

Dauberman Road

Kaneland High School

Keslinger Road

Meredith Road

Kaneland Farm

Residential Development Potential

looking Southeast, 11.9.23



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

Land Pro LLC

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



***“Opportunity is missed by most people because it is
dressed in overalls and looks like work.”***

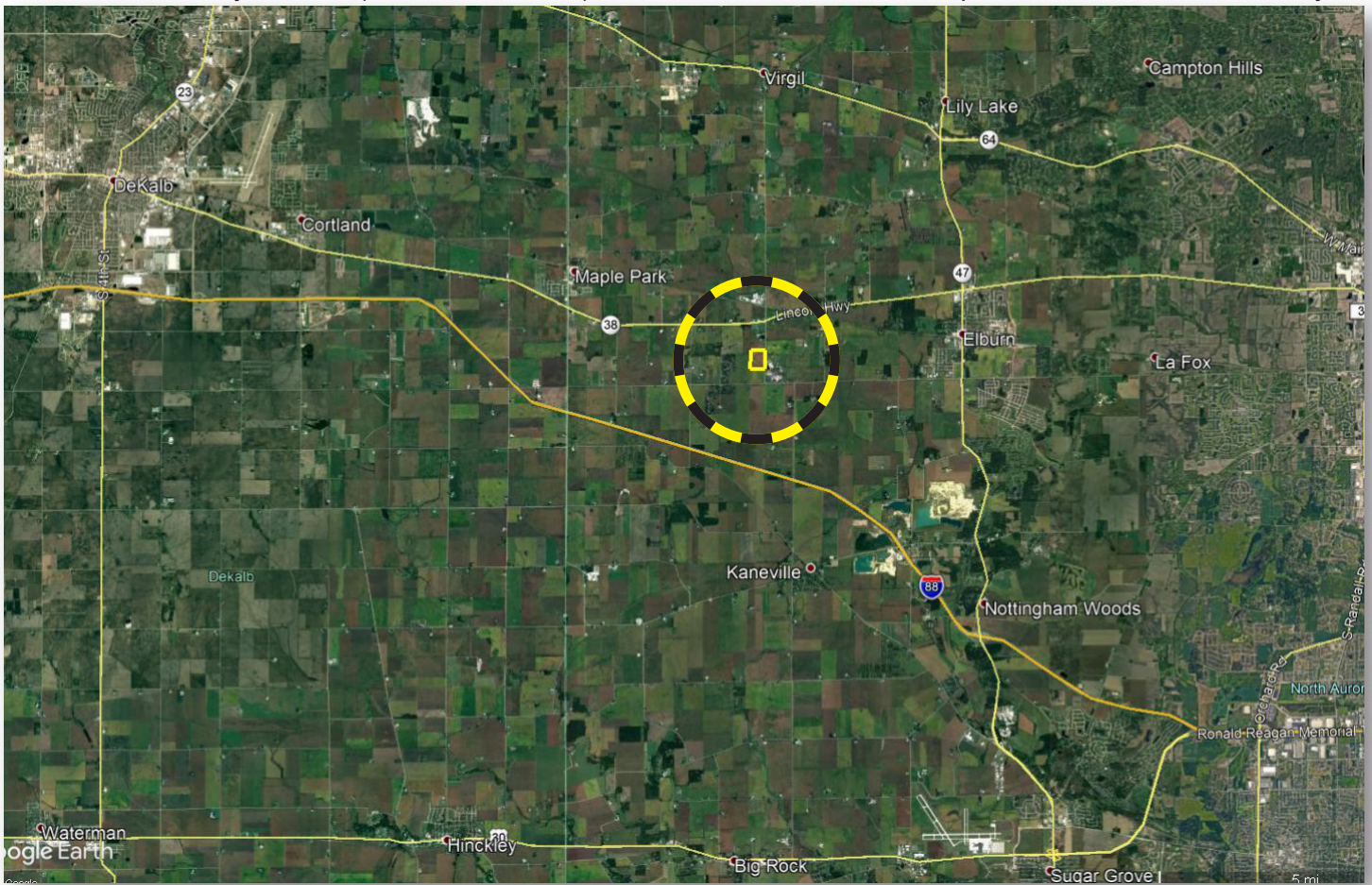
~ Thomas Edison

www.landprollc.us



Kaneland Farm

50.217 ± surveyed acres (49.55± FSA acres) | Section 3 | Kaneville Township | T.39N.-R.6E. | Kane County, IL



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

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



Boundaries and acreages are approximate.

