

## 30 ACRE JANES FARM BURLINGTON TOWNSHIP

Sycamore IL 60178

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**GOODWIN**



<b>County:</b>	Kane
<b>Township:</b>	Burlington
<b>Gross Land Area:</b>	30 Acres
<b>Property Type:</b>	Vacant Farm Land
<b>Possible Uses:</b>	Agricultural Production
<b>Total Investment:</b>	\$390,000.00
<b>Unit Price:</b>	\$13,000.00 per acre
<b>Productivity Index (PI):</b>	136
<b>Buildings:</b>	No Buildings on this Parcel
<b>Utilities:</b>	Electric, Well and Septic



The Janes Farm is relatively flat, sloping from the west to the east and has a soil PI of 136. It is located in beautiful and rural Kane County along Lukens Road 4.3 miles southwest of Burlington, IL. It is also approximately 11 miles from DeKalb, IL and 13 miles from Northern Illinois University.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 30 Acre Janes Farm Burlington Township  
**Tax ID Number/APN:** 04-17-300-007  
04-17-300-008  
**Possible Uses:** Agriculture  
**Zoning:** Agriculture

### AREA & LOCATION

**School District:** Central Community Unit School District 301  
**Location Description:** It is located in beautiful and rural Kane County along Lukens Road 4.3 miles southwest of Burlington, IL. It is also approximately 11 miles from DeKalb, IL and 13 miles from Northern Illinois University. The City of Sycamore and Village of Burlington have restaurants and entertainment.  
**Site Description:** The Janes Farm is relatively flat, sloping from the west to the east and has a soil PI of 136.  
**Side of Street:** The 30 acre Janes Farm sits on the east side of Lukens Road.  
**Highway Access:** I-88 Interchange is 14 miles to the west and south.  
**Road Type:** The road is Chipcrete.  
**Property Visibility:** The 30 acre Janes Farm is located on Lukens Road east of Sycamore, IL.  
**Largest Nearby Street:** Plank Road is the largest nearby road which has 8150 cars traveling on it per day.  
**Transportation:** The DeKalb Taylor Municipal Airport is located just east of DeKalb 11 miles from this property. O'hare Airport is located 44 miles east and south of this property.

### LAND RELATED

**Lot Frontage (Feet):** The 30 acre farm has 992 feet of frontage along Lukens Road.  
**Tillable Acres:** All 30 acres of the Janes Farm are tillable.  
**Lot Depth:** The Janes Farm is 1325 feet from west to east.  
**Buildings:** There are not any buildings on this property.  
**Flood Plain or Wetlands:** There is a small area of FEMA Flood Zone on the very east end of the property. More detail can be found in the brochure FEMA Report and Wetlands Map.  
**Topography:** The land is relatively flat with some minor tapering of the lot from the west to the east. More detail can be found on the Topography, Contours and Hillshade Maps in the brochure.  
**Soil Type:** Elburn Silt Loam (198A)  
Kaneville Silt Loam (667A)  
Drummer Silty Clay Loam (152A)

### FINANCIALS

**Finance Data Year:** 2019 taxes paid in 2020  
**Real Estate Taxes:** 04-17-300-007 \$714.14  
04-17-300-008 \$729.90  
for a total of \$1440.04  
**Investment Amount:** Asking \$13,000 per acre for a total investment of \$390,000.

