

## Aerial Map

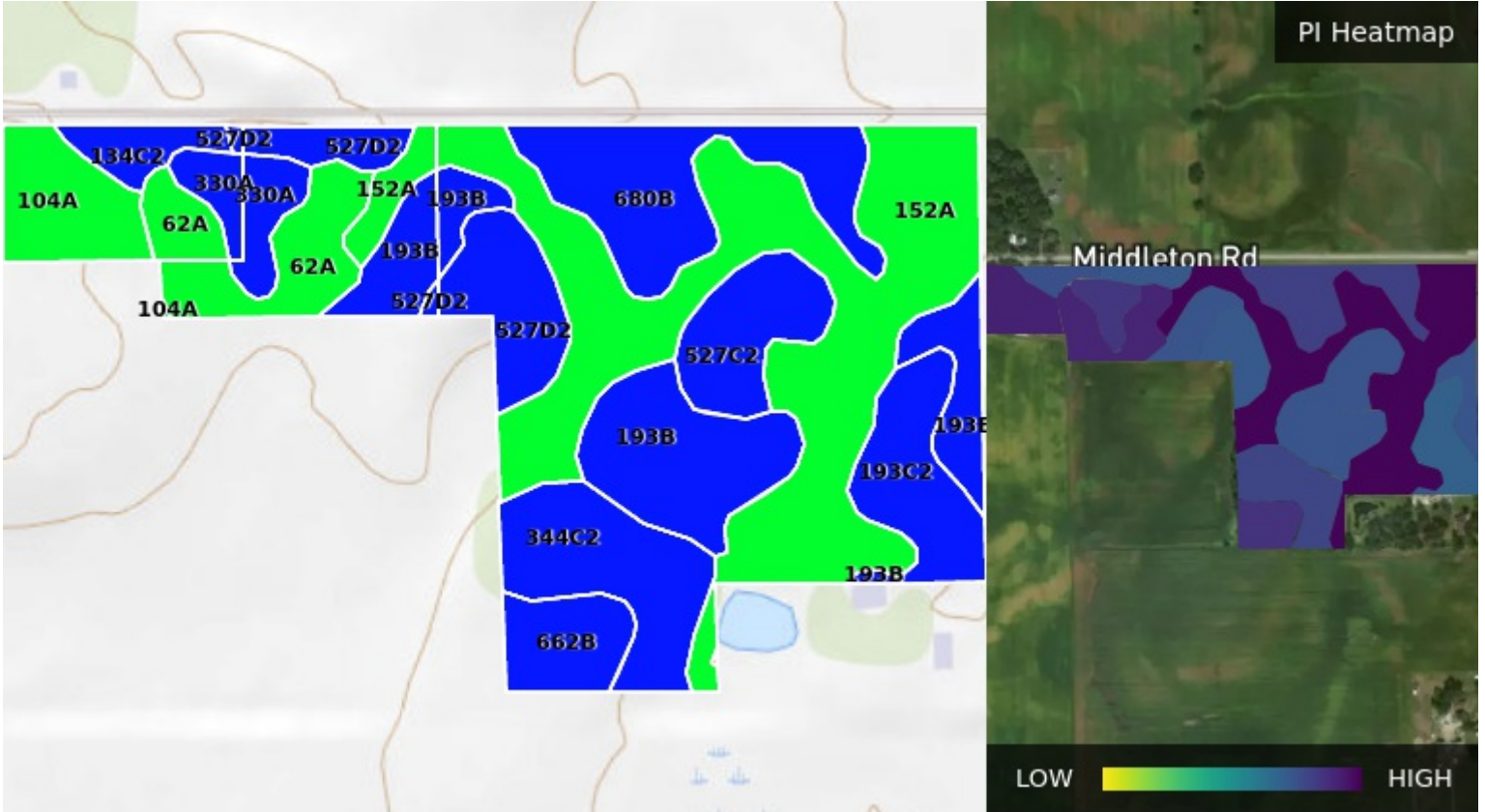


**29 - 41N - 6E**  
**Kane County, Illinois**

**42°0'8.603" N, 88°34'38.65" W**

## Soil Map – Total Acres

Source: NRCS SSURGO



Code	Description	Acres	% of Field	Soil Class	PI
152A	Drummer silty clay loam, 0 to 2% slopes	12.9	30.8%	2	143.84
193B	Mayville silt loam, 2 to 5% slopes	6.07	14.5%	2	109.06
680B	Campton silt loam, 2 to 5% slopes	4.07	9.7%	2	117.99
344C2	Harvard silt loam, 5 to 10% slopes	3.23	7.7%	3	116.17
527D2	Kidami loam, 6 to 12% slopes	2.86	6.8%	3	105.58
62A	Herbert silt loam, 0 to 2% slopes	2.67	6.4%	2	130.85
193C2	Mayville silt loam, 5 to 10% slopes	2.35	5.6%	3	102.23
527C2	Kidami loam, 4 to 6% slopes	2.09	5%	2	108.66
104A	Virgil silt loam, 0 to 2% slopes	2.01	4.8%	2	131.85
662B	Barony silt loam, 2 to 5% slopes	1.46	3.5%	2	123.93
330A	Peotone silty clay loam, 0 to 2% slopes	1.41	3.4%	3	122.86
134C2	Camden silt loam, 5 to 10% slopes	0.81	1.9%	3	110.59
W	Water	0.01	0%	8	0

