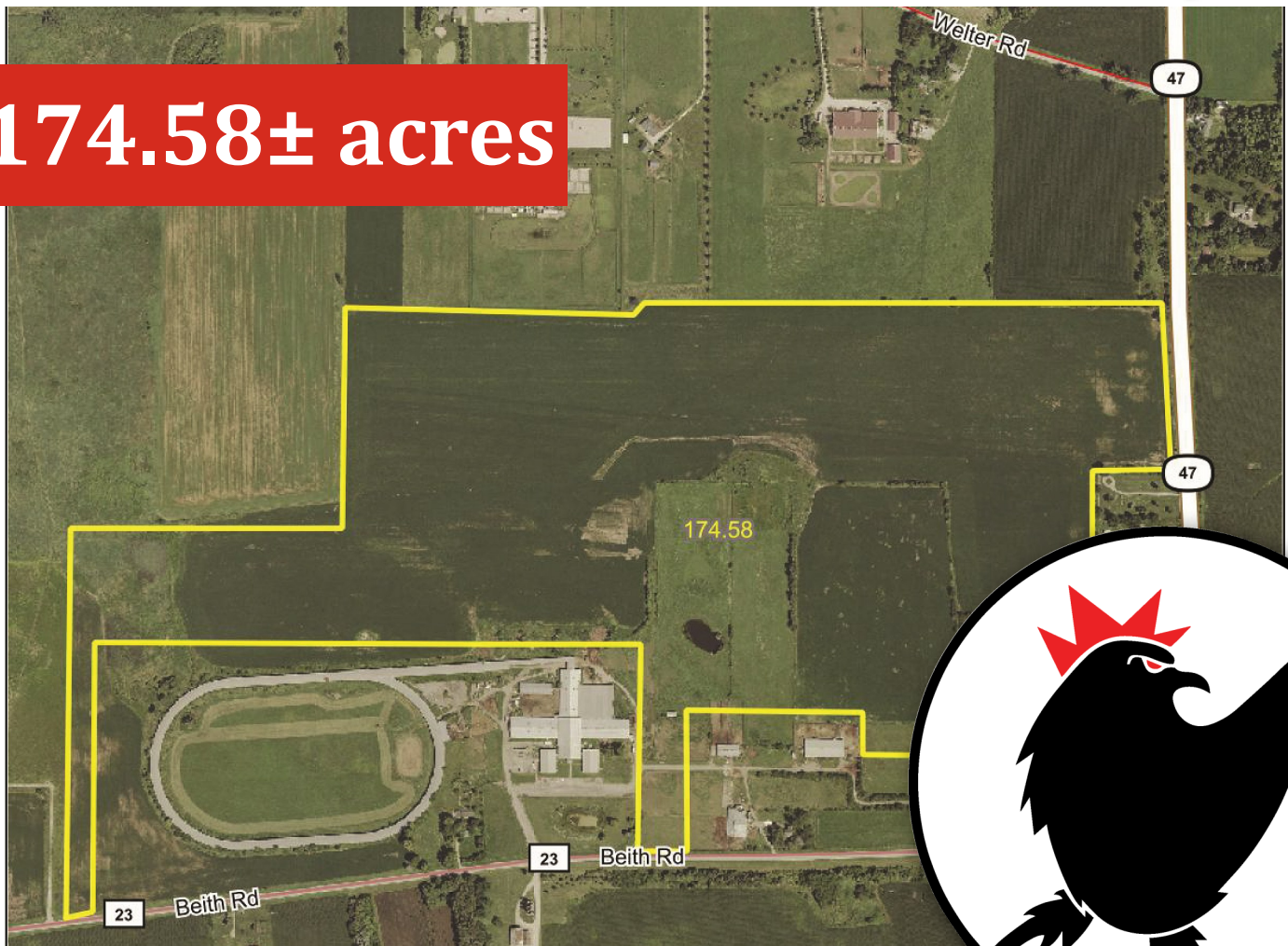


ROOSTER AG

REAL ESTATE

Elburn, Kane County IL

174.58± acres



\$18,950 Per Acre

ROOSTER AG' REALTY

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

DALTON JAHNTZ

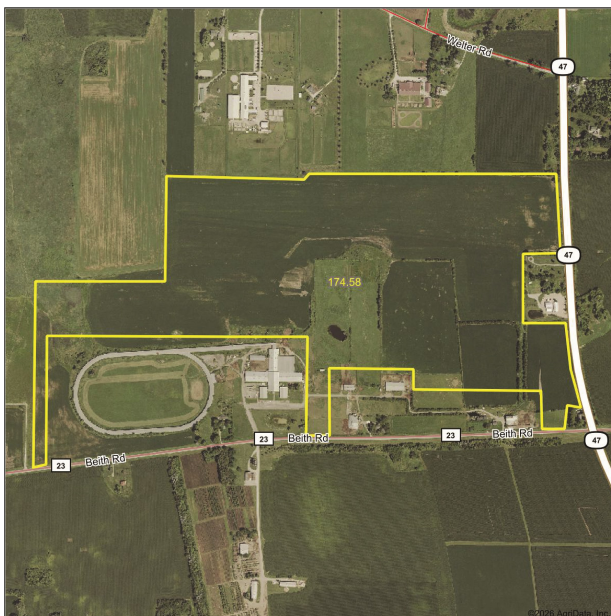
Managing Broker
Email: dalton@roosterag.com
Phone: 630.525.1431



About the Property

The Beith Road & Route 47 Farm (Hondo Farm) is 174.58± acres located in Section 19, Campton Township & Section 24, Virgil Township, Kane County, IL. Elburn, IL area.

GROSS ACRES:	174.58±
TILLABLE ACRES:	168.90±
