



Dauberman Road

Kaneland High School

Keslinger Road

Meredith Road

Kaneland Farm

Residential Development Potential

looking Southeast, 11.9.23



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

Land Pro LLC

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“Opportunity is missed by most people because it is dressed in overalls and looks like work.”

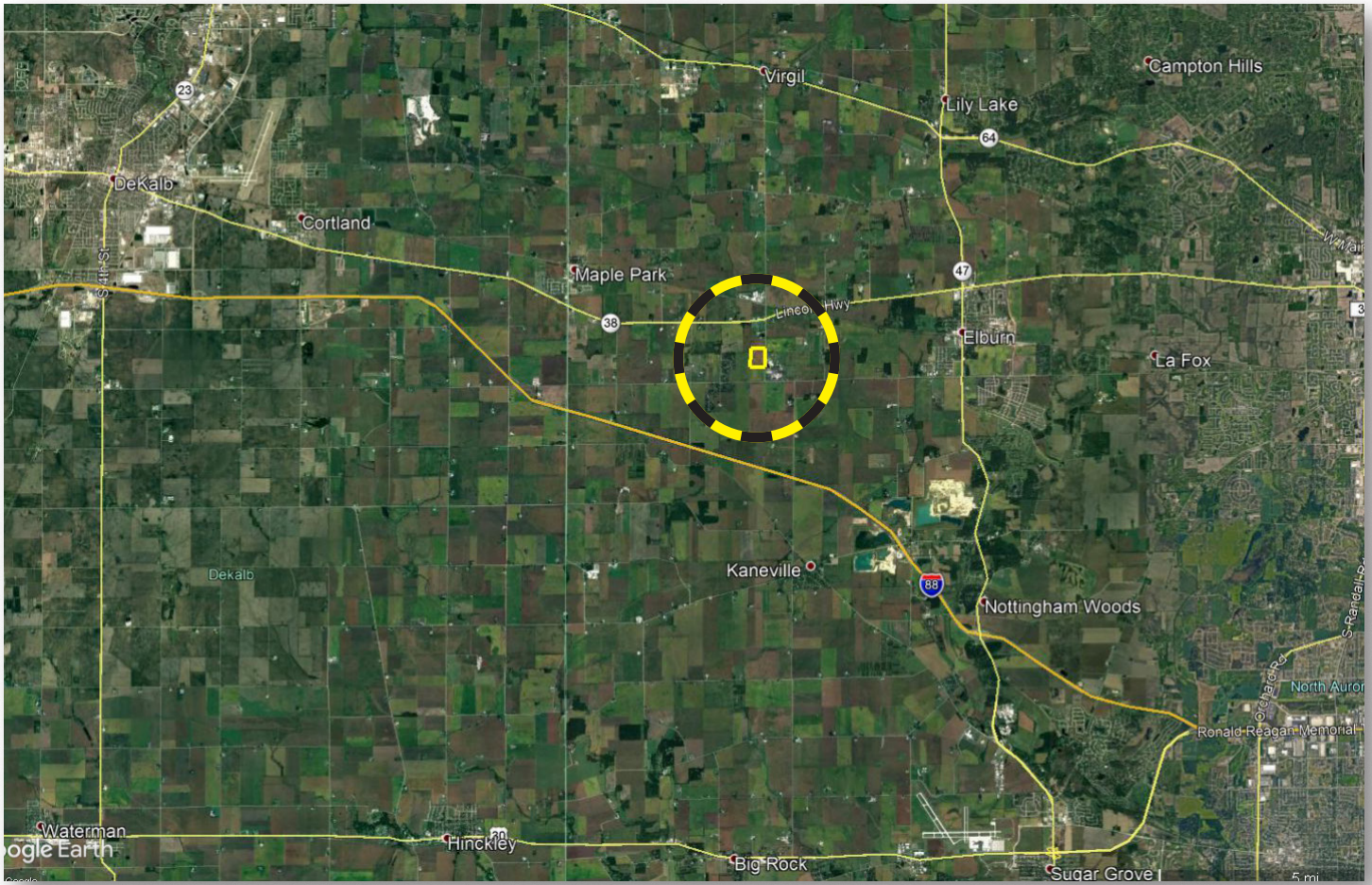
~ Thomas Edison

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Kaneland Farm

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



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Boundaries and acreages are approximate.

