

Feldott Farm

Future Residential Development Potential

near Elburn IL Commuter Rail Station

3 Building Permits allowed

looking west, 4.1.20

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Designated Managing Broker | Owner



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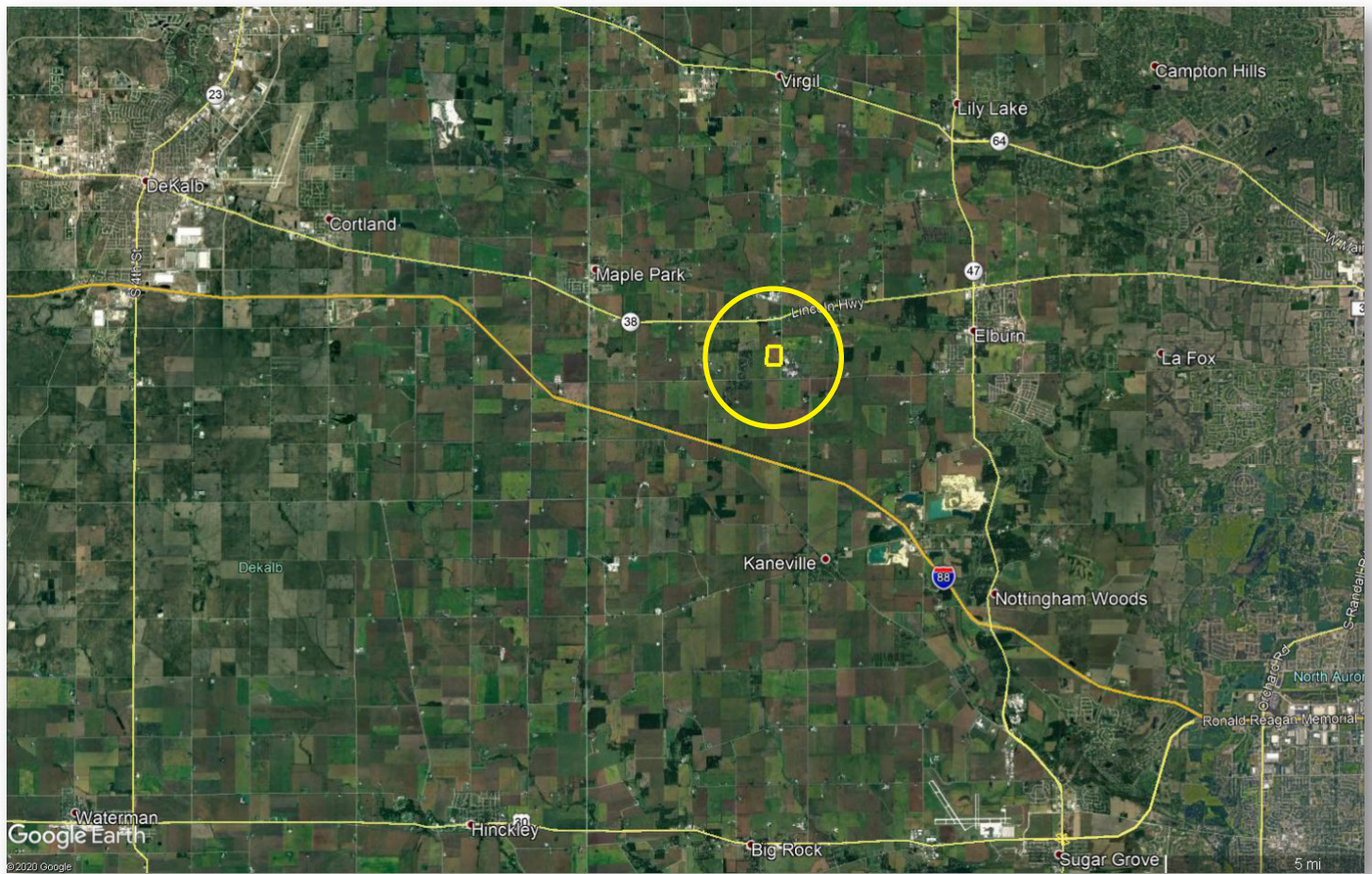
RE/MAX