### LOCATION

**Address:** Lukens Road  
Sycamore, IL 60178  
**County:** Kane County

ROADWAYS MAP 30 ACRE JANES FARM BURLINGTON TOWNSHIP, KANE COUNTY



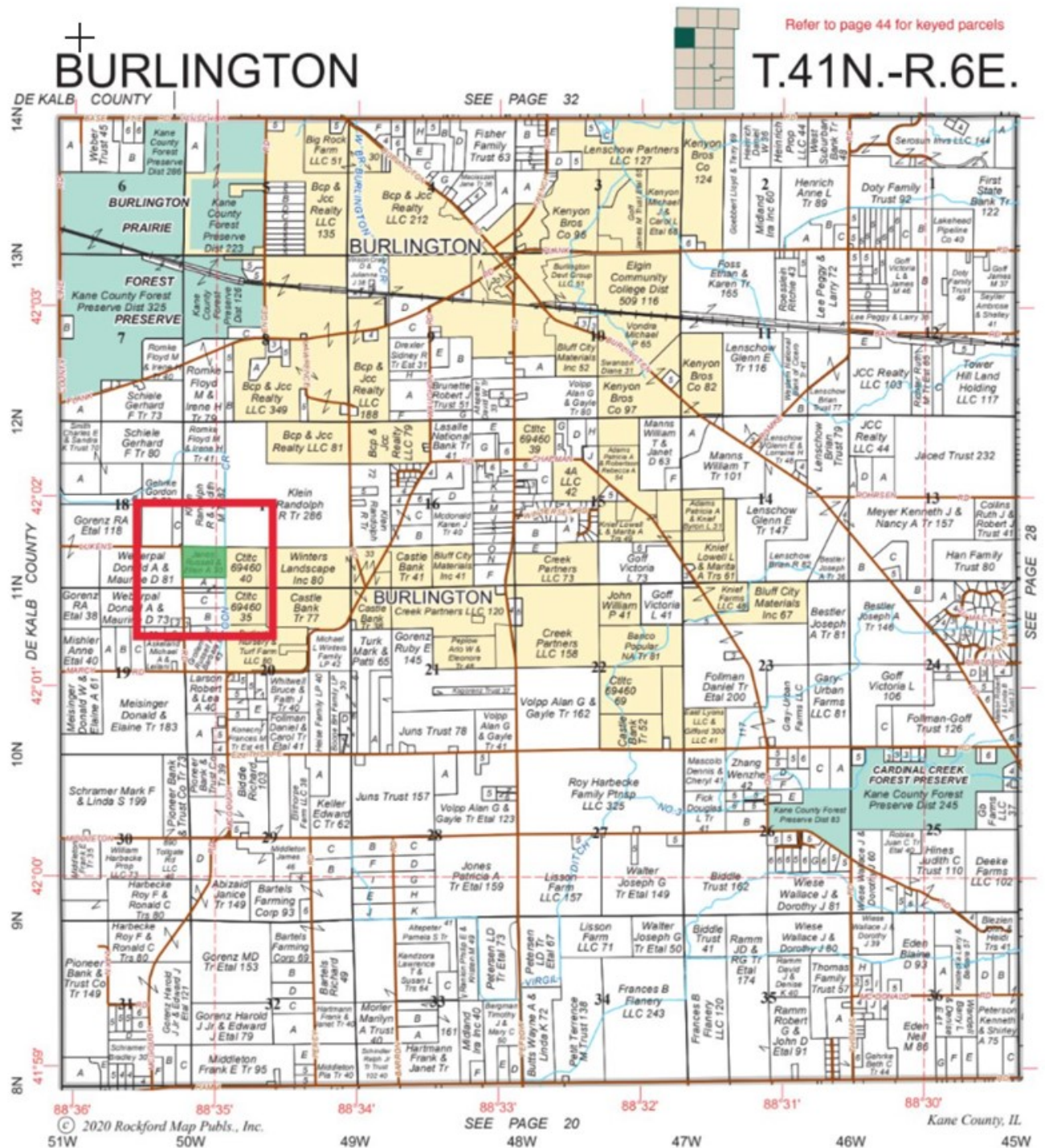
AREA MAP 30 ACRE JANES FARM BURLINGTON TOWNSHIP, KANE COUNTY





AERIAL MAP 30 ACRE JANES FARM BURLINGTON TOWNSHIP, KANE COUNTY





Plat Map reprinted with permission of Rockford Map Publishers, Inc.