## Soil Map – Total Acres

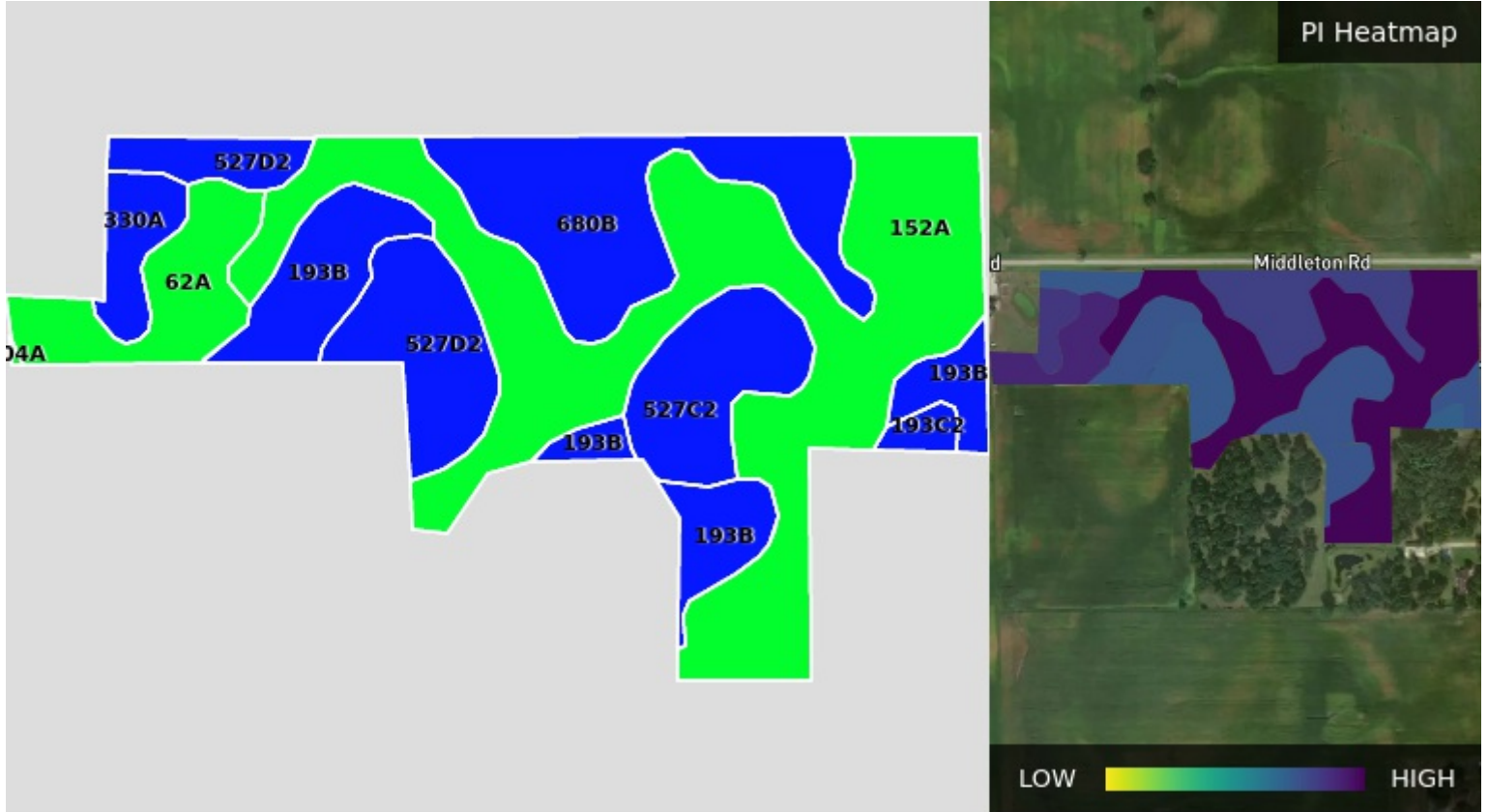
Source: NRCS SSURGO

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**41.93****124.16**

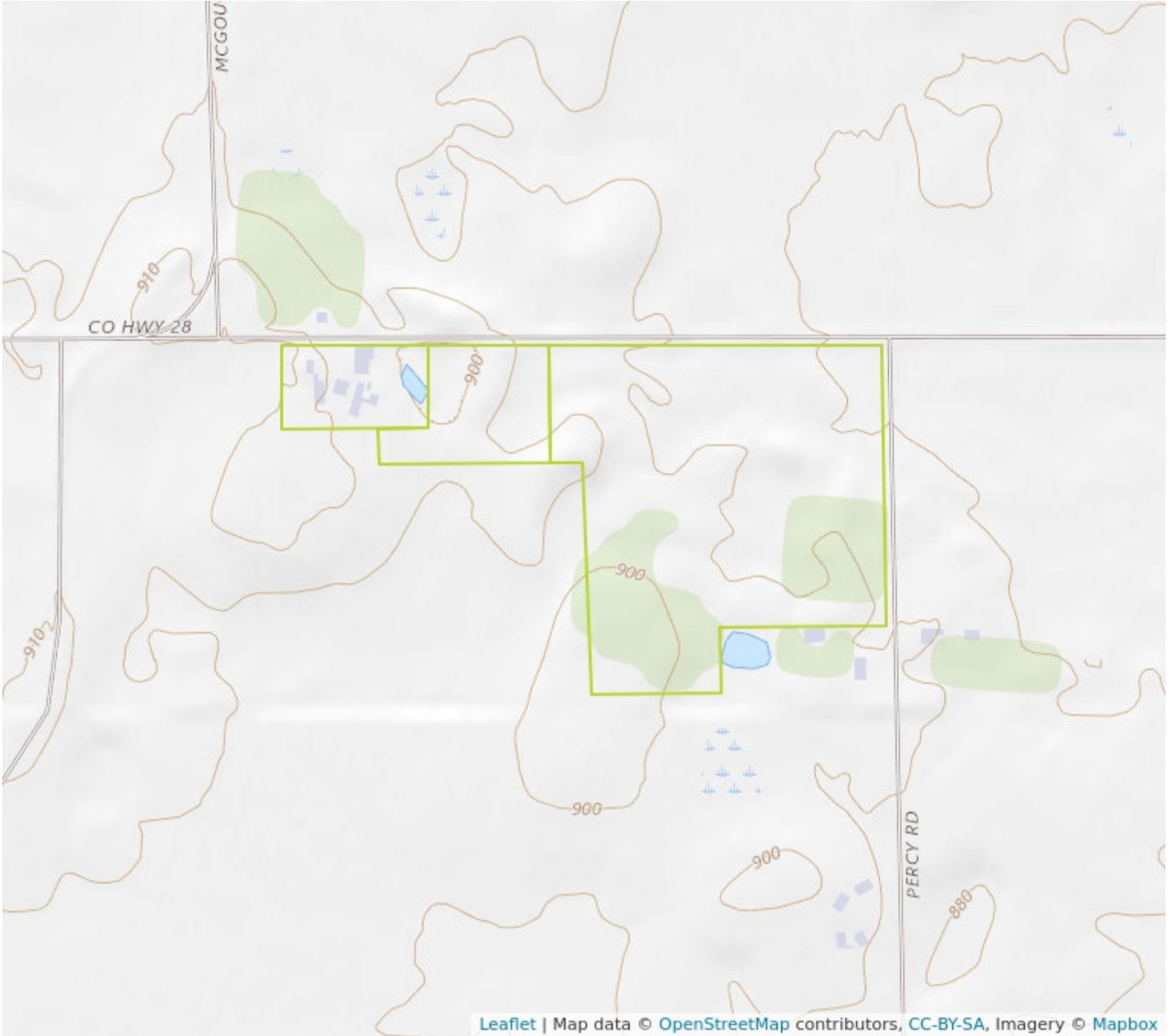
# Soil Map – Tillable Acres

Source: NRCS SSURGO



Code	Description	Acres	% of Field	Soil Class	PI
152A	Drummer silty clay loam, 0 to 2% slopes	10.86	41.3%	2	143.84
680B	Campton silt loam, 2 to 5% slopes	4.09	15.6%	2	117.99
193B	Mayville silt loam, 2 to 5% slopes	3.31	12.6%	2	109.06
527D2	Kidami loam, 6 to 12% slopes	2.84	10.8%	3	105.58
527C2	Kidami loam, 4 to 6% slopes	2.08	7.9%	2	108.66
62A	Herbert silt loam, 0 to 2% slopes	1.95	7.4%	2	130.85
330A	Peotone silty clay loam, 0 to 2% slopes	0.86	3.3%	3	122.86
193C2	Mayville silt loam, 5 to 10% slopes	0.26	1%	3	102.23
104A	Virgil silt loam, 0 to 2% slopes	0.01	0%	2	131.85
		<b>26.26</b>			<b>126.30</b>