SOIL PI:	128.2
PRICE:	\$18,950 per acre



Exceptional location!

This property is conveniently located on the NW corner of Beith Road and IL Route 47 just south of IL Route 64, between Lily Lake & Elburn, IL.

The Beith Road & Route 47 Farm (Hondo Farm) consists of 174.58+/- acres with 168.90+/- tillable acres having a Soil PI of 128.2.

Check out this excellent income generating property!

Visit: www.roosterag.com/property/the-beith-route-47-farm/

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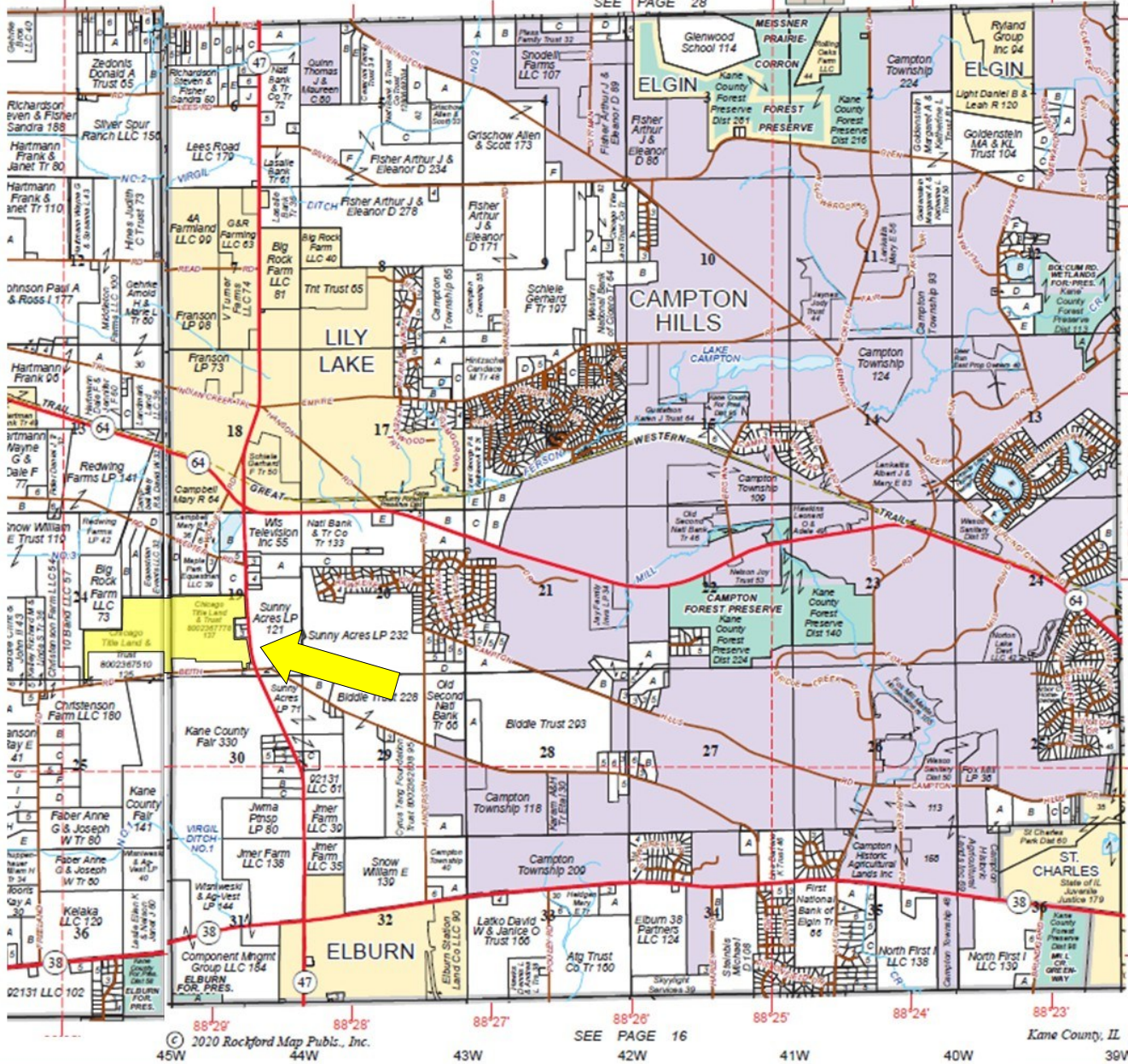
Phone: 630.525.1431

