



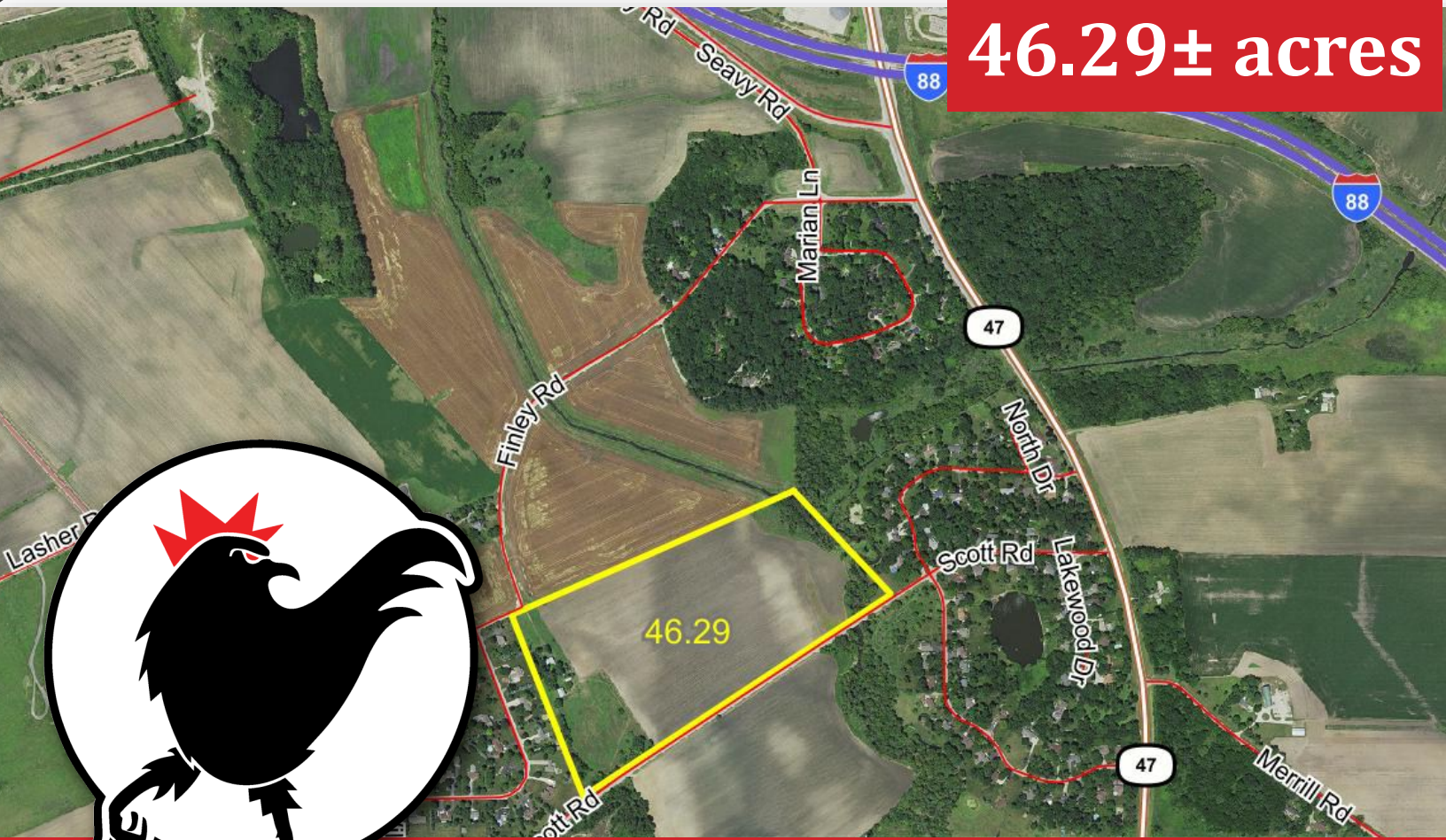
Commercial

R E A L T Y

A Rooster Ag' Realty, Inc. Company

Kane County, IL Blackberry Twp.

