



RLI Farm & Ranch
REALTORS LAND INSTITUTE

LAND FOR SALE

TOTAL ACRES	389 M/L
PRICE	\$3,077,445.
Price Per Acre	\$7,900.
Owner	DoBi Investments, LLC
Operator	
County & State	Kendall Co., Illinois
Location	South East of Joliet, IL
Possession Date	TBD
Drainage Info	Natural
Average Productivity	
Taxable Acres	
Net RE Taxes	\$7,767.32
Taxes Payable In	
Topography	Level

TO CONTACT LISTING AGENT

Call: Dave Hueneke
Cell: 815-291-6550
Email: daveiowafarmland@gmail.com

Co - Brokered with
Brummel Land Company

LEGAL DESCRIPTION (abbreviated)

389/A more or less in Sect.
16 & 17 T-35-N R-8-E
Kendall Co., IL

COMMENTS & BUILDING INFORMATION

- 1. No Buildings

F.S.A. INFORMATION

Farmland	(FSA info not Avail. At this time)
Crop Acres	
CRP Acres	
Wheat Base	
Wheat Yield	
Corn Base	
Corn Yield	
Soybean Base	
Soybean Yield	

APPROX. BREAKDOWN OF ACRES

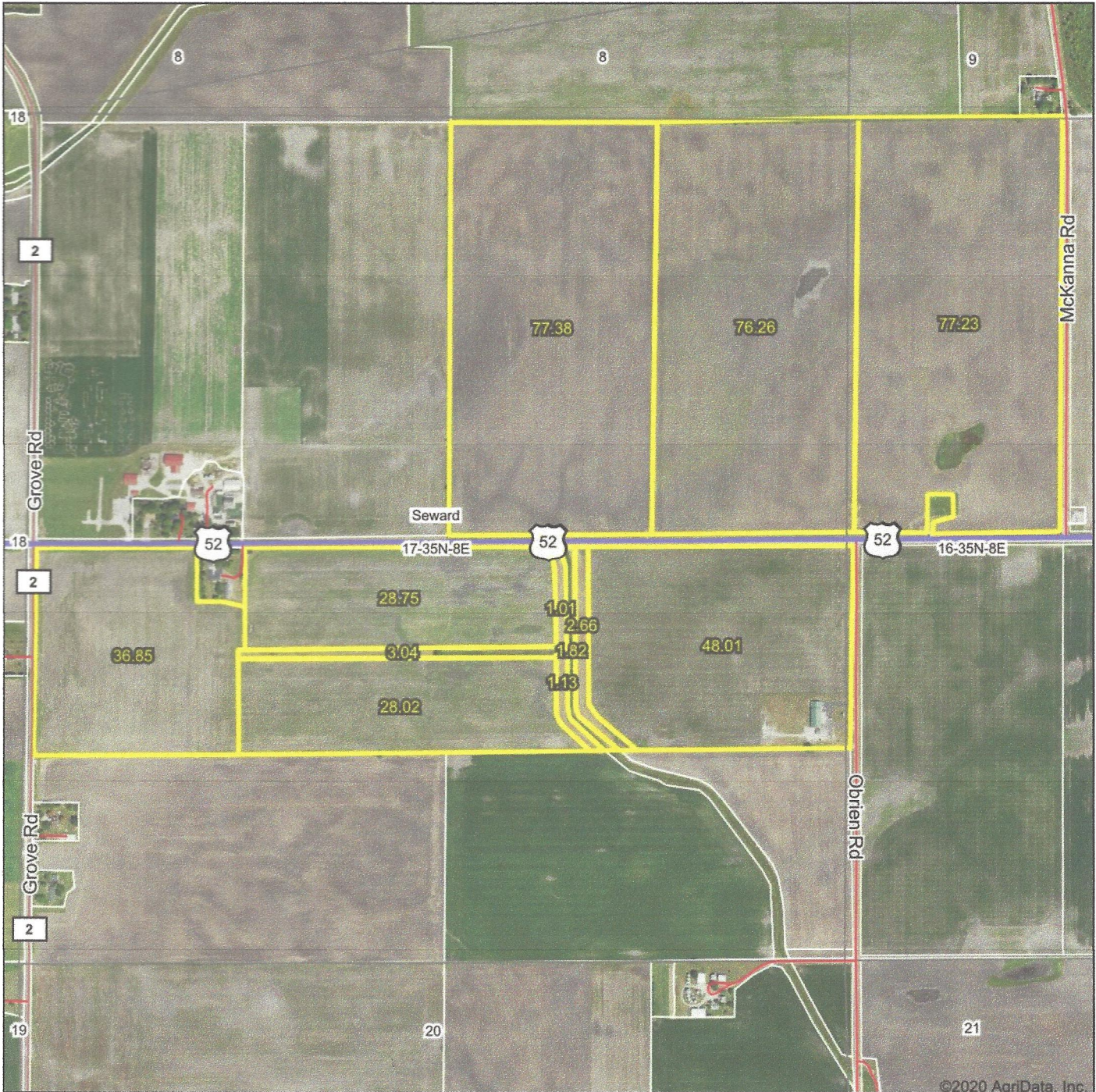
Total Acres	389
Tillable Acres	375
CRP Acres	0
Farmstead	0
Roads	1.25 miles of Frontage on Rt 52
Waterways	3.76
Timber	0
Pasture	0

