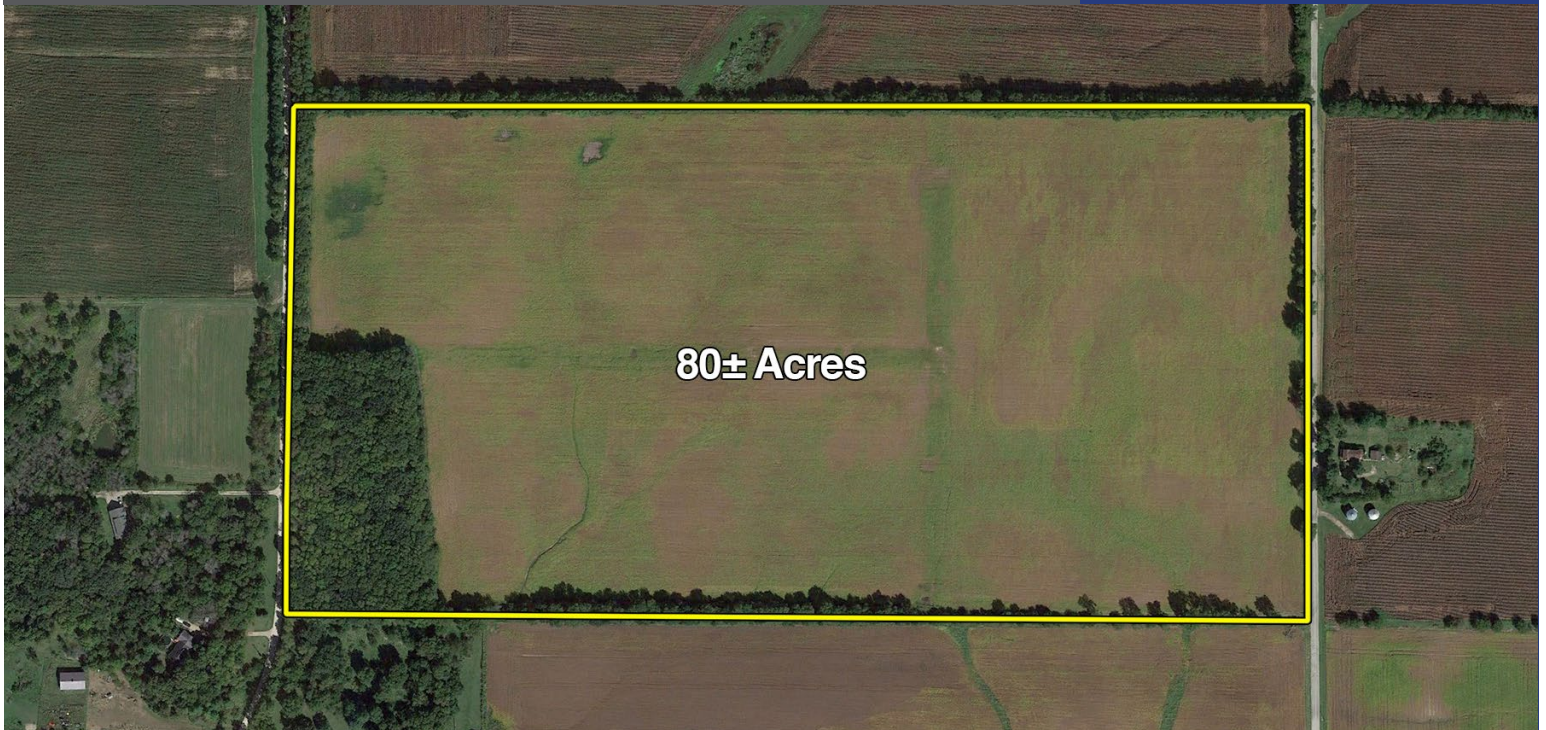


KENDALL COUNTY REAL ESTATE

FOR SALE

FLETCHER FARM - 80± ACRES

\$680,000
\$8,500 per Acre



1/4 Mile South of US 52 on Roods Road - South of Newark, 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.



