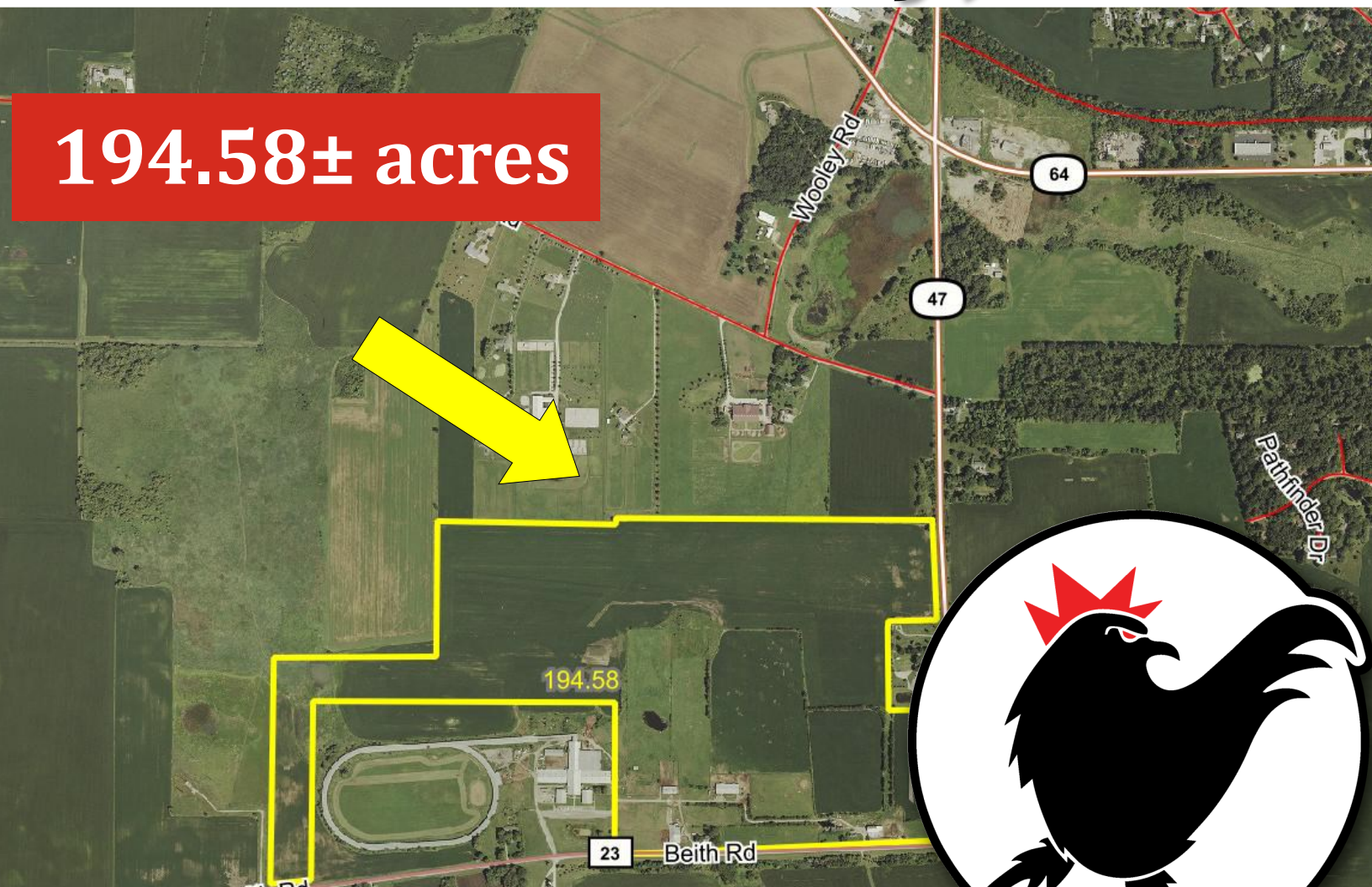


ROOSTER AG

# REAL ESTATE

## *Kane County, IL*

194.58± acres

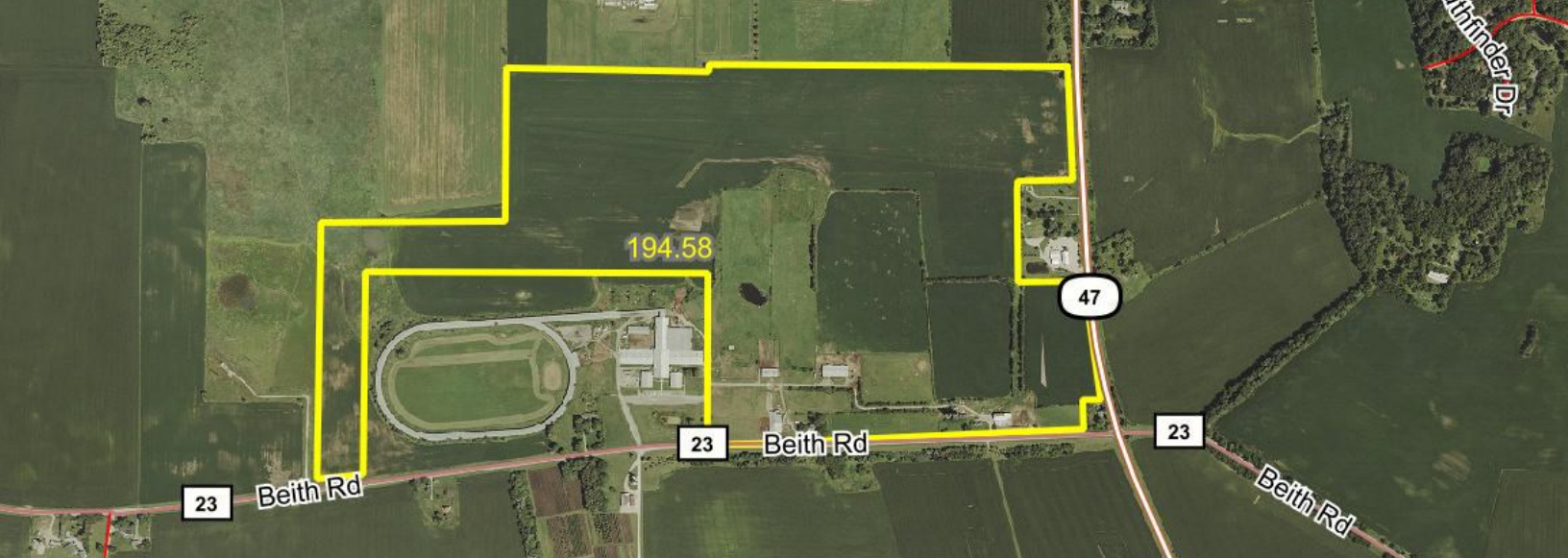


\$20,600 Per Acre



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

JOE LUDWIG  
Broker  
Email: [roosteragrealty.com](mailto:roosteragrealty.com)  
Phone: 630.774.5887



# About the Property

The Hondo Farm is 194.58± acres located in Section 19, Campton Township & Section 24, Virgil Township, Kane County, IL



GROSS ACRES:	194.58±
TILLABLE ACRES:	130.58±
EST. REAL ESTATE	\$13,002.00
PRICE:	\$20,600 per acre

The 194.58 acre Hondo Farm has 2 farmhouses, 2 horse barns and 2 buildings and 130.58+/- tillable acres of great soils!

Come check this rare equine facility out!