**Residential Development Potential
near Elburn IL Commuter Rail Station
3 Building Permits allowed
Class A Soils**

acreage	-	50.217± surveyed acres (49.55± FSA acres)
description	-	part of the S½ of the SE¼ of the NW¼, and the SW¼ of Section 3, Kaneville Township, T.39N.-R.6E., Kane County Illinois
soils	-	Productivity Index - 138.8 (Drummer, Octagon, Blackberry)
price	-	\$778,363.00 (\$15,500/ac)
taxes (2022)	-	\$3,132.38 (\$59.86/ac)
PIN		10.03.100.011, 10.03.300.003, 10.02.300.004 (Each PIN is allowed one building permit.)
buildings	-	none
zoning	-	Agriculture
lease	-	open lease for 2024
soil test	-	available upon request
frontage	-	Co Hwy 14 (Meredith Road)

Kaneland Farm Yield History (bushels per acre)		
	Corn	Soybeans
4-year avg	214.88	58.98

FSA Information Farm 4504 Tract 10440 PLC		
Commodity	Base Acres	County Yield
Corn	49.20	150

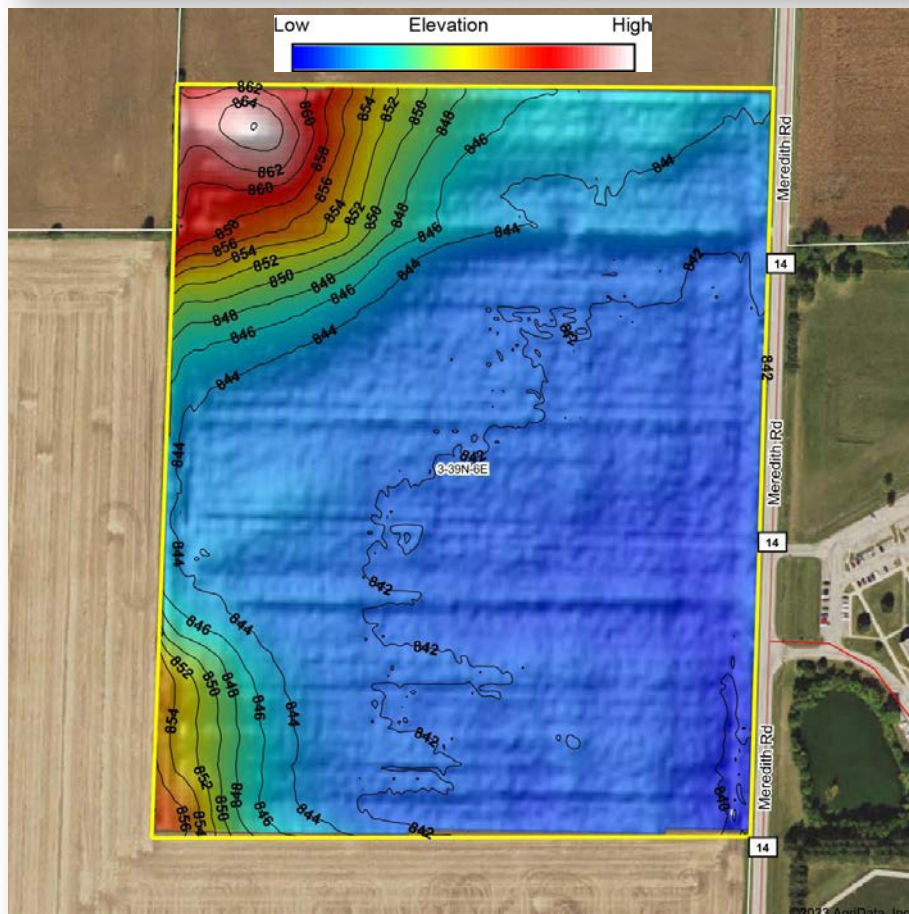
CHS Elburn October 28, 2023	
av pH - 6.9	
av P - 79.1	
av K - 402.9	

