

MJO Sugar Grove Farm

PATH OF PROGRESS FUTURE DEVELOPMENT POTENTIAL

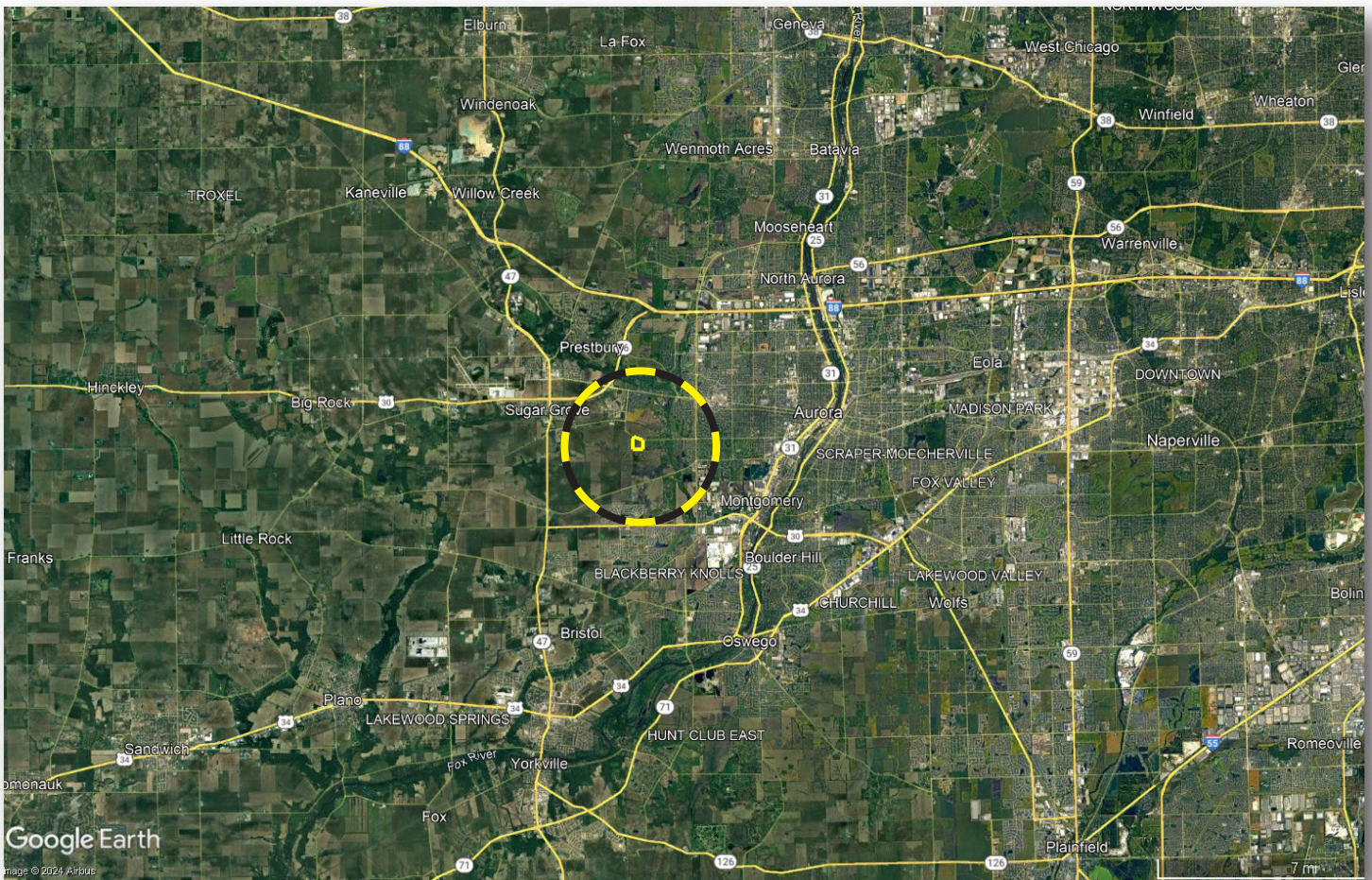
looking south, 8.18.24



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MJO Sugar Grove Farm

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



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Boundaries and acreages are approximate.