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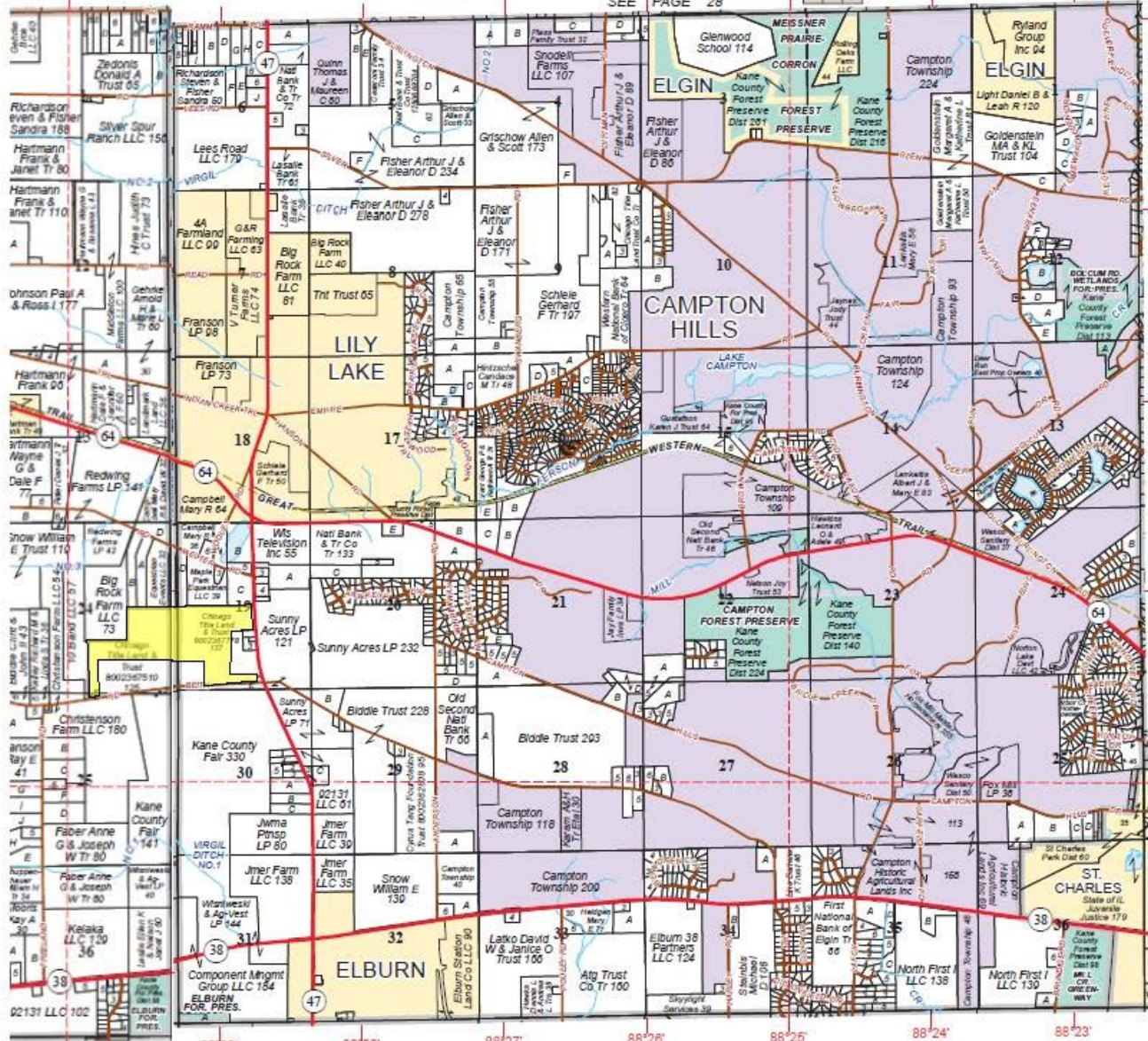
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See page 42 for keyed parcels

