

# *Kendall Township Farm*



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

**Land Pro LLC**

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2681 US Hwy 34 | Oswego IL 60543

331.999.3490 | [www.landprollc.us](http://www.landprollc.us)

June 1, 2022





**Excellent location for future development.**

**An adequately drained, Class A soil farm. Leased for 2022 at \$360 per tillable acre. Located at the corner of Ament and Immanuel Roads. Only 1½ miles west of IL Rt 47. Yorkville city limits one mile north. Ronhill subdivision is west across the road.**

- acreage - 66.4969± surveyed acres (63.73± tillable acres)
- description - part of the NE¼, Section 17, Kendall Township, T36N.-R.7E., Kendall County IL
- soils - Productivity Index - 135.2 (Saybrook, Drummer, Elburn, Elpaso predominant soils)
- price - \$15,600 per acre
- taxes (2021) - \$3,362.14 (\$50.56/ac)
- soil tests - available upon request
- PIN - 05.17.200.007
- zoning - agriculture
- buildings - none
- frontage - Ament Road and Immanuel Road

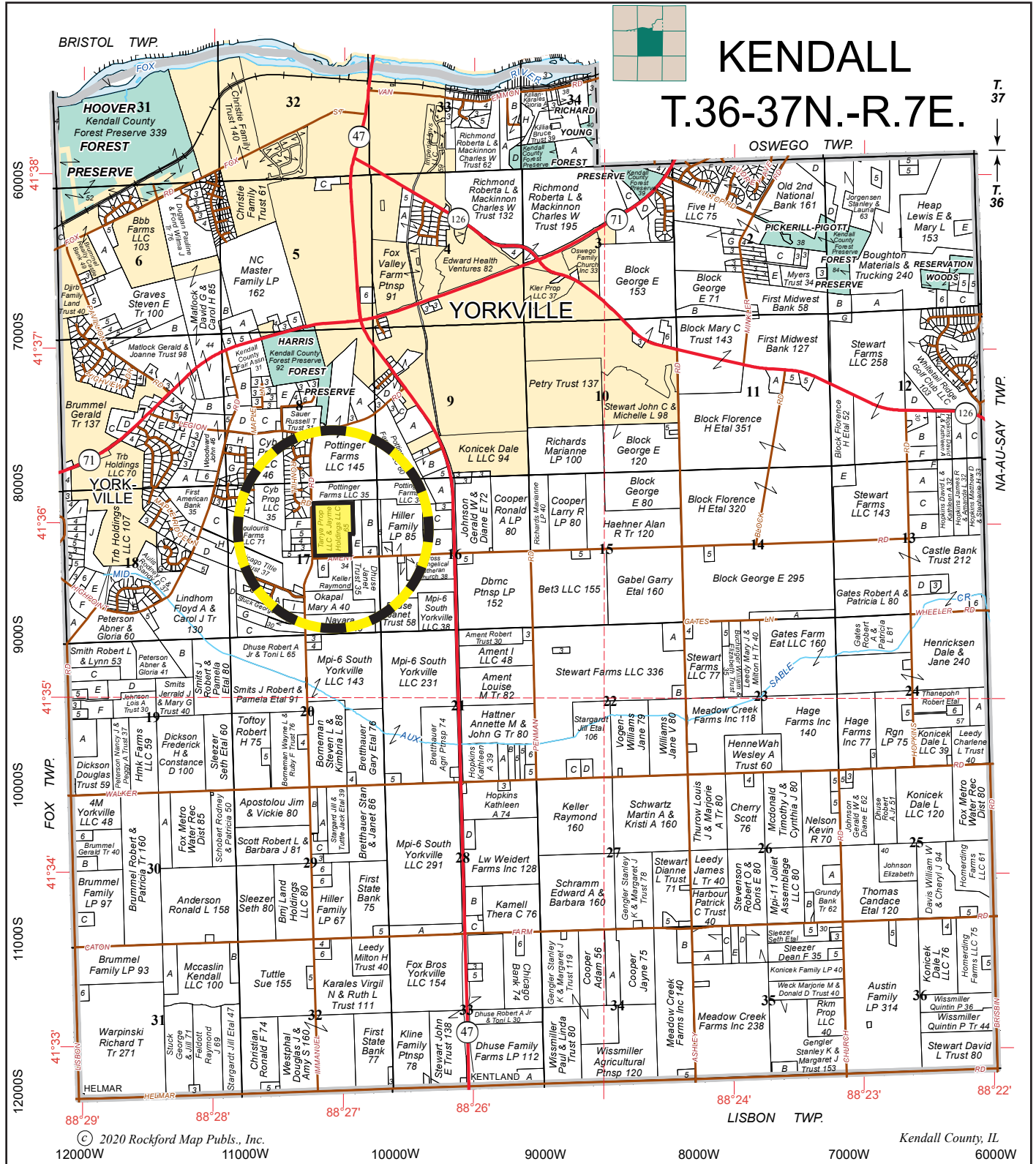
FSA Information Farm 5352   Tract 3392		
Commodity	Base Acres	County Yield
Corn (PLC)	41.33	151
Soybeans (ARC-CO)	23.20	45