PATH OF PROGRESS | FUTURE DEVELOPMENT POTENTIAL

This 40 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.

acreage	-	40.00± acres (nearly all tillable)
description	-	Part of the SE¼ of Section 23, and part of the W½ of the NE¼ of Section 26, Sugar Grove Township, T.38N.-R.7E., Kane County, Illinois
soils	-	Productivity Index 132.8 (Danabrook, Flanagan, LaRose, Elpaso)
price	-	\$1,400,000.00 (\$35,000.00/acre)
taxes (2023)	-	\$1,812.40 - ESTIMATED (\$45.31/acre)
buildings	-	none
PIN	-	14.23.400.019, 14.23.400.021, 14.23.400.022, 14.23.400.023, 14.26.200.010 (partial), 14.26.200.012 (partial), 14.26.200.013 (partial), 14.26.200.014 (partial)
frontage	-	Prairie Street

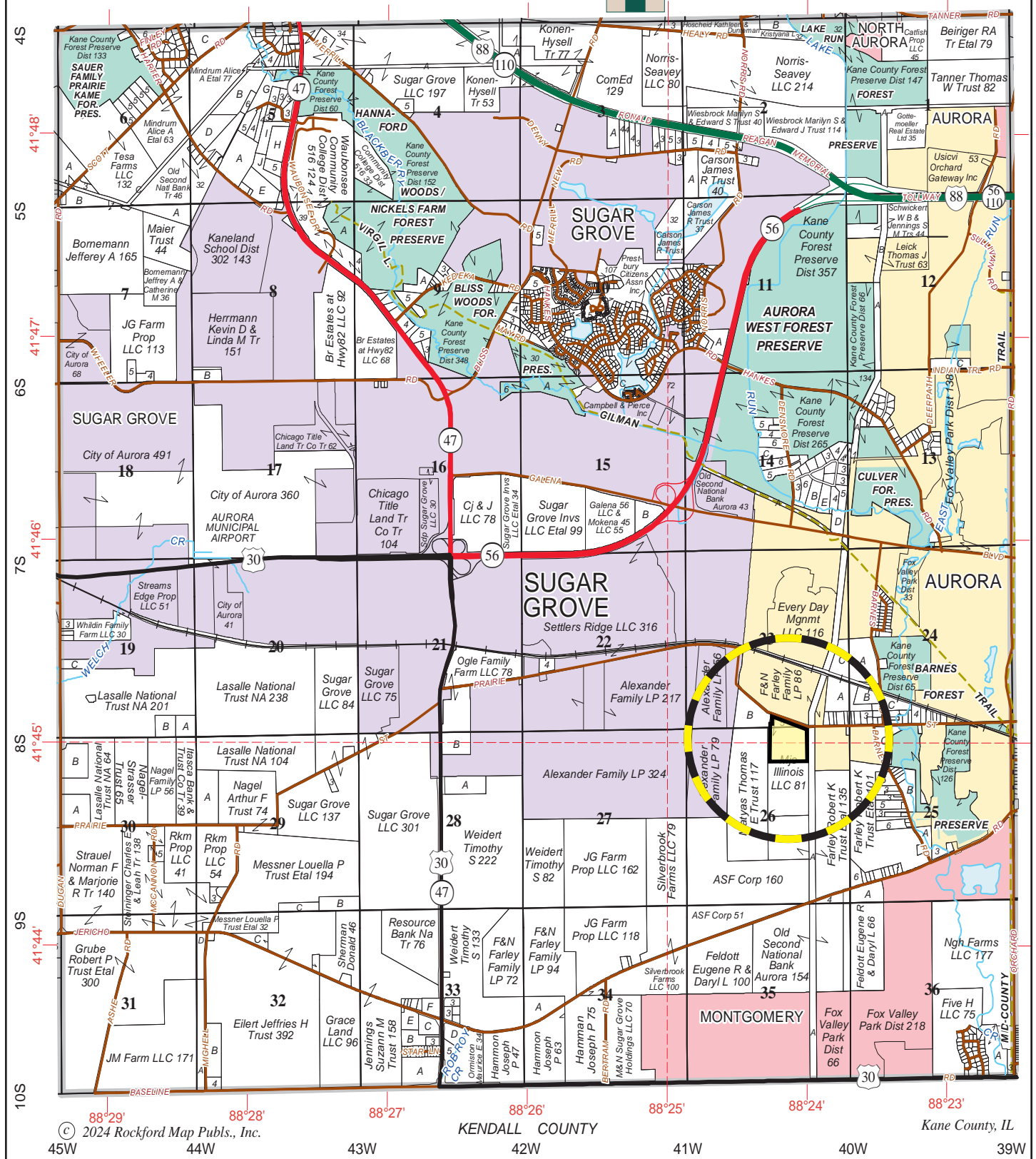
FSA Information Farm 4709 Tract 2425 ARC-CO		
Commodity	Base Acres	County Yield
Corn	30.00 (est)	159
Soybeans	10.00 (est)	63