**Residential Development Potential
near Elburn IL Commuter Rail Station
3 Building Permits allowed
Class A Soils**

acreage	-	50.217± surveyed acres (49.55± FSA acres)
description	-	part of the S½ of the SE¼ of the NW¼, and the SW¼ of Section 3, Kaneville Township, T.39N.,-R.6E., Kane County Illinois
soils	-	Productivity Index - 138.8 (Drummer, Octagon, Blackberry)
price	-	\$778,363.00 (\$15,500/ac)
taxes (2022)	-	\$3,132.38 (\$59.86/ac)
PIN		10.03.100.011, 10.03.300.003, 10.02.300.004 (Each PIN is allowed one building permit.)
buildings	-	none
zoning	-	Agriculture
lease	-	open lease for 2024
soil test	-	available upon request
frontage	-	Co Hwy 14 (Meredith Road)

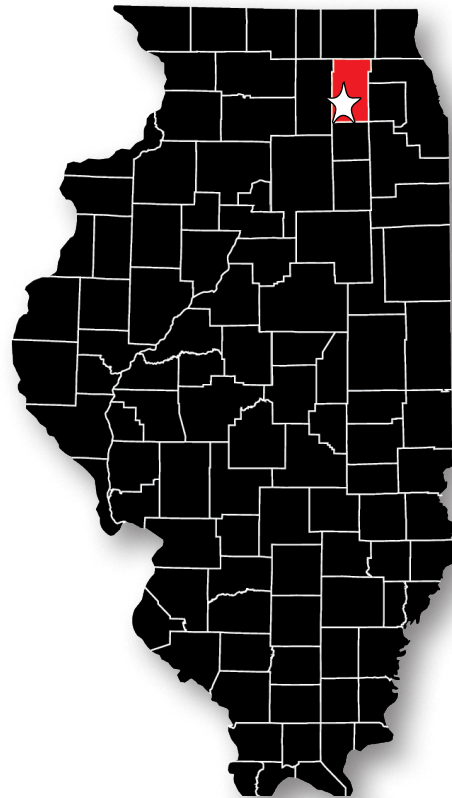
Kaneland Farm Yield History (bushels per acre)		
	Corn	Soybeans
4-year avg	214.88	58.98

FSA Information Farm 4504 Tract 10440 PLC		
Commodity	Base Acres	County Yield
Corn	49.20	150

**CHS Elburn
October 28, 2023**

av pH - 6.9
av P - 79.1
av K - 402.9

4.3± mi NW of Kaneville IL
54.1± mi SE of Rockford IL
54.4± mi W of Chicago IL
115.0± mi NE of Bloomington IL
116.0± mi NE of Moline IL
184.0± mi NE of Springfield IL
GPS 41.886203, -88.537168



