

THE BIG ROCK FARM

50[±] ACRES, KANE COUNTY, ILLINOIS



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

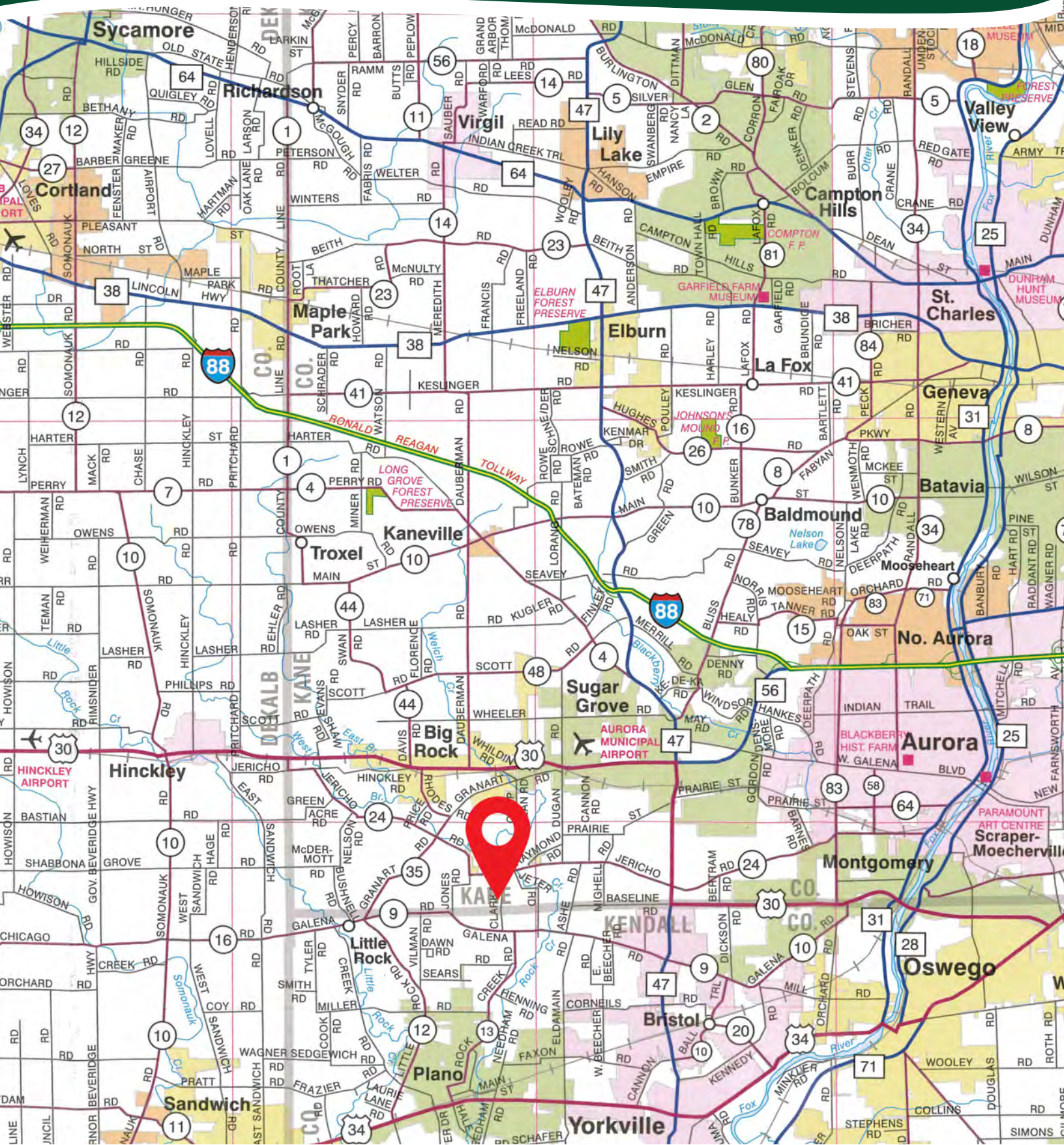
THE BIG ROCK FARM

AERIAL MAP



THE BIG ROCK FARM

HIGHWAY MAP



THE BIG ROCK FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 35 miles southwest of Chicago O'Hare International Airport. Nearby cities include: Big Rock (1/4 mile north), Sugar Grove (1 3/4 miles north), and Plano (1 1/2 miles southwest).
FRONTAGE	There is approximately 3/8 mile of road frontage on Clark Road.
MAJOR HIGHWAYS	Illinois Route 30 is 2 1/2 miles north, Illinois Route 47 is 3 5/8 miles east, and U.S. Route 34 is 4 miles south of the property.
LEGAL DESCRIPTION	A brief legal description indicates the Big Rock Farm is located in Part of the Southeast Quarter of Section 35, Township 38 North – Range 6 East (Big Rock Township), Kane County, Illinois.
TOTAL ACRES	There are a total of 50 acres, more or less, estimated.
ACREAGE OVERVIEW	There are approximately 45.9 acres in tillable crop production and approximately 2.7 acres in the former building site at the southeast corner of the property. All acreages are estimated.
SOIL TYPES	Elburn silt loam is the primary soil type on this farm.
TOPOGRAPHY	The topography of the subject farm is level to nearly level.
MINERAL RIGHTS	All mineral rights owned by the seller will be transferred in their entirety to the new owner.
POSSESSION	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.
PRICE & TERMS	The asking price is \$16,950 per acre. A 10% earnest money deposit should accompany any offer to purchase.
FINANCING	Mortgage financing is available from several sources. Names and addresses will be provided upon request.
GRAIN MARKETS	There are a number of grain markets located within 15 miles of The Big Rock Farm.