LEASE/FSA INFORMATION

Leased for 2021 Crop year

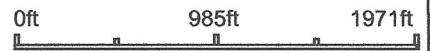
* All information for this farm is gained from Surety; County FSA; County Tax records and any other source that is deemed to be reliable but not guaranteed to be 100% accurate.

Aerial Map



©2020 AgriData, Inc.

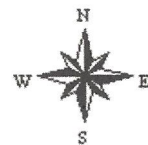
Map Center: 41° 30' 42.28, -88° 20' 17.46



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2020 www.AgriDataInc.com

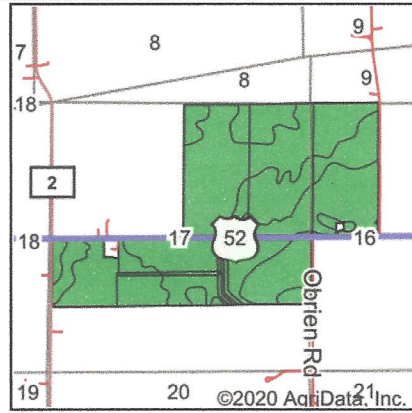
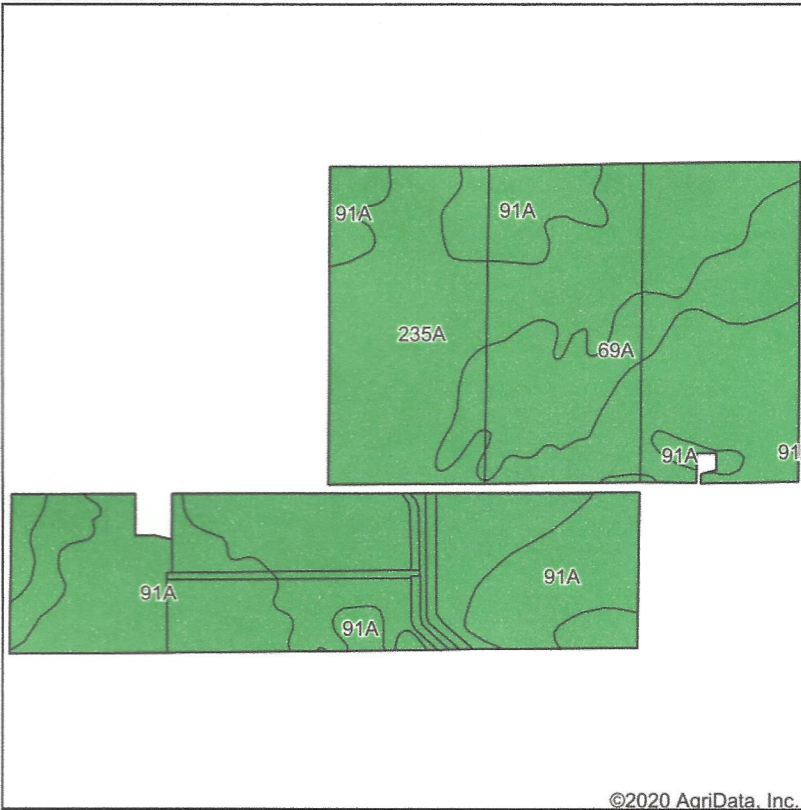
17-35N-8E
Kendall County
Illinois



12/27/2020

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

Soils Map



State: **Illinois**
 County: **Kendall**
 Location: **17-35N-8E**
 Township: **Seward**
 Acres: **382.16**
 Date: **12/27/2020**



Soils data provided by USDA and NRCS.