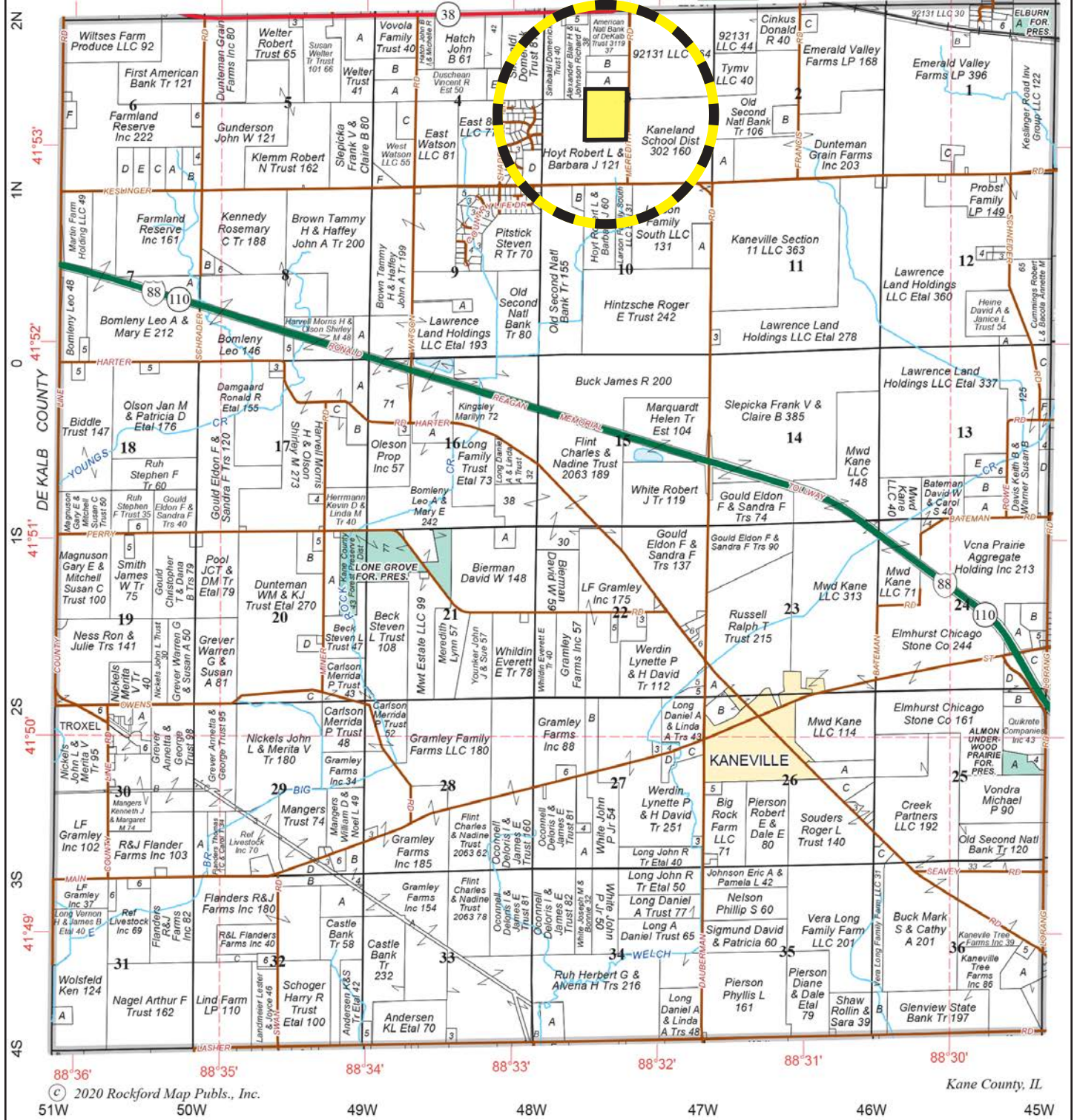
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KANEVILLE

T.39N.-R.6E.

