

Collins Road 40 Farm

Highly productive, Class A soil farm, well located for future development.

looking north 1.28.21



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

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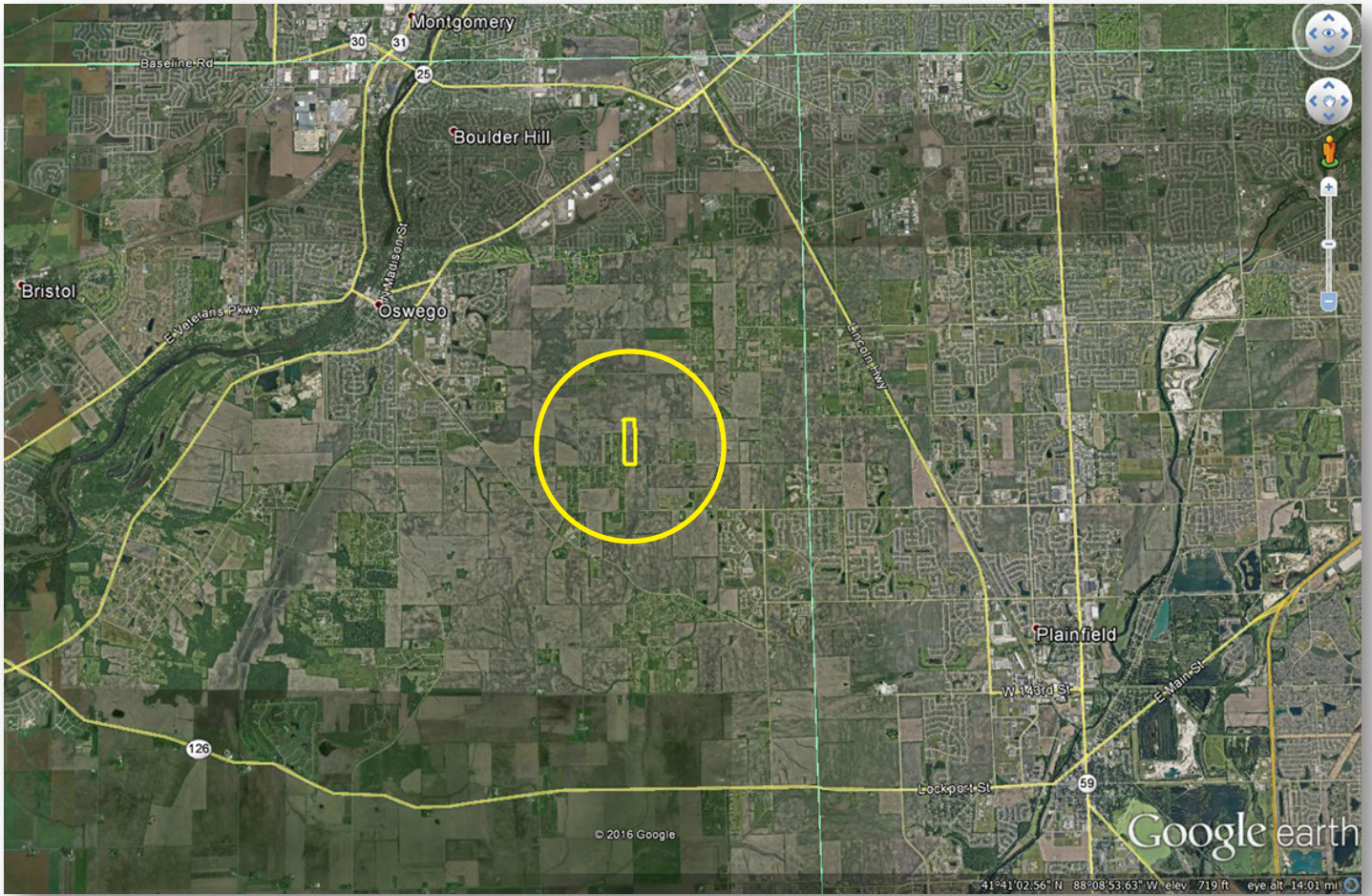
February 9, 2021