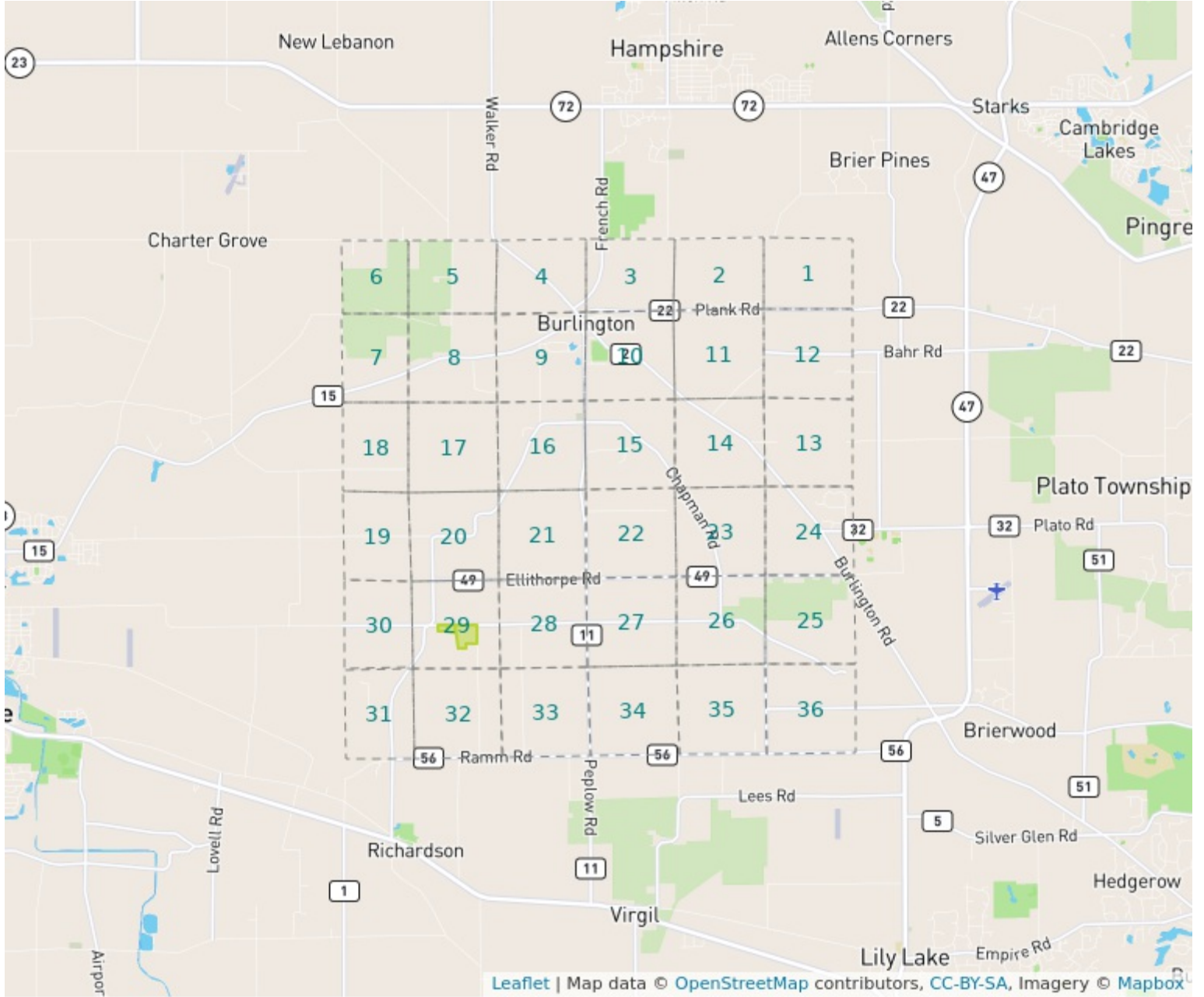
## Topography Map



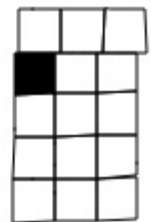
**29 - 41N - 6E**  
**Kane County, Illinois**