Soil Test Helena May 11, 2018
av pH - 5.98
av P - 55.60
av K - 360
Lime applied in 2018

Yield History		
	Corn	Soybeans
2021	234.00	-
2020	-	55.20
2019	168.80	-
2018	188.50	-
2017	-	54.60

**Driving Directions**

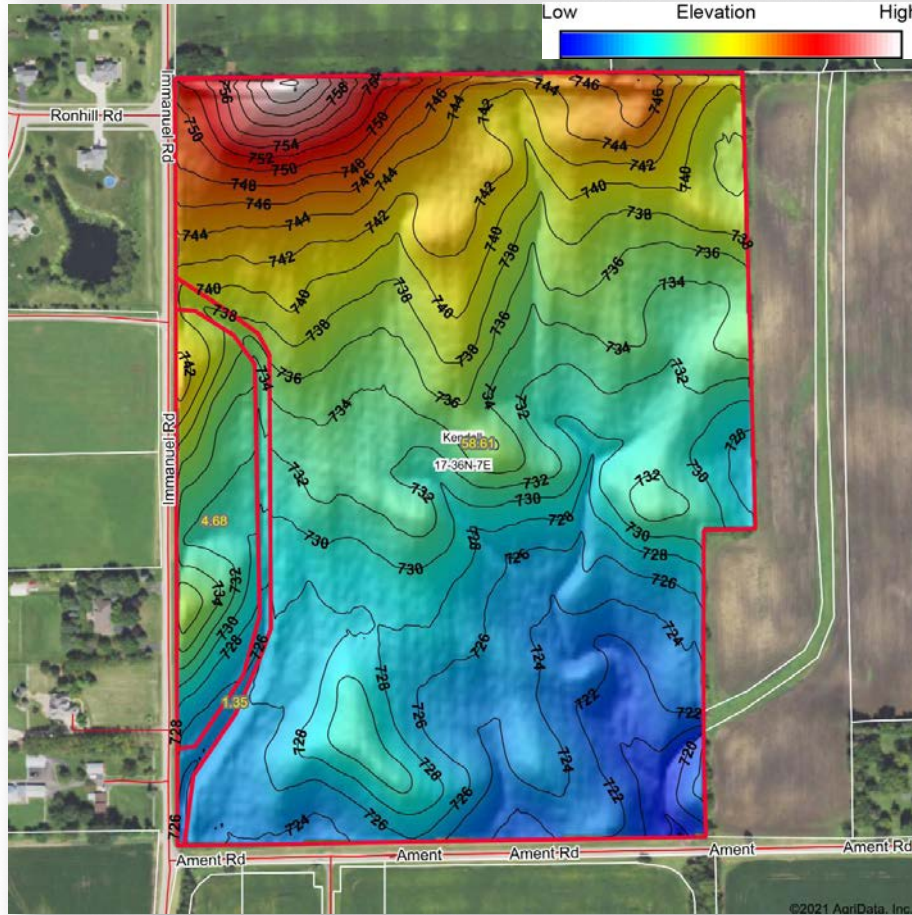
- 1.0± mi S of Yorkville city limits
- 58.0± mi SW of Chicago IL
- 78.0± mi SE of Rockford IL
- 103.0± mi NE of Bloomington IL
- 122.0± mi W of Moline IL
- 155.0± mi NE of Springfield IL
- GPS 41.596827, -88.451426



