

THE BOONE FARM

36[±] ACRES, KANE COUNTY, ILLINOIS



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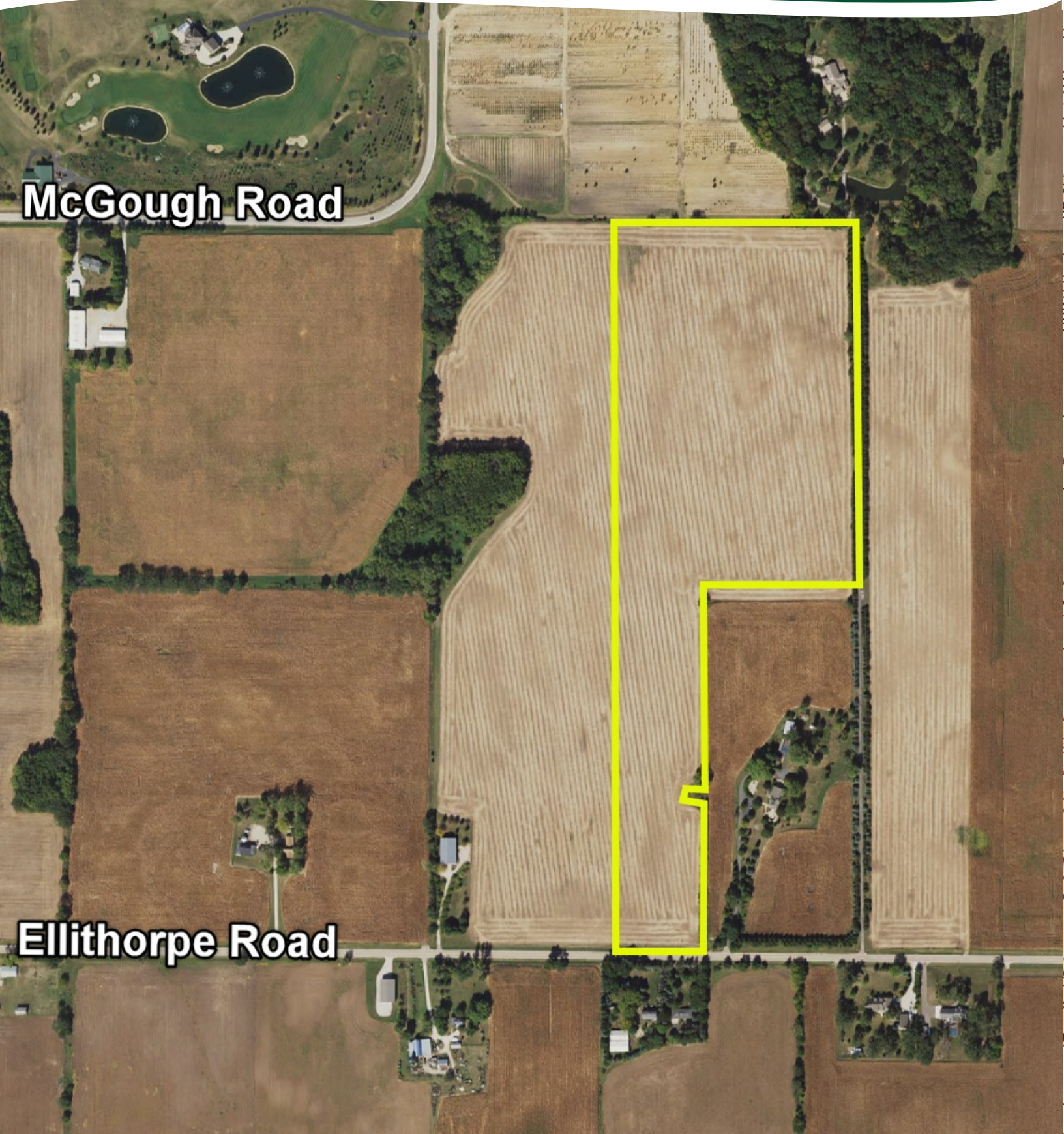
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