looking south, 8.18.24



SUGAR GROVE

T.38N.-R.7E.

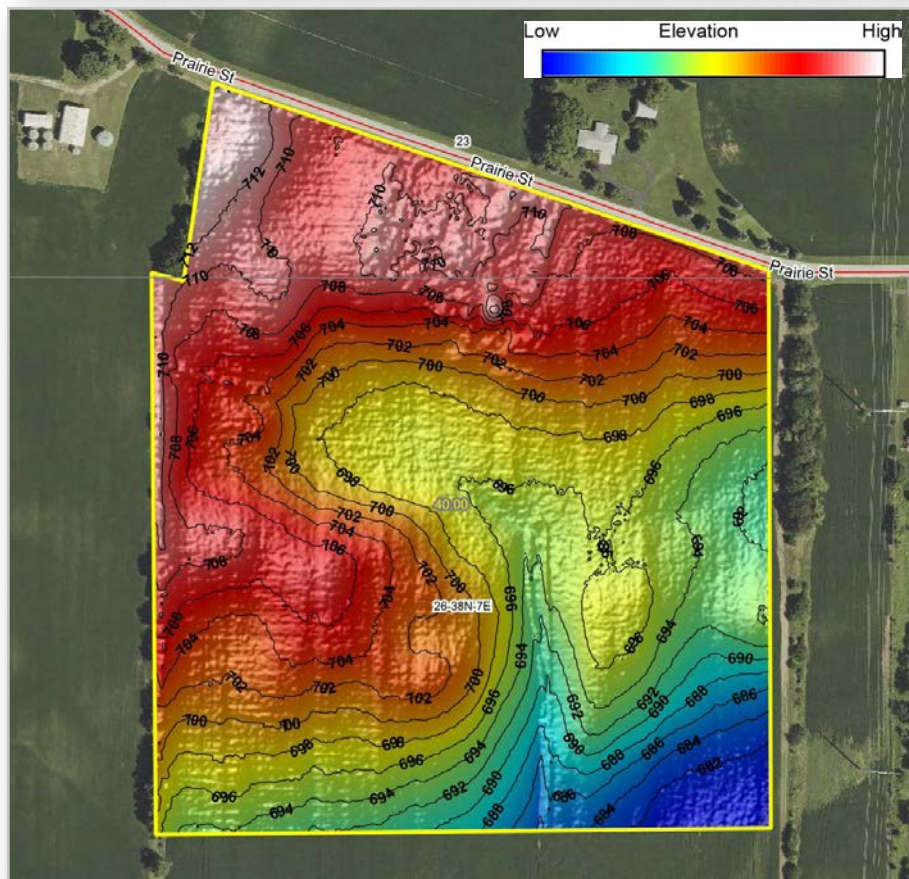


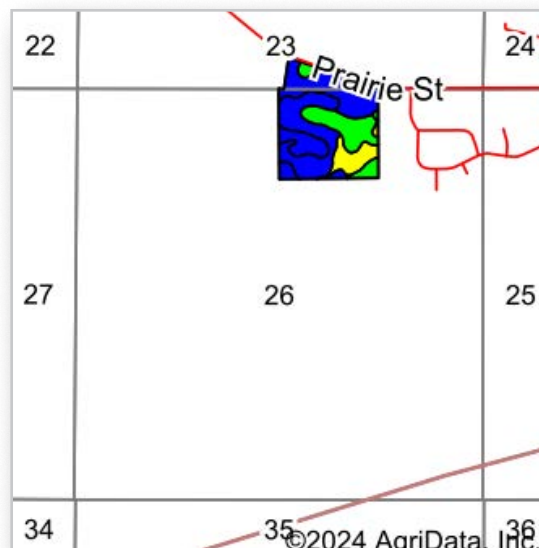
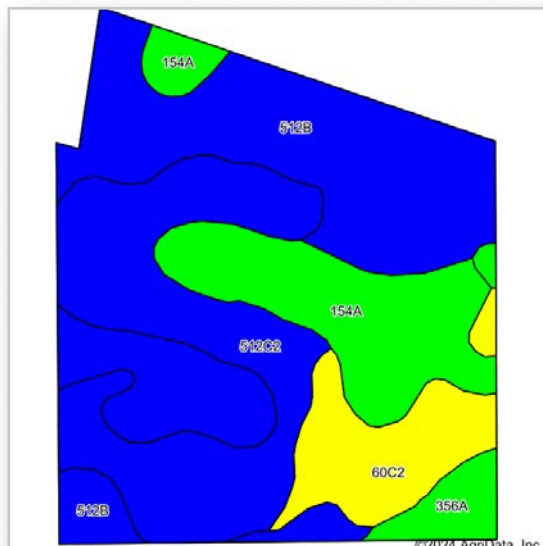
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45W 44W 43W 42W 41W 40W 39W

KENDALL COUNTY

Kane County, IL

Boundaries and acreages are approximate.





Area Symbol: IL089, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Grass-legume hay, T/A	Crop productivity index for optimum management
**512B	Danabrook silt loam, 2 to 5 percent slopes	15.52	38.9%		FAV	**185	**58	**72	**6.30	**137
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	11.45	28.6%		FAV	**174	**55	**68	**6.00	**128
154A	Flanagan silt loam, 0 to 2 percent slopes	7.25	18.1%		FAV	194	63	77	5.90	144
**60C2	La Rose loam, 5 to 10 percent slopes, eroded	4.32	10.8%		FAV	**145	**47	**58	**4.60	**108
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	1.46	3.6%		FAV	**195	**63	**66	**5.80	**144
Weighted Average						179.5	57	70	5.9	132.8

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
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.



Boundaries and acreages are approximate.



United States
Department of
Agriculture

Kane County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2024 Program Year