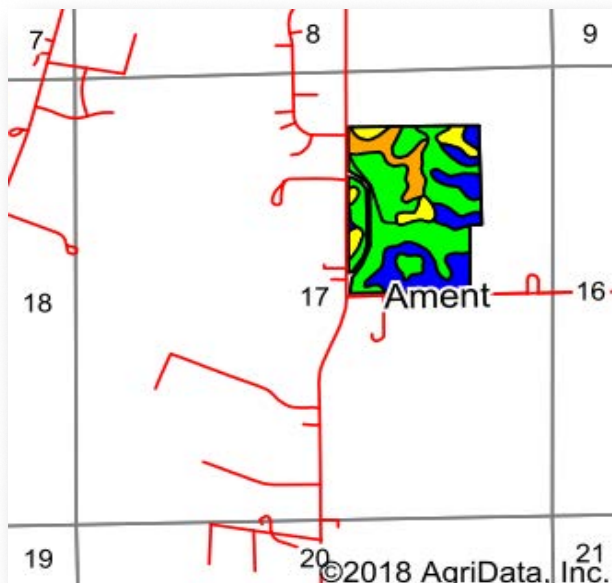
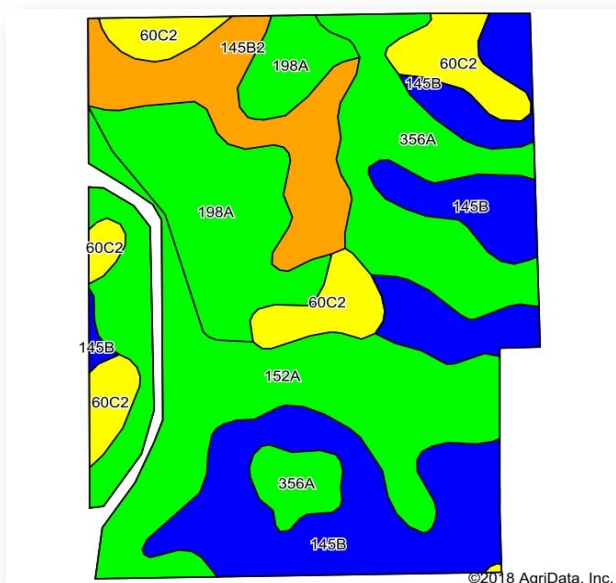
© 2020 Rockford Map Publs., Inc. 12000W 11000W 10000W 9000W 8000W 7000W 6000W  
 41°38' 41°37' 41°36' 41°35' 41°34' 41°33'  
 88°29' 88°28' 88°27' 88°26' 88°24' 88°23' 88°22'

Boundaries and acreages are approximate.





Boundaries and acreages are approximate.



Area Symbol: IL093, Soil Area Version: 14

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/Ae	Grass-legume hay, T/A	Crop productivity index for optimum management
**145B	Saybrook silt loam, 2 to 5 percent slopes	16.44	26.0%		FAV	**177	**56	**68	**6.21	0.00	**131
152A	Drummer silty clay loam, 0 to 2 percent slopes	15.60	24.6%		FAV	195	63	73	0.00	5.64	144
198A	Elburn silt loam, 0 to 2 percent slopes	9.42	14.9%		FAV	197	61	74	0.00	5.77	143
356A	Elpaso silty clay loam, 0 to 2 percent slopes	9.22	14.6%		FAV	195	63	66	0.00	5.77	144
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	6.35	10.0%		FAV	**148	**48	**59	**4.67	0.00	**110
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	6.26	9.9%		FAV	**170	**54	**66	**5.96	0.00	**125
<b>Weighted Average</b>						<b>183.4</b>	<b>58.5</b>	<b>68.7</b>	<b>2.67</b>	<b>3.09</b>	<b>135.2</b>

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".