46.29± acres



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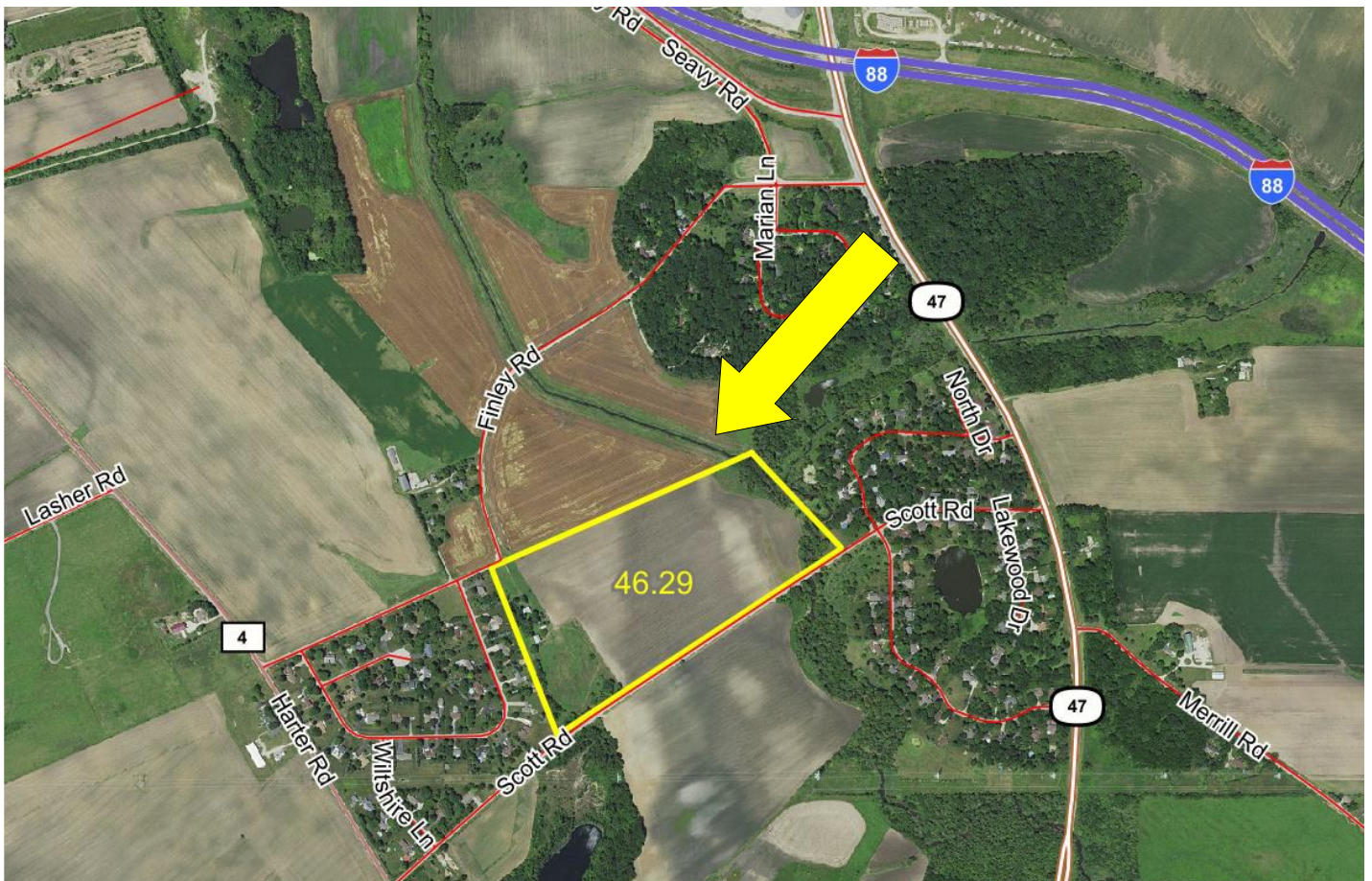
1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151

DALTON JAHNTZ

Broker

Email: dalton@roosterag.com

Phone: 630.525.1431



About the Property

- Excellent location SW of the new Route 47 & I88 Interchange in Sugar Grove, IL.
- Situated between the Blackberry Woods & Earl Estates subdivisions.
- Fixer-upper house & buildings on property.