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PROPERTY DETAILS

TAXES	The 2025 real estate taxes are to be determined pending a parcel split. The property is currently part of PIN#13-35-400-006.
ZONING	The property is zoned F - Farming District.
COMMENTS	The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark Mommsen at Martin, Goodrich & Waddell, Inc. at 815-901-4269.

THE BIG ROCK FARM

PROPERTY PHOTOS



THE BIG ROCK FARM

PROPERTY PHOTOS



THE BIG ROCK FARM

SOILS INFORMATION

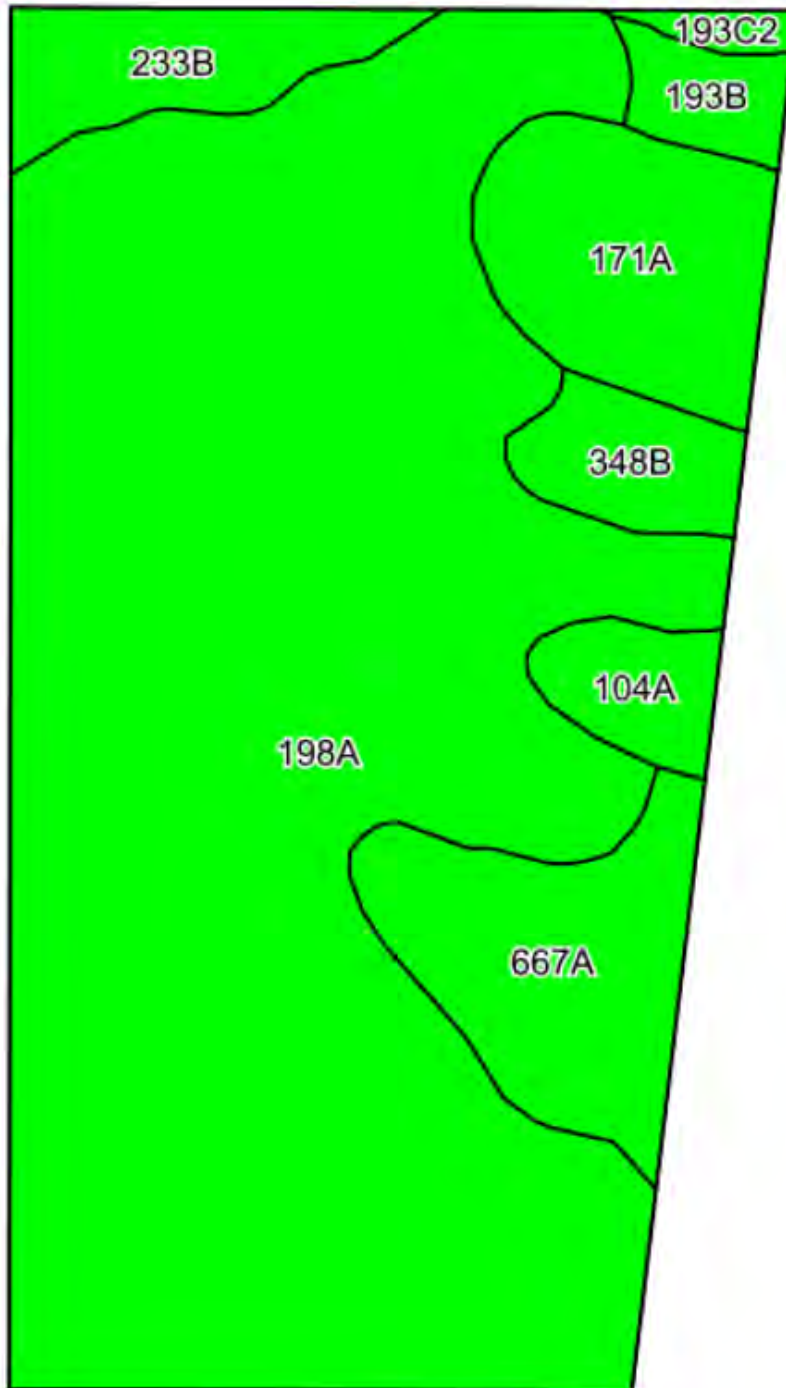
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
198A	Elburn silt loam	33.60	143
667A	Kaneville silt loam	3.73	128
171A	Catlin silt loam	3.31	137
233B	Birkbeck silt loam	1.98	121
348B	Wingate silt loam	1.30	119
104A	Virgil silt loam	1.00	132
193B	Mayville silt loam	0.76	108
193C2	Mayville silt loam	0.22	107
WEIGHTED AVERAGE:			138.7

**Figures taken from the University of Illinois Bulletin 811, Optimum Crop Productivity Ratings for Illinois Soils.*

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SOILS MAP



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APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. TOPOGRAPHY MAP
2. WETLANDS MAP

For more information, please visit MGW.us.com

or contact:

Mark Mommsen (815) 901-4269 | Mark.Mommsen@mgw.us.com



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TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 677.9

Max: 691.0

Range: 13.1

Average: 684.5

Standard Deviation: 3.02 ft

0ft 378ft 752ft



8/13/2025

35-38N-6E
Kane County
Illinois

Boundary Center: 41.724752, -88.515638

WETLANDS MAP



Maps Provided By:
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Boundary Center: 41.724752, -88.515638

35-38N-6E
Kane County
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0ft 558ft 1116ft



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