

ROOSTER AG'

REAL ESTATE

Kane County, IL

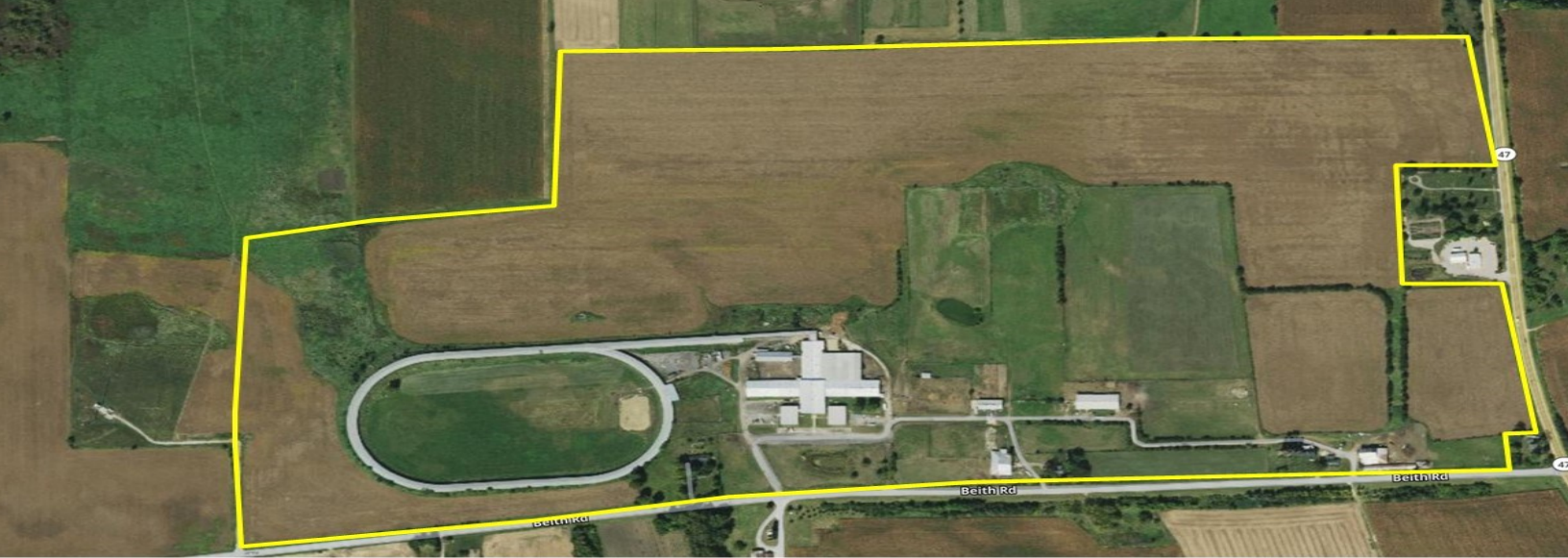
264.58± acres

\$19,950 Per Acre



ROOSTER AG' REALTY
1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151

JOE LUDWIG
Broker
Email: roosteragrealty.com
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About the Property

The Hondo Farm is 264.58± acres located in Section 19, Campton Township & Section 24, Virgil Township, Kane County, IL



GROSS ACRES:	264.58±
EST. REAL ESTATE TAX:	\$30,401.86
PRICE:	\$19,950 per acre

The 264.58 acre Hondo Farm has 3 houses with farm buildings, a office, one large building. Rental income from homes, buildings and 198+/- tillable acres of great soils! Come check this project out. It is a rare opportunity!

