



**Fletcher Farm—80 Acres  
Big Grove Township, Kendall County, IL**

Location: Located 1/4 mile south of U.S. Route 52 on Roods Road. Property extends west from Roods Road 1/2 mile to Stephens Road, with frontage on both Roods and Stephens Roads.

Description: The South Half (1/2) of the Northeast Quarter (1/4) of Section 29, T35N, R6E; Big Grove Township, Kendall County, IL.

Kendall County: PIN # 07-29-200-005; Tax Value: \$13,380; 2016 Taxes payable 2017: \$1,064.82 (\$13.31 per acre). House permit(s) available.

FSA: Farm #4819, Tract #1344 (tract is combined with adjoining 80-acre tract); 70± acres cropland, 6± acres of woods.

Soils: Predominantly Saybrook silt loam and LaRose silt loam, with Strawn clay loam, Elpaso silty clay loam and Lisbon silt loam. Overall PI: 117.8

Price: \$680,000, or \$8,500 per acre

Farm is leased on cash rent basis for 2018; being sold subject to 2018 farm lease.

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