



Rooster Ag'

R E A L T Y

THE BIG ROCK FARM



Kane County, Big Rock Twp.

234.37± acres

229.45± tillable acres

Limited Time Opportunity

**Rare High Quality Kane County
Farmland!**

Listed At: \$9,950 Per Acre

Phone: (815) 333-4354

Email: Rooster@mc.net

Web: www.roosterag.com

1100 S County Line Road

P.O. Box 297

Maple Park, IL 60151

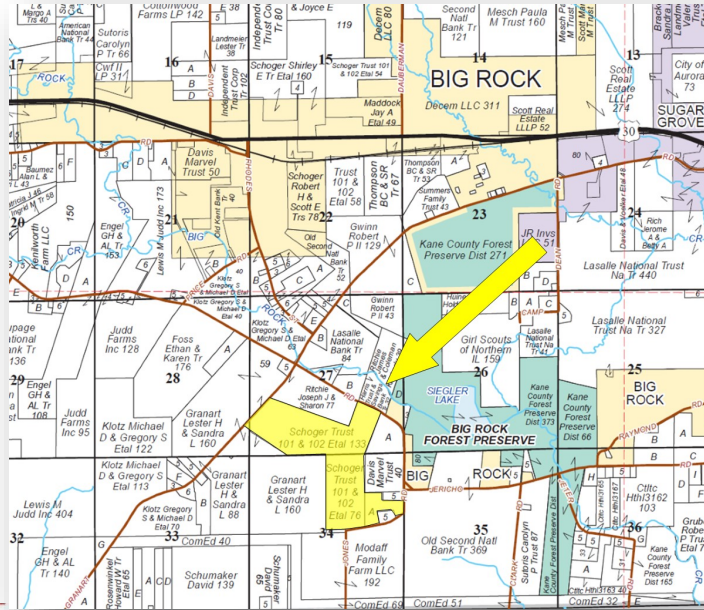
Joe Ludwig 630-774-5887

Tyler Creath 815-451-1152



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PROPERTY SPECIFICATIONS

GROSS ACRES:	234.37±
TILLABLE ACRES:	229.45±
SOIL PI:	135.1
EST. REAL ESTATE TAXES:	\$9,700.22
PRICE:	\$9,950 per acre

Excellent Soils—Well Maintained—Good Fertility Program

Located South of Big Rock, IL with frontage along Jericho Road, Granart Road & Jones Road.