scan code to the left to view aerial drone footage of this property

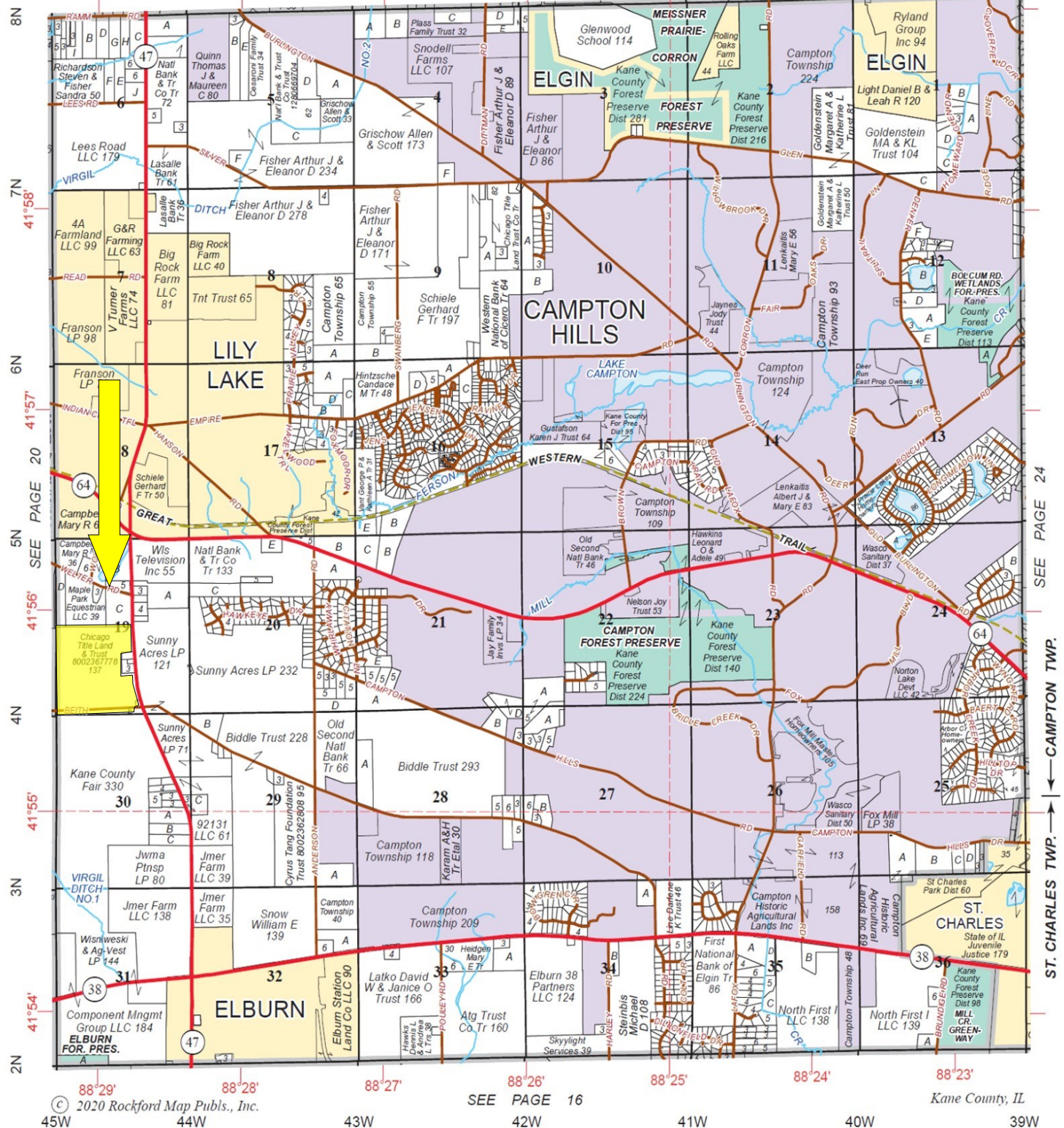
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CAMPTON WEST ST. CHARLES T.40N.-R.7E.

