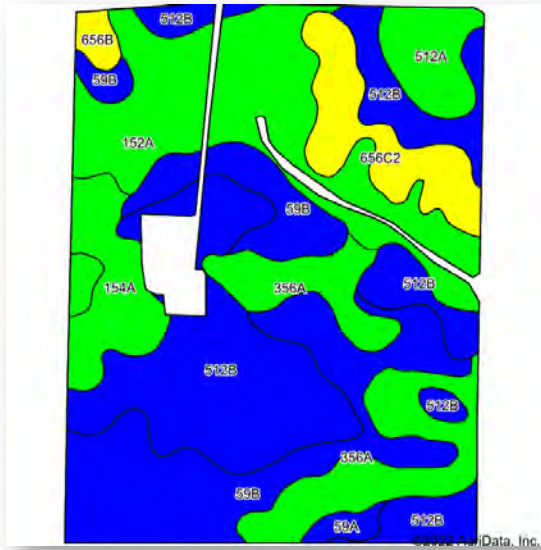
acreage	206.1927± surveyed acres (194.27± tillable acres-estimated)
description	The SE¼ and part of the S½ of the NE¼ of Section 15, Blackberry Township, T.39N.-R.7E., Kane County, Illinois
soils	Productivity Index - 137.3 (Danabrook, Lisbon, Drummer, Elpaso, Octagon, Flanagan)
price	\$18,000/acre
taxes (2021)	\$18,331.40 (\$89.91/ac)
PIN	11.15.200.002*, 11.15.200.003, 11.15.200.005*, 11.15.400.001* *current zoning allows one home on parcel
land use	agriculture
improvements	home + buildings
leases	2022-2023 farm lease to be assumed by Buyer (expires 12.31.23) 2022 home + buildings lease to be assumed by Buyer (expires 12.31.22)
frontage	Hughes Road, Bunker Road

FSA Farm 7108 Tract 12321		
Commodity	Base Acres (estimated)	County Yield
Corn (PLC)	168.67	155
Soybeans (ARC-CO)	21.44	44









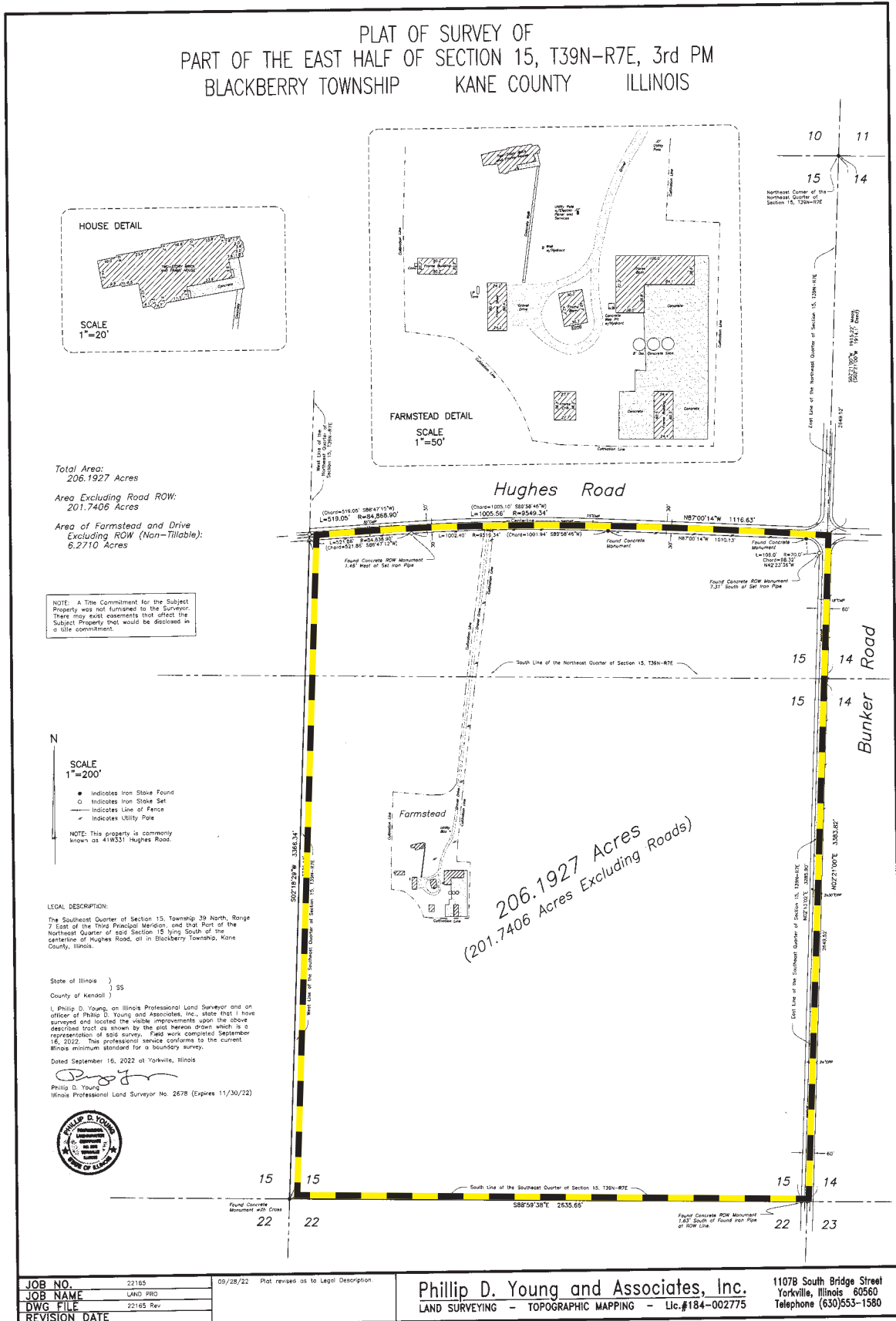
Area Symbol: IL089, Soil Area Version: 15