Professional Land Specialists

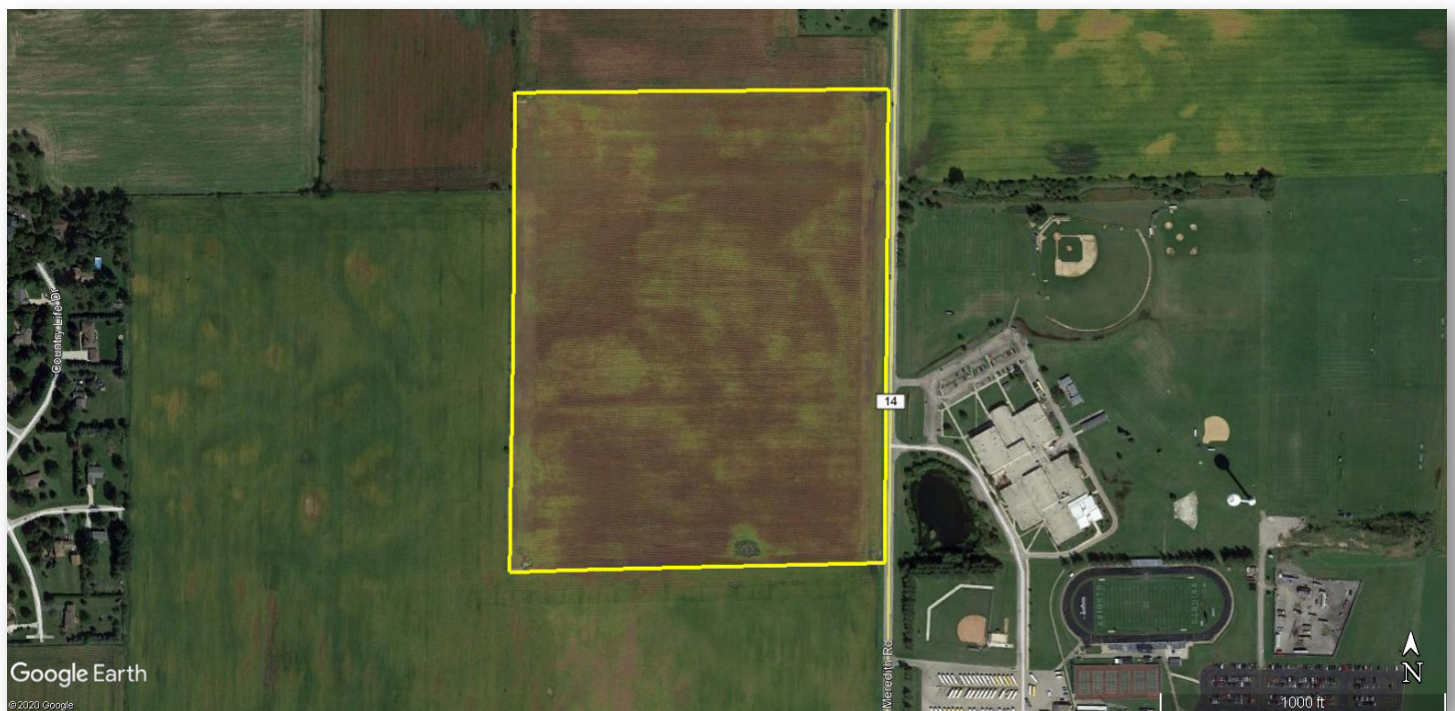
April 14, 2020

Feldott Farm

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



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CLASS A SOILS

ACREAGE

50.217 surveyed acres
49.55± tillable acres

SOILS - CLASS A

Productivity Index - 138.8
predominantly Drummer, Octagon, Blackberry

FARM LEASE

Leaseback to current owner

DESCRIPTION

Part of the S½ of the SE¼ of the NW¼, and the NE¼ of the SW¼ of Section 3, Kaneville Township, T.39N.-R.6E., Kane County Illinois