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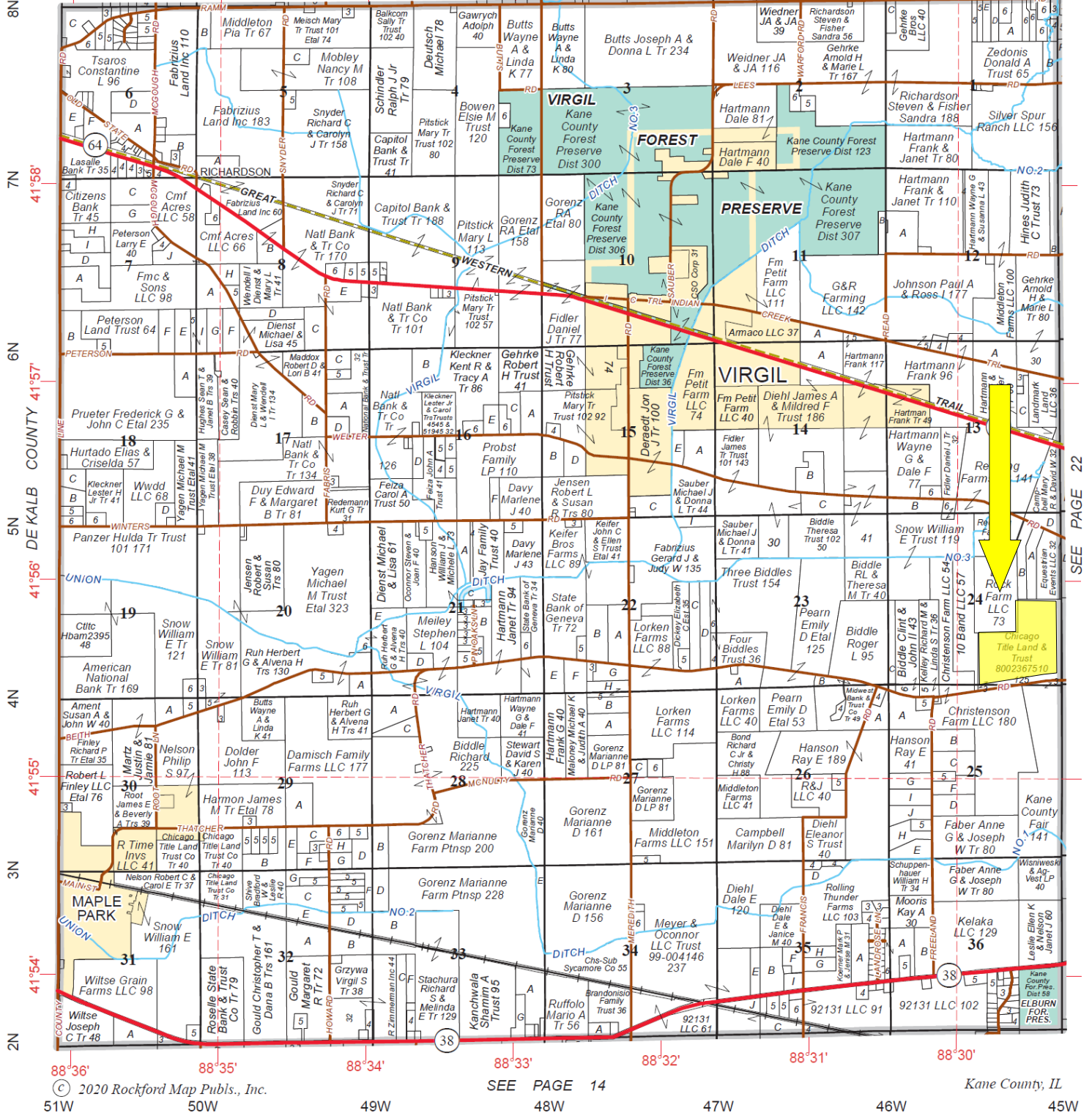
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VIRGIL

SEE PAGE 26

T.40N.-R.6E.