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

\*c: Using Capabilities Class Dominant Condition Aggregation Method



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USDA Kendall County, Illinois



- Non-Cropland
- Acres
- HEL

1  
58.92  
NHEL

2  
4.81  
NHEL

3  
0.90  
NHEL

Leaflet | Powered by Esri

**Common Land Unit**  
 Cropland Non-cropland CRP

**Wetland Determination Identifiers**  
 ● Restricted Use  
 ▼ Limited Restrictions  
 ■ Exempt from Conservation Compliance Provisions

2022 Crop Year

Farm 5352  
Tract 3392



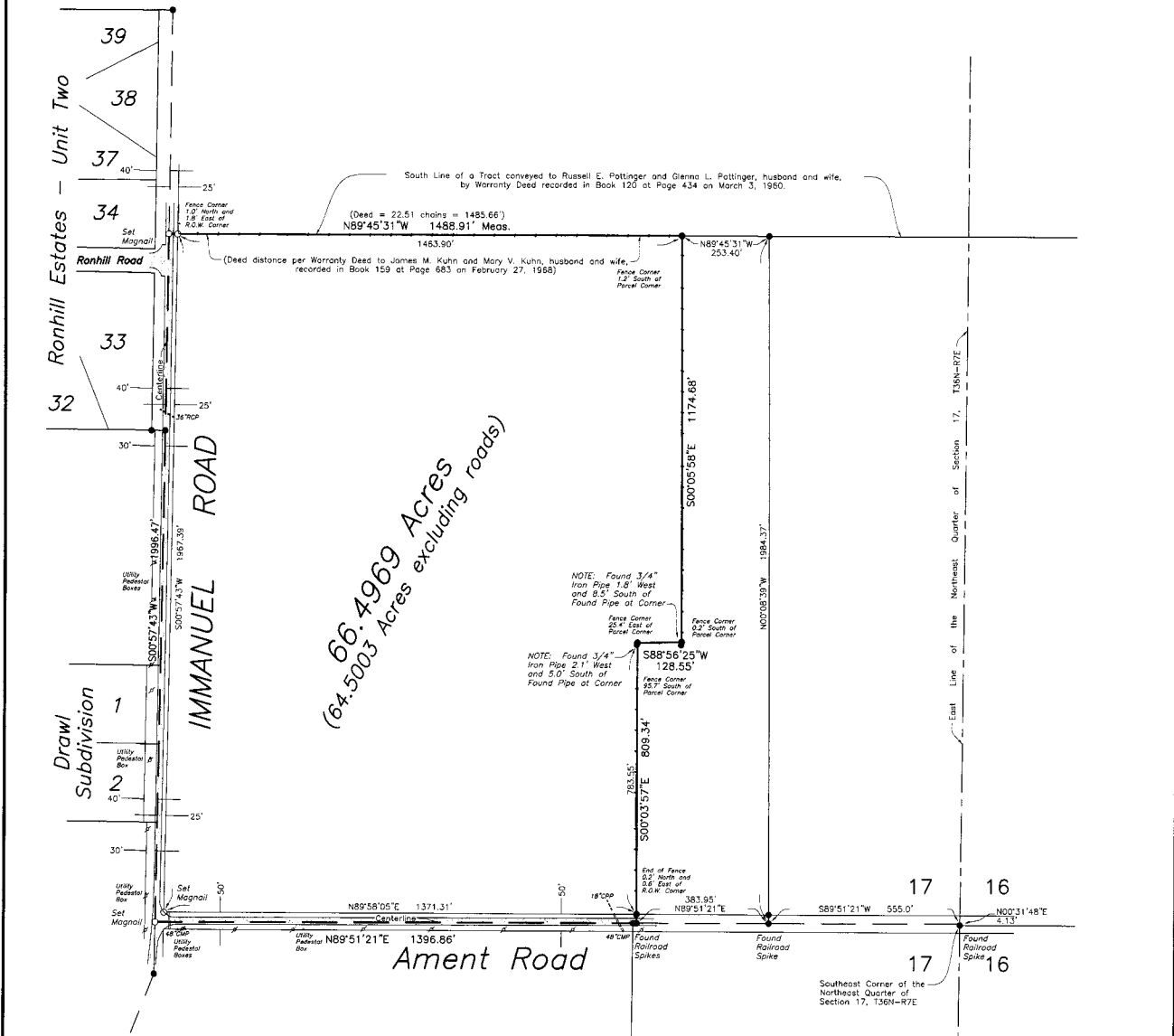
Tract 1 of 1

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).



