



**Eisenbrandt Brisbin Road
Lisbon Township, Kendall County, IL
60.42 Acres**

Location: West side of Brisbin Road, 1/2 mile south of Bell Road

Description: Part of North 1/2 of NE 1/4 of Section 25 T35N R7E, Lisbon Township, Kendall County, IL

PIN: 08-25-200-002

Taxes: 2024 taxes paid 2025, \$1808.54, 60.42 taxed acres

Soils: Bryce silty clay and Swygert silty clay loam soils, PI = 119.2

Price: \$13,750 per acre, total of \$830,775.00 based on 60.42 acres

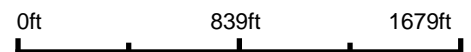
Manges Realty, Inc is the exclusive agent representing the seller in this transaction.
(All information deemed reliable but not guaranteed.)

**3939 Garnette Ct.
Naperville, IL 60564
Phone: 630-730-2975**

Aerial Map



Boundary Center: 41° 29' 16.92, -88° 22' 13.47



25-35N-7E
Kendall County
Illinois

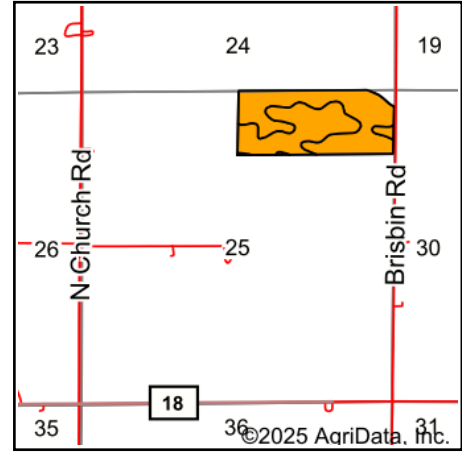
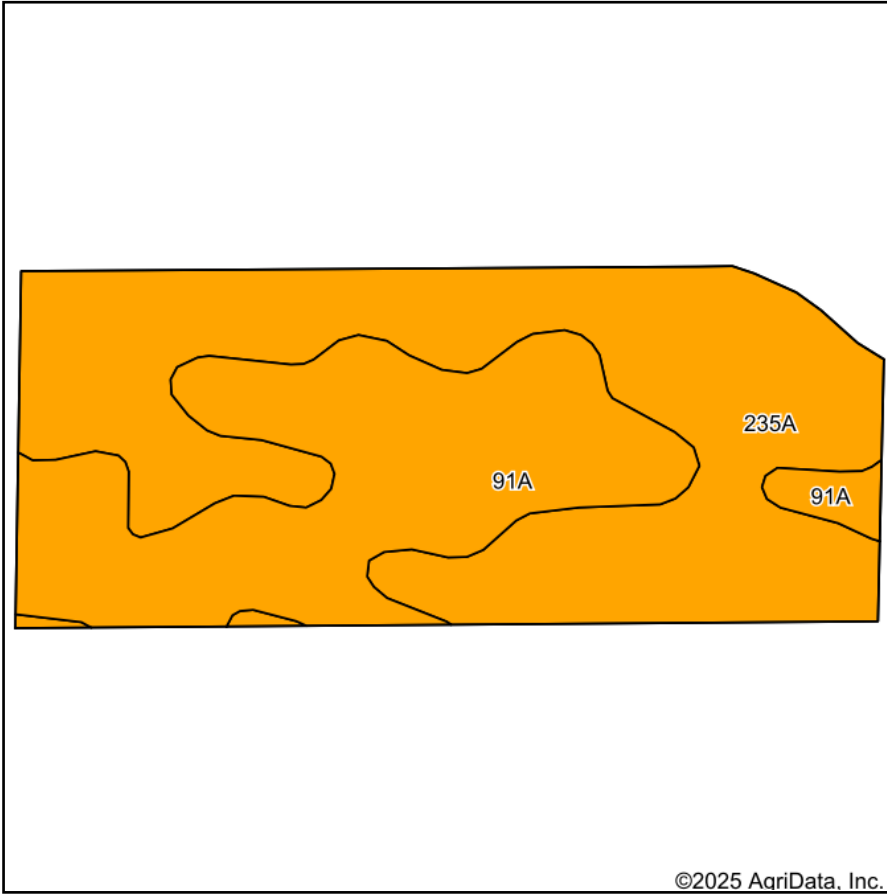


Maps Provided By:
**surety**
CUSTOMIZED ONLINE MAPPING
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3/17/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Illinois**
 County: **Kendall**
 Location: **25-35N-7E**
 Township: **Lisbon**
 Acres: **64.94**
 Date: **3/17/2025**



Soils data provided by USDA and NRCS.