Refer to page 43 for keyed parcels

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

SEE PAGE 28



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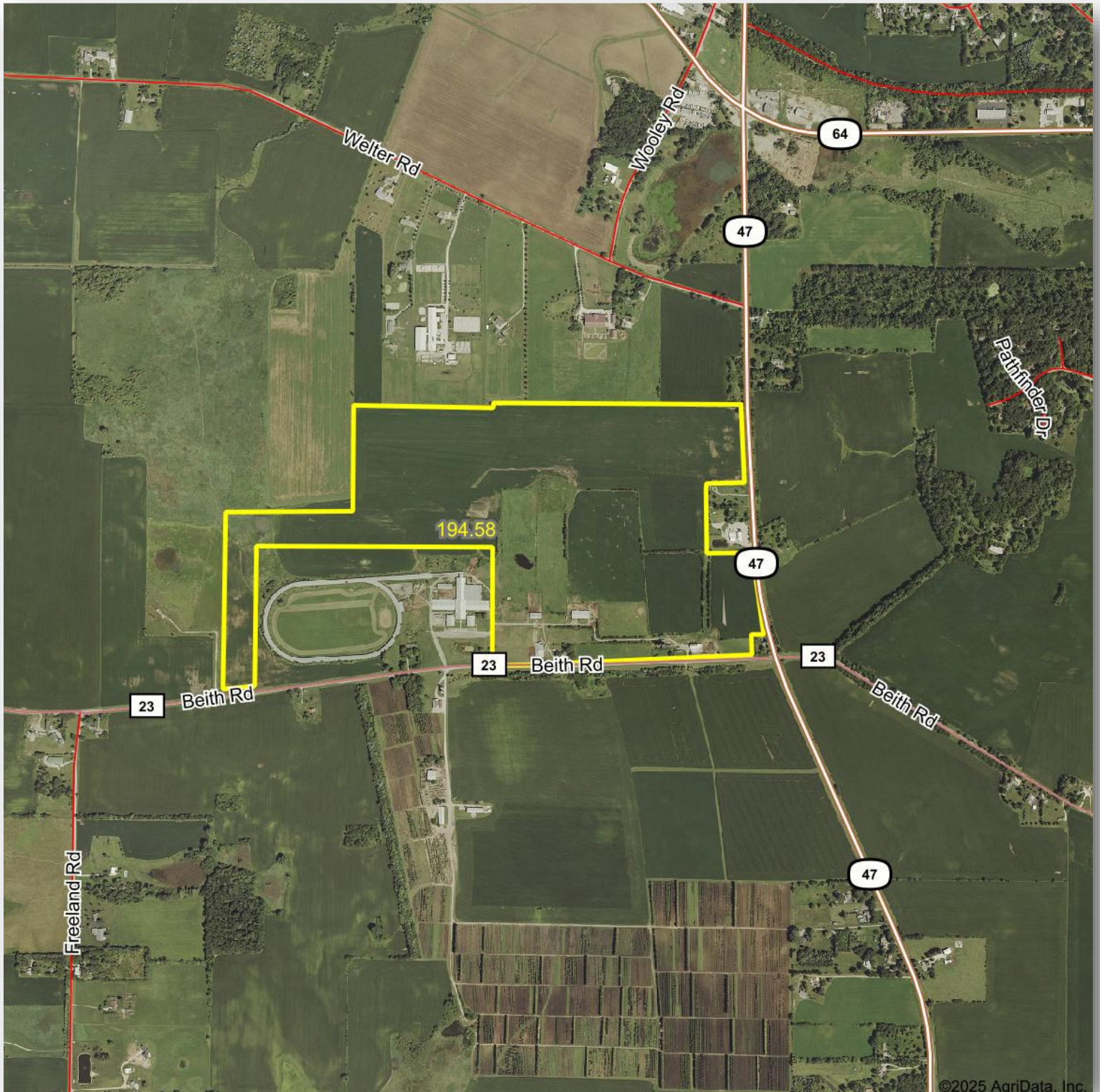
SEE PAGE 16