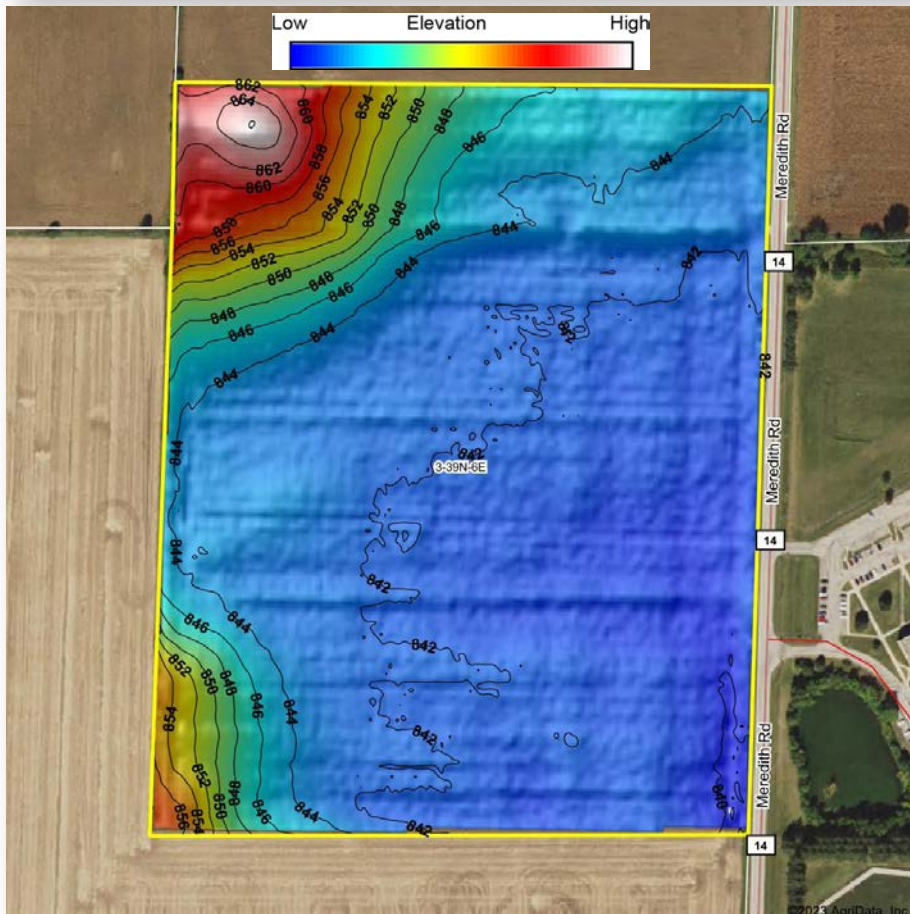
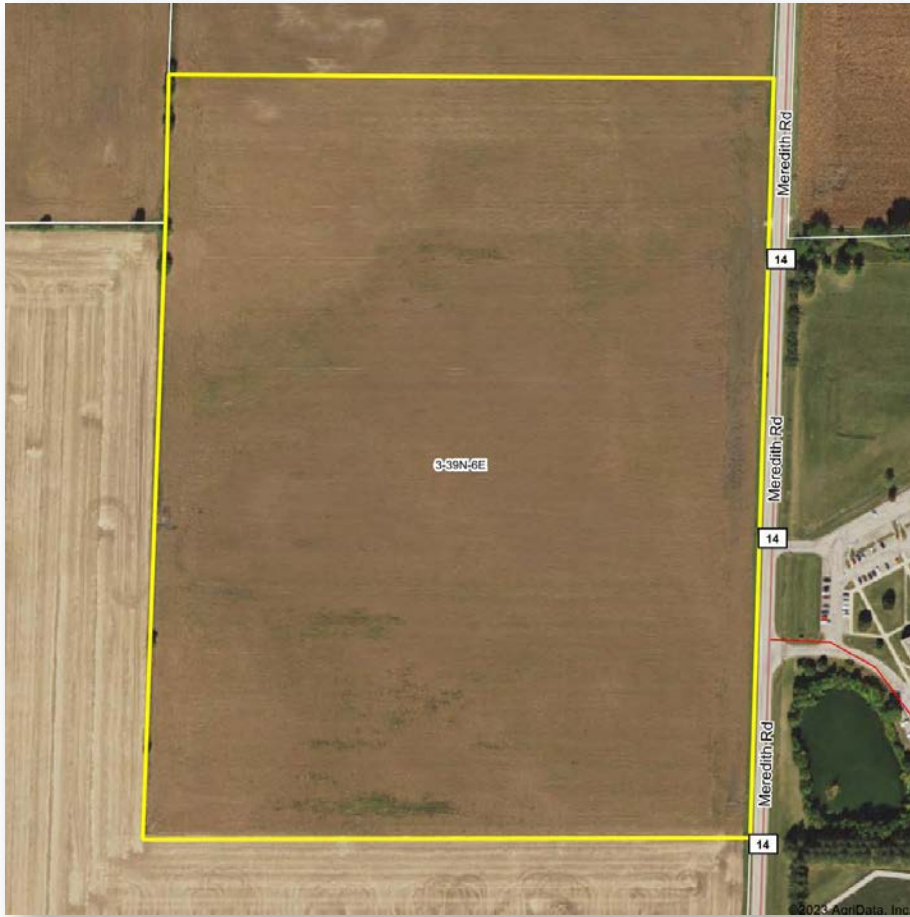


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Kane County, IL

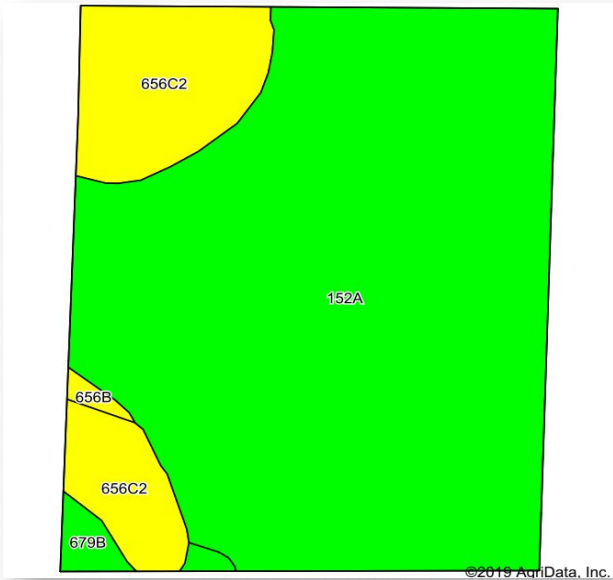


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Area Symbol: IL089 Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa hay, T/A d	Grass-legume hay, T/A e	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.