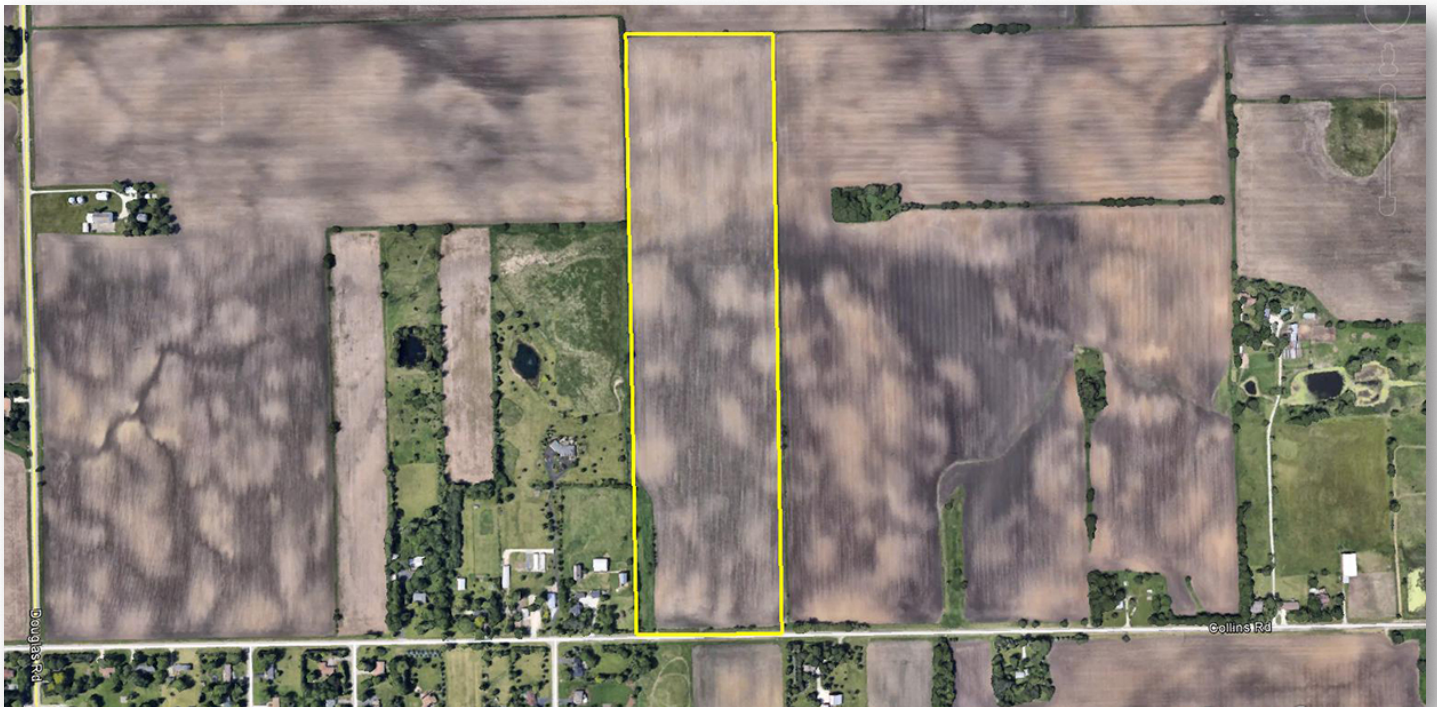
Collins Road 40 Farm

40.609 surveyed acres | 41.20± tillable acres | Section 26 | Oswego Township | T.37N.-R.8E. | Kendall County Illinois

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ACREAGE
40.609 surveyed acres (41.20± tillable acres)

DESCRIPTION
The W½ of the W½ of the NW¼, Section 26, T.37N.-R.8E., Oswego Township, Kendall County Illinois

SOILS
Productivity Index - 137.5
mostly Drummer, Mundelein, Barrington

ZONING
A1 - Agriculture
Application can be made for one building permit.

PRICE
\$588,830.00 (\$14,500/acre)

TAXES (2019)
\$2,058.00 (\$50.67/ac)
PIN 03.26.100.001
part of Morgan Creek Drainage District
no buildings

FARM LEASE
Farm leased for 2021

SOIL TEST
Available upon request.

FRONTAGE
Collins Road



.5± mi SE of Oswego IL corp limits
1.0± mi W of Plainfield IL corp limits
45.6± mi SW of Chicago IL
80.7± mi SE of Rockford IL
101.9± mi NE of Bloomington IL
138.0± mi E of Moline IL
173.0± mi NE of Springfield IL
GPS 41.657695, -88.297602
(Points are to center of city.)