Boundaries and acreages are approximate.

PLAT OF SURVEY OF  
PART OF THE NORTHEAST QUARTER OF SECTION 17, T36N-R7E, 3rd P.M.  
KENDALL TOWNSHIP KENDALL COUNTY ILLINOIS



66.4969 Acres  
(64.5003 Acres excluding roads)

LEGAL DESCRIPTION:

That Part of the East Half of Section 17, Township 36 North, Range 7 East of the Third Principal Meridian, lying Northerly of the centerline of Ament Road, Southerly of the South Line of a Tract conveyed to Russell E. Pottinger and Glenn L. Pottinger, husband and wife, by Warranty Deed recorded in Book 120 at Page 434 on March 3, 1960, Easterly of the centerline of Immanuel Road, and Westerly of a Line described as follows:  
Commencing at the Southeast Corner of the Northeast Quarter of said Section 17; thence North 00°31'48" East along the East Line of said Section 17, a distance of 4.13 feet to the centerline of Ament Road; thence South 89°51'21" West along said centerline, 555.0 feet; thence North 00°08'39" West perpendicular to said centerline, 1984.37 feet to said South Line of said Pottinger Tract; thence North 89°45'31" West along said South Line, 253.40 feet to the line of a fence for the point of beginning; thence South 00°05'58" East along the line of said fence, 1174.68 feet; thence South 88°56'25" West along the line of said fence, 128.55 feet; thence South 00°03'57" East along the line of said Fence, 809.34 feet to said centerline of Ament Road for the terminus of said line in Kendall Township, Kendall County, Illinois.

State of Illinois }  
County of Kendall } SS

I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., state that I have surveyed and located the visible improvements upon the above described tract as shown by the plat hereon drawn which is a representation of said survey. Field work completed December 5, 2016. This professional service conforms to the current Illinois minimum standard for a boundary survey.

Dated December 9, 2016 at Yorkville, Illinois

*Phillip D. Young*  
Phillip D. Young  
Illinois Professional Land Surveyor No. 2678 (Expires 11/30/18)



SCALE  
1"=200'

● Indicates Iron Stake Found  
○ Indicates Iron Stake Set  
— Indicates Line of Fence  
/ Indicates Utility Pole  
NOTE: This property is vacant.

JOB NO.	16264
JOB NAME	ATTY. JORSTAD
DWG FILE	16264

Phillip D. Young and Associates, Inc.  
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