PRICE

\$544,887 (\$10,850/acre)

TAXES (2018)

\$2,757.06 (\$54.90/ac)
no buildings

BUILDING PERMITS

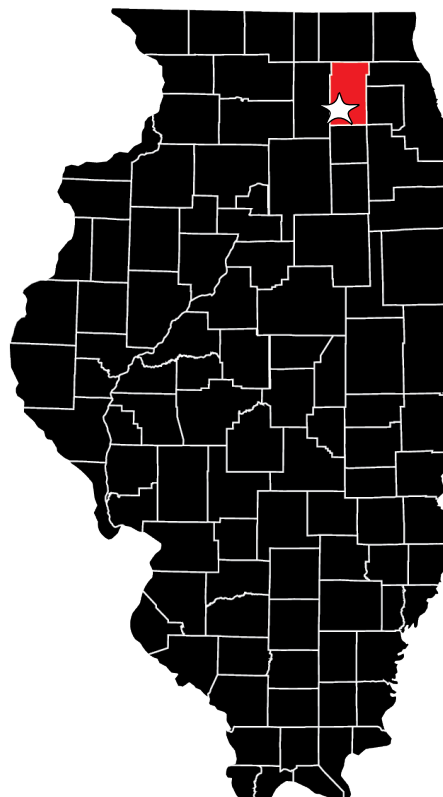
Farm has three Property Index Numbers, each with one building permit allowed.

PIN

10.03.100.011, 10.03.300.003
10.03.300.004

FRONTAGE

Meredith Road



DRIVING DIRECTIONS

(Points are to the center of the city.)

- 4.6± mi W of Elburn IL
- 5.4± mi W of Elburn IL commuter rail station
- 7.9± mi NW of I-88/Rt 47 interchange IL
- 52.0± mi SE of Rockford IL
- 54.7± mi W of Chicago IL
- 117.0± mi NE of Bloomington IL
- 117.0± mi NE of Moline IL
- 183.0± mi NE of Springfield IL
- GPS 41.884947, -88.536876