FSA Information
Farm 4906 | Tract 3917
ARC-CO

Commodity	Base Acres	County Yield
Corn	37.20	117

Soil Test
Granular | March 7, 2019

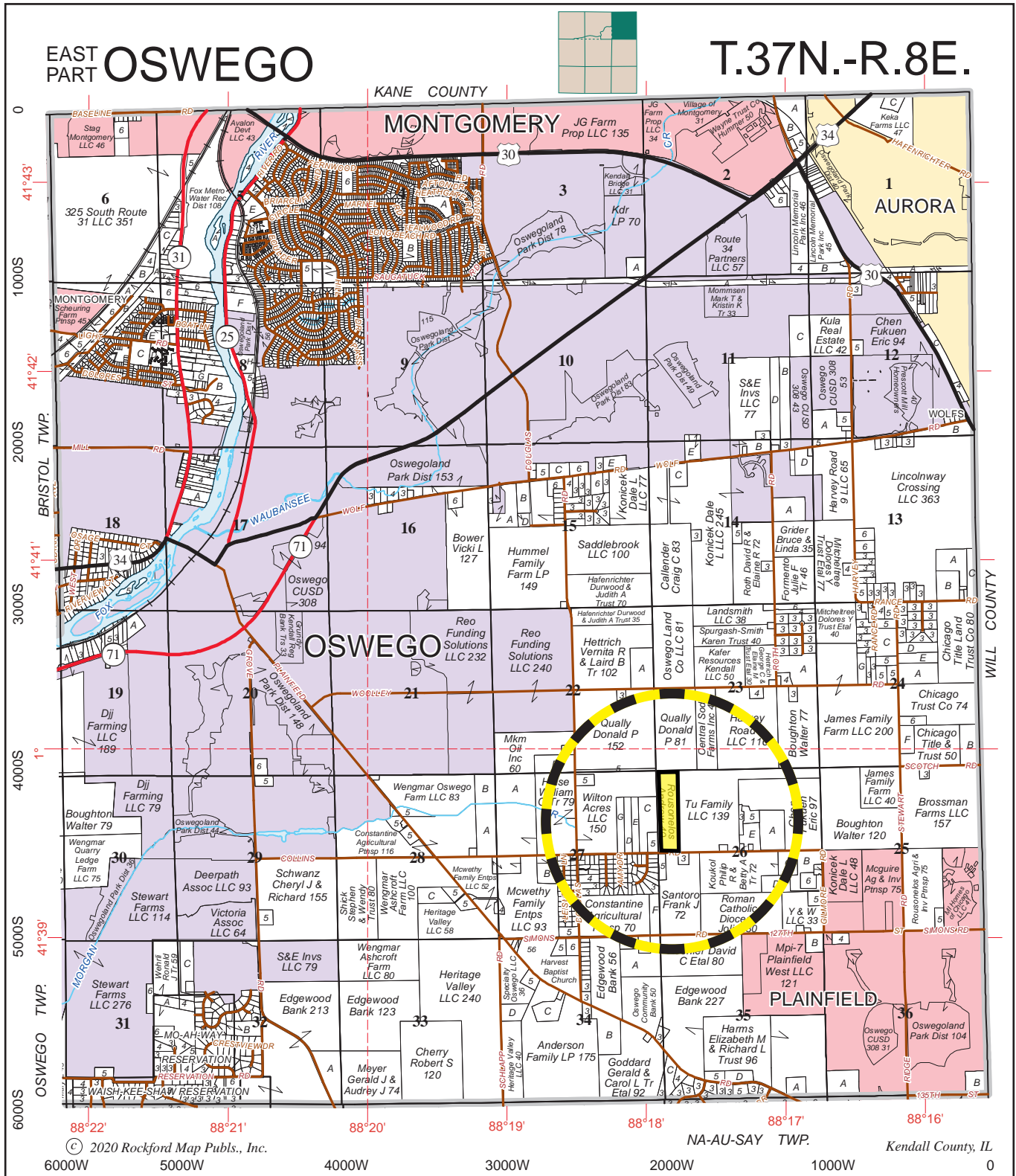
av pH - 6.3
av P - 46.6
av K - 190