Refer to page 42 for keyed parcels



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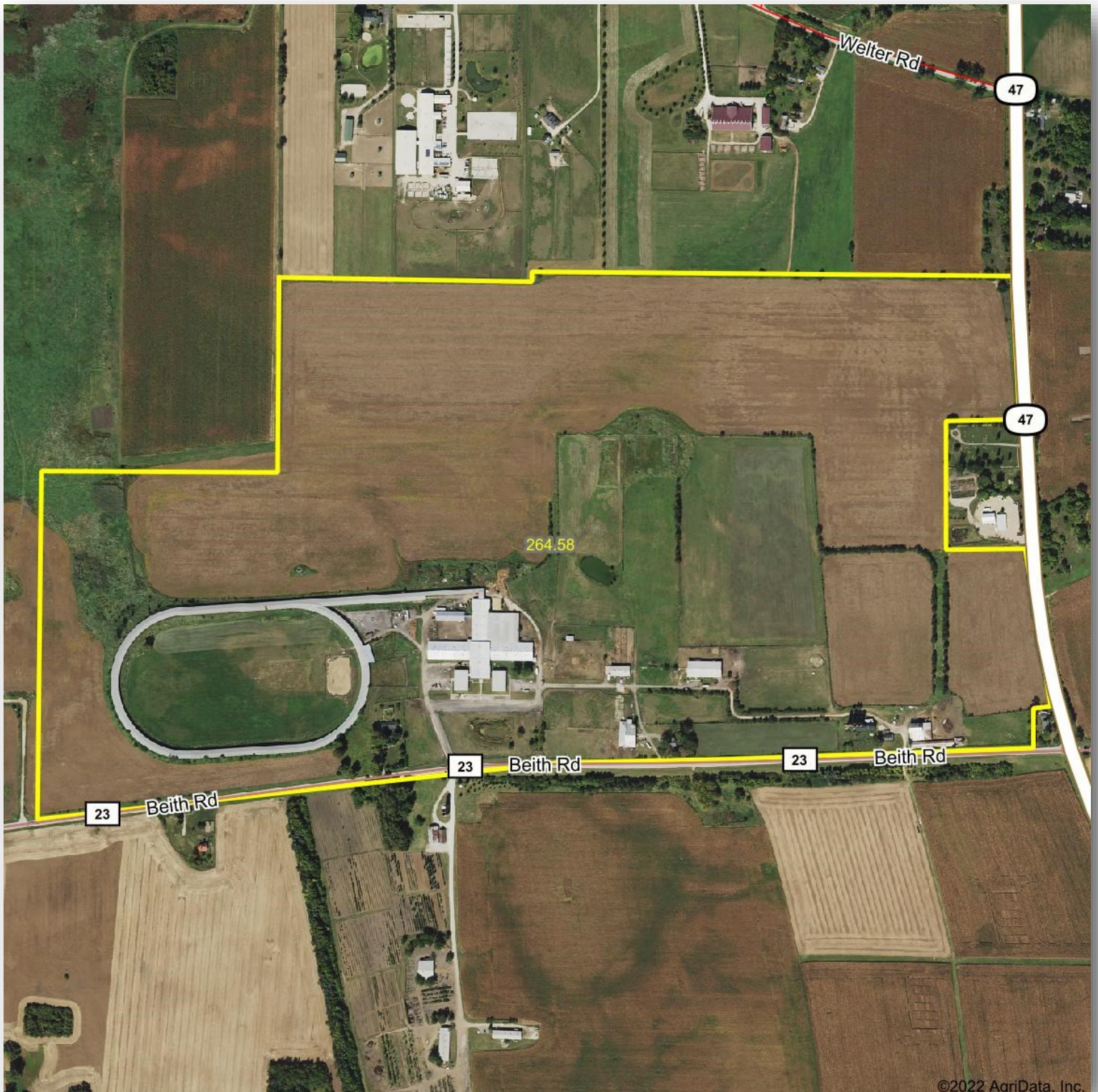
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