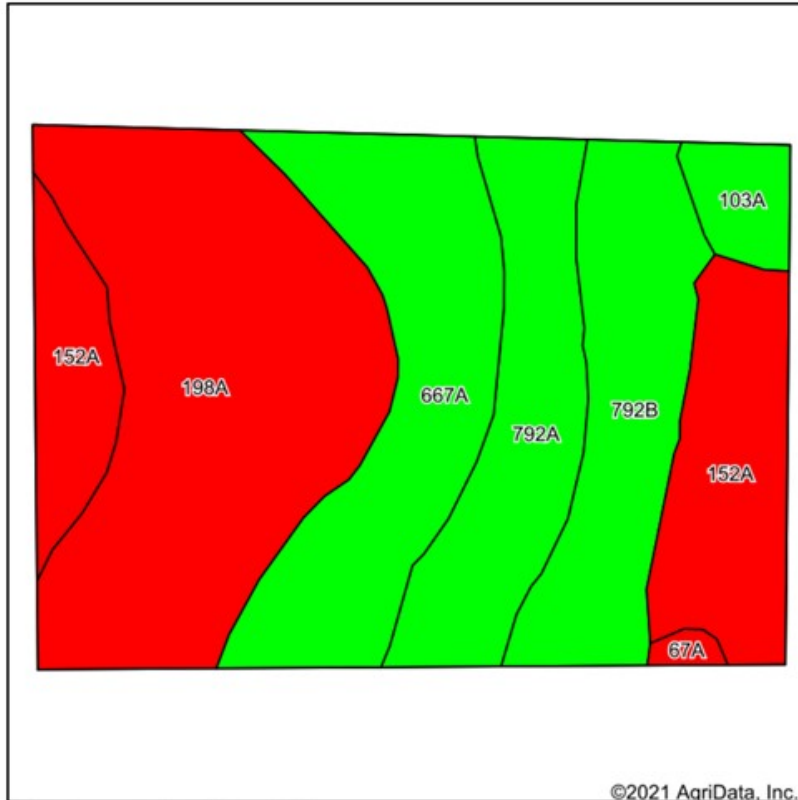


PHOTO 30 ACRE JANES FARM BURLINGTON TOWNSHIP, KANE COUNTY

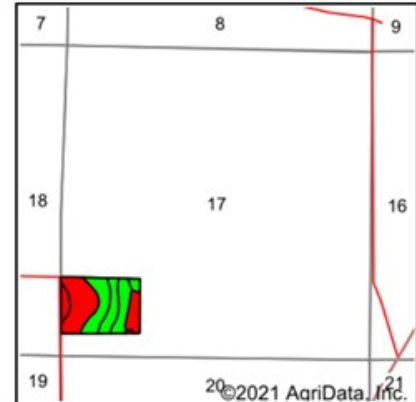


## SOIL MAP 30 ACRE JANES FARM BURLINGTON TOWNSHIP, KANE COUNTY

## Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Kane**  
 Location: **20-41N-6E**  
 Township: **Burlington**  
 Acres: **30**  
 Date: **4/14/2021**

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Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL089, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
198A	Elburn silt loam, 0 to 2 percent slopes	9.94	33.1%		197	61	143
667A	Kaneville silt loam, 0 to 2 percent slopes	5.71	19.0%		178	55	128
152A	Drummer silty clay loam, 0 to 2 percent slopes	5.01	16.7%		195	63	144
**792B	Bowes silt loam, 2 to 4 percent slopes	4.33	14.4%		**174	**56	**129
792A	Bowes silt loam, 0 to 2 percent slopes	3.97	13.2%		176	57	130
103A	Houghton muck, 0 to 2 percent slopes	0.87	2.9%		175	57	130
67A	Harpster silty clay loam, 0 to 2 percent slopes	0.17	0.6%		182	57	133
Weighted Average					186.2	58.8	136.1