Kane County, IL

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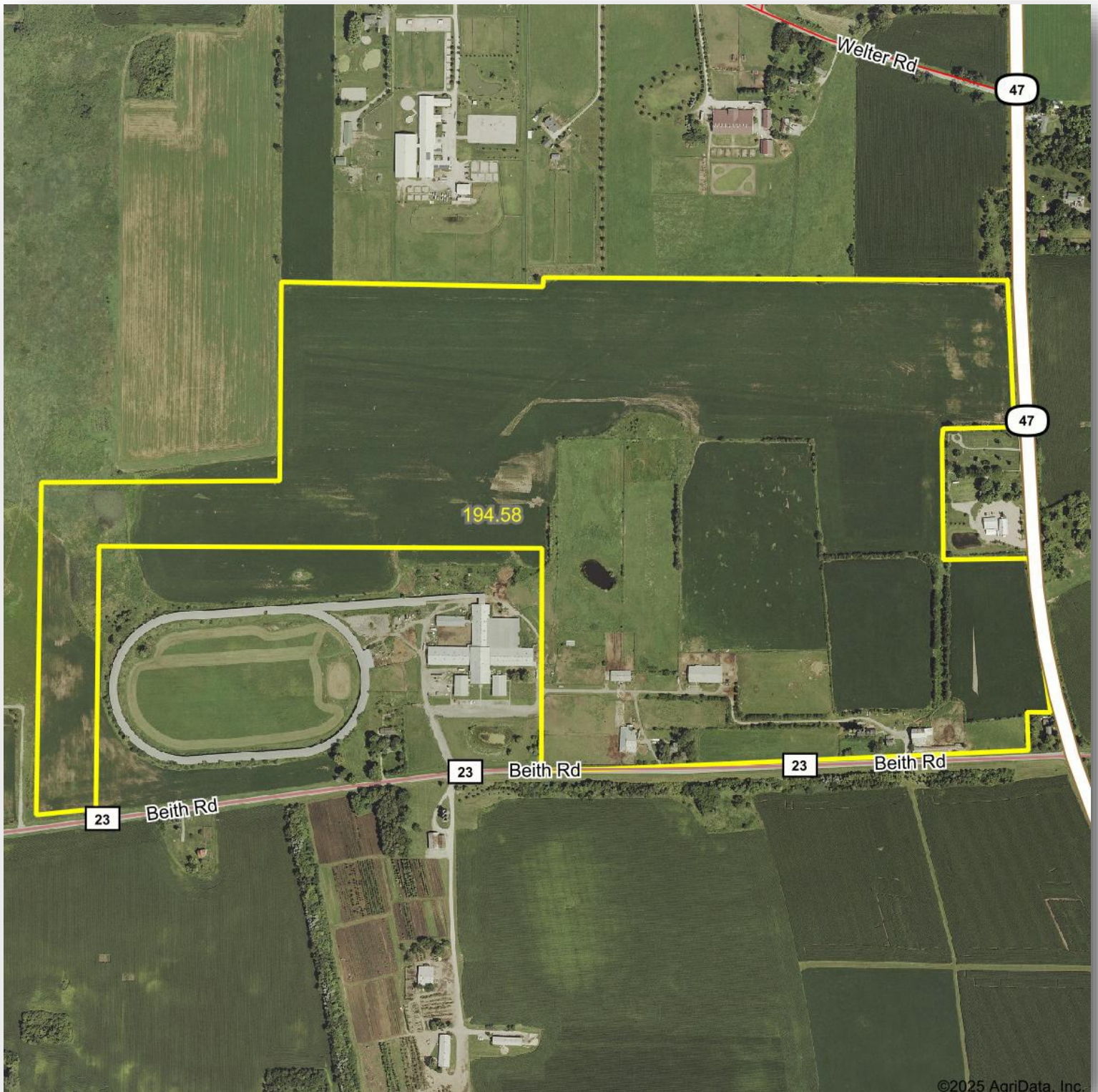
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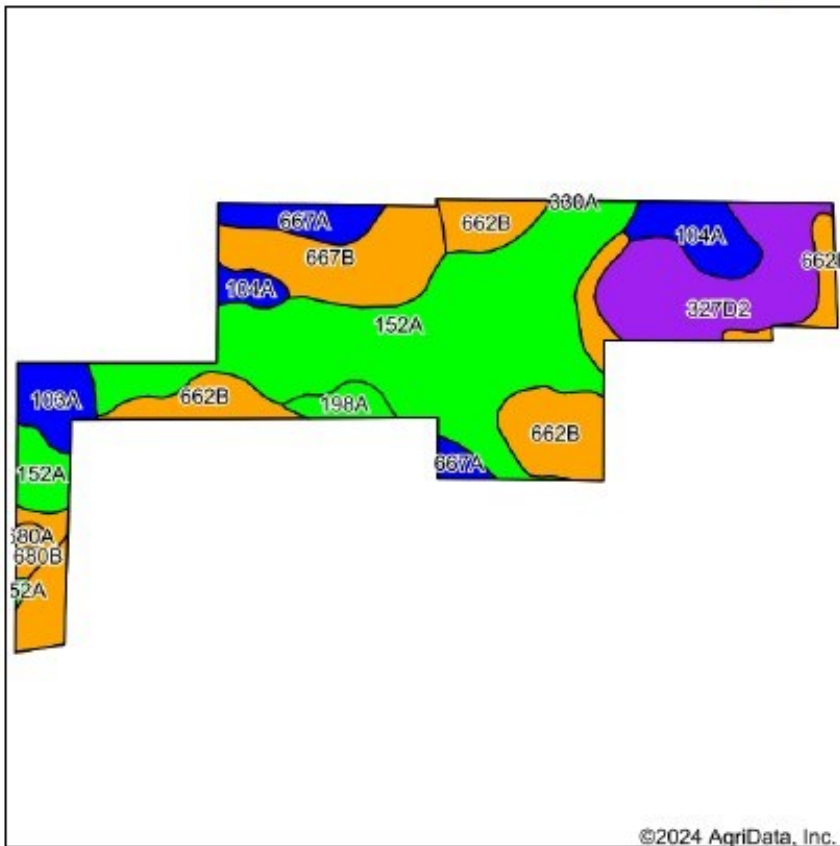
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State: Illinois  
County: Kane  
Location: 24-40N-6E  
Township: Virgil  
Acres: 130.58  
Date: 3/27/2024