Collins Road 40 Farm Yields

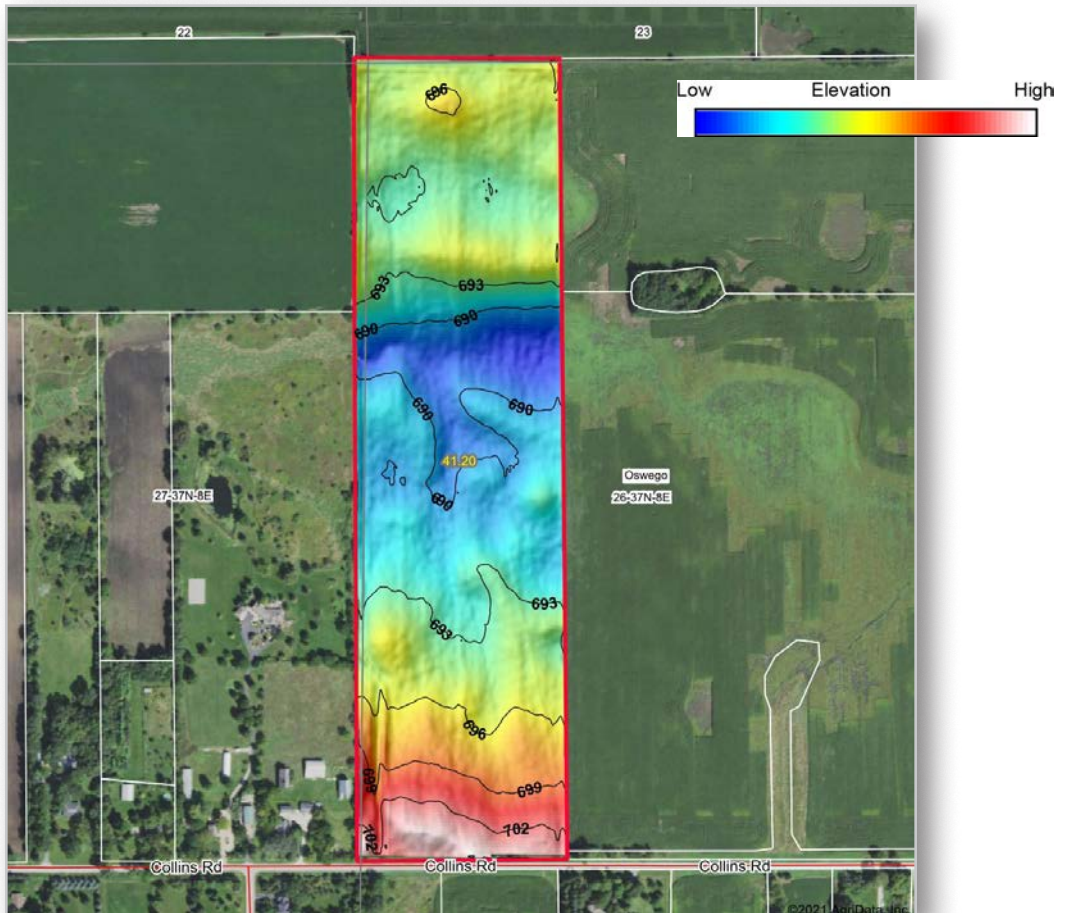
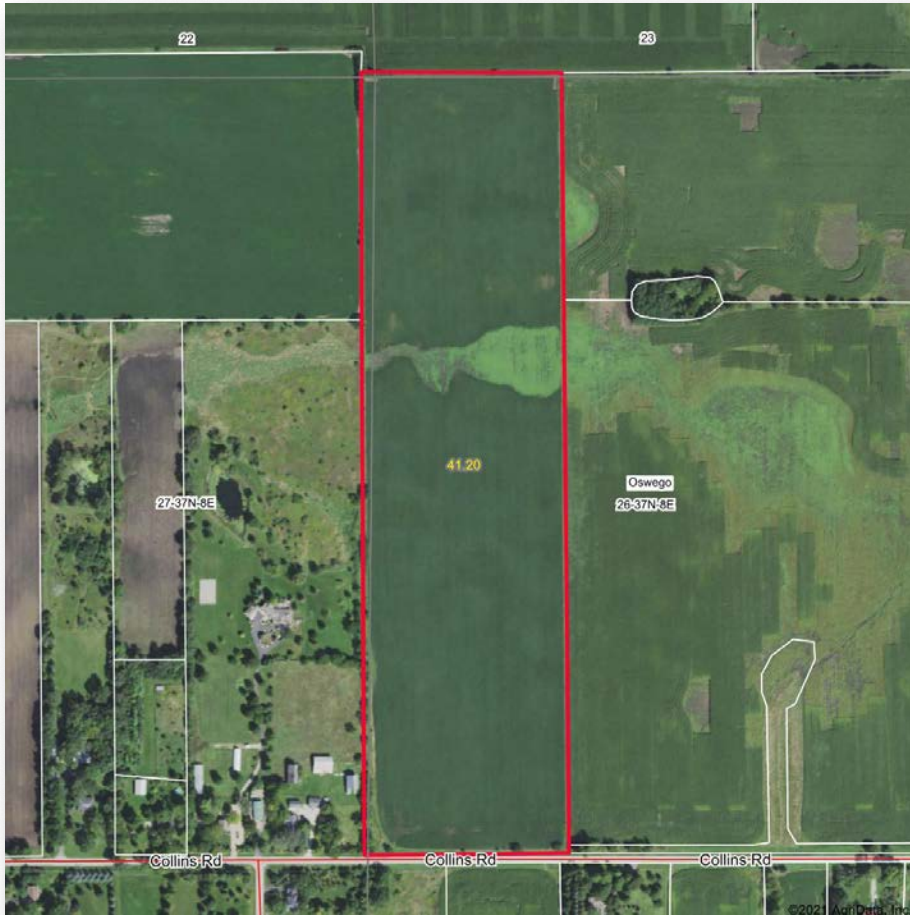
	Corn	Soybeans
2020	159.0	-
2019	-	74.0
2018	212.0	-
2017	-	63.0
2016	208.0	-
2015	-	67.0