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

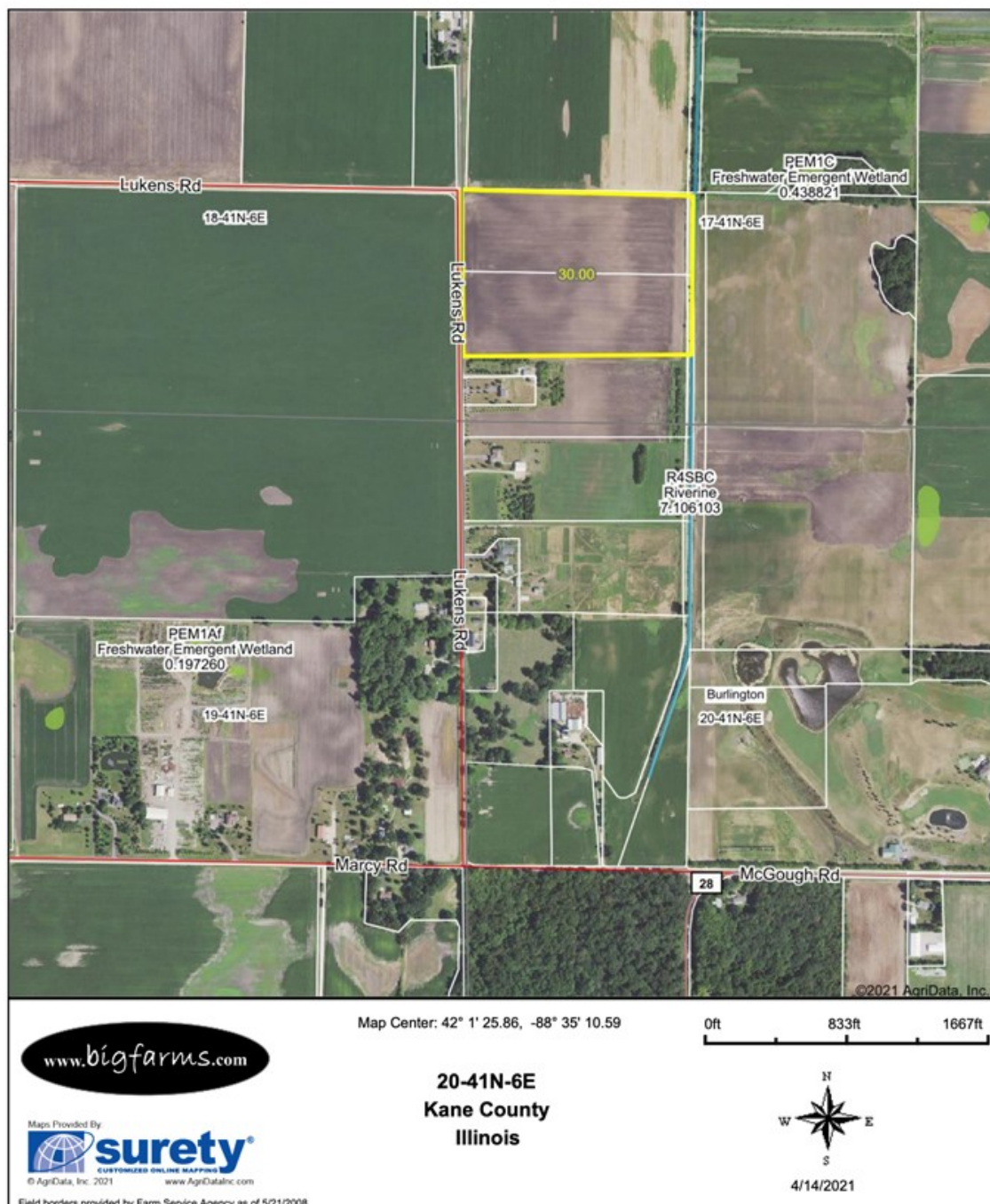
\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