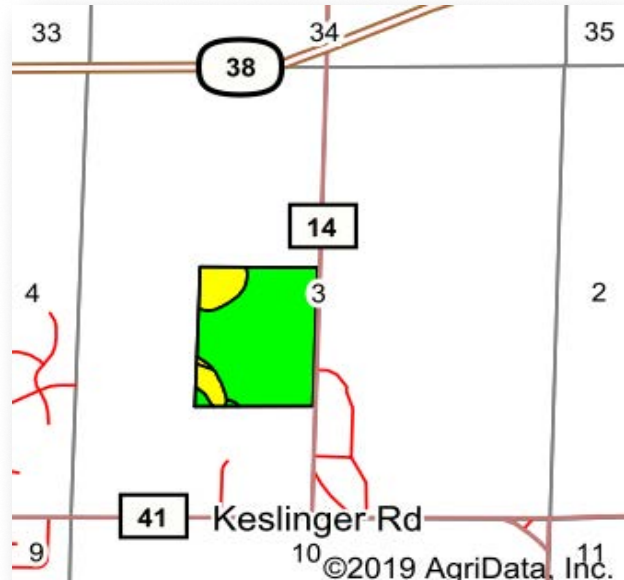
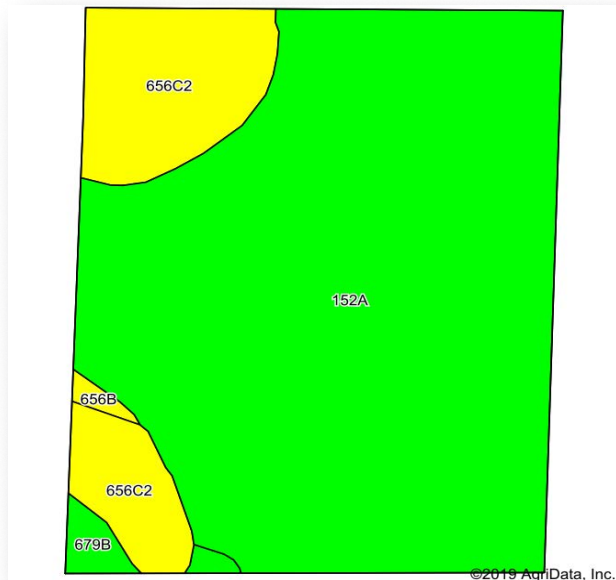
4.3± mi NW of Kaneville IL
54.1± mi SE of Rockford IL
54.4± mi W of Chicago IL
115.0± mi NE of Bloomington IL
116.0± mi NE of Moline IL
184.0± mi NE of Springfield IL
GPS 41.886203, -88.537168



T.39N.-R.6E.







Area Symbol: IL089 Soil Area Version: 13

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
152A	Drummer silty clay loam, 0 to 2 percent slopes	40.78	82.3%		FAV	195	63	73	0.00	5.64	144
**656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	7.69	15.5%		FAV	**151	**49	**61	**4.77	0.00	**112
**679B	Blackberry silt loam, 2 to 5 percent slopes	0.83	1.7%		FAV	**192	**59	**73	**6.96	0.00	**141
**656B	Octagon silt loam, 2 to 4 percent slopes	0.25	0.5%		FAV	**157	**51	**63	**4.97	0.00	**117
Weighted Average						187.9	60.7	71.1	0.88	4.64	138.8

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.



Kaneland High School
(located East across Meredith Road from Kaneland Farm)

Boundaries and acreages are approximate.



United States
Department of
Agriculture

Kane County, Illinois



Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 49.55 acres

2023 Program Year

Map Created May 01, 2023

Farm **4504**
Tract **10440**

IL089_T10440

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

ILLINOIS
KANE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4504

Prepared : 7/25/23 4:03 PM CST

Crop Year : 2023

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
49.55	49.55	49.55	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	49.55	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	49.20	0.00	150	

TOTAL 49.20 0.00

Tract Number : 10440

Description : B11 SEC 3 KANEVILLE TWP
FSA Physical Location : ILLINOIS/KANE
ANSI Physical Location : ILLINOIS/KANE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