See 42 for keyed parcels

Refer to page 43 for keyed parcels

J.-R.6E.CAMPTON WEST PART ST. CHARLES T.40N.-R.7E.

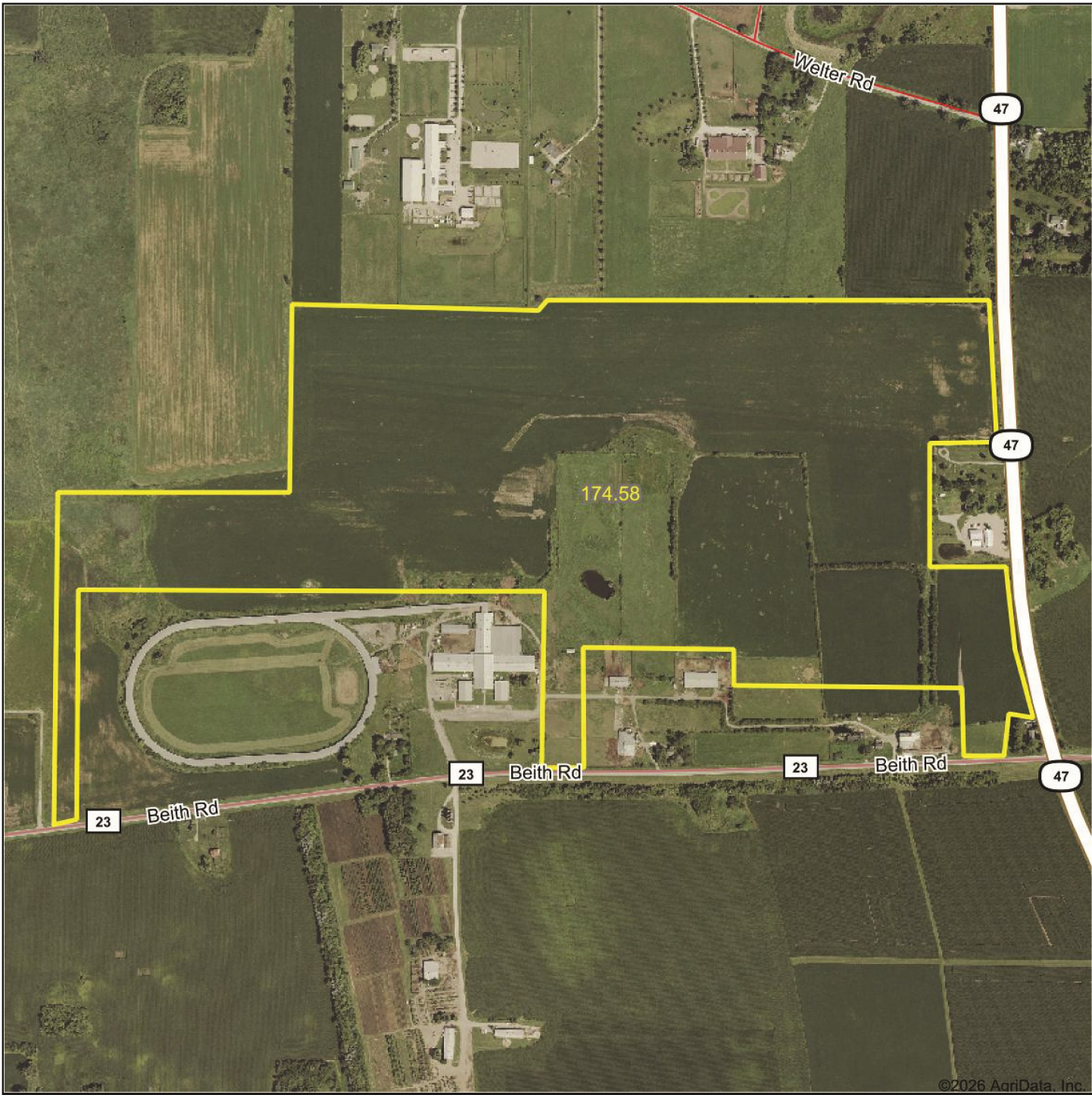
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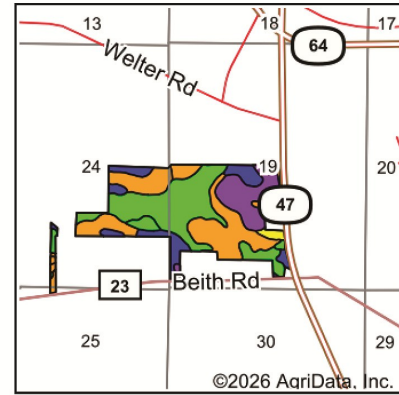
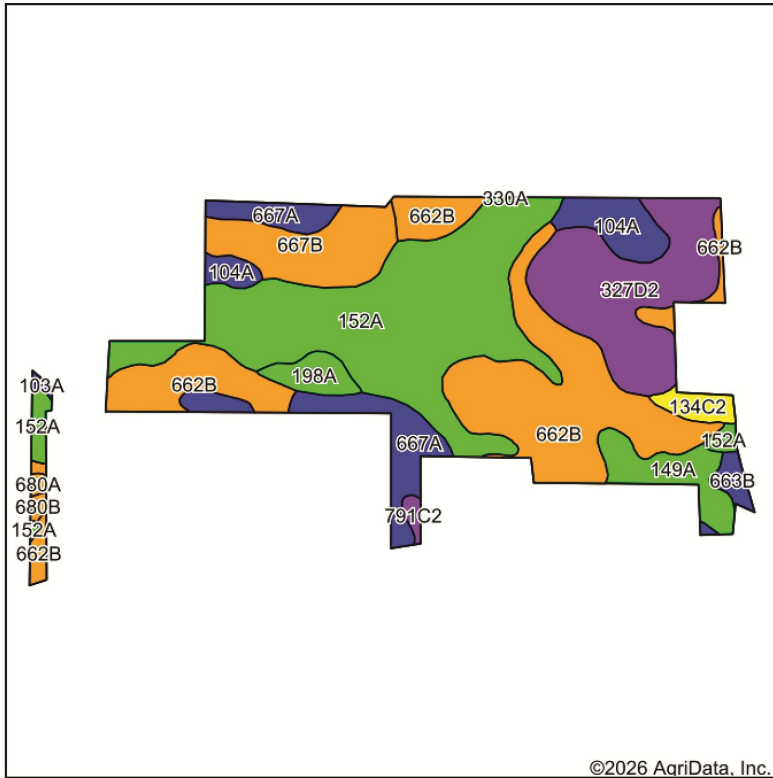


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State: **Illinois**
 County: **Kane**
 Location: **19-40N-7E**
 Township: **Campton**
 Acres: **168.9**
 Date: **6/10/2026**



Soils data provided by USDA and NRCS.

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Area Symbol: IL089, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**152A	Drummer silty clay loam, 0 to 2 percent slopes	51.66	30.5%		**144
**662B	Barony silt loam, 2 to 5 percent slopes	44.19	26.2%		**124
**327D2	Fox loam, 6 to 12 percent slopes, eroded	24.63	14.6%		**99
667A	Kaneville silt loam, 0 to 2 percent slopes	12.48	7.4%		128
**667B	Kaneville silt loam, 2 to 5 percent slopes	12.45	7.4%		**127
104A	Virgil silt loam, 0 to 2 percent slopes	7.40	4.4%		132
149A	Brenton silt loam, 0 to 2 percent slopes	6.68	4.0%		141
198A	Elburn silt loam, 0 to 2 percent slopes	3.29	1.9%		143
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	2.42	1.4%		**111
**663B	Clare silt loam, 2 to 5 percent slopes	1.63	1.0%		**133
**791C2	Rush silt loam, 4 to 6 percent slopes, eroded	0.72	0.4%		**102
**680B	Campton silt loam, 2 to 5 percent slopes	0.66	0.4%		**118
680A	Campton silt loam, 0 to 2 percent slopes	0.37	0.2%		119
103A	Houghton muck, 0 to 2 percent slopes	0.32	0.2%		130
Weighted Average					128.2