Soil Test
Advanced Corp Care, Inc.
April 2012

av pH - 6.9
av P1 - 74.9
av K1 - 378.1

FSA Information
Farm 4504 | Tract 10440
ARC-CO

Commodity	Base Acres	County Yield
Corn	49.20	150

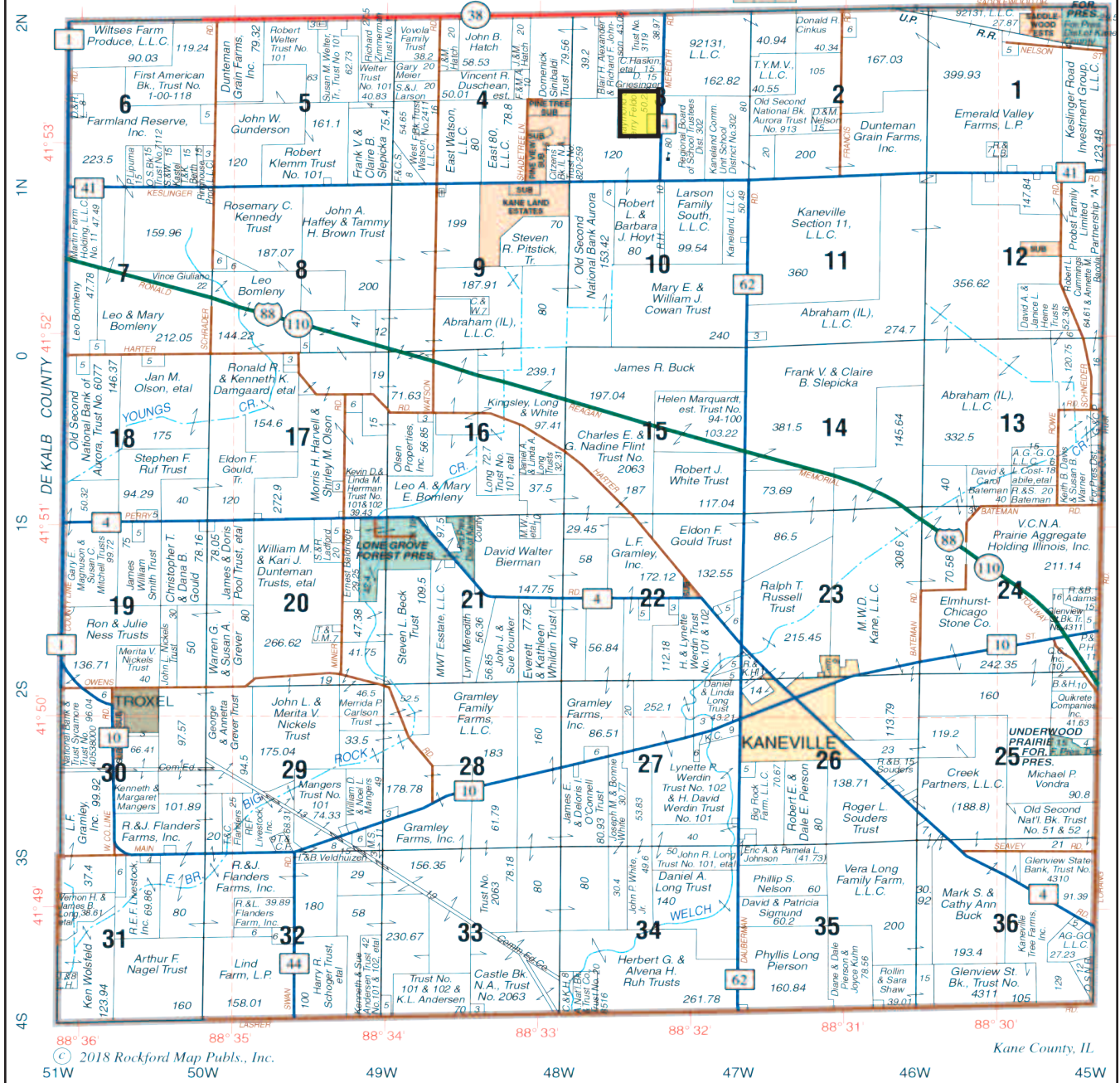
Feldott Farm Yields		
	Corn	Soybeans
2019	-	54.3
2018	195.4	-
2017	-	65.1
2016	226.1	-
2015	-	65.5
2014	167.3	-