GROSS ACRES:	46.29±
TILLABLE ACRES:	34.61±
SOIL PI:	137.70
EST. REAL ESTATE TAX:	6,196.56
PRICE PER SURVEYED ACRE:	\$21,400.00

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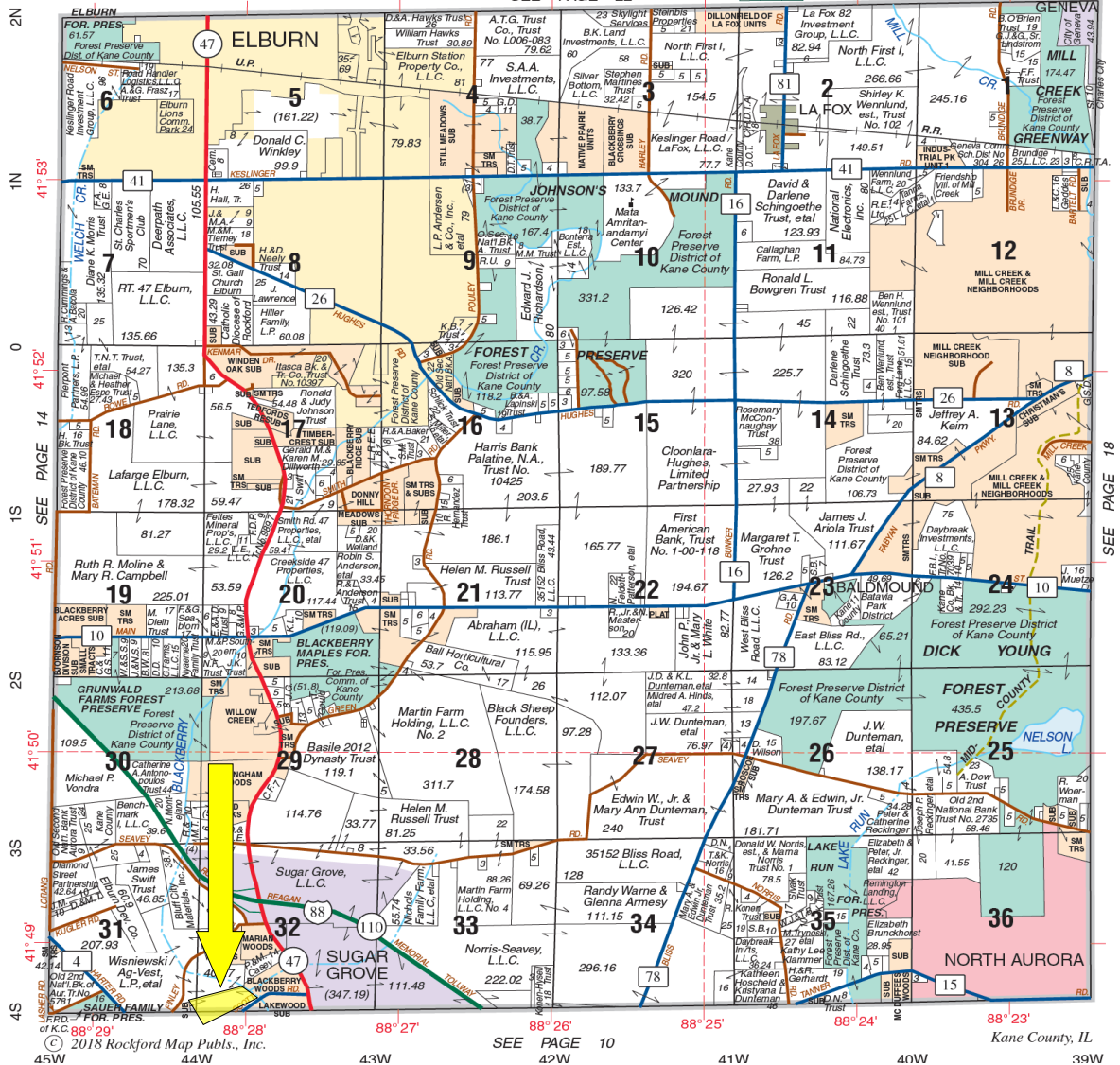
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BLACKBERRY

SEE PAGE 22

T.39N.-R.7E.