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 ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
**512B	Danabrook silt loam, 2 to 5 percent slopes	53.14	27.4%		FAV	**185	**58	**72	**6.34	0.00	**137
**59B	Lisbon silt loam, 2 to 4 percent slopes	43.12	22.2%		FAV	**186	**58	**73	0.00	**5.58	**135
152A	Drummer silty clay loam, 0 to 2 percent slopes	36.86	19.0%		FAV	195	63	73	0.00	5.64	144
356A	Elpaso silty clay loam, 0 to 2 percent slopes	24.85	12.8%		FAV	195	63	66	0.00	5.77	144
**656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	13.21	6.8%		FAV	**151	**49	**61	**4.77	0.00	**112
154A	Flanagan silt loam, 0 to 2 percent slopes	11.41	5.9%		FAV	194	63	77	0.00	5.90	144
512A	Danabrook silt loam, 0 to 2 percent slopes	7.99	4.1%		FAV	187	59	73	6.40	0.00	138
**656B	Octagon silt loam, 2 to 4 percent slopes	1.90	1.0%		FAV	**157	**51	**63	**4.97	0.00	**117
59A	Lisbon silt loam, 0 to 2 percent slopes	1.79	0.9%		FAV	188	59	74	0.00	5.64	136
Weighted Average						186.5	59.3	71.2	2.37	3.45	137.3

