



Property: 385.26 Acres – Kendall County, Illinois

Location:

385.26/A in the W ½ of the NW ¼ in Sect. 16 &

N ½ of the S ½ & NE ¼ of Sect. 17 T-35-N R-8-E in Kendall County, IL

David Hueneke

815-291-6550

daveiowafarmland@gmail.com

P.O. Box 700

Maquoketa, IA 52060

Total Acres: 385.26

Till. Acres: 375.72

Production Index (PI): 120.4

Ask - Gross: \$ 4,192,014.

Per Acre Price: \$ 10,881.

Income:

	375	(Tillable Acres)
	X 300.	(Current Farm Rent through 2025)
- Cash Rent:	\$ 112,500.	
- Solar Income:	\$ 13,615.	(Current Solar Option for 2024)(See Comments)

Gross Rent: \$ 126,115.

R.E. Taxes (Est.): \$ 11,882. (Est. \$30.84 p/Acre ave.)

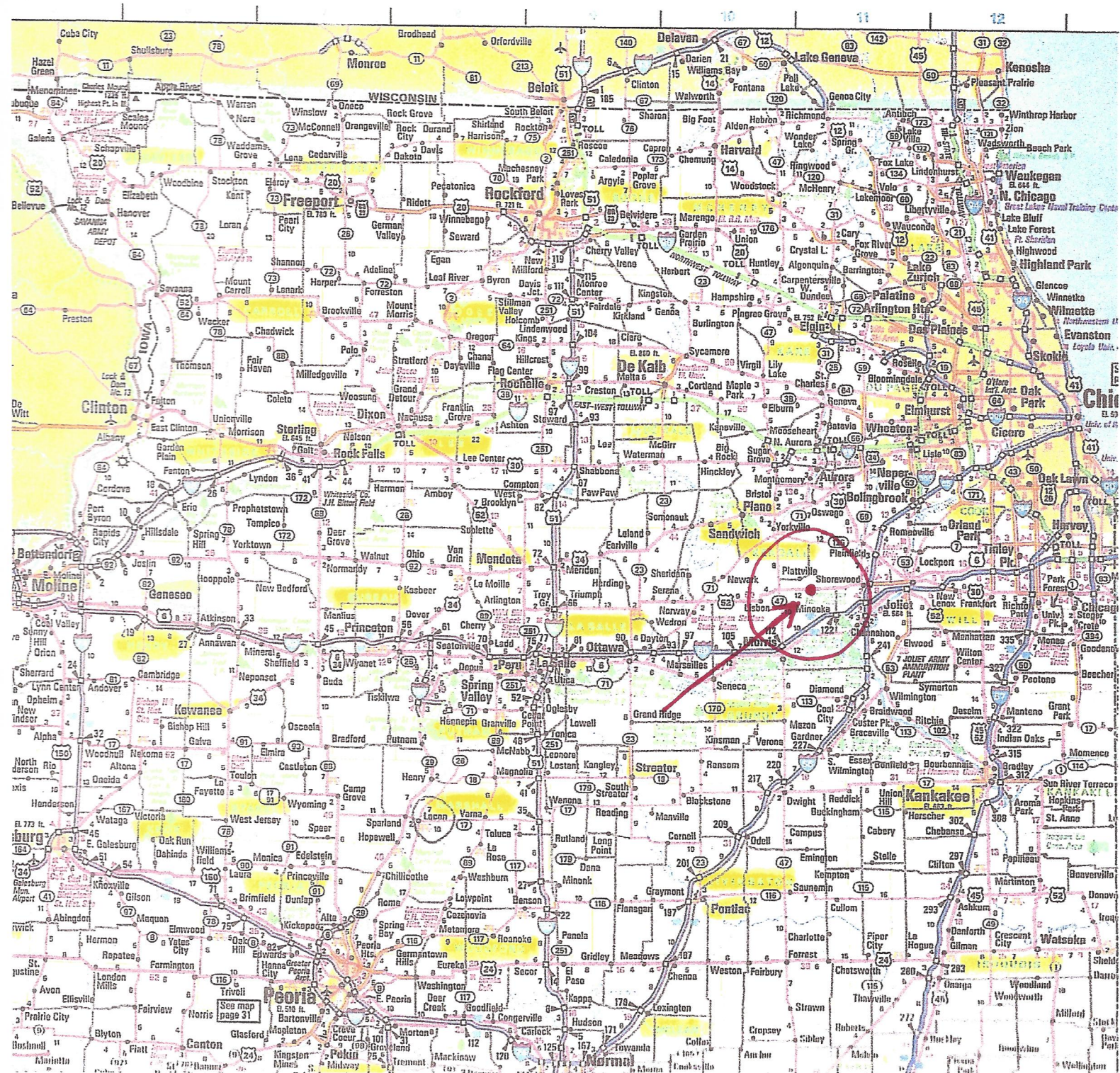
Net Return (After Tax): \$ 114,233.