Map Created March 06, 2024

Farm **4709**

Tract **2425**

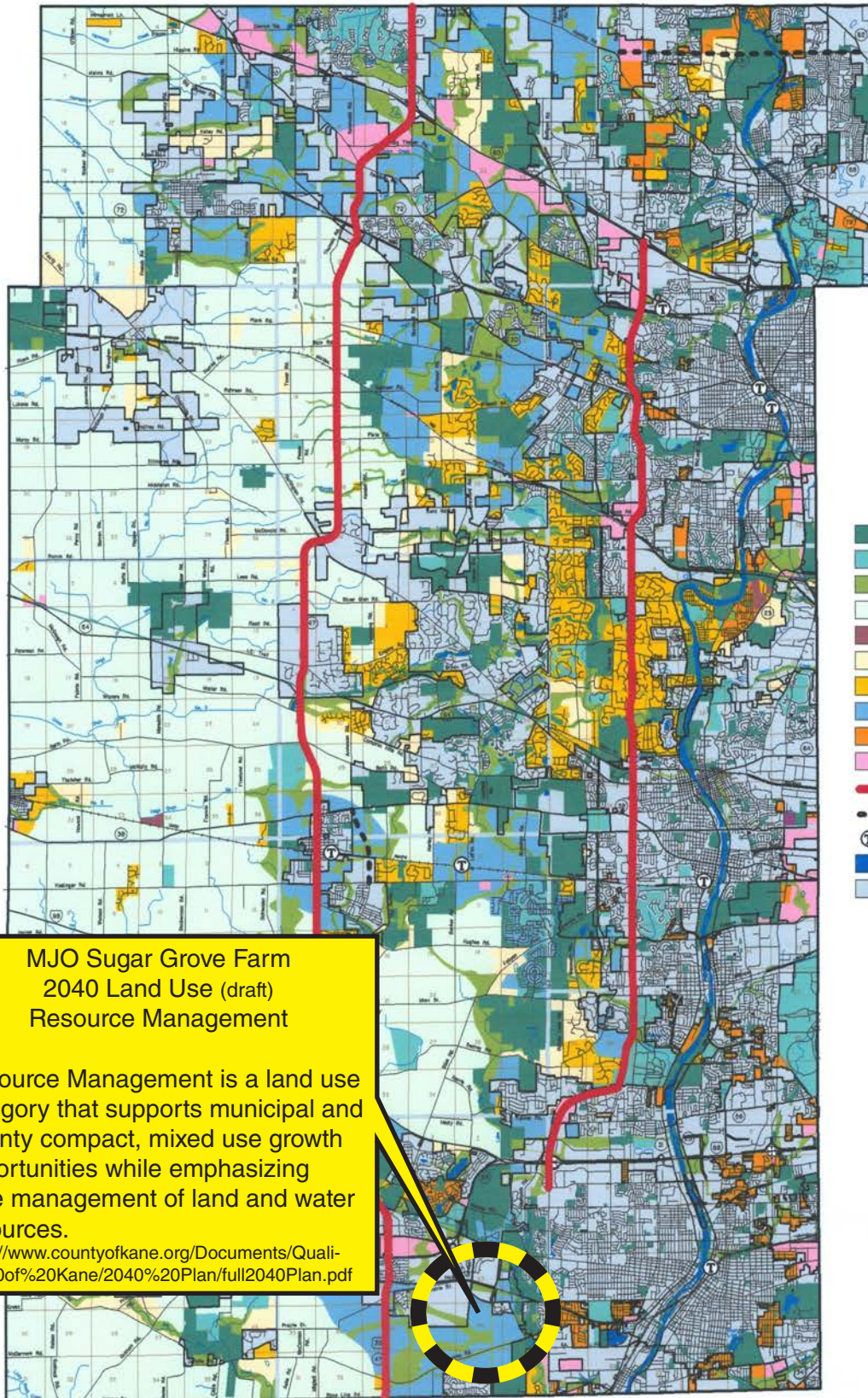
IL089_T2425

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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