1107B South Bridge Street  
Yorkville, Illinois 60560  
Telephone (630)553-1580

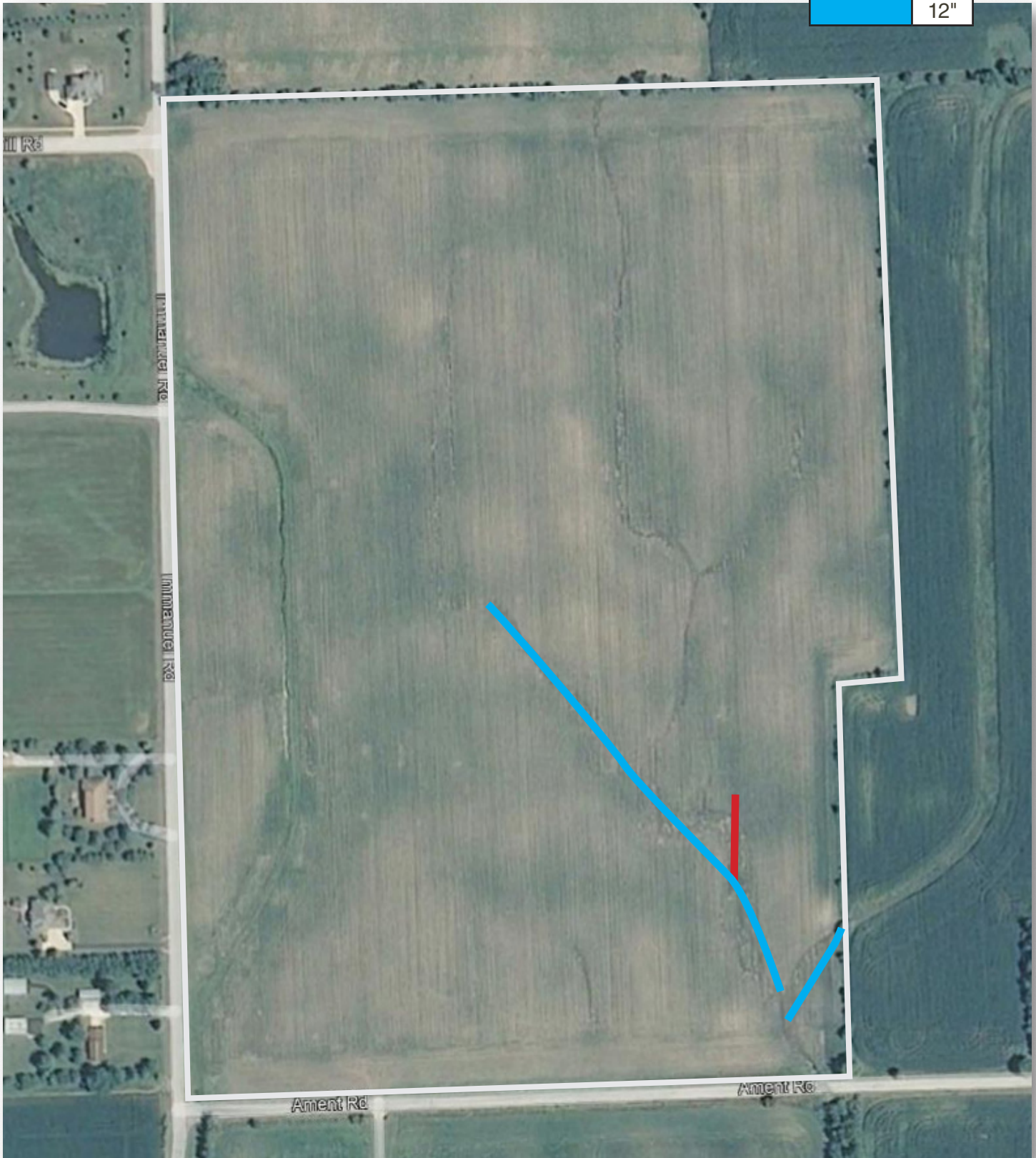


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Tile installed June 2015.  
(Additional tile location and size cannot be substantiated.)

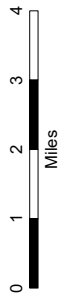
Legend	
	8"
	12"