Return Hypothetical: 2.72% (Based on Asking Price/Current Rent/Current Taxes)

Comments:

- Class B farm with level terrain
- No Buildings
- Solar Contract in Place:
 - o There is an annual option fee with escalator
 - o Current year is \$35. Per acre
 - o When solar development comes to fruition it will be \$1,200. Per Acre - Discuss with Broker
- FSA Maps & 156EZ available upon request.
- This farm is part of a real estate portfolio being offered covering 5,059 acres (+/-) in multiple states in the Midwest, including another tract in Illinois
- If interested in the whole package or would like more info on the Illinois farms – please contact Broker for details.

* All information for this farm is gained from Surety; County FSA; County Tax records and any other source that is deemed to be reliable but not guaranteed to be 100% accurate.



Iowa Farm Land Brokers

David Hueneke

Midwest Farmland

Cell: 815-291-6550

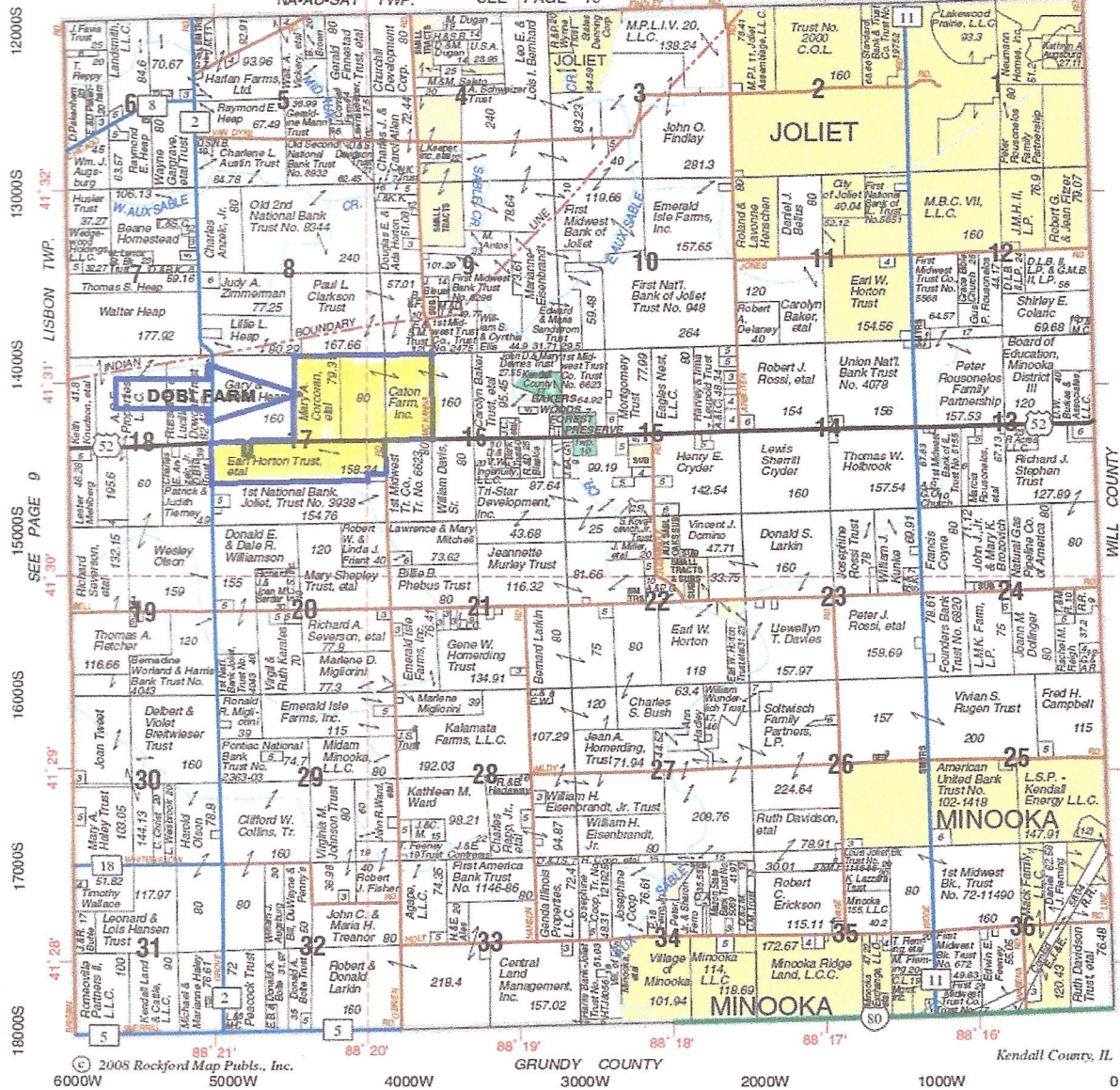
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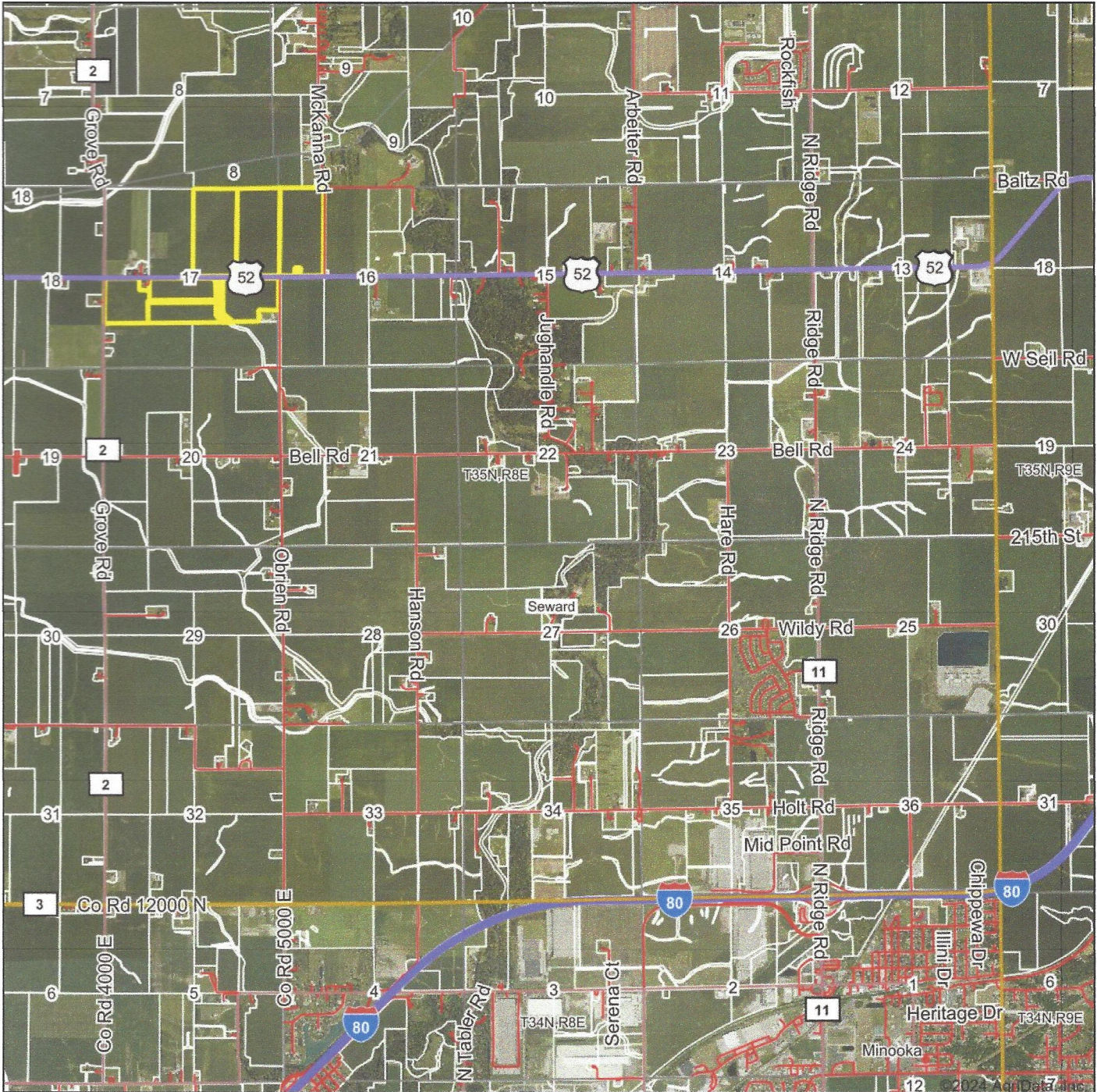
Maquoketa, IA 52060