ROOSTER AG' REALTY

1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151



JOE LUDWIG

Broker/Owner
Email: rooster@mc.net
Phone: 630.774.5887

Real Estate

Farm Management

Crop Insurance

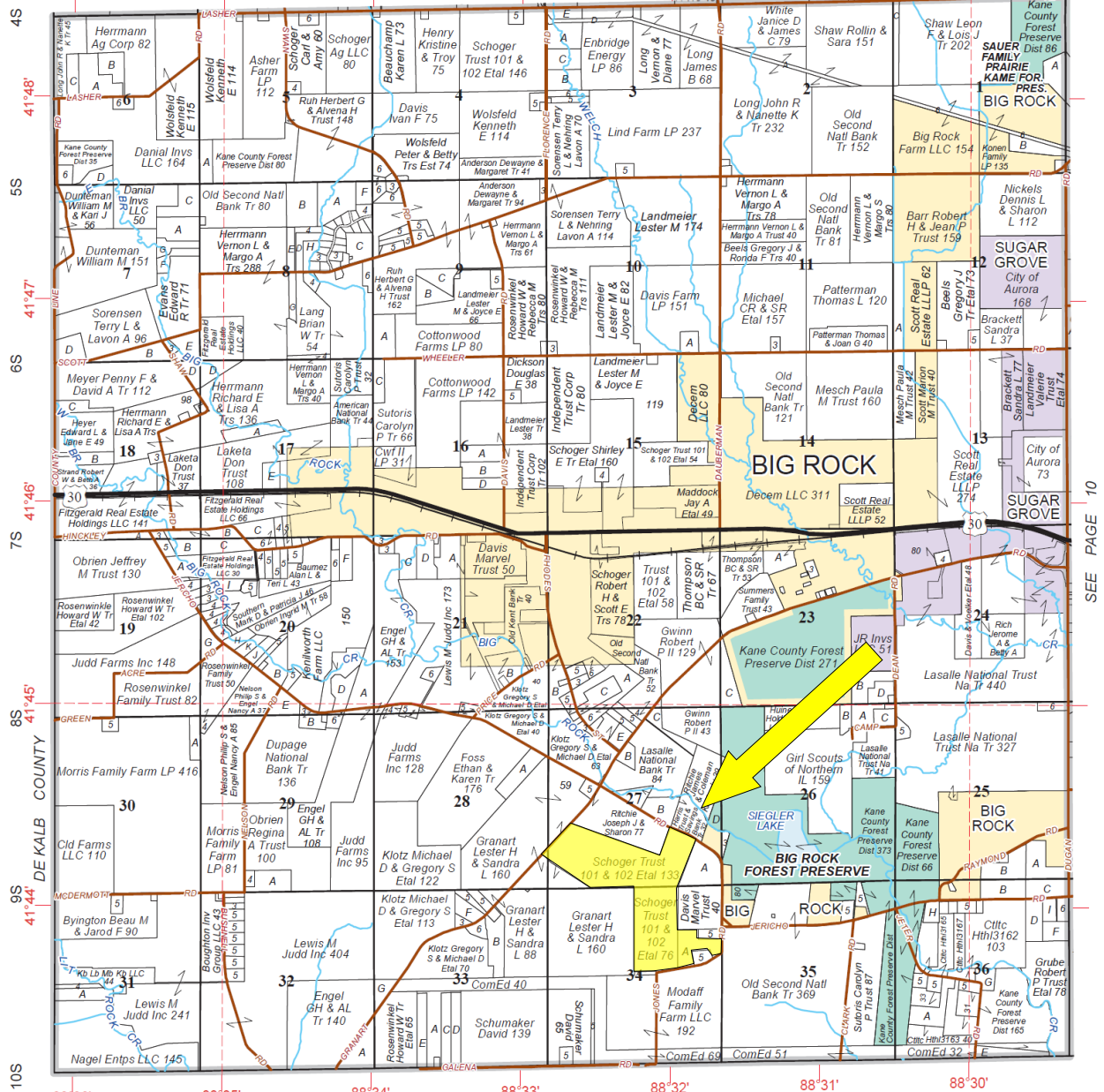
Appraisals

BIG ROCK

SEE PAGE 14

T.38N.-R.6E.

Refer to page 40 for keyed parcels



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KENDALL COUNTY

Kane County, IL

**DON'T LET
YOUR MONEY
COLLECT
DUST, INVEST
IN DIRT.**



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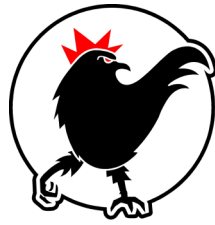