Kaneland High School
 (located East across Meredith Road from Kaneland Farm)

Boundaries and acreages are approximate.





Kane County, Illinois



Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

2023 Program Year
 Map Created May 01, 2023
Farm 4504
Tract 10440
 IL089_T10440

Tract Cropland Total: 49.55 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



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ILLINOIS
KANE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4504
Prepared : 7/25/23 4:03 PM CST
Crop Year : 2023

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
49.55	49.55	49.55	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	49.55	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	49.20	0.00	150	
TOTAL	49.20	0.00		

Tract Number : 10440

Description : B11 SEC 3 KANEVILLE TWP
FSA Physical Location : ILLINOIS/KANE
ANSI Physical Location : ILLINOIS/KANE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

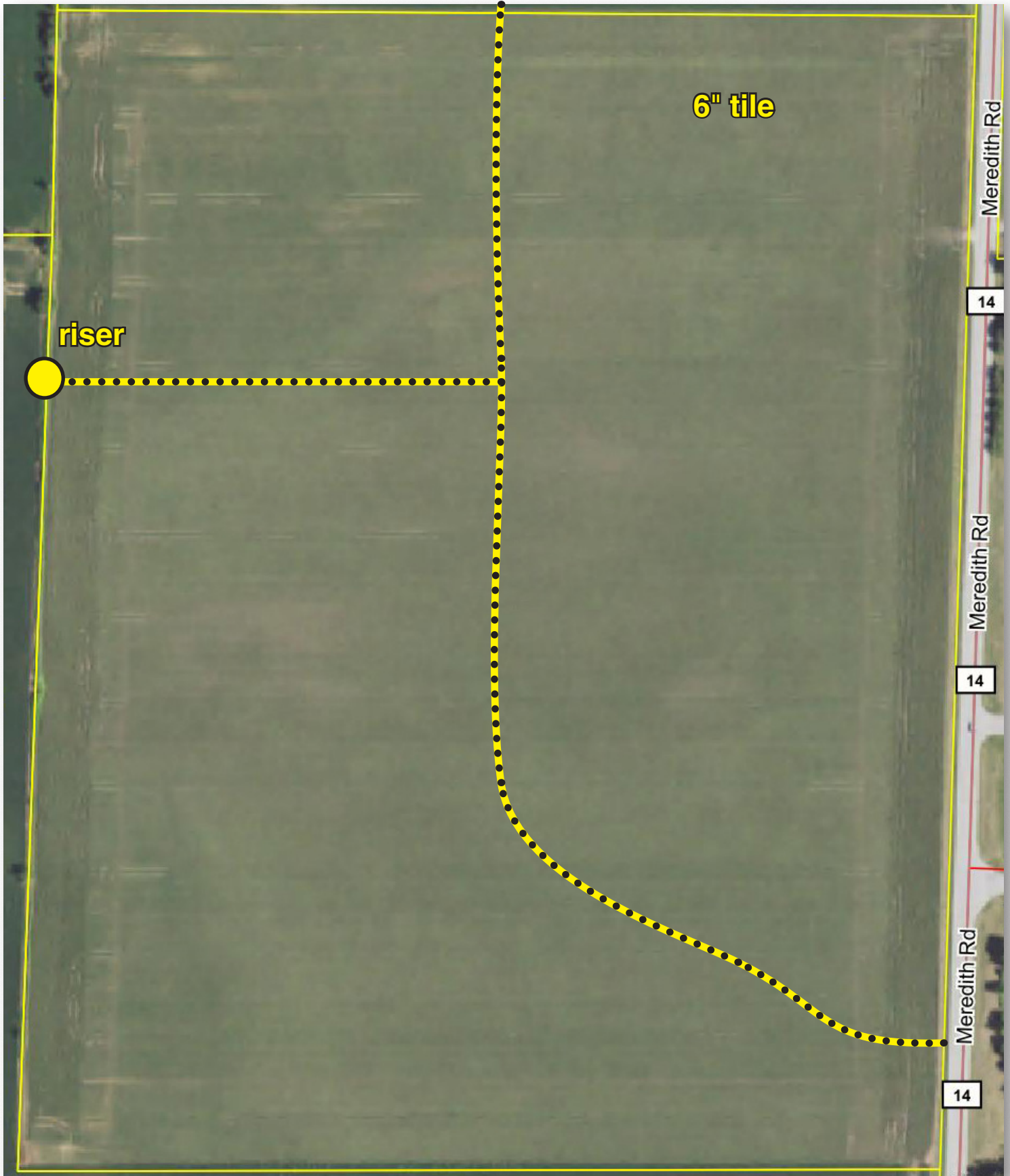
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
49.55	49.55	49.55	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	49.55	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