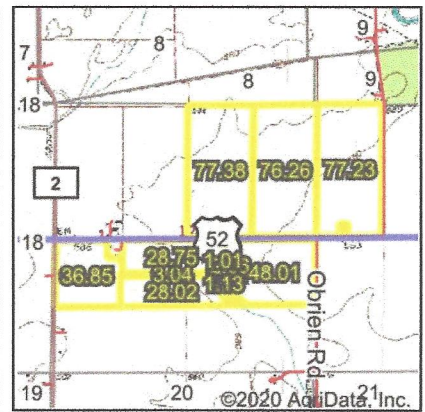
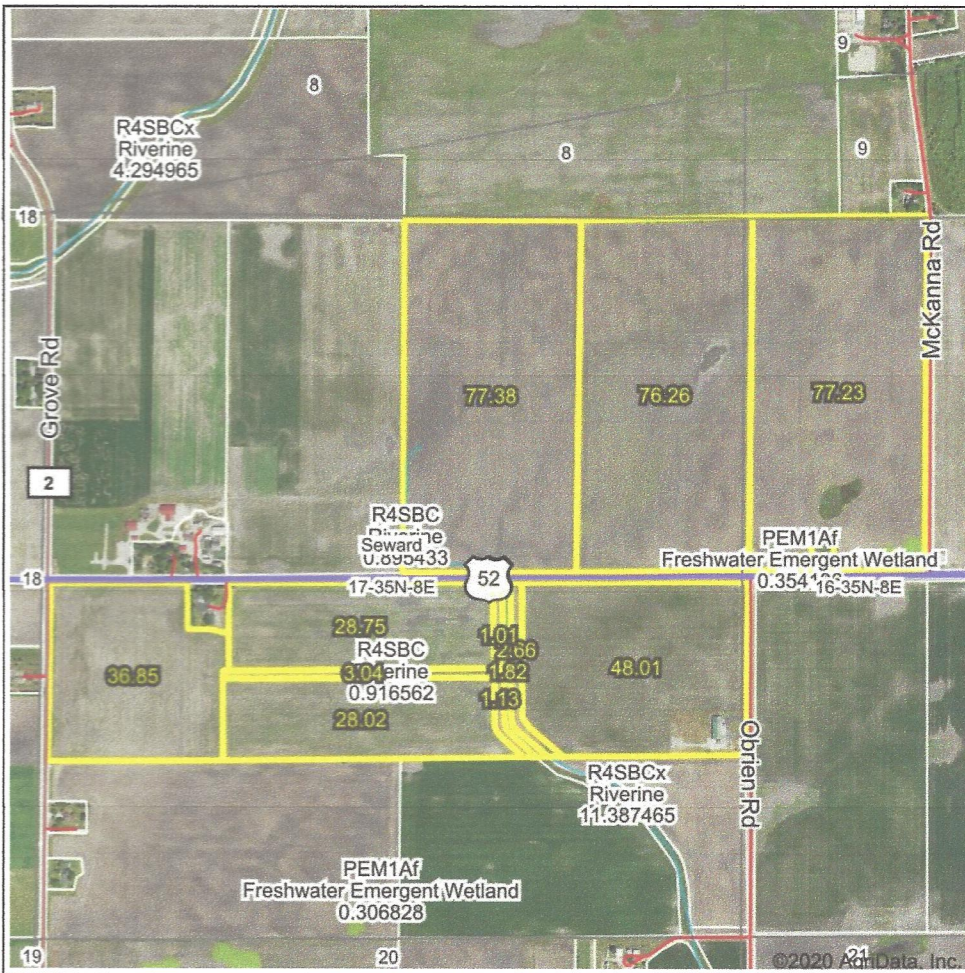
Area Symbol: IL093, Soil Area Version: 17													
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
235A	Bryce silty clay, 0 to 2 percent slopes	228.67	59.8%	■	FAV	162	54	64	82	0	0.00	4.77	121
91A	Swygert silty clay loam, 0 to 2 percent slopes	106.10	27.8%	■	UNF	158	52	63	79	0	0.00	4.52	118
69A	Milford silty clay loam, 0 to 2 percent slopes	47.39	12.4%	■	FAV	171	57	68	88	0	0.00	5.52	128
Weighted Average						162	53.8	64.2	81.9	*-	0.00	4.79	121

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:
<http://soilproductivity.nres.illinois.edu/>

- ** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3
- a** UNF = unfavorable; FAV = favorable
- b** Soils in the southern region were not rated for oats and are shown with a zero "0".
- c** Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".
- d** Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".
- e** Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".
- *c: Using Capabilities Class Dominant Condition Aggregation Method

Wetlands Map



State: **Illinois**
 Location: **17-35N-8E**
 County: **Kendall**
 Township: **Seward**
 Date: **12/27/2020**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2020 www.AgriDataInc.com



Classification Code	Type	Acres
R4SBC	Riverine	1.77
PEM1Af	Freshwater Emergent Wetland	1.45
R4SBCx	Riverine	0.54
Total Acres		3.76

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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