REAL ESTATE

**FARM
MANAGEMENT**

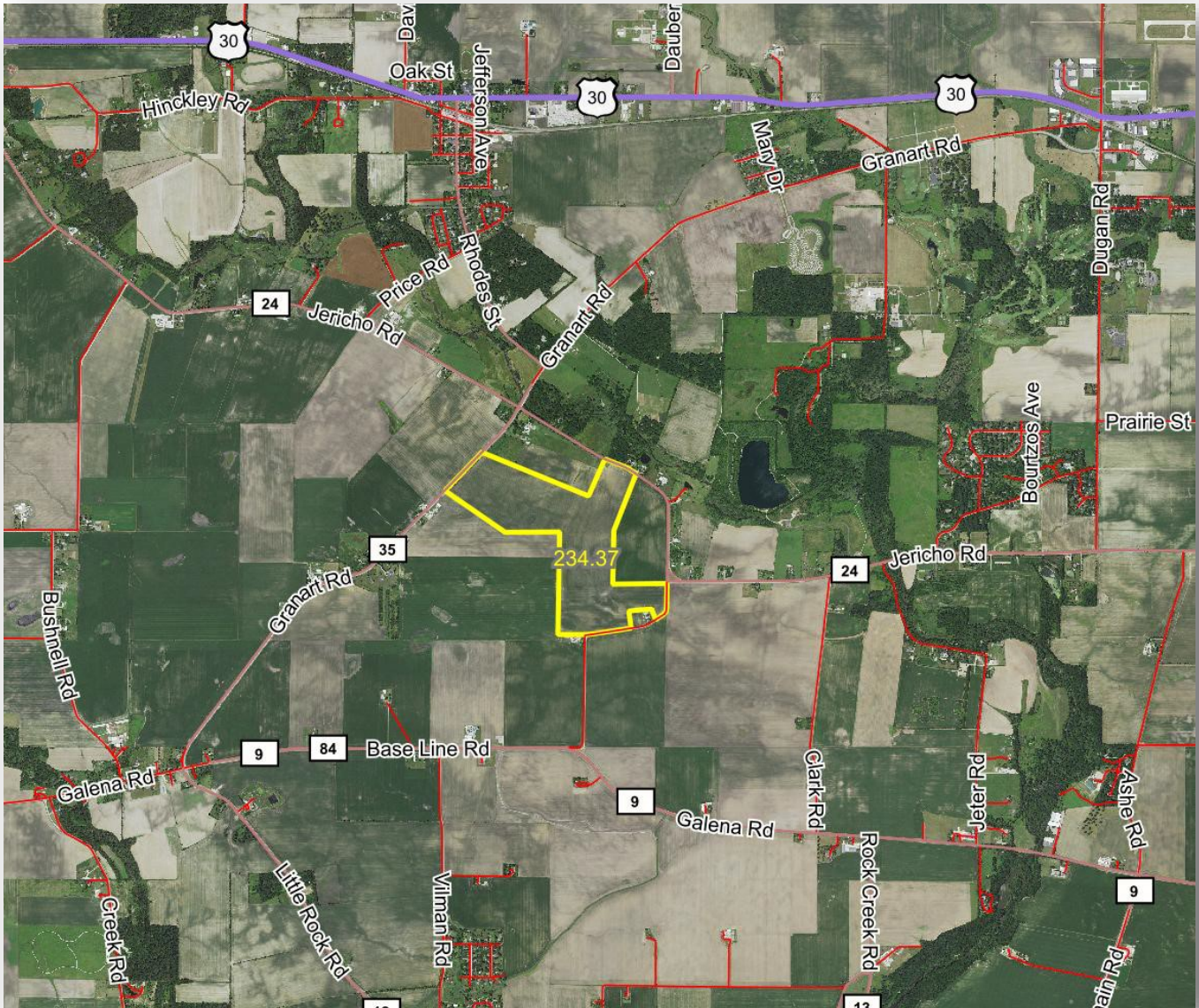
**FEDERAL CROP
INSURANCE**

**FARMLAND
APPRAISALS**



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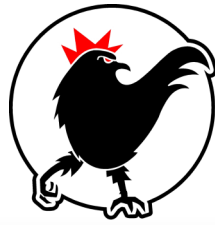
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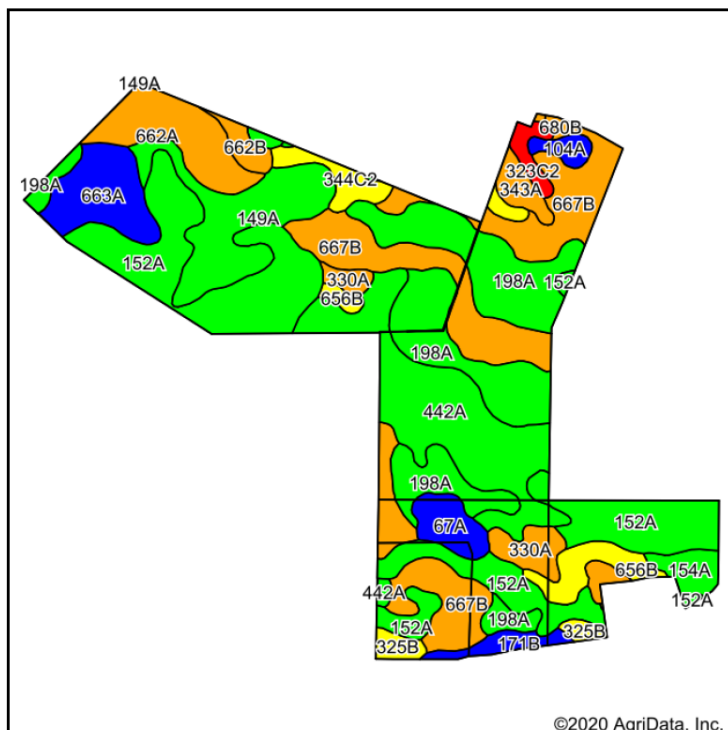
Appraisals



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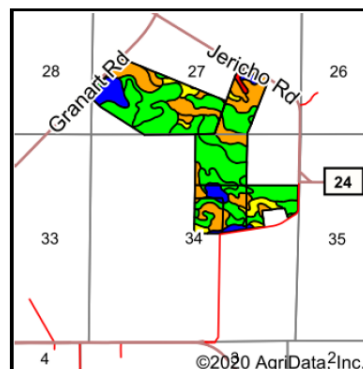
R E A L T Y

Soils Map



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Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Kane**
 Location: **34-38N-6E**
 Township: **Big Rock**
 Acres: **229.45**
 Date: **7/21/2020**



Rooster Ag'

Maps Provided By:

