THE BOND FARM

88 +/- Acres • Kane County, Illinois
THE BOND FARM
PROPERTY DETAILS

Location: The subject farm is located approximately 32 miles west of Chicago O’Hare International Airport. Nearby villages include: Virgil (1 3/4 miles north), Elburn (2 1/4 miles southeast), and Maple Park (2 7/8 miles west).

Frontage: There is approximately 3/32 mile of road frontage on Francis Road.

Major Highways: Illinois Route 38 is 1 mile south, Illinois Route 64 is 2 miles north, Illinois Route 47 is 2 1/4 miles east, and Interstate 88 is 4 miles south of the property.

Legal Description: A brief legal description indicates The Bond Farm is located in Part of Section 26, Township 40 North – Range 6 East (Virgil Township), Kane County, Illinois.

Total Acres: There are a total of 88.252 acres according to a survey.

Tillable Acreage: There are approximately 88.23 tillable acres according to the Kane County FSA.

Soil Types: Major soil types found on this farm include Drummer silty clay loam and Barony silt loam.

Climate/Growing Season: Kane County has a continental climate typical of northern Illinois. The average length of the growing season is nearly 142 days. On average we expect about 2,854 growing degree days from April 15 through September 30. Annual precipitation averages about 34 inches with over two-thirds of this coming during the growing season. Snowfall averages about 32 inches per year. Prevailing winds are from the west. This climate, combined with the generally excellent soils in this area, provides a nearly ideal environment for the production of corn and soybeans.

Topography: The topography of the subject farm is level to gently rolling.

FSA Data: Detailed FSA information is available at the end of this brochure.
Mineral Rights: All mineral rights owned by the seller will be transferred in their entirety to the new owner.

Possession: Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.

Price and Terms: The asking price is $7,950 per acre. The owners are seeking a cash sale. A 10% earnest money deposit should accompany any offer to purchase.

Financing: Mortgage financing is available from several sources. Names and addresses will be provided upon request.

School Districts: The Bond Farm lies within Kaneland Community Unit School District #302.

Grain Markets: There are a number of grain markets located within 15 miles of The Bond Farm.

Taxes: The 2017 real estate taxes totaled $3,718.56. The tax parcel numbers are #07-26-100-003, #07-26-300-004 & #07-26-400-006.

Zoning: The Bond Farm is zoned F - Farming.

Comments: The Bond Farm has been transitioned to organic production and will be a certified organic farm starting with the 2019 crop year.

The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark T. Mommsen at Martin, Goodrich & Waddell, Inc. at 815-901-4269.
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PIPELINE MAP, FLOOD MAP, SOILS MAP & DATA

SOILS DESCRIPTIONS & PRODUCTIVITY DATA

<table>
<thead>
<tr>
<th>Soil #</th>
<th>Soil Name</th>
<th>Approx. Acres</th>
<th>Corn Yield Index (CYI)*</th>
<th>Productivity Index (PI)*</th>
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</thead>
<tbody>
<tr>
<td>152A</td>
<td>Drummer silty clay loam</td>
<td>33.57</td>
<td>195</td>
<td>144</td>
</tr>
<tr>
<td>662B</td>
<td>Barrye silt loam</td>
<td>17.57</td>
<td>170</td>
<td>124</td>
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<tr>
<td>662A</td>
<td>Barrye silt loam</td>
<td>12.41</td>
<td>172</td>
<td>125</td>
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<tr>
<td>668B</td>
<td>Somonamak silt loam</td>
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<td>116</td>
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<tr>
<td>219A</td>
<td>Millbrook silt loam</td>
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<tr>
<td>134C2</td>
<td>Camden silt loam</td>
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<td>111</td>
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<td>Brenton silt loam</td>
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<td>Virgil silt loam</td>
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<td>Mandelette silt loam</td>
<td>0.31</td>
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</table>

*Figures taken from the University of Illinois Bulletin 845, Optimum Crop Productivity Ratings for Illinois Soils.

TOTAL ACRES: 88.252 acres, more or less
TILLABLE ACRES: 88.23 acres, or 100% per FSA figures
Weighted Average CYI: 179.2 bushels per acre, based on tillable acres
PI: 131.3
**FSA Information**

**CRP:** None

**Base Acreage:** 67.2 acres corn, 2.7 acres wheat, 18.3 acres soybeans

**PLC Yield:** 153 bushels corn, 47 bushels wheat, 67 bushels soybeans