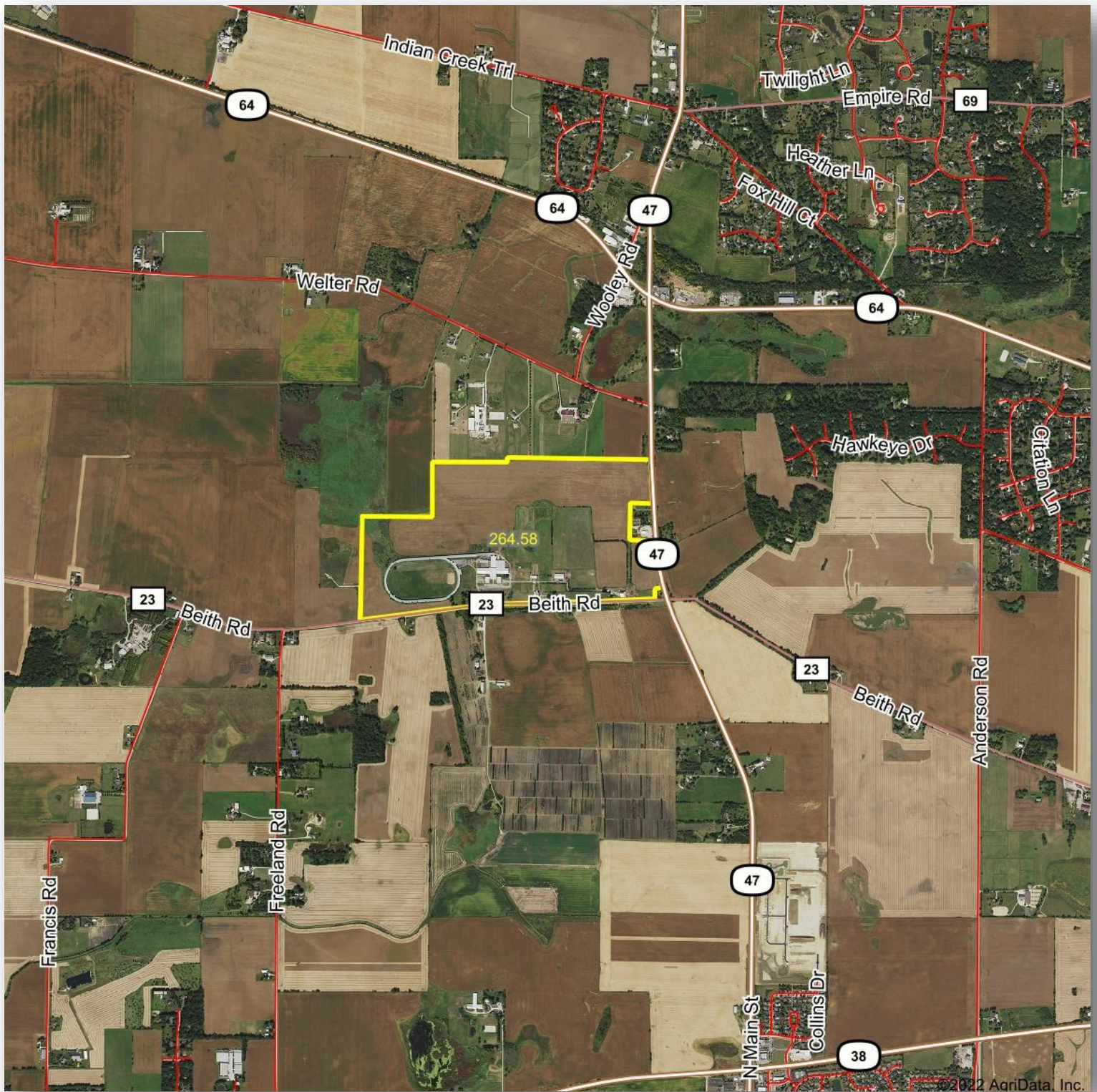
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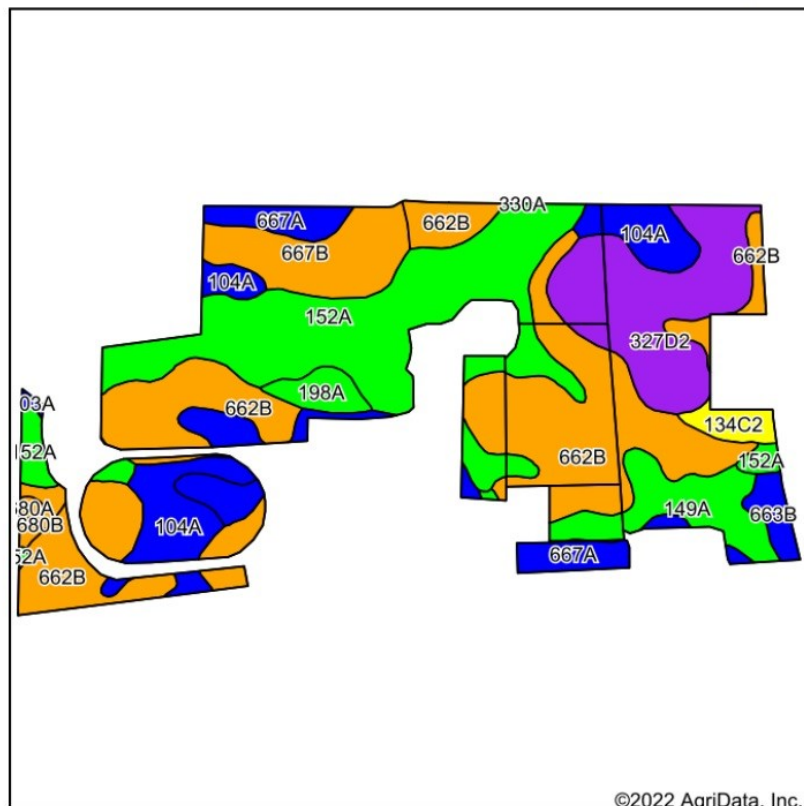