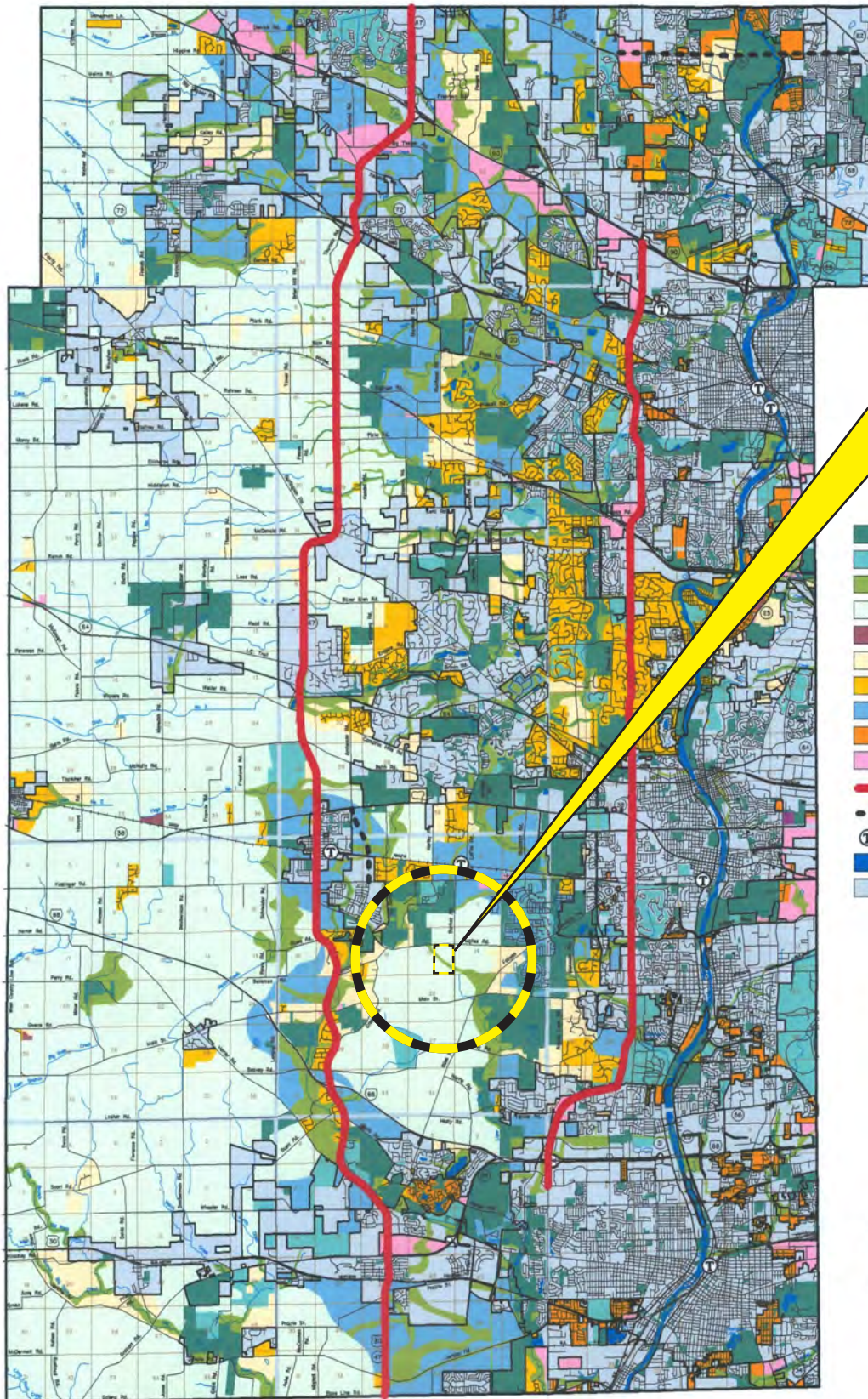
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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.



2040 LAND USE



Elburn
South
Farm

- 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

5/8/12



41W331 Hughes Road | Elburn, IL 60119

home	• 2,140 sq. ft. - built in 1966 • 3 bedroom (one downstairs, two upstairs) • 2 full bath (one upstairs, one downstairs) • sunroom • wood burning fireplace in living room • full basement (includes sump pump, rented water softener, hot water heater, LP furnace) • rented 500 gallon LP tank • well and septic
buildings	• 36' x 27' corn crib • 4,896 sq. ft. "L" shaped machine shed • 60' x 24' hog house • 42' x 30' 2-story barn • 60' x 24' garage • 50' x 20' chicken house • 3 Monroe Stave silos
showing	To request a property showing, please contact Ray L. Brownfield ALC AFM • 630.258.4800 • ray@landprollc.us