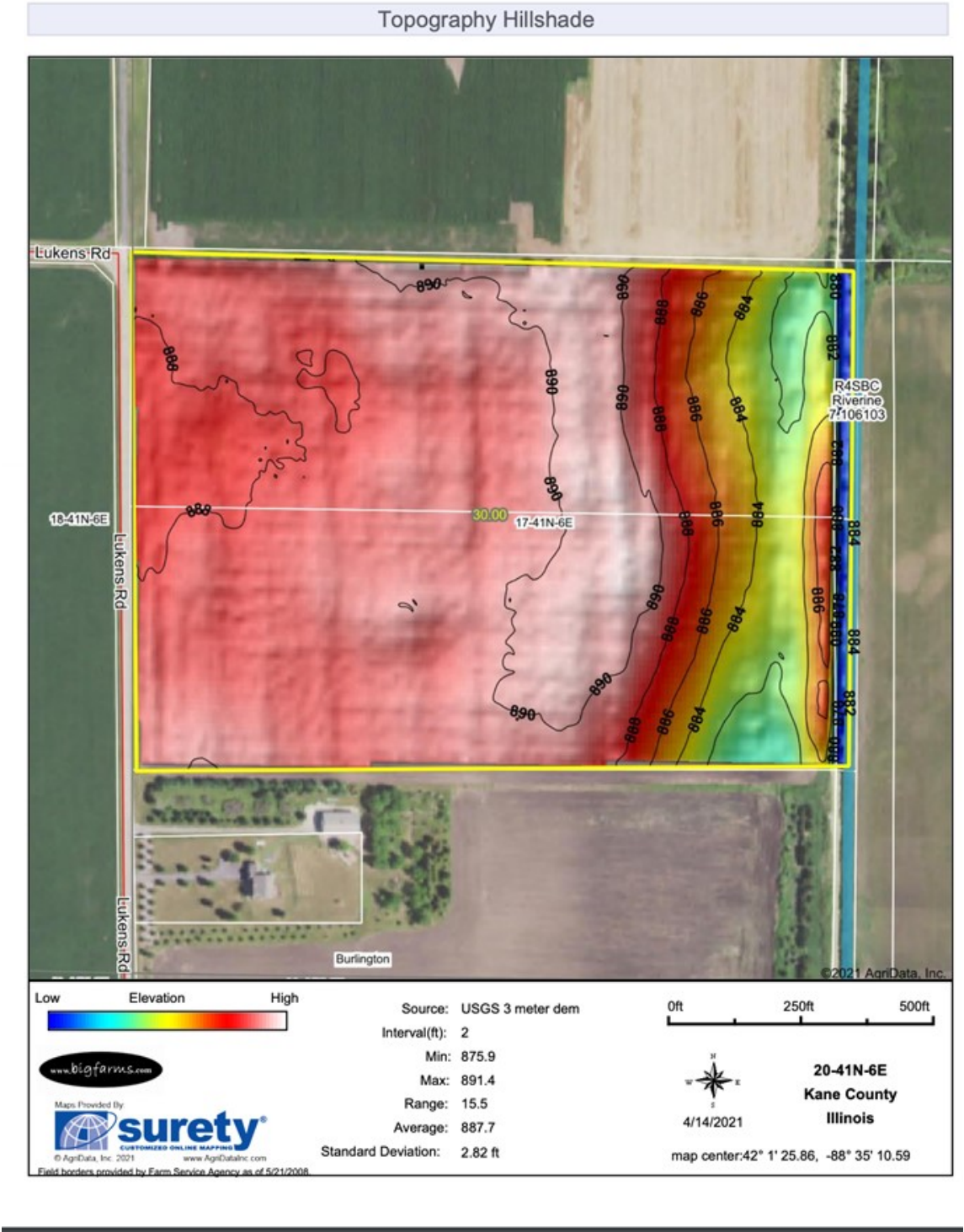


# FSA MAP 30 ACRE JANES FARM BURLINGTON TOWNSHIP, KANE COUNTY

## Aerial Map

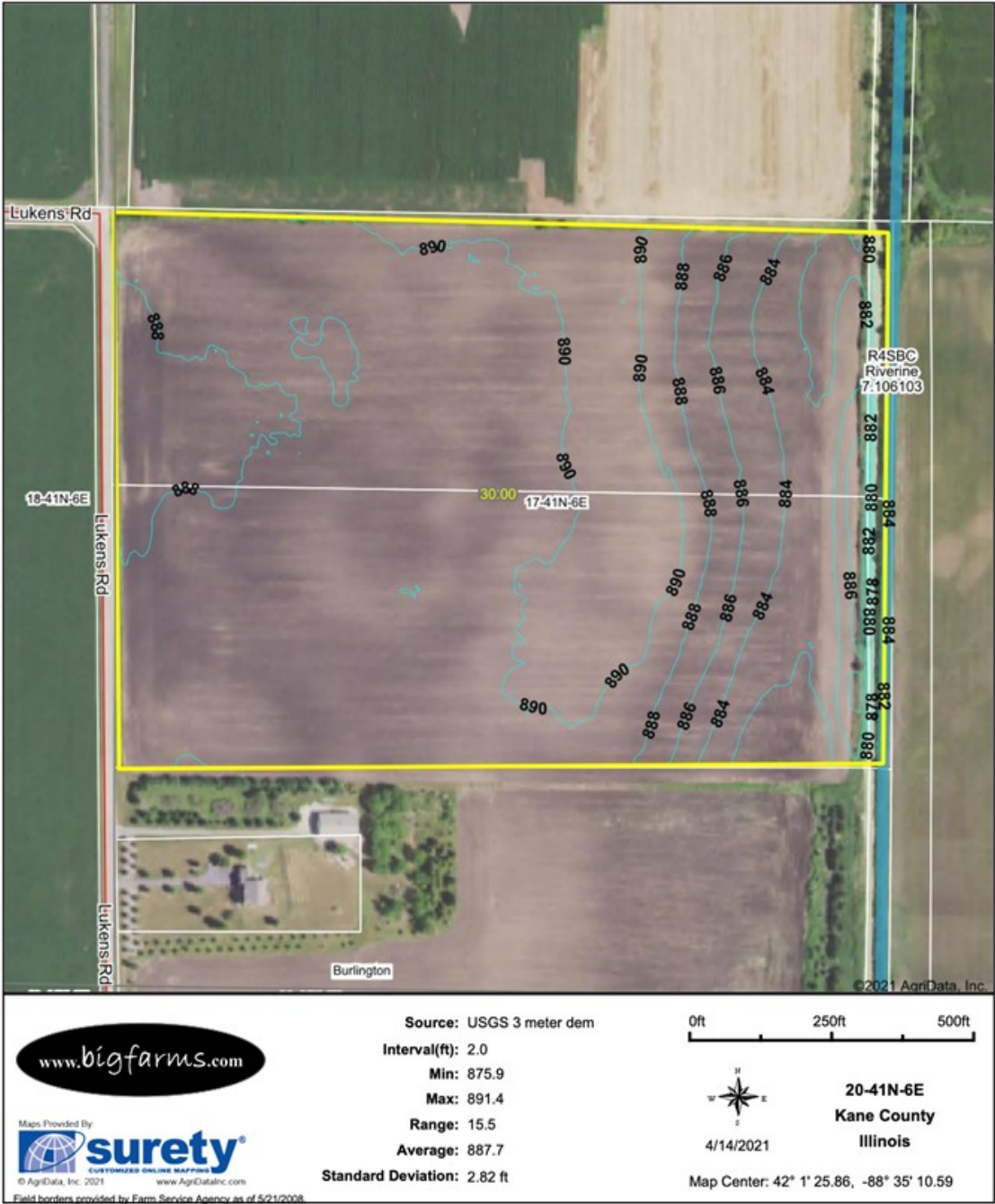


HILLSHADE MAP 30 ACRE JANES FARM BURLINGTON TOWNSHIP, KANE COUNTY



CONTOURS MAP 30 ACRE JANES FARM BURLINGTON TOWNSHIP, KANE COUNTY

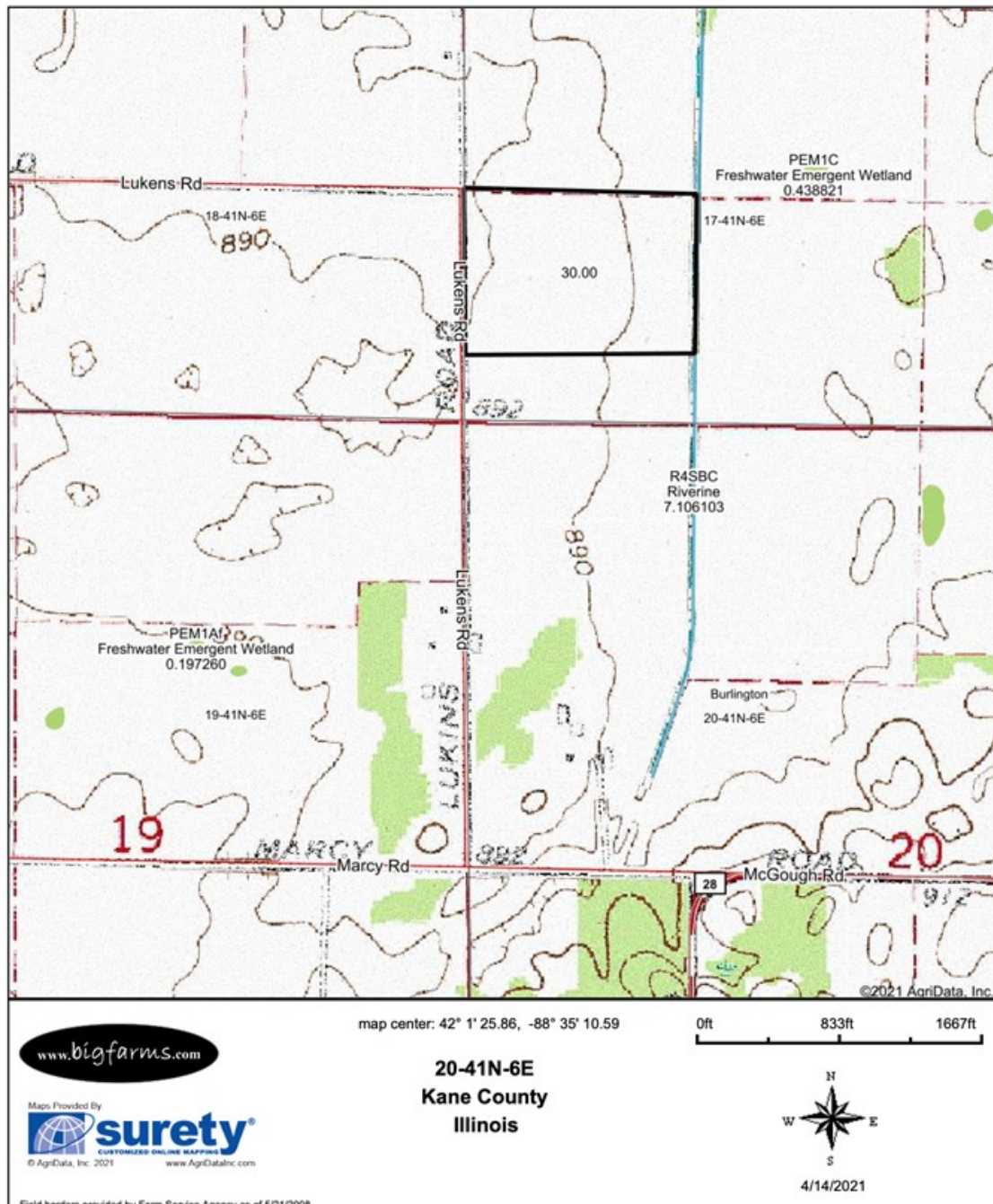
Topography Contours



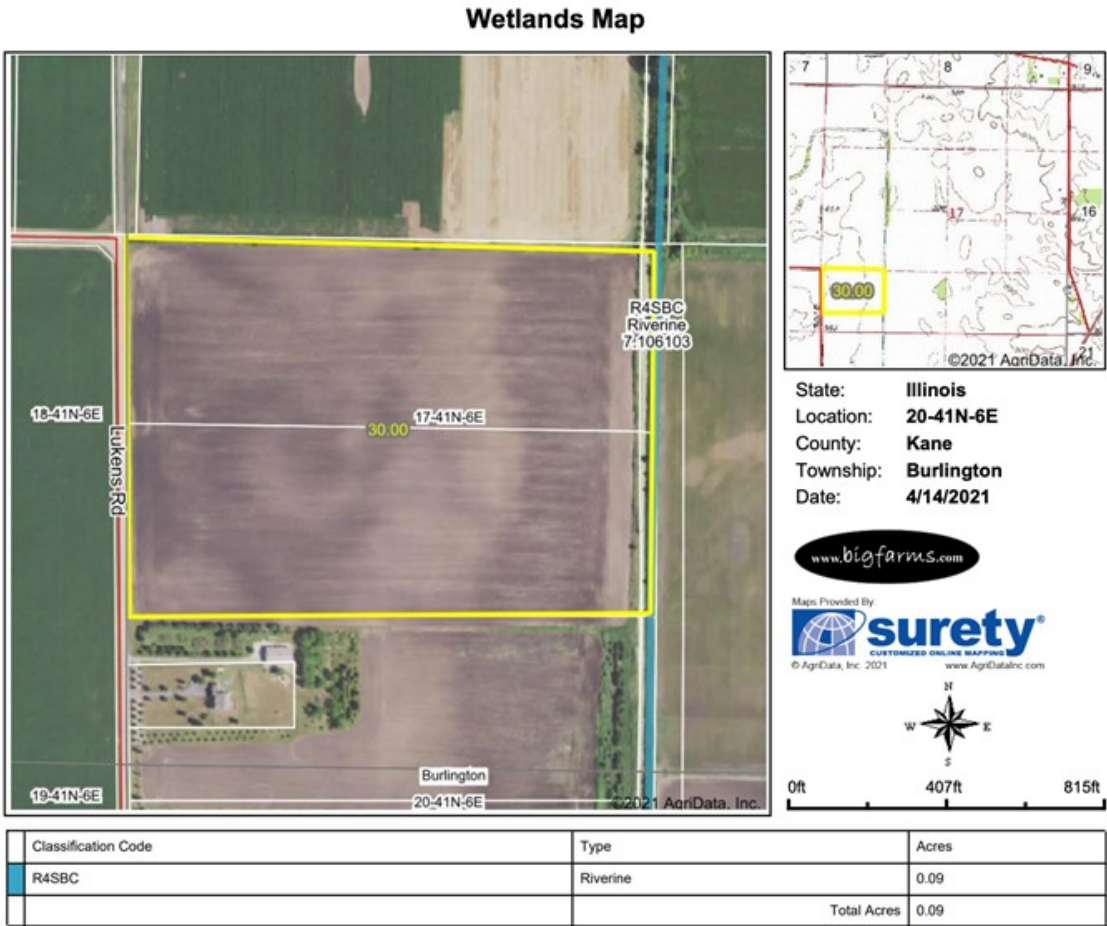


TOPOGRAPHY MAP 30 ACRE JANES FARM BURLINGTON TOWNSHIP, KANE COUNTY

Topography Map



WETLANDS MAP 30 ACRE JANES FARM BURLINGTON TOWNSHIP, KANE COUNTY

