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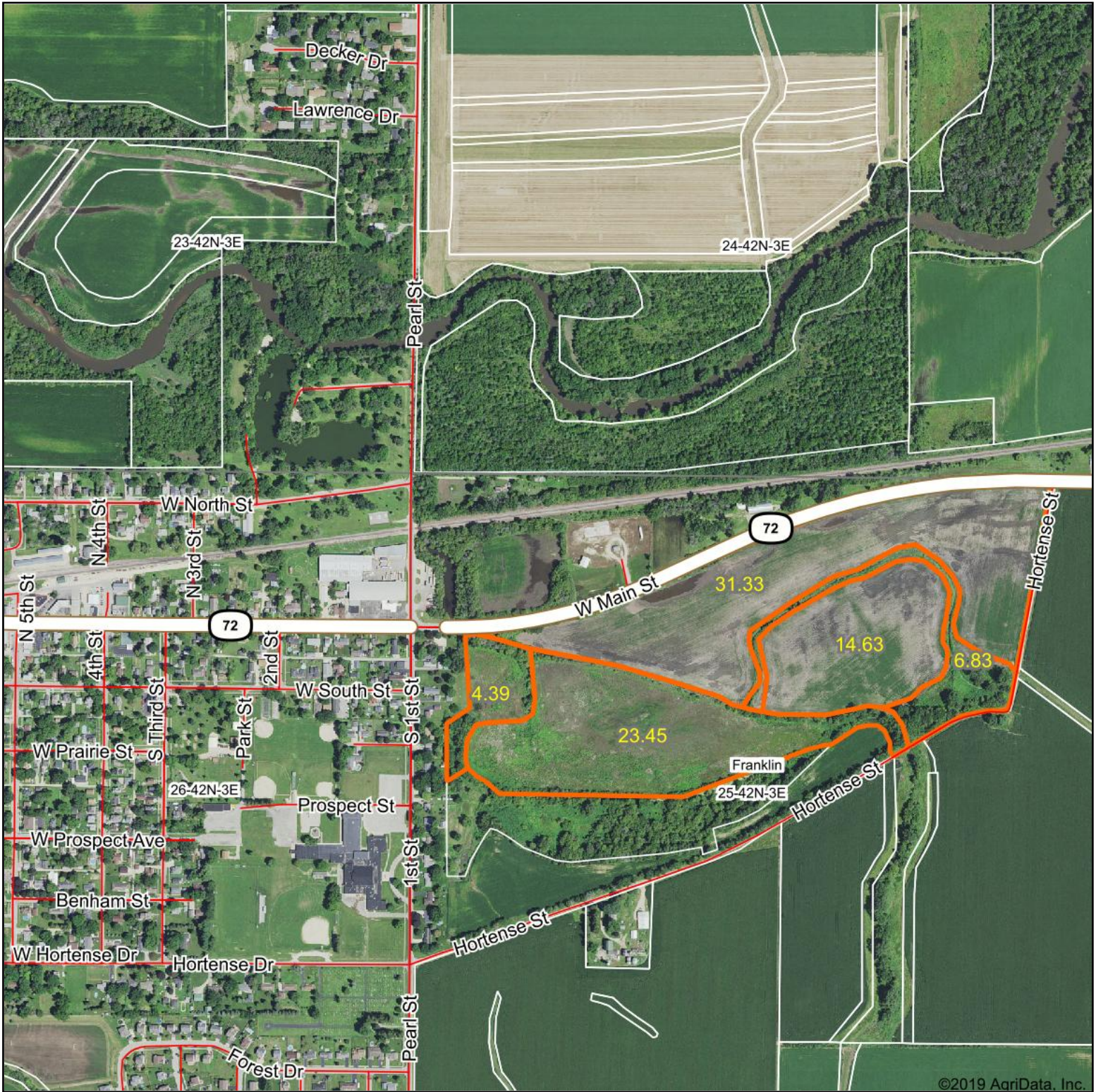
84.76 Acres, Hwy 72 DeKalb County, Kirkland, IL



- LOCATION:** State Hwy 72 east of Kirkland, IL. Section 25 of Franklin Twp., DeKalb County, IL.
- ACRES:** 84.76 acres, approximately a total of 66.66 cropland acres.
- PRICE:** \$6,200/ac. Total \$525,512.
- SOILS:** PI rating of 135.7, class A soils: Otter, Houghton, Elburn, and Elpaso.
- TAXES:** PIN: 01-25-126-004 Taxes for 2018: \$2,817.
- COMMENTS:** 84.76 acres, class A soils, in northern DeKalb County, adjacent to the Village of Kirkland. Of the 66.66 cropland acres, 22.48 acres are in the Conservation Reserve Program with an annual income of \$6,482, and the balance of 44.18 acres with an annual cash rent of \$8,836. Also income from 2019 hunting lease of \$1,000. Total 2019 income of \$16,318 (annual net rate of return of 2.57%). Property is in flood plain.