**42°0'8.603" N, 88°34'38.65" W**

# Plat Map

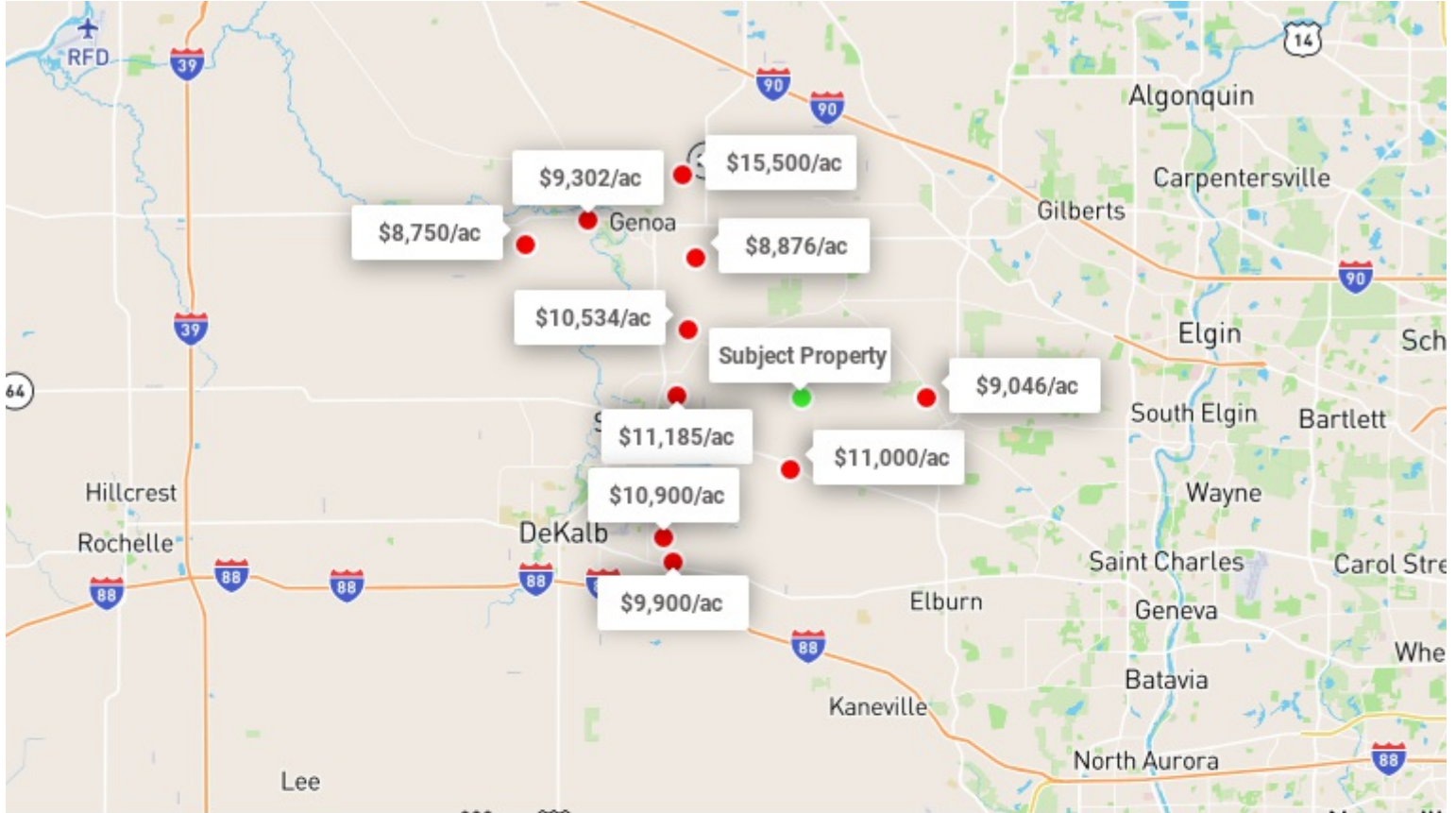


29 - 41N - 6E  
 Kane County, Illinois  
 42°0'8.603" N, 88°34'38.65" W



## Nearby Sales

Source: Compeer Sale Records

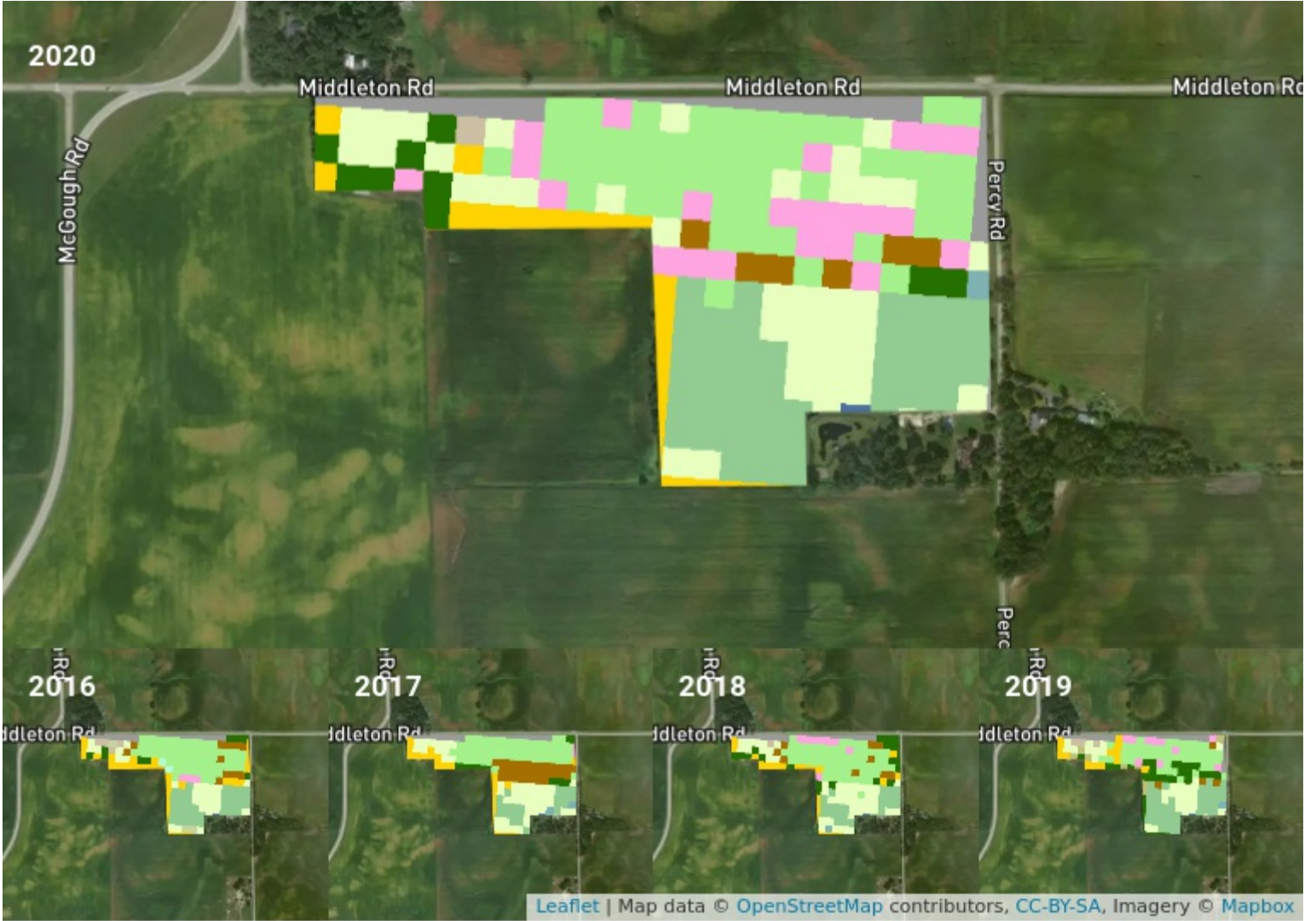


Distance	Sale Date	Gross Acres	Tillable Acres	Percent Tillable	PI	Sale Price	\$/Acre	\$/Tillable Acre	\$/PI
2.73 mi	10/25/21	123.73	117.05	95%	129.0	\$1,361,000	\$11,000	\$11,624	\$90
4.61 mi	02/01/21	89.70	88.09	98%	139.0	\$1,003,310	\$11,185	\$11,394	\$82
4.67 mi	02/19/21	231.51	219.01	95%	129.0	\$2,094,140	\$9,046	\$9,562	\$74