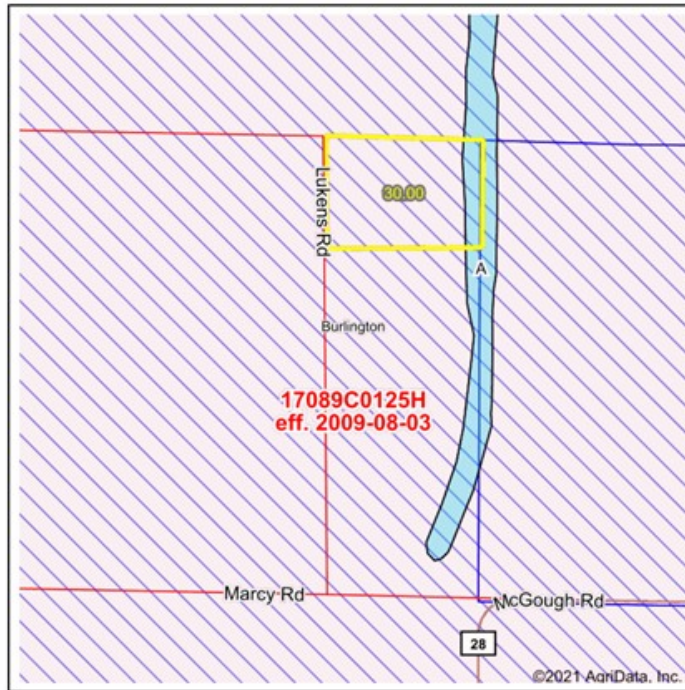


Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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

## FEMA REPORT 30 ACRE JANES FARM BURLINGTON TOWNSHIP, KANE COUNTY

## FEMA Report



State: IL Acres: 30  
 County: Kane Date: 4/14/2021  
 Location: 20-41N-6E  
 Township: Burlington

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Maps Provided By  
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Name	Number	County	NFIP Participation	Acres	Percent
KANE COUNTY	170896	Kane	Regular	29.55	98.5%
VILLAGE OF BURLINGTON	171077	Kane	Regular	0.45	1.5%
<b>Total</b>				<b>30.00</b>	<b>100%</b>

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	26.55	88.5%
A		100-year Floodplain	3.45	11.5%
<b>Total</b>			<b>30.00</b>	<b>100%</b>

Panel	Effective Date	Acres	Percent
17089C0125H	8/3/2009	30	100%
<b>Total</b>		<b>30</b>	<b>100%</b>

Flood related information provided by FEMA



## DOUGLAS W. DEININGER, ALC PROFESSIONAL BIOGRAPHY

As a member of the Illinois Farm and Land Brokers Chapter of the Realtors Land Institute, he was elected state President in 2000. In 2008 he acquired his Accredited Land Consultant accreditation (ALC) and also the Chapter awarded Mr. Deininger the Land Broker of the year award.

Doug has been a speaker at numerous Farmland Seminars sharing his expertise on farm land values, leasing, and 1031 like kind exchanges.

He has been a licensed farm real estate broker in Illinois for over 30 years. Throughout his career Mr. Deininger has sold or acquired approximately 100 million dollars in farm real estate. He has a genuine interest in finding the best possible solution for his clients.



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