The information provided is considered to be accurate but there is no guarantee. Subject to change at any time.

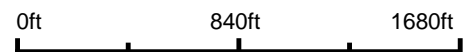
Aerial Map



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Map Center: 42° 5' 38.37, -88° 50' 20.46



25-42N-3E
De Kalb County
Illinois

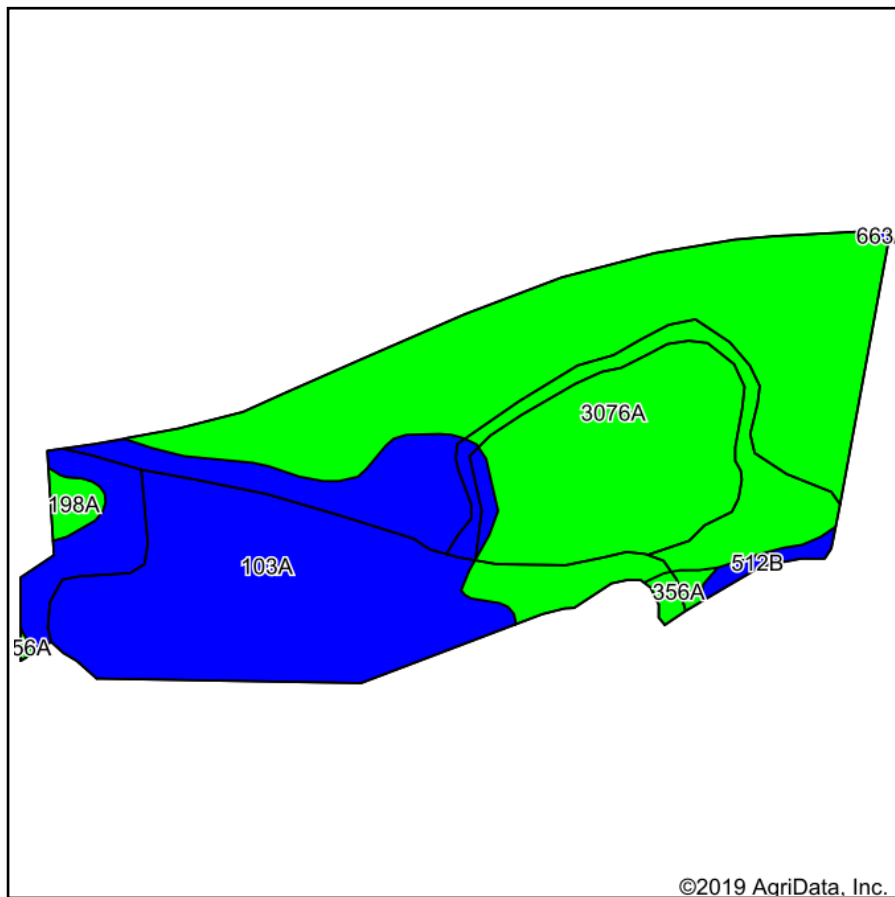


6/18/2019

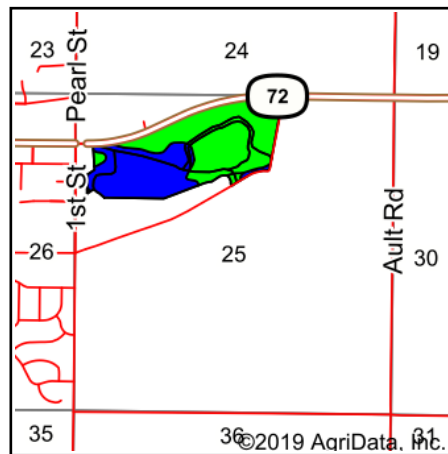


Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

Soils Map



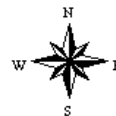
Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **De Kalb**
 Location: **25-42N-3E**
 Township: **Franklin**
 Acres: **80.63**
 Date: **6/18/2019**



Maps Provided By:



Area Symbol: IL037, Soil Area Version: 13													
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
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	47.61	59.0%		FAV	186	61	71	93	0	0.00	5.64	139
103A	Houghton muck, 0 to 2 percent slopes	30.64	38.0%		FAV	175	57	0	0	0	0.00	0.00	130
198A	Elburn silt loam, 0 to 2 percent slopes	0.88	1.1%		FAV	197	61	74	94	0	0.00	5.77	143
356A	Elpaso silty clay loam, 0 to 2 percent slopes	0.77	1.0%		FAV	195	63	66	102	0	0.00	5.77	144
**512B	Danabrook silt loam, 2 to 5 percent slopes	0.73	0.9%		FAV	**185	**58	**72	**99	0	**6.34	0.00	**137
Weighted Average						182	59.5	44	57.8	*-	0.06	3.45	135.7

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
 Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.