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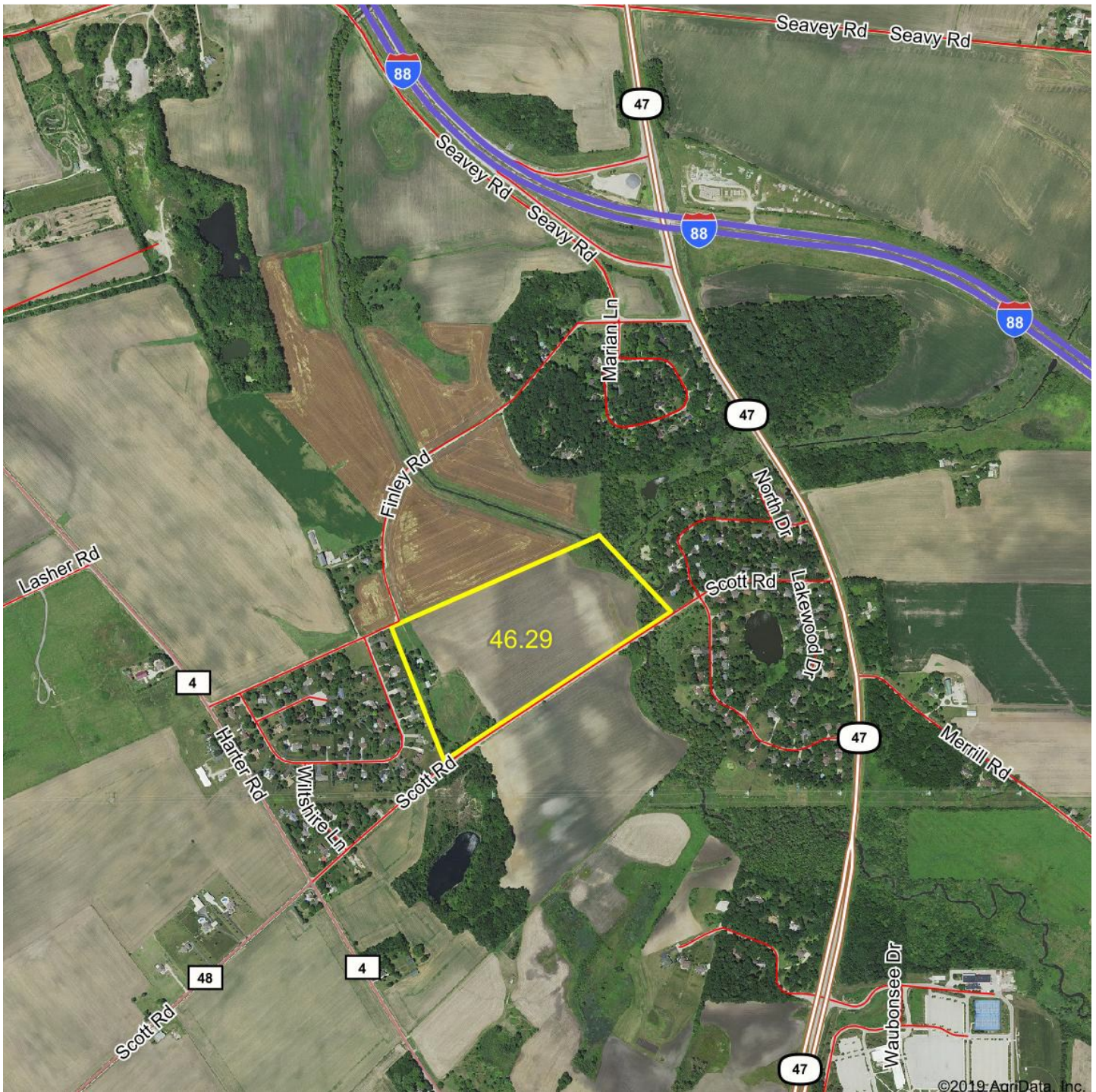