5/8/12

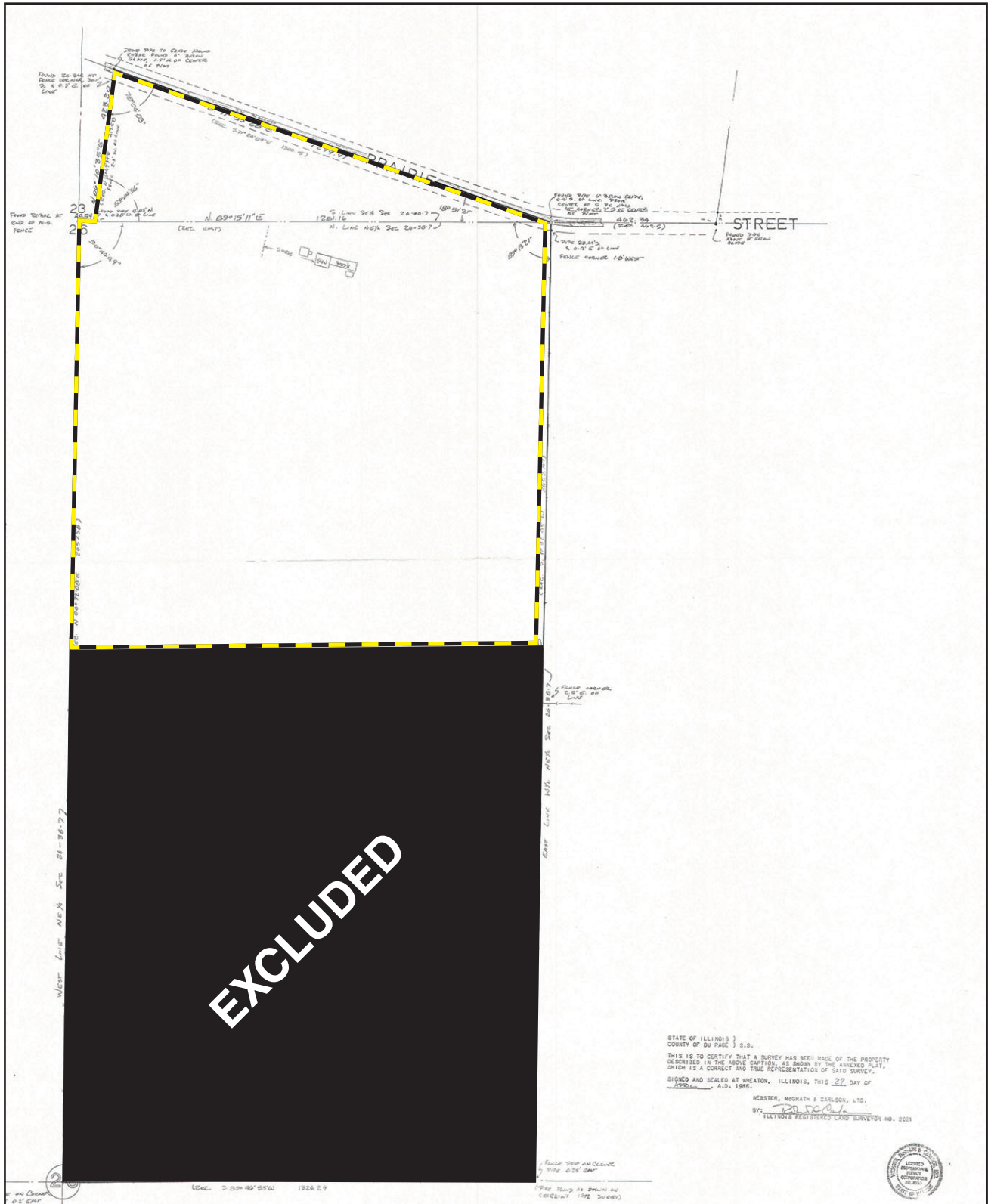


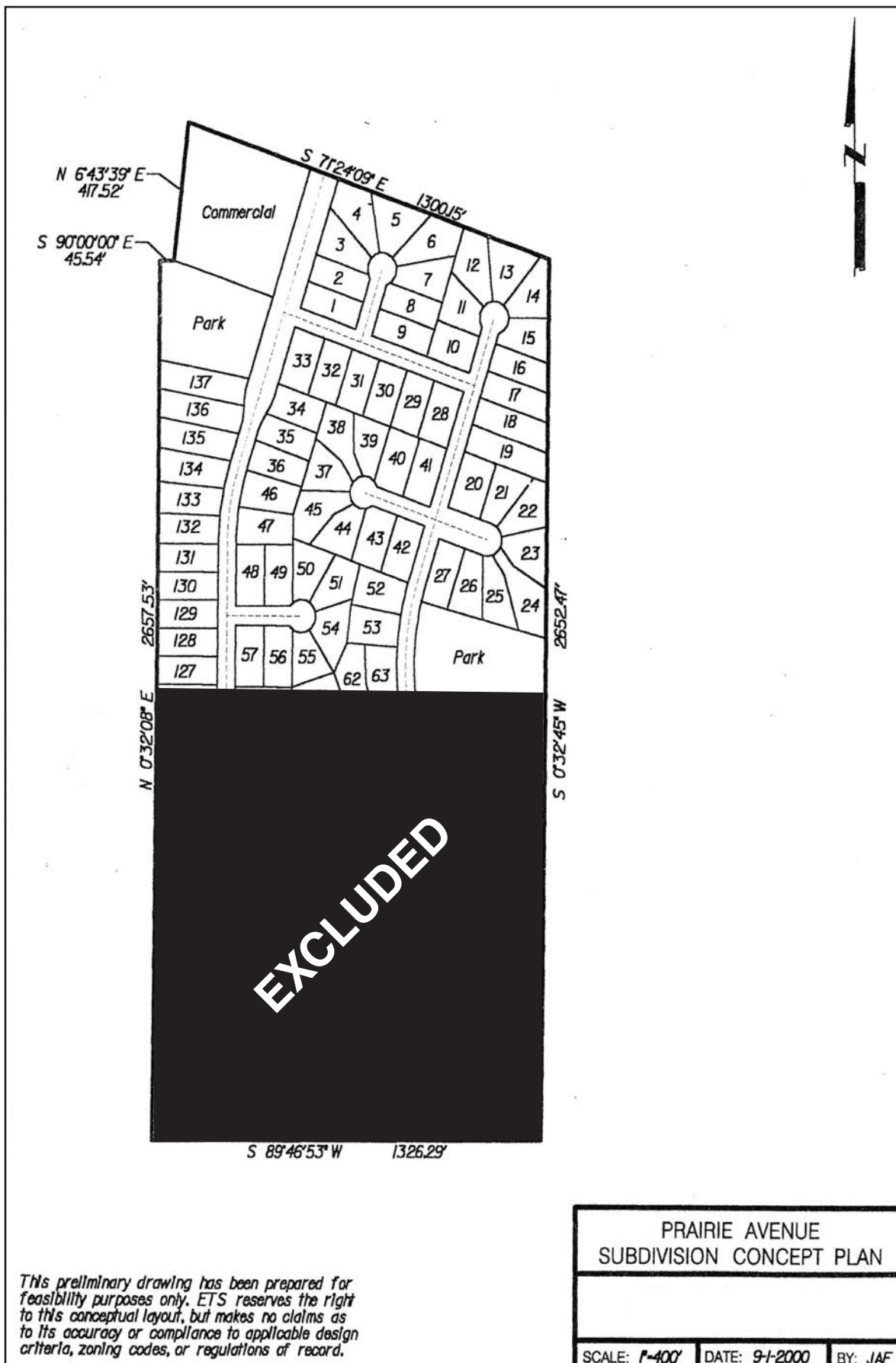
MJO Sugar Grove Farm
2040 Land Use (draft)
Resource Management

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>

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Land Pro LLC



Private Treaty Sale

Land Pro LLC provides a full range of real estate brokerage services to sellers, buyers, and investors, through a private treaty listing.



Farm Management

For landowners, Land Pro LLC offers professional caring for the land, through good stewardship, to provide a positive return on investment.



Auction Sale

The Land Pro LLC auction marketing system attracts serious, qualified buyers to every sale, regardless of whether it is a live, in-person auction or live online only auction. Our decades of experience have earned us honors in the industry and accolades from our clients.

The Mission of Land Pro LLC has been, and always will be, to provide high-quality, comprehensive services that maximize the value of real estate through impeccable ethics, professional service, and ongoing education.

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Professional Land Specialists



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Land Auctions | Land Consulting



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