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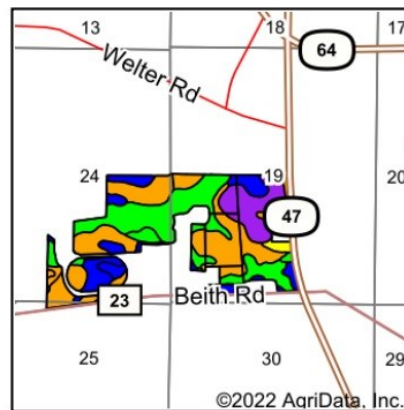
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Soils Map



Soils data provided by USDA and NRCS.

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State: Illinois
County: Kane
Location: 24-40N-6E
Township: Virgil
Acres: 198.39
Date: 9/27/2022



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**662B	Barony silt loam, 2 to 5 percent slopes	62.04	31.3%		**170	**52	**124
152A	Drummer silty clay loam, 0 to 2 percent slopes	45.83	23.1%		195	63	144
**327D2	Fox loam, 6 to 12 percent slopes, eroded	24.69	12.4%		**139	**45	**101
104A	Virgil silt loam, 0 to 2 percent slopes	16.35	8.2%		182	56	132
667A	Kaneville silt loam, 0 to 2 percent slopes	14.49	7.3%		178	55	128
**667B	Kaneville silt loam, 2 to 5 percent slopes	12.83	6.5%		**176	**54	**127
149A	Brenton silt loam, 0 to 2 percent slopes	10.96	5.5%		195	60	141
198A	Elburn silt loam, 0 to 2 percent slopes	3.29	1.7%		197	61	143
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	2.81	1.4%		**154	**47	**111
**663B	Clare silt loam, 2 to 5 percent slopes	2.71	1.4%		**180	**56	**133
**680B	Campton silt loam, 2 to 5 percent slopes	1.63	0.8%		**162	**50	**118
680A	Campton silt loam, 0 to 2 percent slopes	0.47	0.2%		164	50	119
103A	Houghton muck, 0 to 2 percent slopes	0.29	0.1%		175	57	130
Weighted Average					175.5	54.9	128