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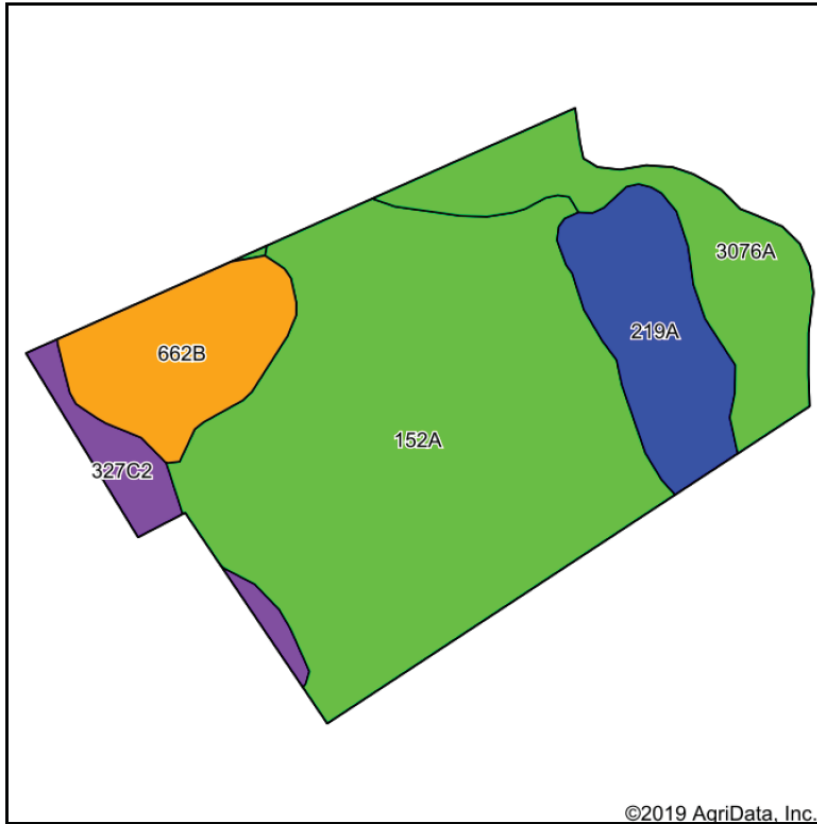
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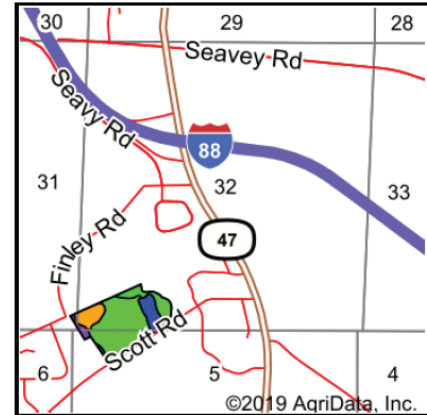
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Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Kane**
 Location: **5-38N-7E**
 Township: **Sugar Grove**
 Acres: **34.61**
 Date: **10/2/2019**



Rooster Ag

Maps Provided By:



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Area Symbol: IL089. Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	20.47	59.1%		195	63	144
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	4.90	14.2%		186	61	139
219A	Millbrook silt loam, 0 to 2 percent slopes	4.03	11.6%		177	55	129
**662B	Barony silt loam, 2 to 5 percent slopes	3.77	10.9%		**170	**52	**124
**327C2	Fox silt loam, 4 to 6 percent slopes, eroded	1.44	4.2%		**142	**46	**104
Weighted Average					186.7	59.9	137.7

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Scale: 1" = 200'

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RECORD LABEL DESCRIPTION

SOUT PART OF SECTION 5 AND 6, TOWNSHIP 18 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF SECTIONS 8 AND 12, TOWNSHIP 18 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 6, 6.813 FEET TO THE SOUTHERLY LINE OF A ROAD; THENCE NORTH 85 DEGREES 18 MINUTES EAST ALONG SAID SOUTHERLY LINE 146.4 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 60 DEGREES 45 MINUTES EAST ALONG THE SOUTHERLY LINE OF SAID SECTION 6, 100.0 FEET TO THE SOUTHERLY LINE OF A ROAD; THENCE NORTH 85 DEGREES 18 MINUTES EAST ALONG SAID SOUTHERLY LINE 100.0 FEET TO THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED TO HARVEY WHITE BY DEED DATED MARCH 11, 1848 AND RECORDED APR. 26, 1848, IN BOOK 12, PAGE 101, 100.0 FEET TO THE SOUTHERLY CORNER OF SAID HARVEY WHITE TRACT AND THE CENTER OF THE ROAD BOUNDING SOUTHWESTLY; THENCE NORTH 23 DEGREES 13 MINUTES WEST 119.1 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF SUGAR GROVE AND BLACKBERRY, KANE COUNTY, ILLINOIS.

[illegible]

SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS)
CLERK OF THE COURT) ss.
CLERK OF THE COURT)
CLERK OF THE COURT)

PROFESSIONAL LAND SURVEYOR IN AFFRATED COUNTY AND STATE, HAVE COMPLETED A BOUNDARY SURVEY ON THE GROUND OF THE PROPERTY HEREON DESCRIBED. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND THAT THE PLAT HEREON DRAWN REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. EASEMENTS AND OR SETBACKS SHOWN ARE EITHER THOSE DESIGNATED ON THE RECORDED SUBDIVISION PLAT OR THOSE PROVIDED TO US BY OTHER DOCUMENTATION. THE FINAL FIELD WORK WAS COMPLETED ON THE 26 DAY OF APRIL, 2007.

GIVEN UNDER MY HAND AND SEAL AT PLANO, ILLINOIS THIS 6th DAY OF APRIL, 2007 A.D.