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

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

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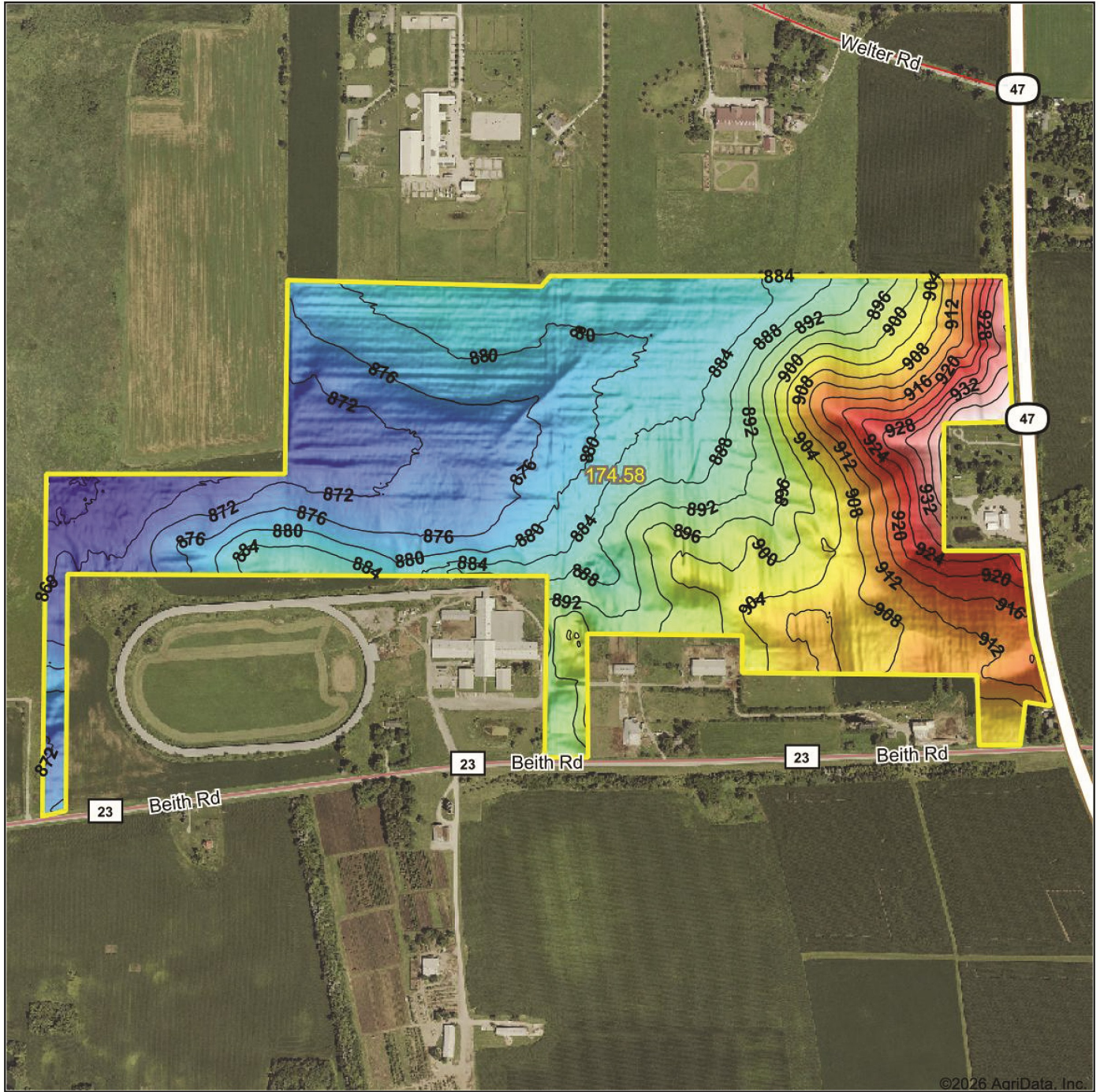


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Source: USGS 3 meter dem
 Interval(ft): 4
 Min: 863.0
 Max: 945.5
 Range: 82.5
 Average: 890.9
 Standard Deviation: 17.29 ft



6/10/2026

19-40N-7E
Kane County
Illinois

Boundary Center: 41° 55' 41.08, -88° 29' 17.25

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