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Area Symbol: IL093, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Water Table	Restrictive Layer	Soil Drainage	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
**235A	Bryce silty clay, 0 to 2 percent slopes	38.56	59.4%		0.5ft.	> 6.5ft.	Poorly drained	FAV	**161	**54	**120	55	44	33
**91A	Swygart silty clay loam, 0 to 2 percent slopes	26.38	40.6%		1.5ft.	4.2ft. (Densic material)	Somewhat poorly drained	UNF	**158	**52	**118	63	63	57
Weighted Average									159.8	53.2	119.2	*n 58.2	*n 51.7	*n 42.7

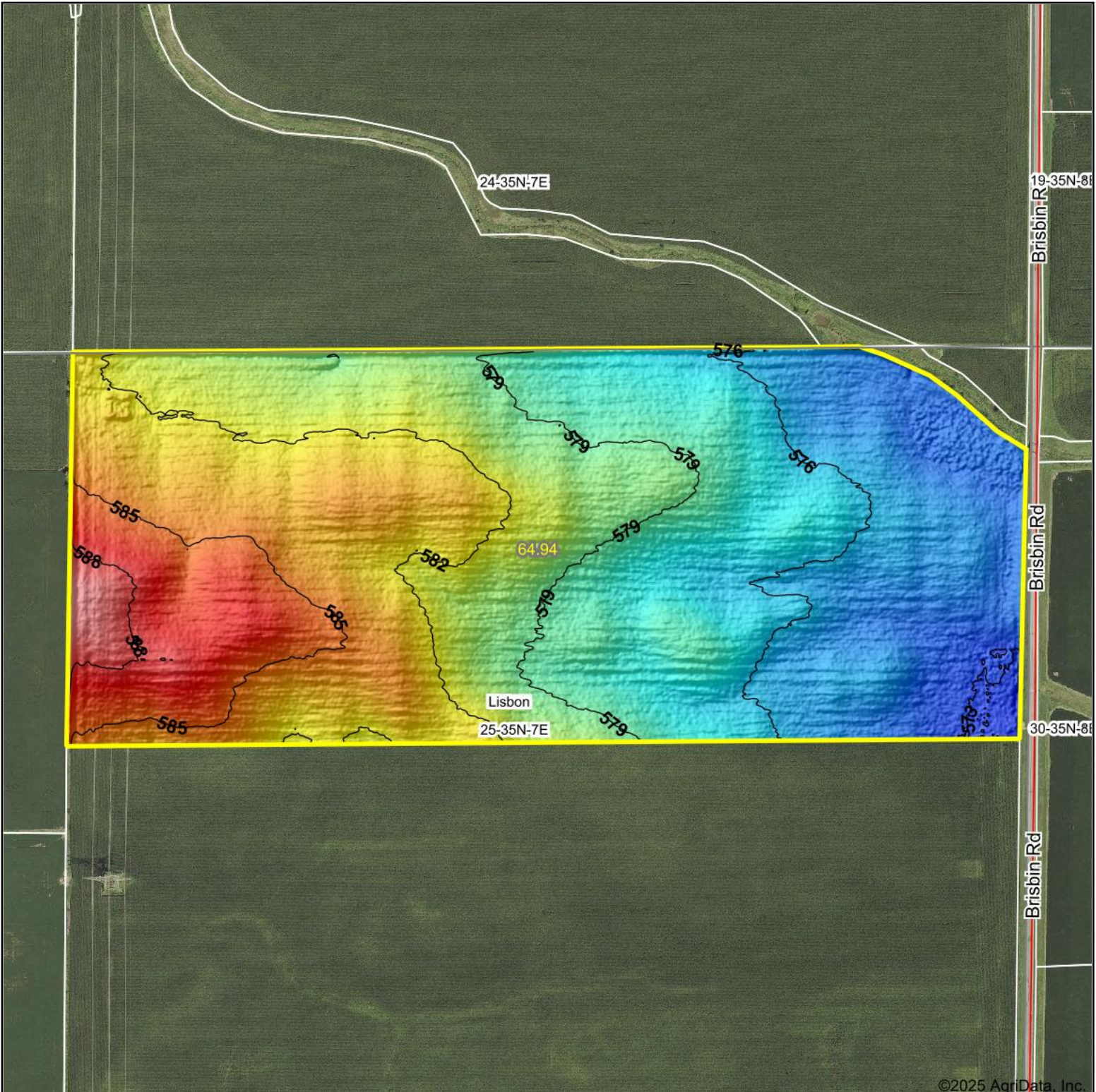
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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>

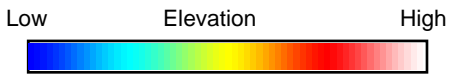
** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"

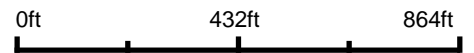
Topography Hillshade



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Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 572.1
 Max: 592.0
 Range: 19.9
 Average: 579.9
 Standard Deviation: 4.07 ft



25-35N-7E
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