Paul D. Damm
ILLINOIS PROFESSIONAL LAND SURVEYOR #2352
RECEIVED & TRUE EXEMPT 11-20-2008

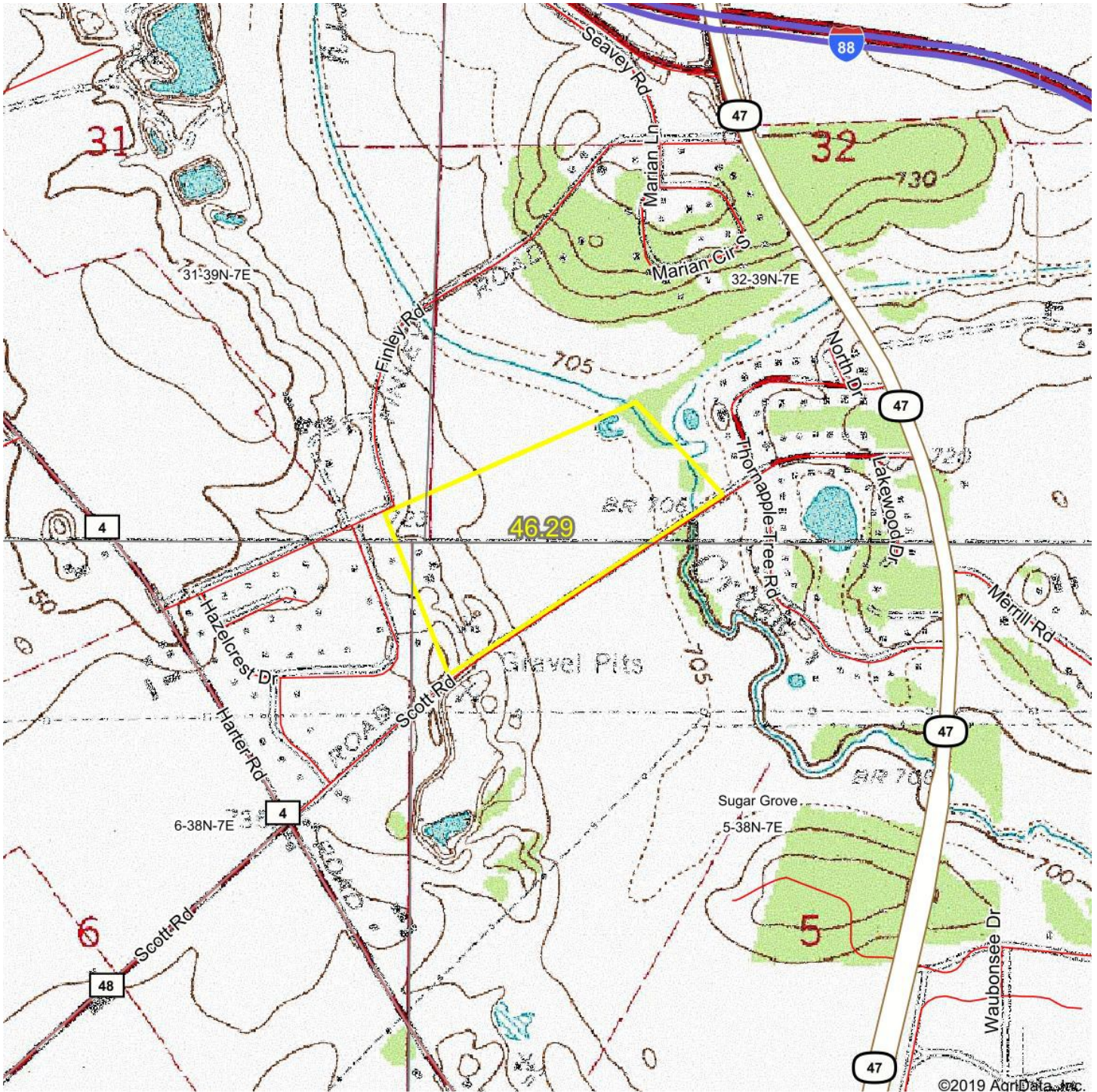
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BUILDING DETAIL
SCALE: 1" = 50'

**R B & ASSOCIATES
LAND SURVEYORS, INC.**
4 West Main Street
Piano, Illinois 60545
(630) 552-7452
DESIGN FIRM NO. 184-004475

DWG# 2007-13108-001 C

Phone: 630.525.1431



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