**Rooster Ag'**  
GOLD STANDARD  
APPRAISALS

Maps Provided By:



**surety**  
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Soils data provided by USDA and NRCS.

Area Symbol: IL089, Soil Area Version: 17

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	52.10	39.9%		**195	**63	**144
**662B	Barony silt loam, 2 to 5 percent slopes	24.73	18.9%		**170	**52	**124
**327D2	Fox loam, 6 to 12 percent slopes, eroded	18.04	13.8%		**134	**43	**98
**667B	Kaneville silt loam, 2 to 5 percent slopes	12.94	9.9%		**176	**54	**127
104A	Virgil silt loam, 0 to 2 percent slopes	7.68	5.9%		182	56	132
667A	Kaneville silt loam, 0 to 2 percent slopes	5.55	4.3%		178	55	128
103A	Houghton muck, 0 to 2 percent slopes	4.71	3.6%		175	57	130
198A	Elburn silt loam, 0 to 2 percent slopes	2.41	1.8%		197	61	143
**680B	Campton silt loam, 2 to 5 percent slopes	1.79	1.4%		**162	**50	**118
680A	Campton silt loam, 0 to 2 percent slopes	0.57	0.4%		164	50	119
**330A	Peotone silty clay loam, 0 to 2 percent slopes	0.06	0.0%		**164	**55	**123
Weighted Average					177.2	56	129.8

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, 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>

\* The flood/bond factor has been removed for B811 indexes and yields.

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