Craig D. Mann, Broker
815-592-6266

Manges Realty, Inc.
3939 Garnette Ct.
Naperville, IL 60564

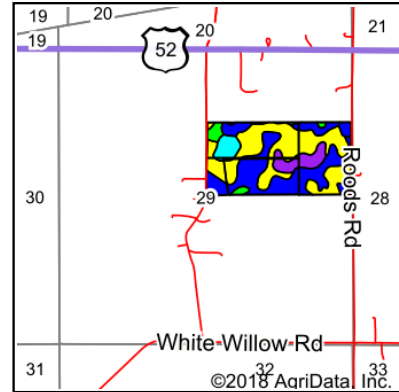
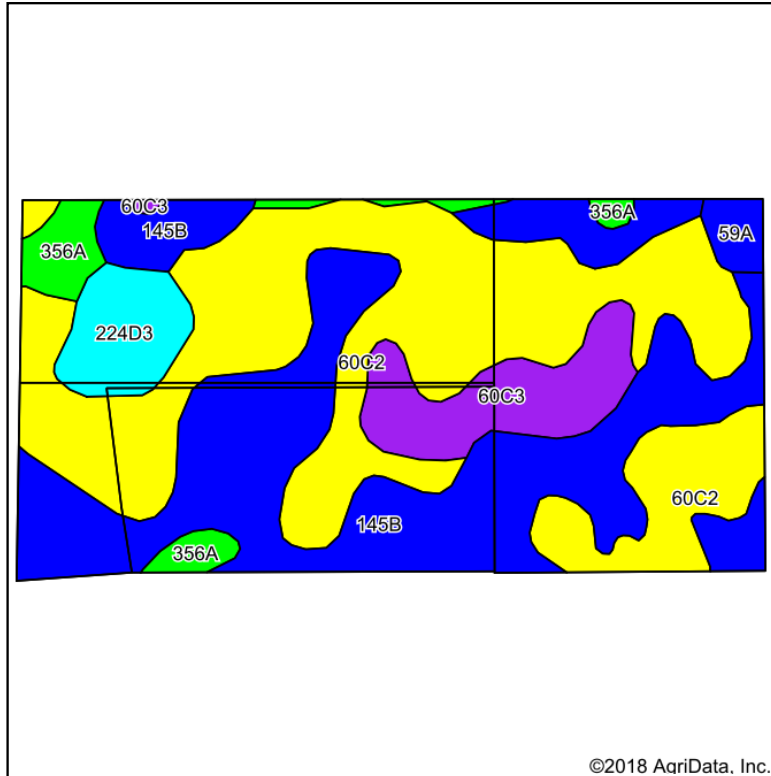
KENDALL COUNTY REAL ESTATE

FOR SALE

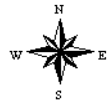
FLETCHER FARM - 80± ACRES

\$680,000
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Soils Map



State: **Illinois**
 County: **Kendall**
 Location: **29-35N-6E**
 Township: **Big Grove**
 Acres: **78.7**
 Date: **4/2/2018**



Soils data provided by USDA and NRCS.

Area Symbol: IL093, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	34.39	43.7%		FAV	**148	**48	**59	**69	0	**4.67	0.00	**110
**145B	Saybrook silt loam, 2 to 5 percent slopes	29.75	37.8%		FAV	**177	**56	**68	**94	0	**6.21	0.00	**131
**60C3	La Rose clay loam, 5 to 10 percent slopes, severely eroded	6.32	8.0%		FAV	**137	**45	**54	**64	0	**4.32	0.00	**101
**224D3	Strawn clay loam, 10 to 18 percent slopes, severely eroded	3.86	4.9%		FAV	**113	**38	**45	**49	0	**2.84	0.00	**85
356A	Elpaso silty clay loam, 0 to 2 percent slopes	3.27	4.2%		FAV	195	63	66	102	0	0.00	5.77	144
59A	Lisbon silt loam, 0 to 2 percent slopes	1.11	1.4%		FAV	188	59	74	104	0	0.00	5.64	136
Weighted Average						158.9	51.1	61.8	78.9	0	4.87	0.32	117.8



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