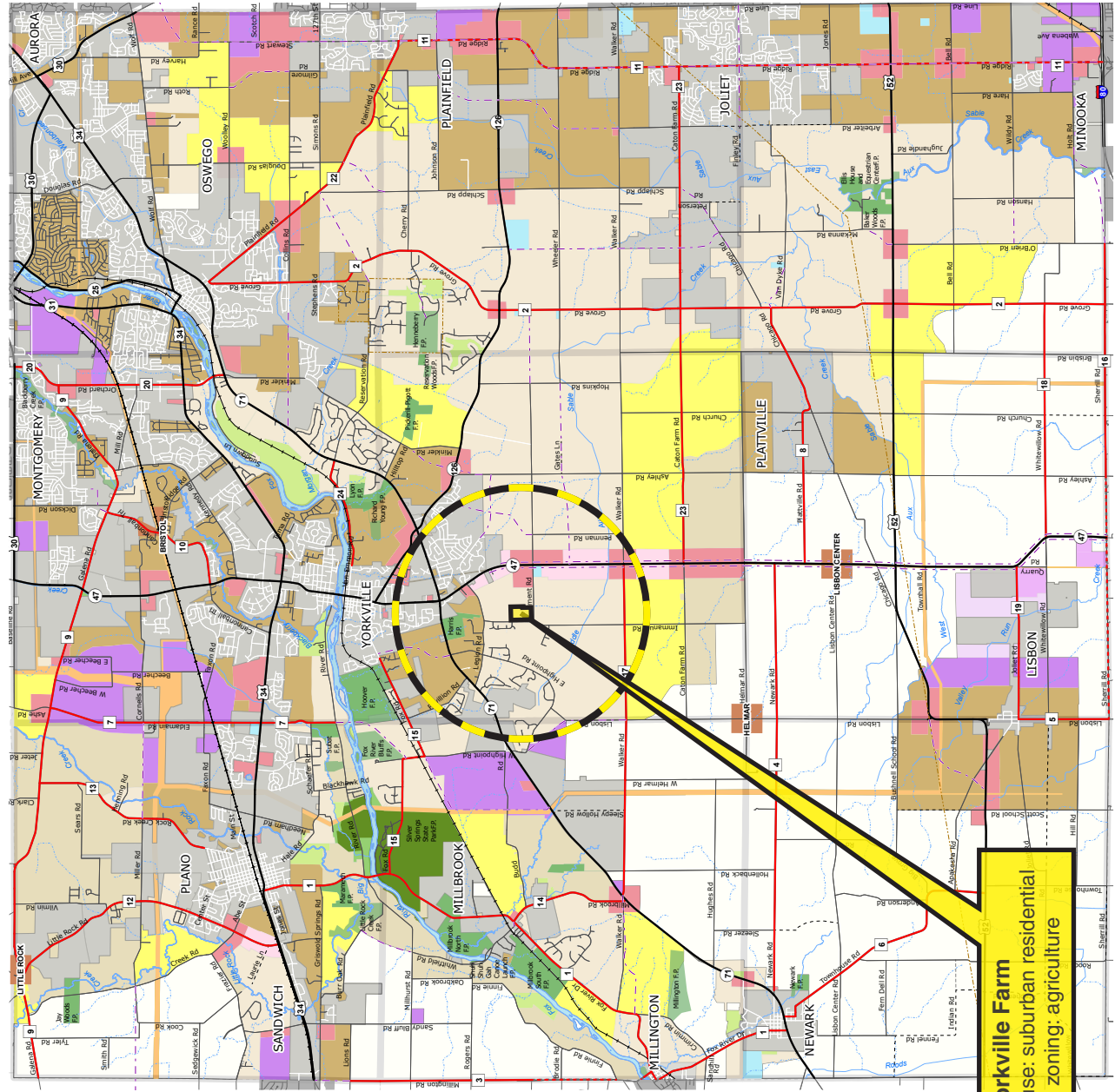
**FUTURE LAND USE PLAN  
KENDALL COUNTY**

Townships

LITTLE ROCK	BRISTOL	OSWEGO
FOK	KENDALL	MA-AU-SKY
BIG GROVE	LISBON	SEWARD



- Road Type**
- Adjacent County
  - County
  - Interstate
  - State & Federal
  - Blatnious
  - Gravel
  - Dirt
  - Local
  - Rail Roads
  - Intermittent Hydrology
  - Parcels
  - Hemlets
  - Incorporated Areas
  - Political Townships
- Future Land Use**
- Suburban Residential - Max Density 1.00 DU/Acre
  - Rural Residential - Max Density 0.65 DU/Acre
  - Rural Estate Residential - Max Density 0.45 DU/Acre
  - Countywide Residential - Max Density 0.33 DU/Acre
  - Commercial
  - Mixed Use Business
  - Commonwealth Edison
  - Transportation Corridors
  - Mining
  - Potential Mining District
  - Public/Institutional
  - Agriculture
  - Forest Preserves
  - Open Space
  - Proposed Roadway Improvements