41W331 Hughes Road, 9.22.22



chicken house, 9.22.22



corn crib, 9.22.22

60' x 24' garage



36' x 27' corn crib



4,896 sq. ft. machine shed







41W331 Hughes Road | backyard



41W331 Hughes Road | yard space



41W331 Hughes Road | side yard





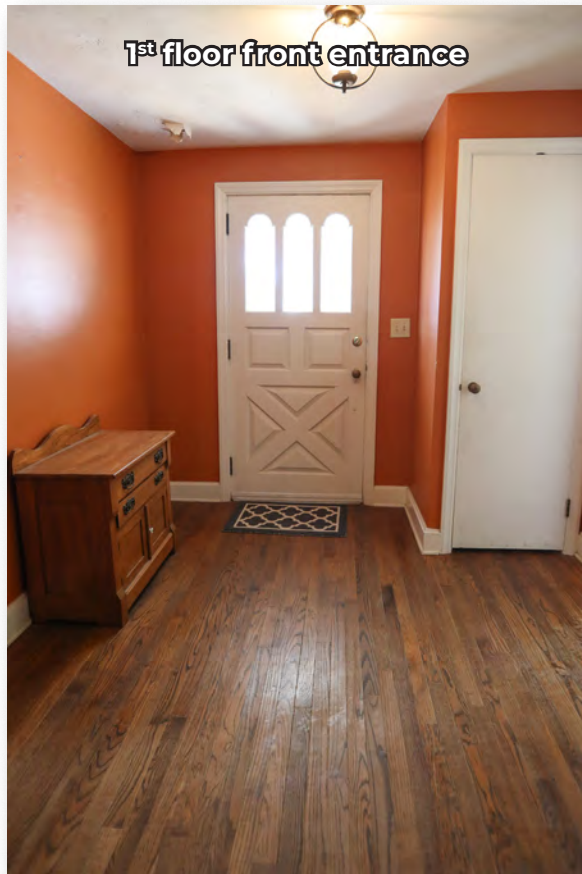
1st floor dinette



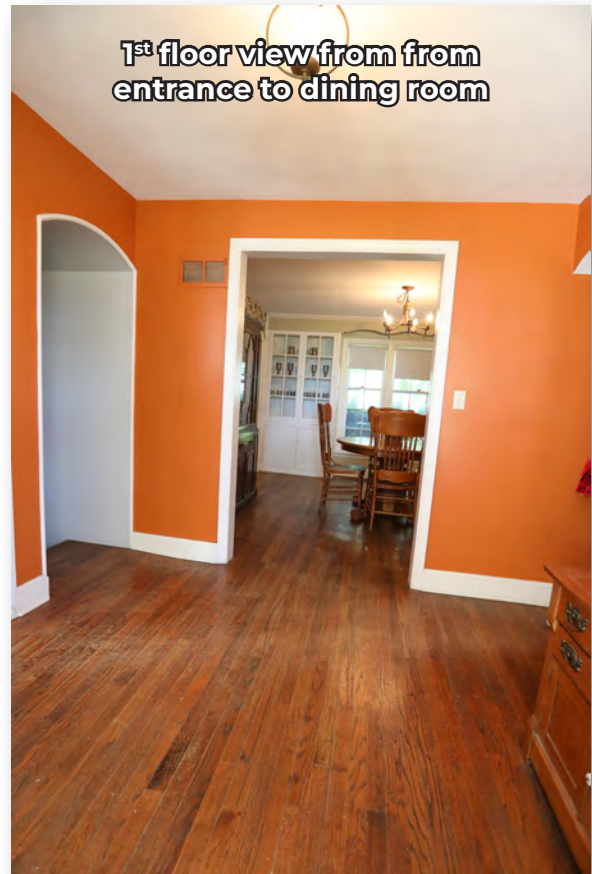
1st floor dining room



1st floor dining room



1st floor front entrance

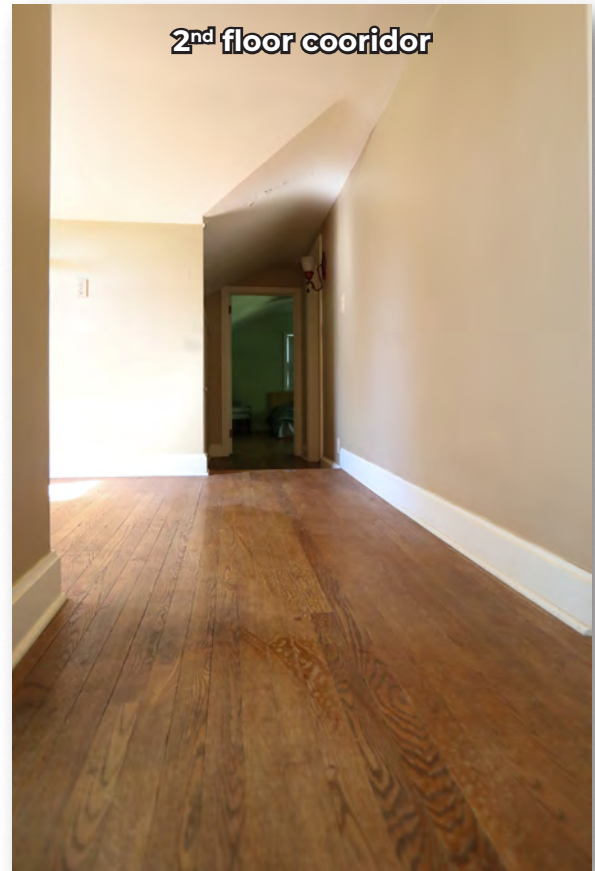


1st floor view from from entrance to dining room



2nd floor bedroom





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