MGW.us.com
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THE BOONE FARM

AERIAL MAP

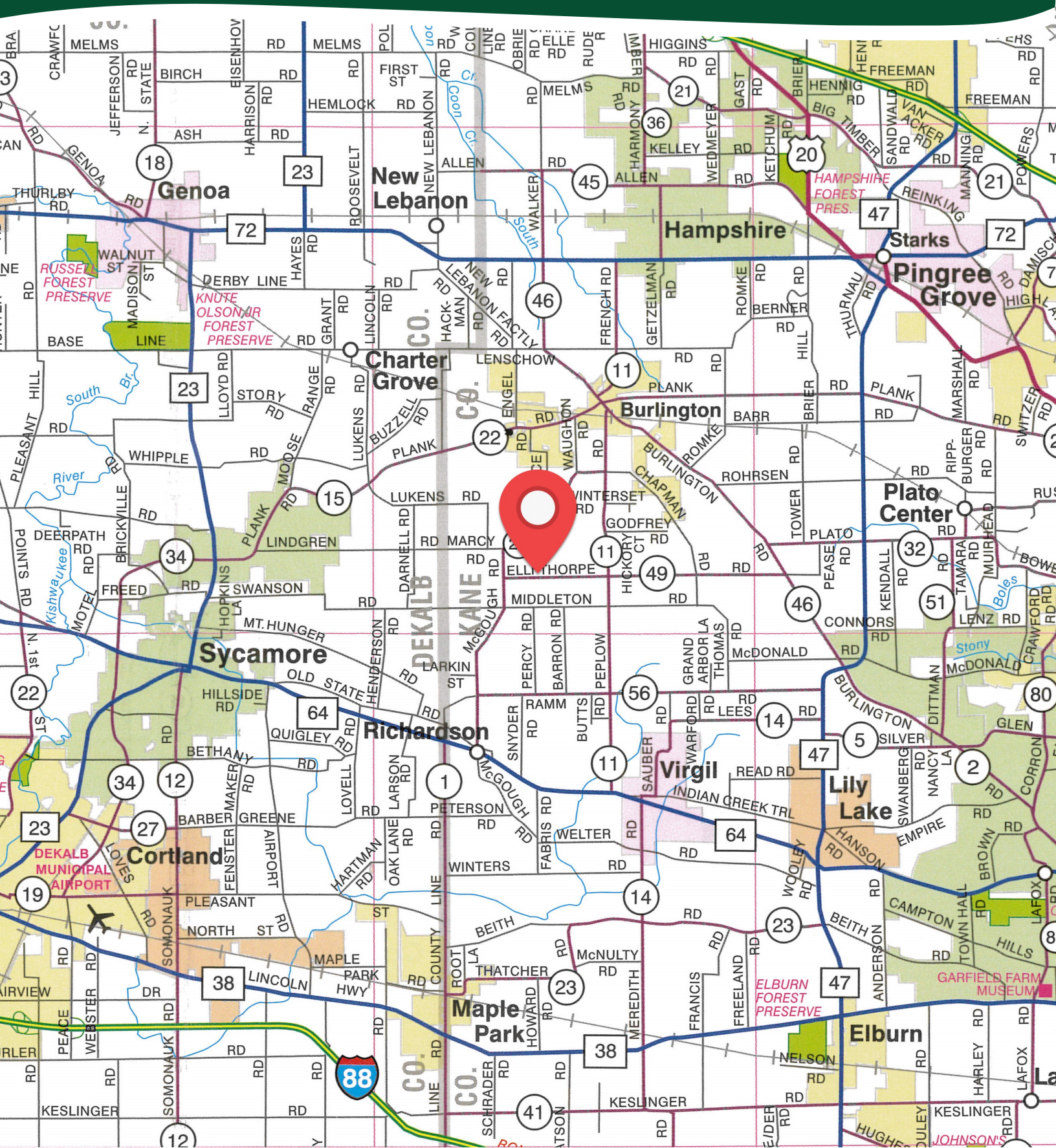


McGough Road

Ellithorpe Road

THE BOONE FARM

HIGHWAY MAP



THE BOONE FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 32 miles west of Chicago O'Hare International Airport. Nearby cities include: Burlington (3/16 mile west), Sycamore (3 3/8 miles west), and Elgin (7 1/4 miles southeast).
FRONTAGE	There is approximately 1/16 mile of road frontage on Ellithorpe Road.
MAJOR HIGHWAYS	Illinois Route 72 is 4 7/8 miles north, Illinois Route 47 is 5 1/4 miles east, and Illinois Route 23 is 5 1/2 miles west of the property.
LEGAL DESCRIPTION	A brief legal description indicates the Boone Farm is located in Part of the Southeast Quarter of Section 20 and Part of the Southwest Quarter of Section 21, Township 41 North – Range 6 East (Burlington Township), Kane County, Illinois.
TOTAL ACRES	There are a total of 36.11 acres according to a recent survey.
TILLABLE ACRES	There are approximately 35.7 tillable acres, estimated.
SOIL TYPES	Major soil types found on this farm include Drummer silty clay loam, Camden silt loam, and Casco-Rodman complex.
TOPOGRAPHY	The topography of the subject farm is level to gently rolling.
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 & TERMS	The asking price is \$11,400 per acre. 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.
GRAIN MARKETS	There are a number of grain markets located within 15 miles of The Boone Farm.