**Yorkville Farm**  
future land use: suburban residential  
current zoning: agriculture



Map last updated: 4/6/2021

More info about the LRMP can be found at: <https://www.co.kendall.il.us/departments/planning-building-zoning/lrmp>

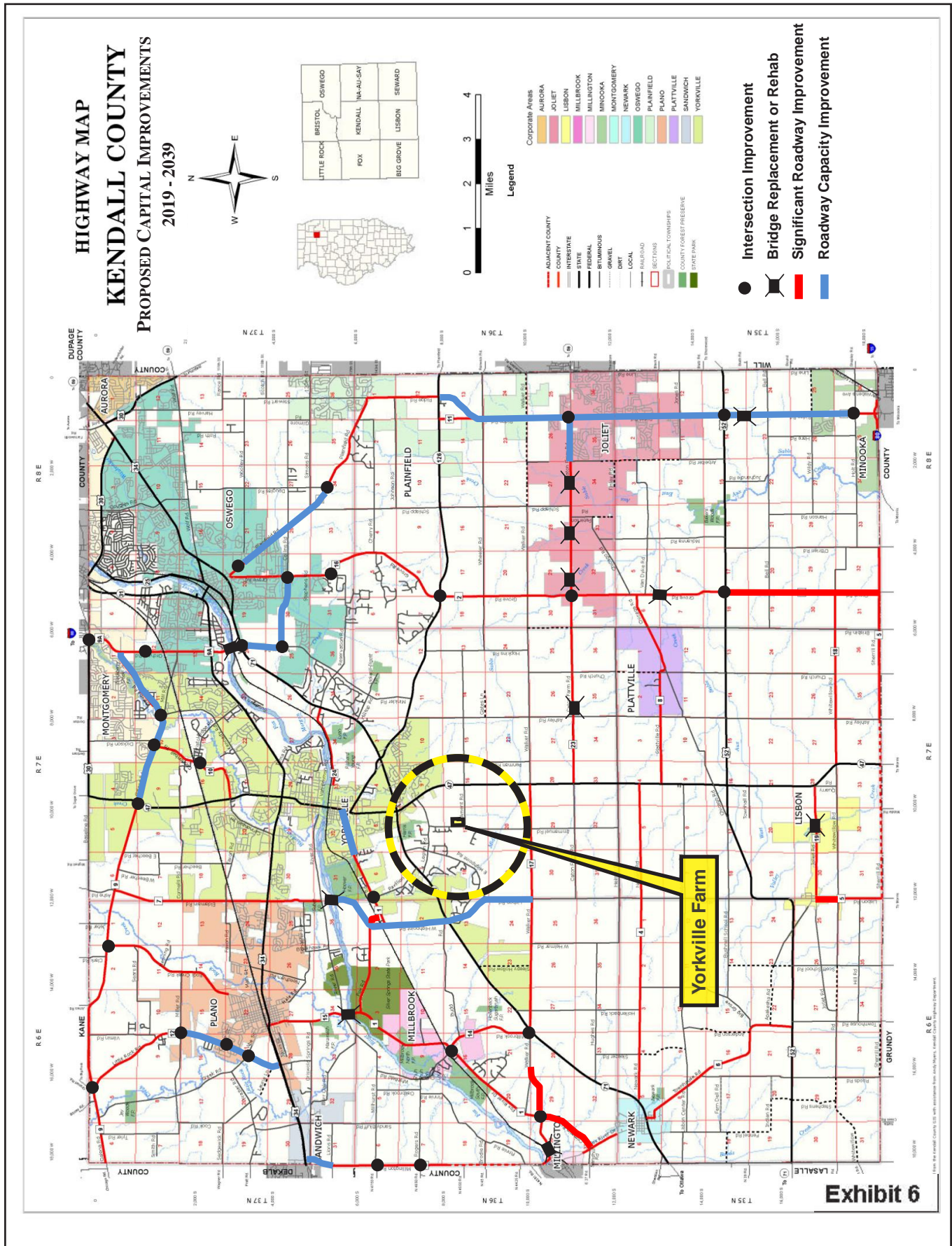


Exhibit 6

Boundaries and acreages are approximate.