KANEVILLE

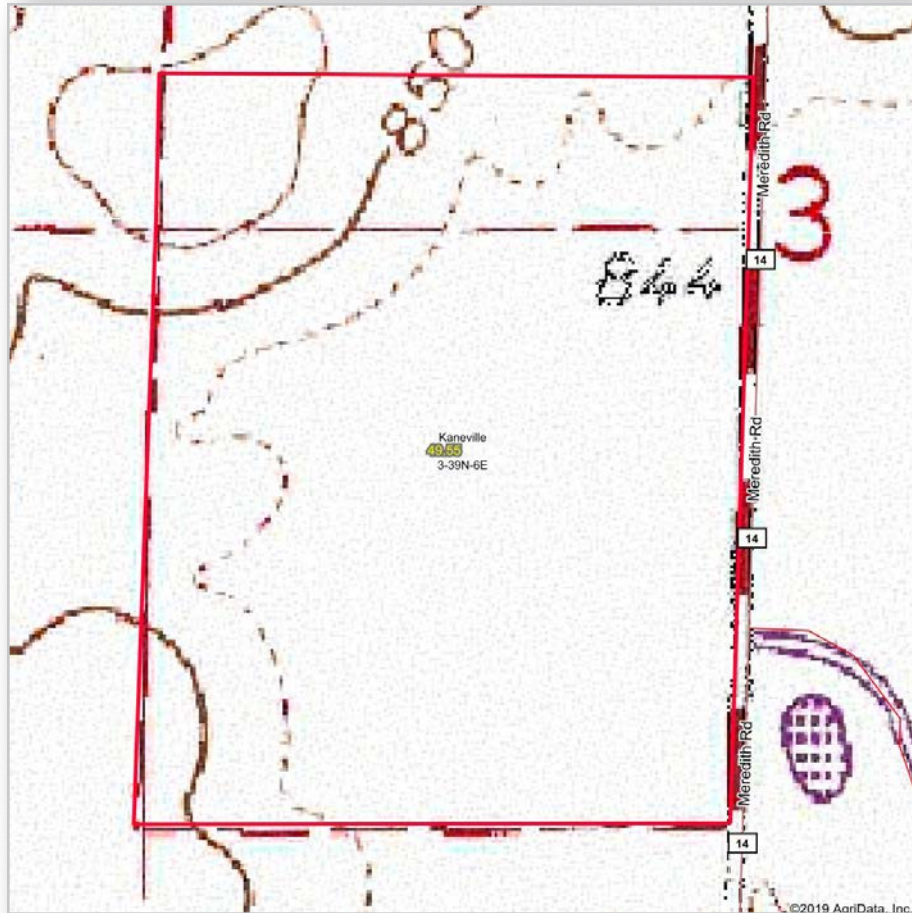
T.39N.-R.6E.



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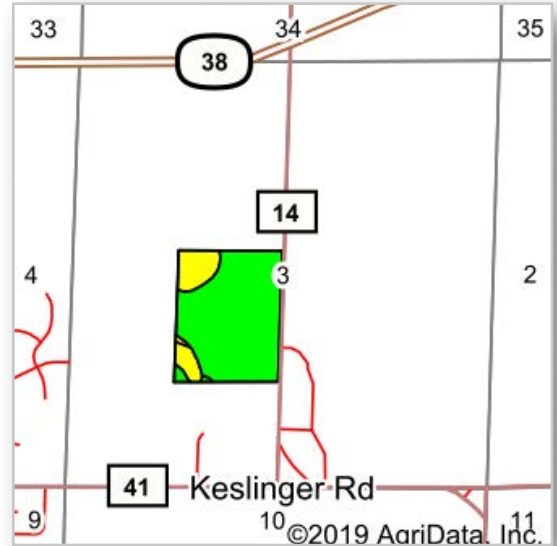
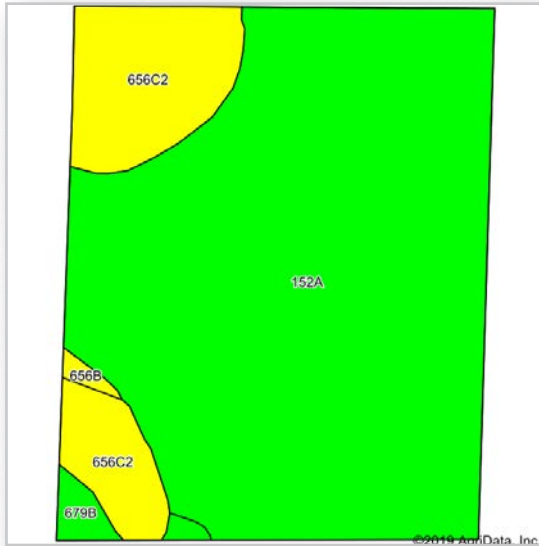
Kane County, IL

Boundaries and acreages are approximate.



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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 hay, T/A	Grass-legume 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".