THE BOONE FARM

PROPERTY DETAILS

TAXES	The 2022 real estate taxes totaled \$1,512.26. The tax parcel numbers are: #04-20-400-008 & #04-21-300-011.
ZONING	The property is zoned F - Farming District.
COMMENTS	The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark Mommsen at Martin, Goodrich & Waddell, Inc. at 815-901-4269.

THE BOONE FARM

PROPERTY PHOTOS



THE BOONE FARM

PROPERTY PHOTOS



THE BOONE FARM

SOILS INFORMATION

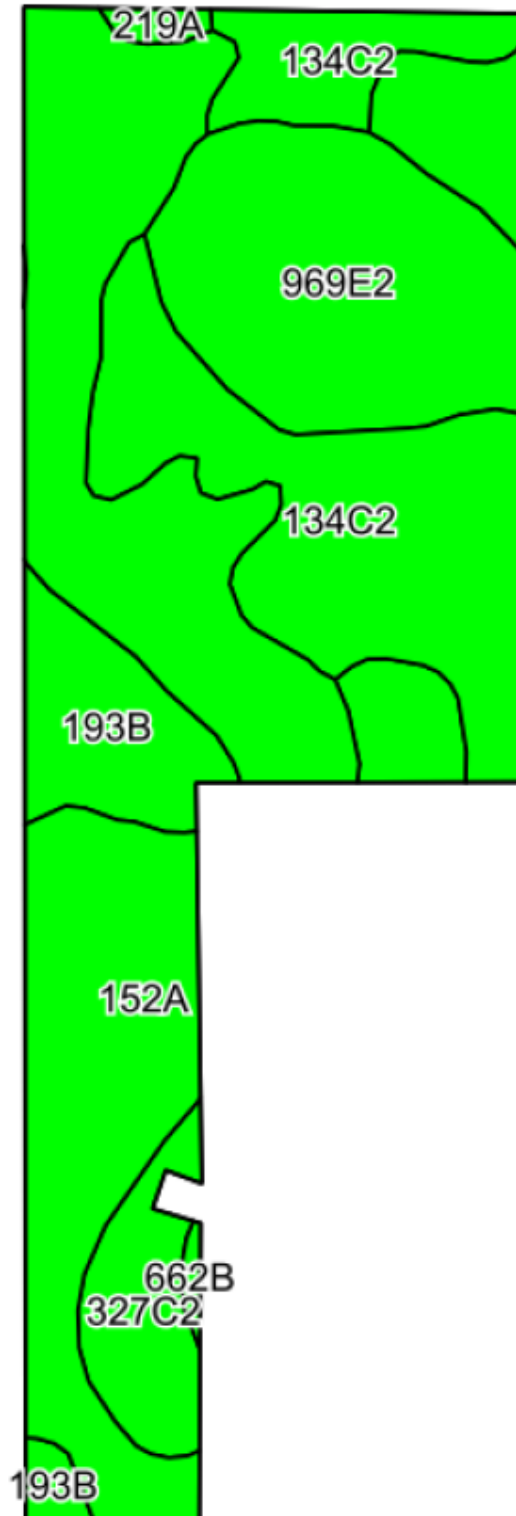
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
152A	Drummer silty clay loam	15.47	144
134C2	Camden silt loam	8.08	111
969E2	Casco-Rodman complex	6.19	73
193B	Mayville silt loam	3.06	108
327C2	Fox silt loam	2.55	102
219A	Millbrook silt loam	0.23	129
662B	Barony silt loam	0.12	124
WEIGHTED AVERAGE:			118

*Figures taken from the University of Illinois Bulletin 811, Optimum Crop Productivity Ratings for Illinois Soils.