4.86 mi	05/01/21	193.32	169.93	88%	126.0	\$2,036,397	\$10,534	\$11,938	\$95
6.53 mi	01/19/21	77.23	67.81	88%	128.0	\$685,500	\$8,876	\$10,109	\$79
7.30 mi	12/16/20	80.79	79.57	99%	140.0	\$880,557	\$10,900	\$11,067	\$79
7.78 mi	11/02/20	40.50	39.12	97%	136.0	\$400,950	\$9,900	\$10,247	\$75
9.39 mi	02/24/22	40.00	38.20	96%	139.0	\$620,000	\$15,500	\$16,230	\$117
10.31 mi	12/01/20	44.32	42.50	96%	130.0	\$412,279	\$9,302	\$9,700	\$75
11.73 mi	05/21/21	111.74	104.03	93%	125.0	\$977,725	\$8,750	\$9,401	\$75
							<b>\$10,499</b>	<b>\$11,127</b>	<b>\$84</b>

\* This report is for informational purposes only and is not an appraisal. The information is given as of the date of the report. While every effort is made to ensure accuracy, no representations or warranties, express or implied, are given as to the accuracy or completeness of the information and no liability is accepted in respect thereof. This report should not be relied on for any purpose. You are advised to obtain an appraisal from an appraiser if you require an appraisal for your own use. This report is not a guarantee of the property's value, and the report should not serve as the basis for any property purchase decision or any appraisal contingency in a purchase agreement relating to the property.