Boundaries and acreages are approximate.



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United States
Department of
Agriculture

Kendall County, Illinois



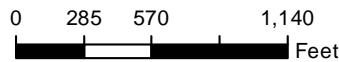
Common Land Unit

plss_a_il_WMAS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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



2021 Program Year

Map Created December 01, 2020

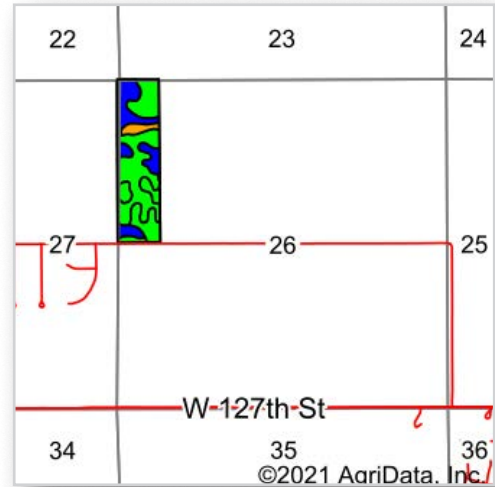
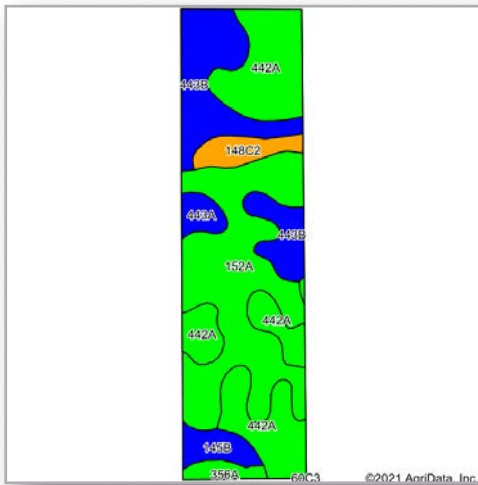
Farm 4906

Tract 3917

Tract Cropland Total: 41.20 acres

IL093_T3917

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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	14.89	36.1%		FAV	195	63	73	0.00	5.64	144
442A	Mundelein silt loam, 0 to 2 percent slopes	12.52	30.4%		FAV	188	60	74	0.00	5.39	138
**443B	Barrington silt loam, 2 to 4 percent slopes	8.25	20.0%		FAV	**174	**56	**68	**5.84	0.00	**129
**148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	1.81	4.4%		FAV	**172	**54	**65	**5.95	0.00	**126
**145B	Saybrook silt loam, 2 to 5 percent slopes	1.65	4.0%		FAV	**177	**56	**68	**6.21	0.00	**131
443A	Barrington silt loam, 0 to 2 percent slopes	1.13	2.7%		FAV	176	57	69	5.90	0.00	130
356A	Elpaso silty clay loam, 0 to 2 percent slopes	0.95	2.3%		FAV	195	63	66	0.00	5.77	144
Weighted Average						186.4	59.8	71.5	1.84	3.81	137.5

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.