T.35N.-R.8E.

SEE PAGE 19



Aerial Map



Boundary Center: 41° 30' 49.23, -88° 20' 17.46

0ft 4620ft 9240ft



6/12/2024



Maps Provided By:

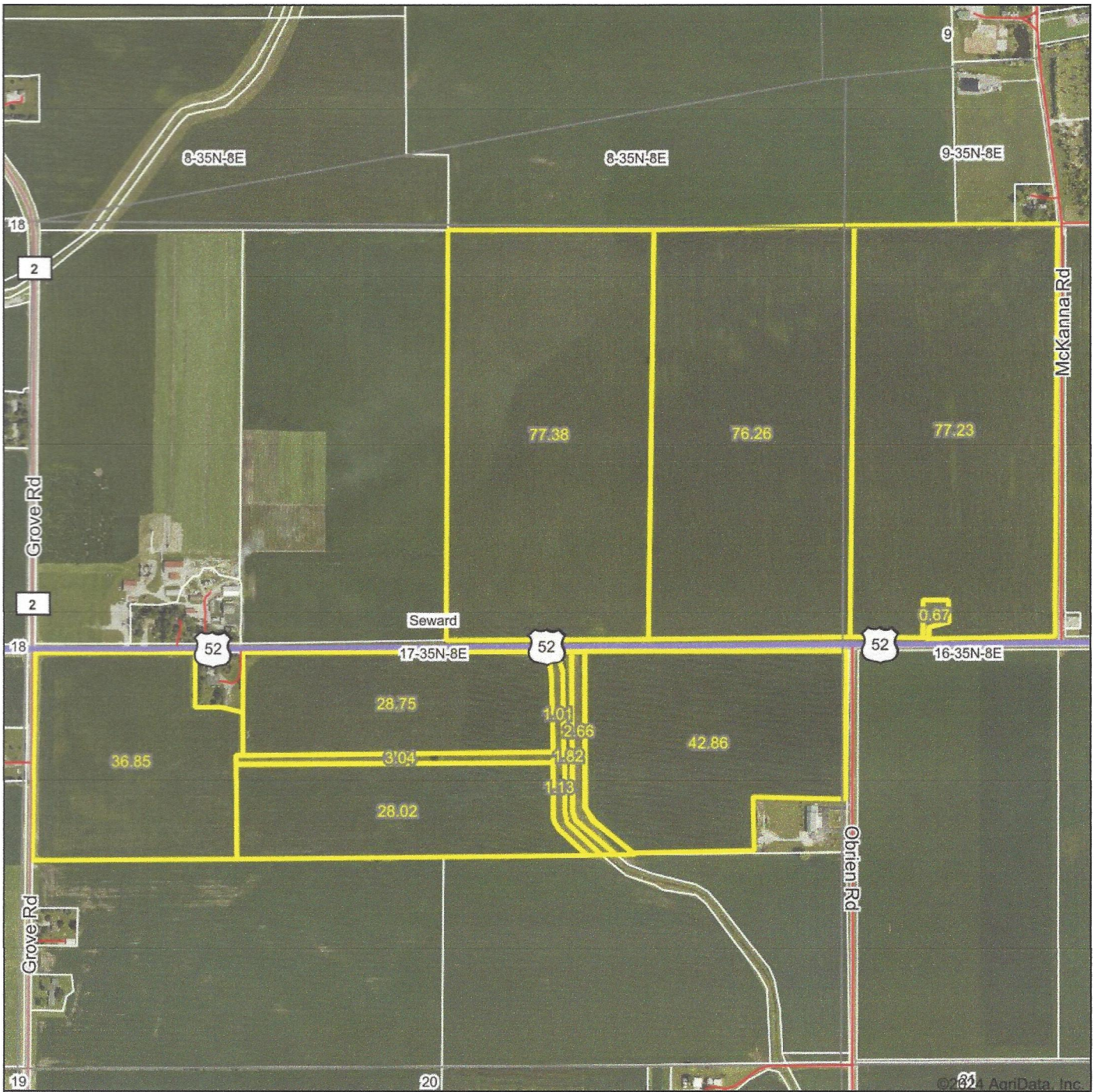


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Field borders provided by Farm Service Agency as of 5/21/2008.

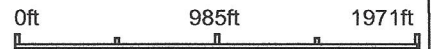
17-35N-8E
Kendall County
Illinois

Aerial Map



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Boundary Center: 41° 30' 49.23, -88° 20' 17.46



6/12/2024



Maps Provided By:

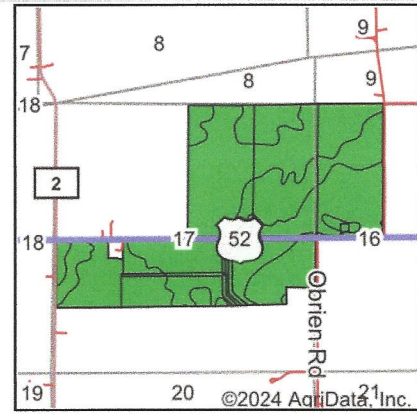


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17-35N-8E
Kendall County
Illinois

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Illinois**
 County: **Kendall**
 Location: **17-35N-8E**
 Township: **Seward**
 Acres: **377.68**
 Date: **6/12/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: IL093, Soil Area Version: 20

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 <i>c</i> Bu/A	Grass-legume <i>e</i> hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**235A	Bryce silty clay, 0 to 2 percent slopes	224.69	59.4%		FAV	**161	**54	**63	**82	0	**4.70	**120	33
**91A	Swygert silty clay loam, 0 to 2 percent slopes	105.58	28.0%		UNF	**158	**52	**63	**79	0	**4.50	**118	57
**69A	Milford silty clay loam, 0 to 2 percent slopes	47.41	12.6%		FAV	**171	**57	**68	**88	0	**5.50	**128	63
Weighted Average						161.4	53.8	63.6	81.9	*-	4.7	120.4	*n 43.5