# Crop History

Source: USDA NASS Cropland Data Layer



	2020	2019	2018	2017	2016
Corn	5.92%	6.3%	7.06%	8.31%	11.91%
Soybeans	4.44%	12.17%	9.23%	3.82%	4.32%
Grass/Pasture	19.63%	16.09%	23.86%	24.87%	14.89%
Other	70.01%	65.44%	59.85%	63%	68.87%



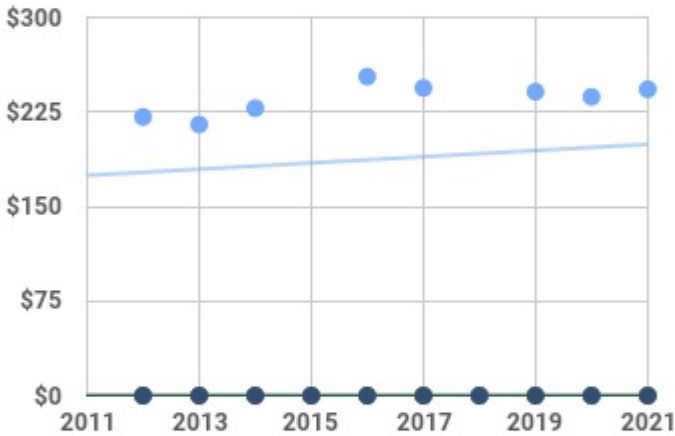
## USDA Data

### Kane County Average Yields



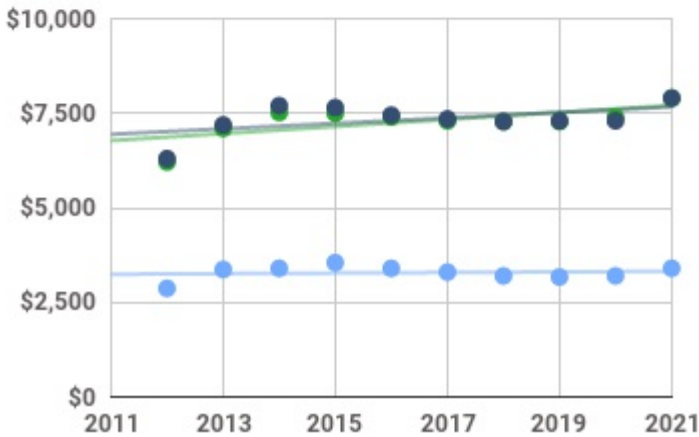
Year	Corn (bu/ac)	Soybeans (bu/ac)
2021		
2020	176.8	54.9
2019	175.8	50.3
2018	189.4	
2017	176.4	53.6
2016	210.8	64.5
2015	184	57.4
2014	185.6	57.1
2013	191.7	57
2012	140.7	46.5

### Kane County Average Cash Rent



Year	Irrigated (\$/ac)	Non-Irrigated (\$/ac)	Pastureland (\$/ac)
2021		\$243	
2020		\$237	
2019		\$241	
2018			
2017		\$244	
2016		\$253	
2015			
2014		\$228	
2013		\$215	
2012		\$221	

### Illinois Statewide Average Land Values



Year	Ag Land, Incl. Buildings (\$/ac)	Pastureland (\$/ac)	Cropland (\$/ac)
2021	\$7,900	\$3,400	\$7,900
2020	\$7,400	\$3,200	\$7,300
2019	\$7,280	\$3,170	\$7,300
2018	\$7,280	\$3,200	\$7,280
2017	\$7,300	\$3,300	\$7,350
2016	\$7,400	\$3,400	\$7,450
2015	\$7,500	\$3,550	\$7,650
2014	\$7,520	\$3,400	\$7,700
2013	\$7,100	\$3,370	\$7,190
2012	\$6,210	\$2,870	\$6,300