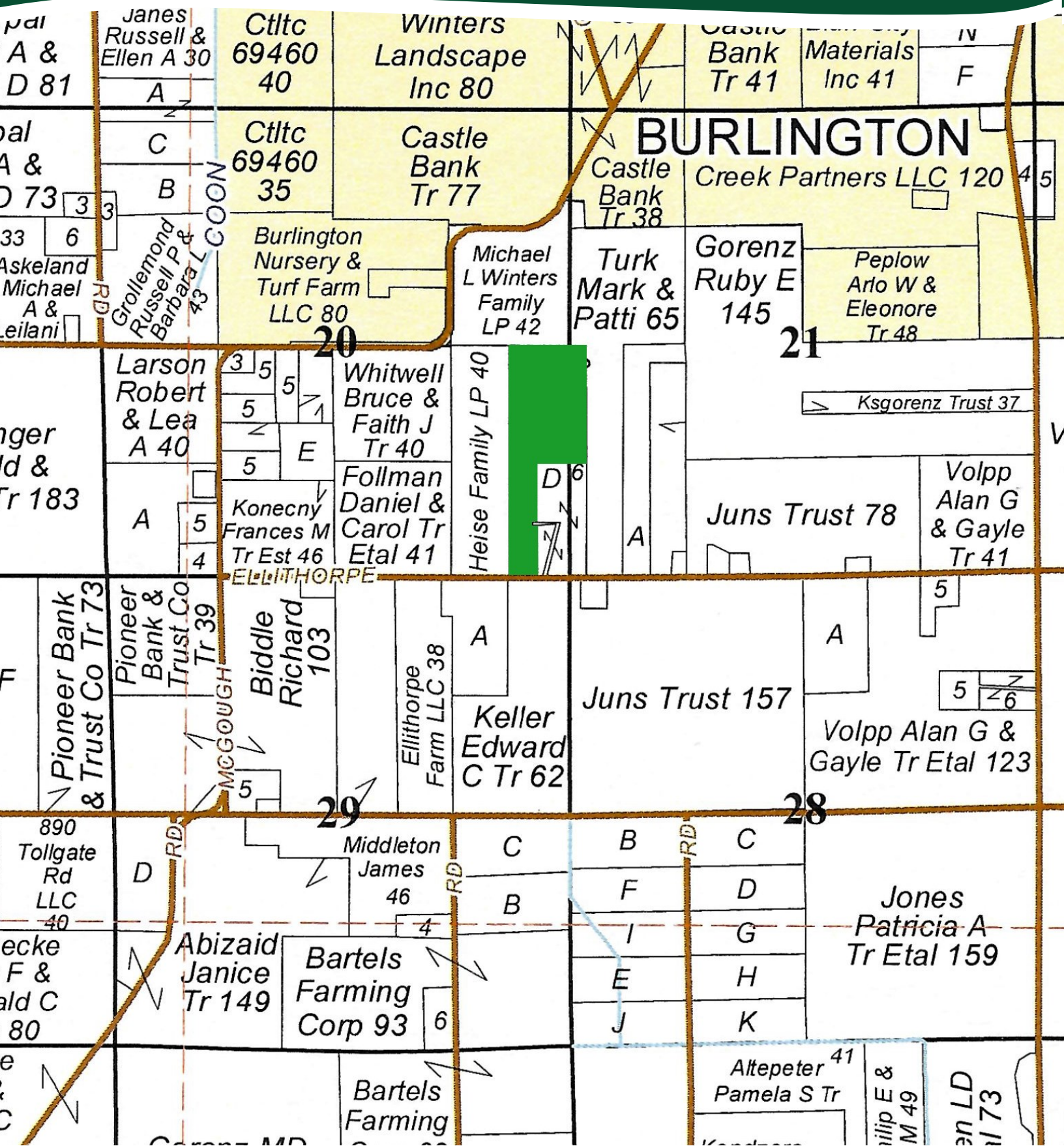
THE BOONE FARM

SOILS MAP



THE BOONE FARM

PLAT MAP



THE BOONE FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP (PRIOR TO RECONSTITUTION)
2. FSA-156EZ (PRIOR TO RECONSTITUTION)
3. TOPOGRAPHY MAP

For more information, please visit MGW.us.com

or contact:

Mark Mommsen (815) 901-4269 | Mark.Mommsen@mgw.us.com



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

PRIOR TO RECONSTITUTION



Kane County, Illinois



Common Land Unit

- Tract Boundary
- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 69.77 acres

2023 Program Year
Map Created May 01, 2023

Farm 6961
Tract 9678

IL089_T9678

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

PRIOR TO RECONSTITUTION

ILLINOIS
KANE



United States Department of Agriculture
Farm Service Agency

FARM : 6961

Prepared : 12/7/23 12:11 PM CST

Form: FSA-156EZ

Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-089-2020-37
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
77.06	69.77	69.77	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	69.77		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	54.00	0.00	151	
Soybeans	10.00	0.00	51	
TOTAL	64.00	0.00		

NOTES

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Tract Number : 9678

Description : SEC 20 BURLINGTON TWP
 FSA Physical Location : ILLINOIS/KANE
 ANSI Physical Location : ILLINOIS/KANE
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners :
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.06	69.77	69.77	0.00	0.00	0.00	0.00	0.0