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

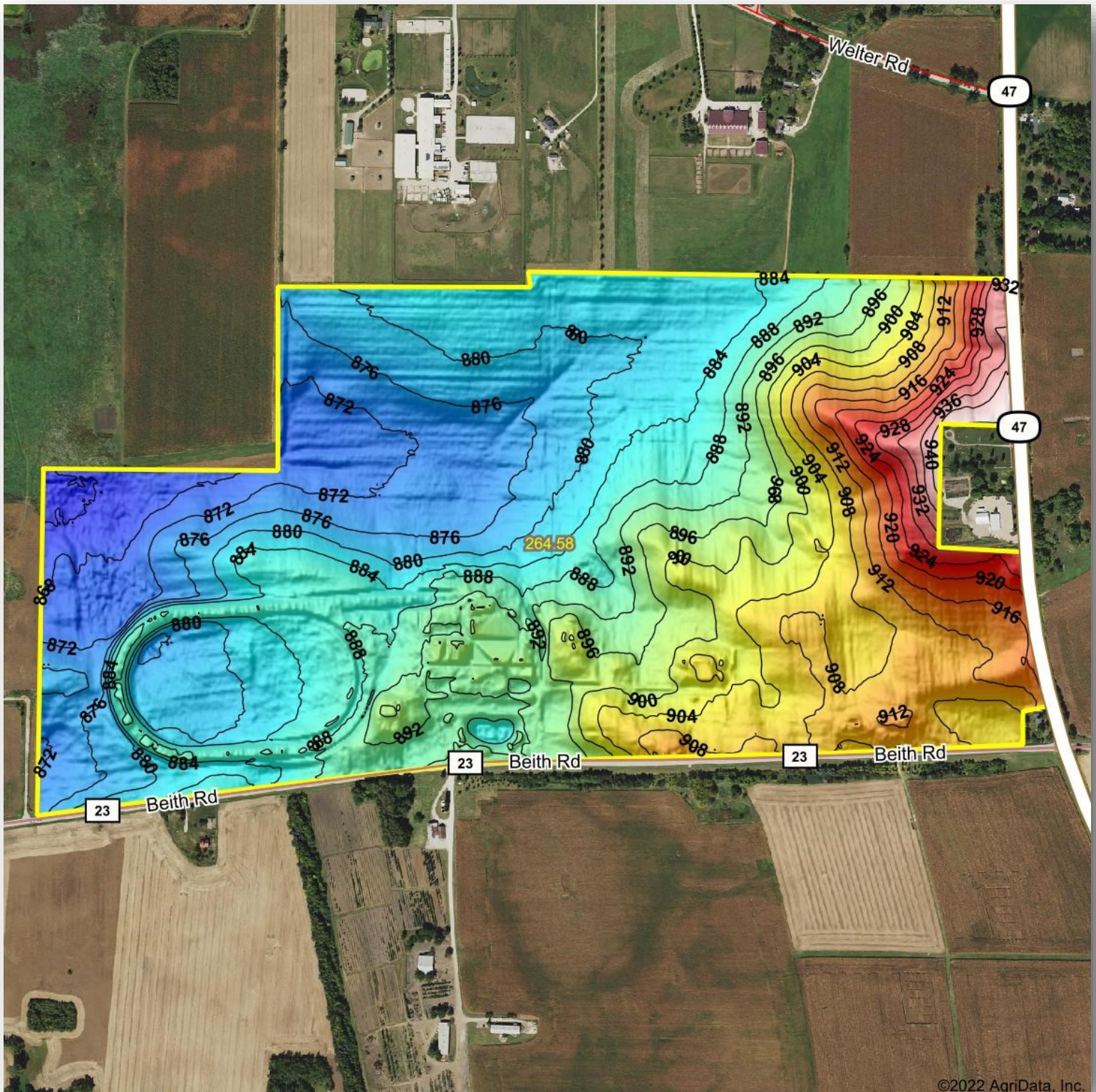
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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