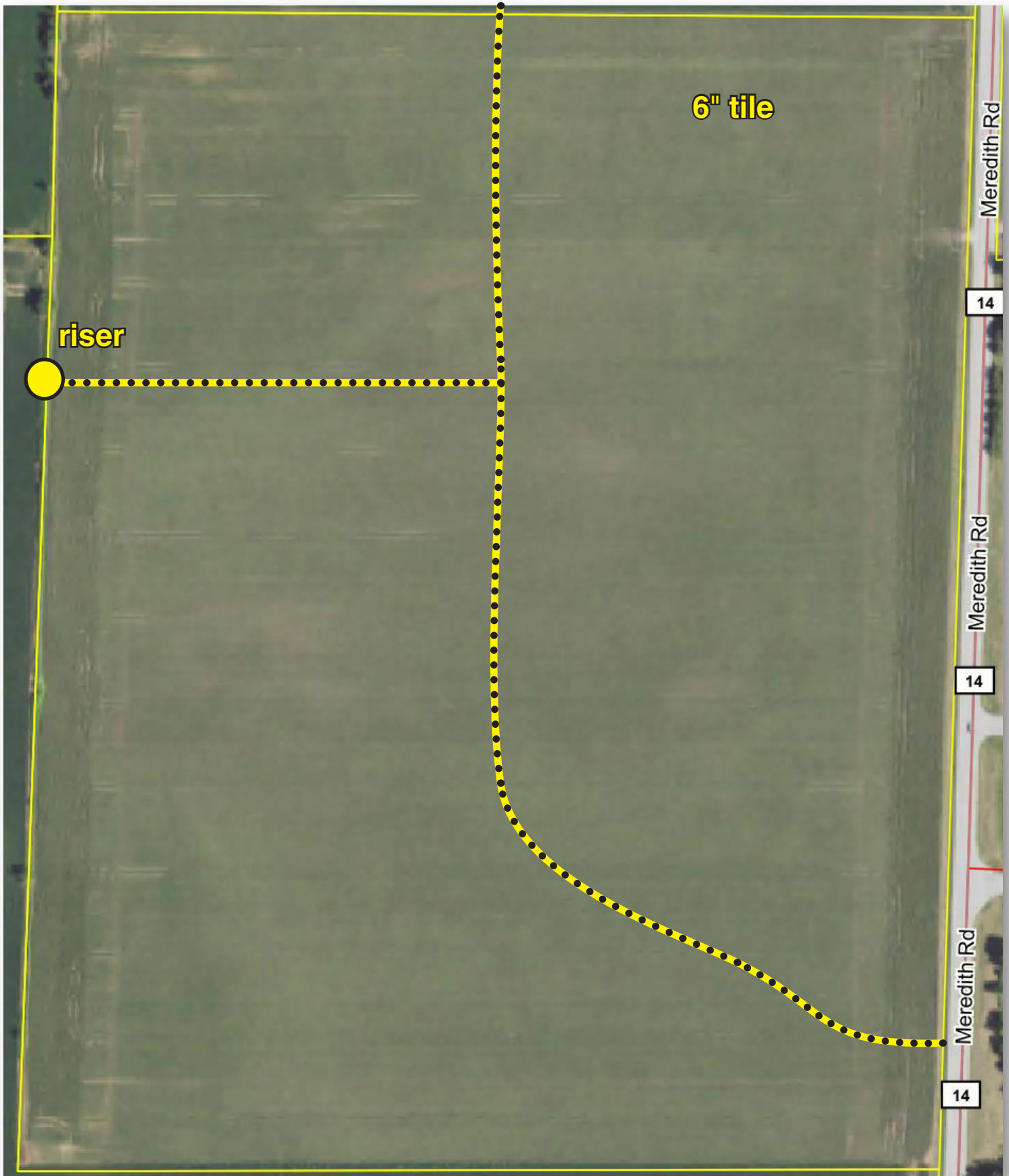
e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

*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.



looking northwest from Keslinger Road, 4.120 Kaneland High School (across Meredith Road (east) from Feldott Farm)





USDA United States Department of Agriculture

Kane County, Illinois



T 10440

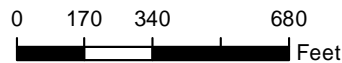
1
49.55
NHEL

Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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



2020 Program Year

Map Created March 12, 2020

Farm 4504
Tract 10440

Tract Cropland Total: 49.55 acres

IL089_T10440

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