PRIOR TO RECONSTITUTION

ILLINOIS
KANE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6961
Prepared : 12/7/23 12:11 PM CST
Crop Year : 2024

Tract 9678 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	69.77	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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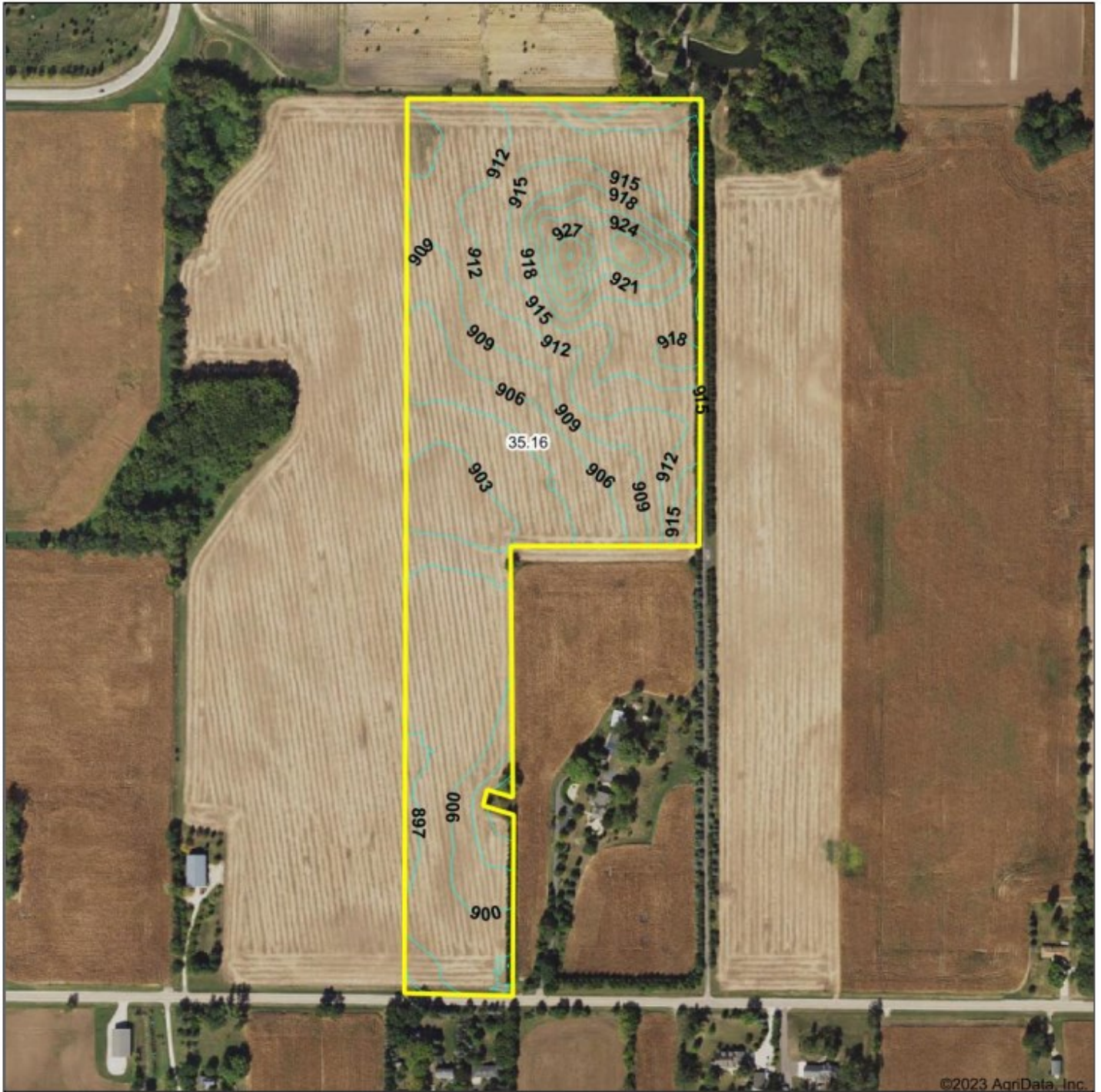
NOTES

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TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 3 meter dem
Interval(ft): 3.0
Min: 896.4
Max: 933.4
Range: 37.0
Average: 908.6
Standard Deviation: 7.84 ft

0ft 455ft 910ft



12/13/2023

20-41N-6E
Kane County
Illinois

Boundary Center: 42.014375, -88.568360



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