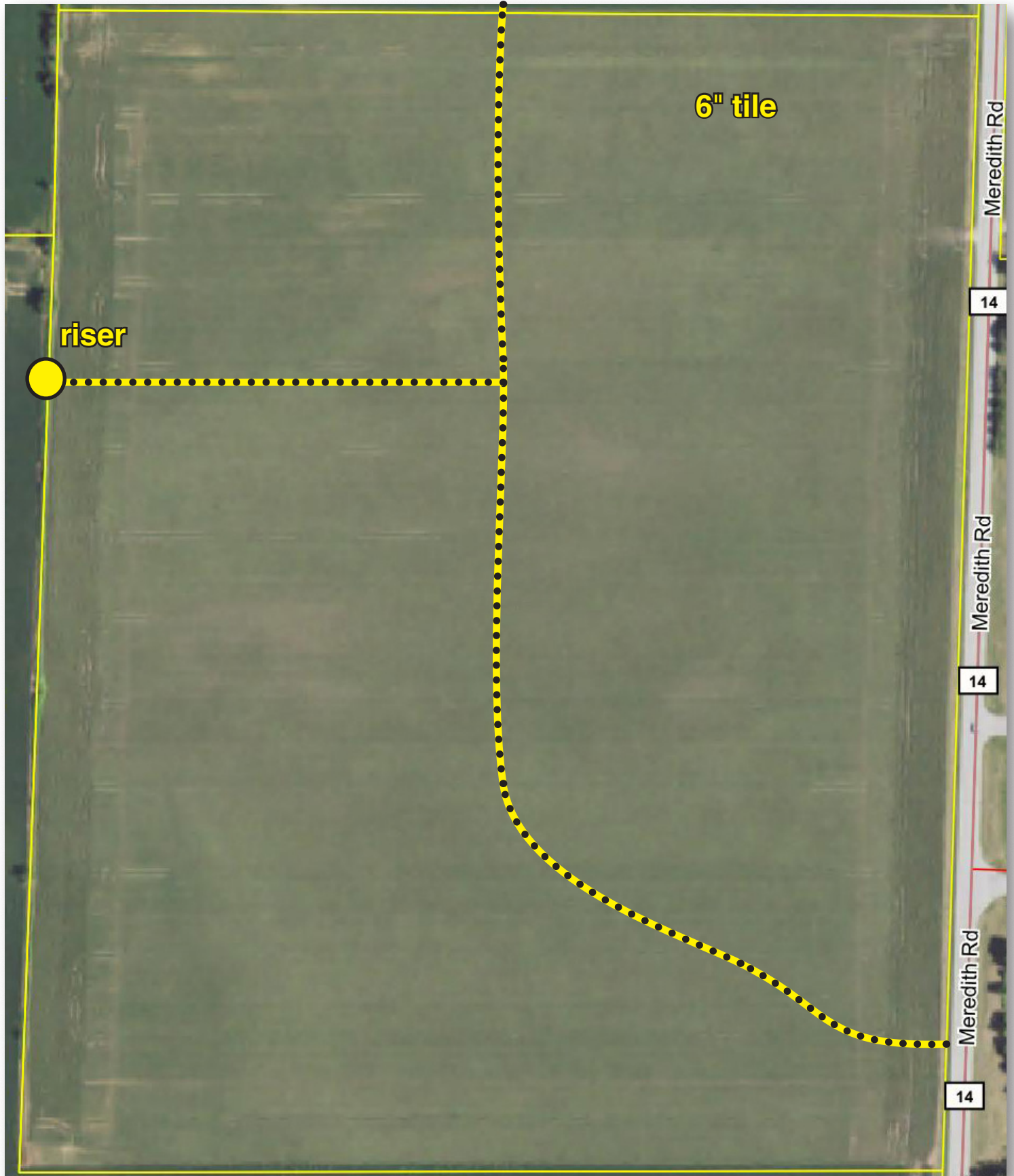
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
49.55	49.55	49.55	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	49.55	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	49.20	0.00	150

TOTAL 49.20 0.00





Professional Land Specialists

Land Brokerage | Farm Management | Land Auctions | Land Consulting

Ray L. Brownfield ALC AFM



Accredited Land Consultant | Accredited Farm Manager
Designated Managing Broker | Owner



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