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

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

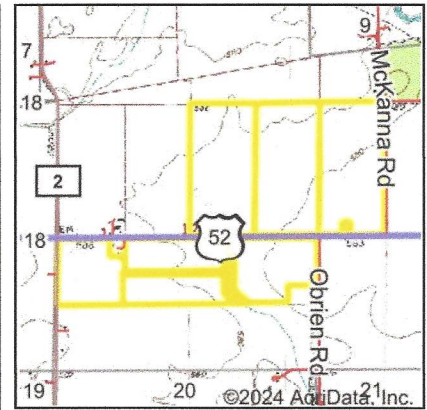
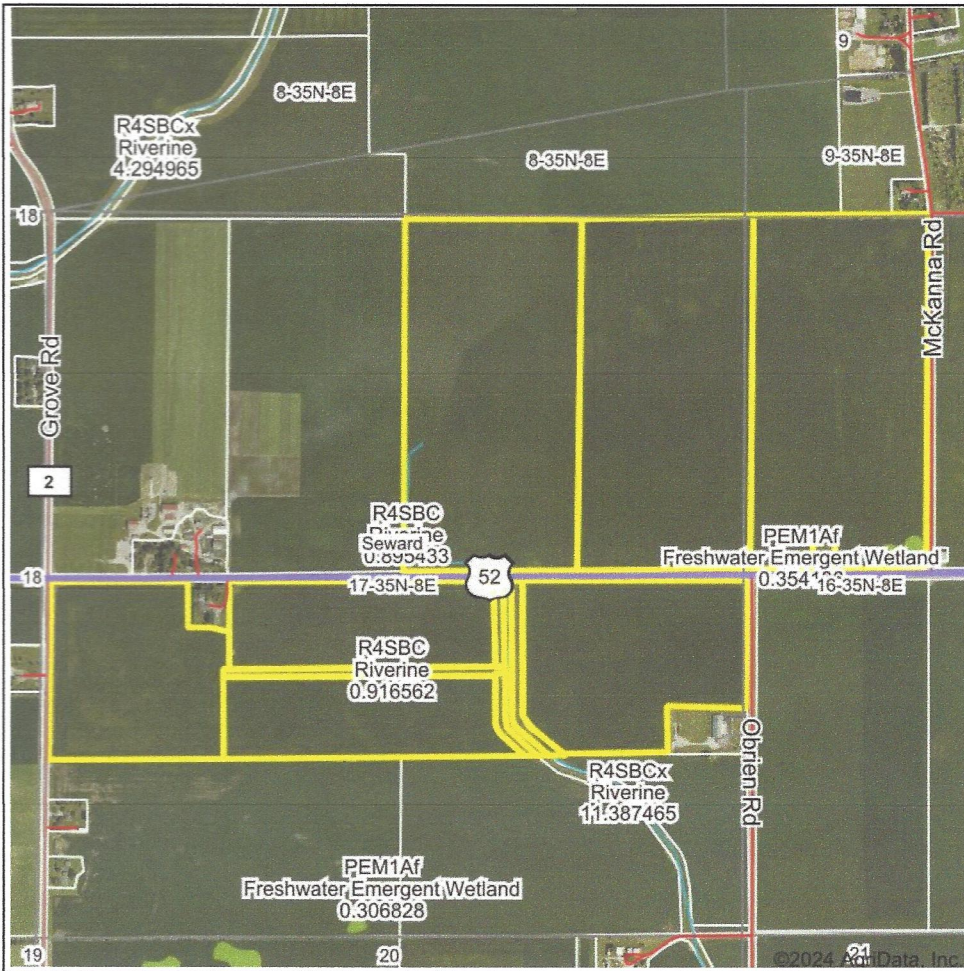
c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

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

*n: The aggregation method is "Weighted Average using all components"

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

Wetlands Map



State: **Illinois**
 Location: **17-35N-8E**
 County: **Kendall**
 Township: **Seward**
 Date: **6/12/2024**



0ft 1477ft 2953ft

Classification Code	Type	Acres
R4SBC	Riverine	1.77
PEM1Af	Freshwater Emergent Wetland	1.46
R4SBCx	Riverine	0.54
Total Acres		3.77

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>