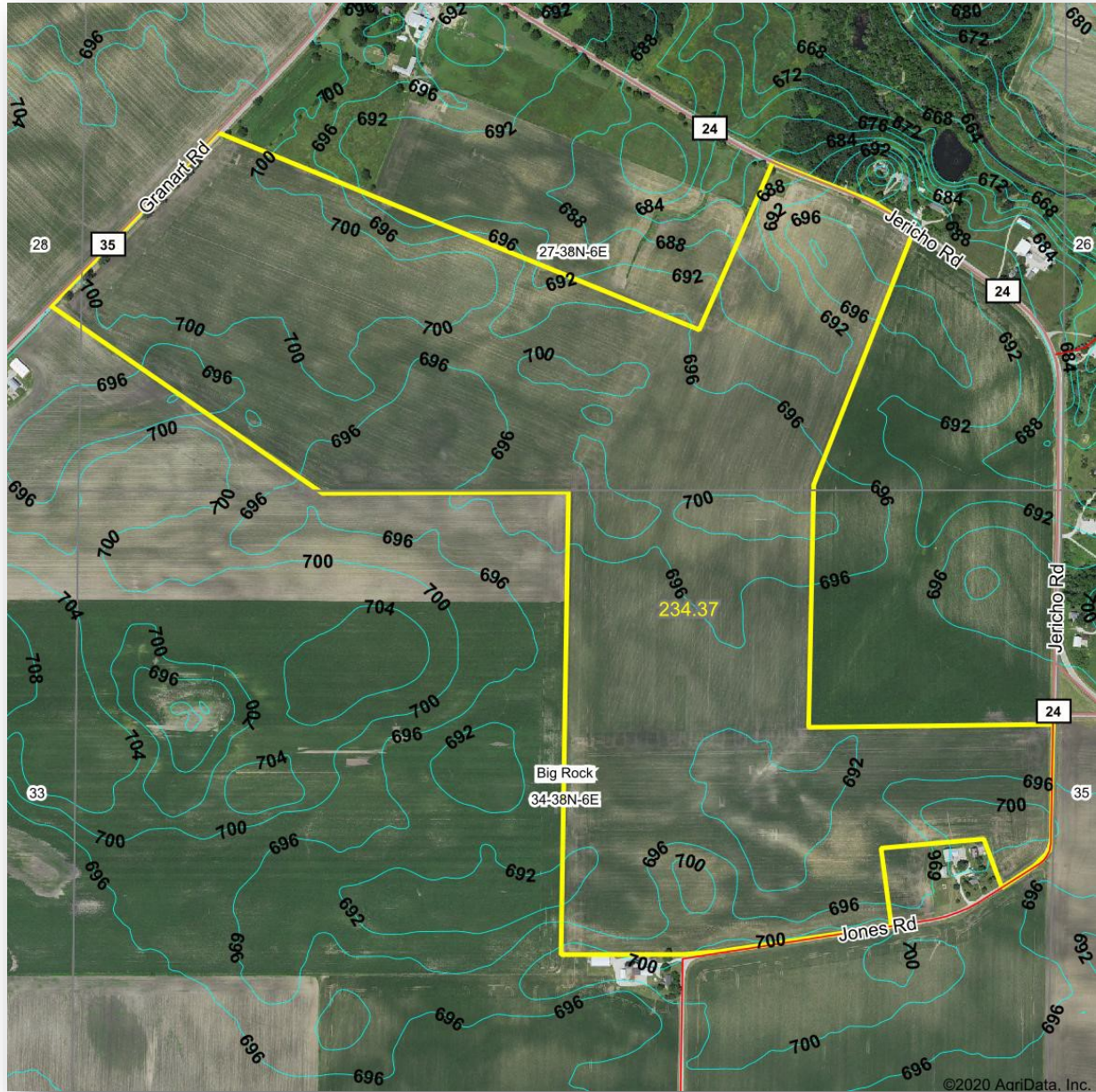


Area Symbol: IL 089 Soil Area Version: 13							
Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	48.37	21.1%		195	63	144
198A	Elburn silt loam, 0 to 2 percent slopes	37.48	16.3%		197	61	143
**667B	Kaneville silt loam, 2 to 5 percent slopes	34.47	15.0%		**176	**54	**127
442A	Mundelein silt loam, 0 to 2 percent slopes	27.65	12.1%		188	60	138
149A	Brenton silt loam, 0 to 2 percent slopes	16.49	7.2%		195	60	141
662A	Barony silt loam, 0 to 2 percent slopes	11.15	4.9%		172	53	125
663A	Clare silt loam, 0 to 2 percent slopes	10.35	4.5%		182	57	134
330A	Peotone silty clay loam, 0 to 2 percent slopes	6.56	2.9%		164	55	123
**656B	Octagon silt loam, 2 to 4 percent slopes	5.96	2.6%		**157	**51	**117
67A	Harpster silty clay loam, 0 to 2 percent slopes	4.64	2.0%		182	57	133
**344C2	Harvard silt loam, 5 to 10 percent slopes, eroded	4.51	2.0%		**159	**50	**116
233A	Birkbeck silt loam, 0 to 2 percent slopes	3.64	1.6%		167	52	122
154A	Flanagan silt loam, 0 to 2 percent slopes	3.23	1.4%		194	63	144
343A	Kane silt loam, 0 to 2 percent slopes	2.81	1.2%		168	55	125
**171B	Catlin silt loam, 2 to 5 percent slopes	2.66	1.2%		**185	**58	**137
**325B	Dresden silt loam, 2 to 4 percent slopes	2.64	1.2%		**156	**50	**115
**662B	Barony silt loam, 2 to 5 percent slopes	2.15	0.9%		**170	**52	**124
**323C2	Casco loam, 4 to 6 percent slopes, eroded	2.14	0.9%		**130	**43	**96
104A	Virgil silt loam, 0 to 2 percent slopes	1.88	0.8%		182	56	132
**680B	Campton silt loam, 2 to 5 percent slopes	0.67	0.3%		**162	**50	**118
Weighted Average					184.7	58.2	135.1



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