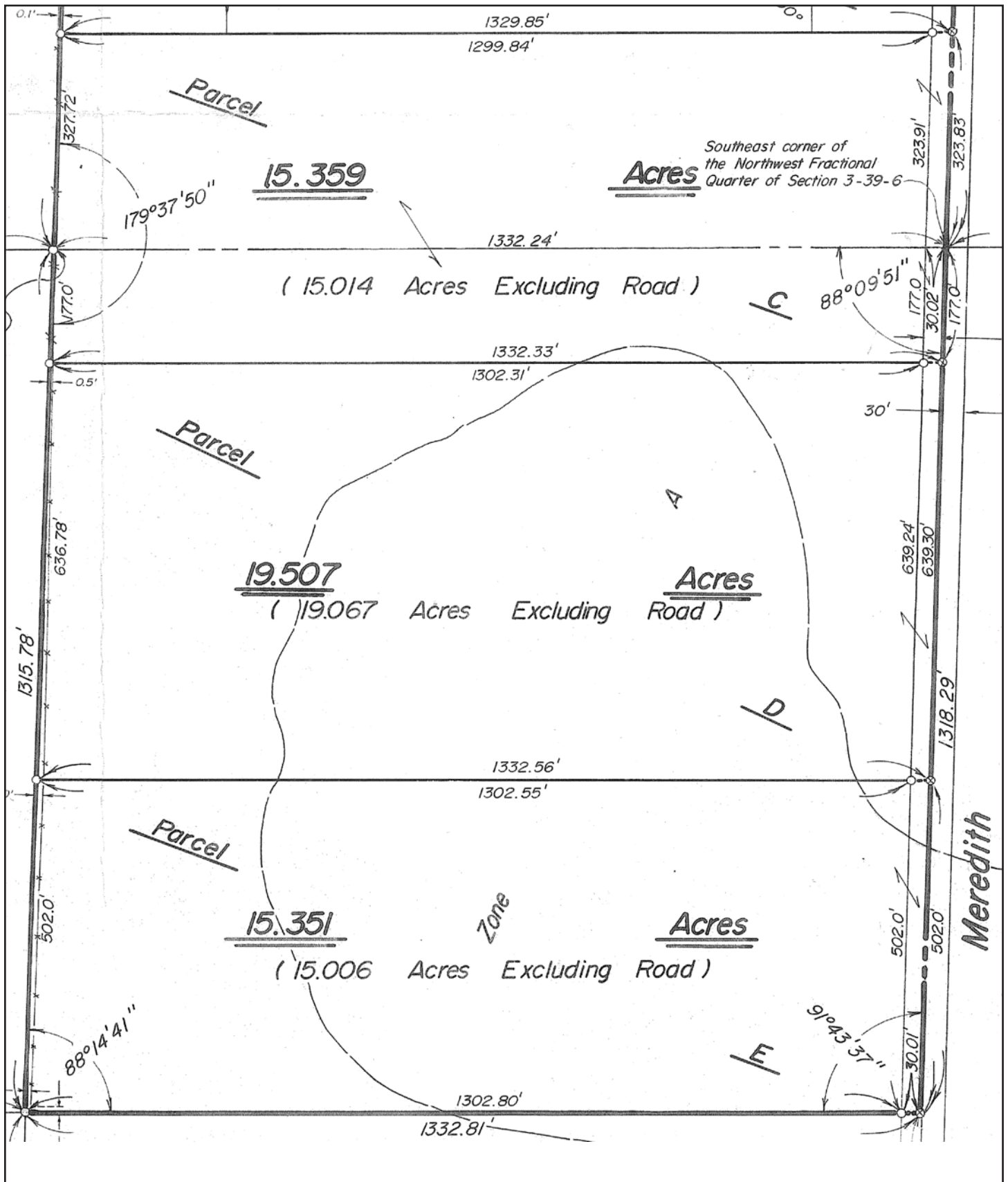
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Professional Land Specialists

Land Brokerage | Farm Management | Land Auctions | Land Consulting

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