



Rooster Ag'

R E A L T Y

THE MONTGOMERY FARM



- 234 ± acres
- Kane County, Aurora Twp & Kendall County, Oswego Twp.
- Located in the Village of Montgomery off of Route 30.

Listed At: \$12,950 Per Acre

Phone: (815) 333-4354
Email: Rooster@mc.net
Web: www.roosterag.com

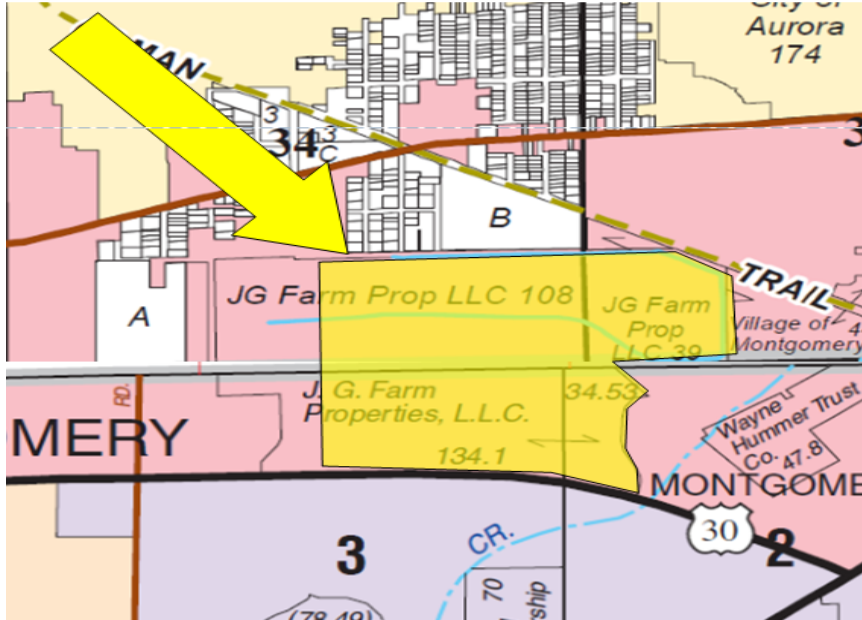
1100 S County Line Road
P.O. Box 297
Maple Park, IL 60151

Joe Ludwig 630-774-5887
Tyler Creath 815-451-1152
Steve Edwards 630-774-7470



Rooster Ag'

R E A L T Y



PROPERTY SPECIFICATIONS

GROSS ACRES:	234±
TILLABLE ACRES:	209.95
EST. REAL ESTATE TAXES:	\$8,190
SOIL PI:	139.8
PRICE:	\$12,950 per acre

Excellent location east of the Montgomery Farm & Fleet with road frontage along the north side of Route 30.

ROOSTER AG' REALTY

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



JOE LUDWIG

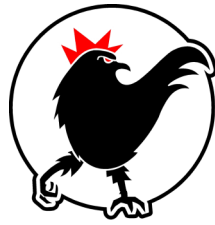
Broker/Owner
Email: rooster@mc.net
Phone: 630.774.5887

Real Estate

Farm Management

Crop Insurance

Appraisals

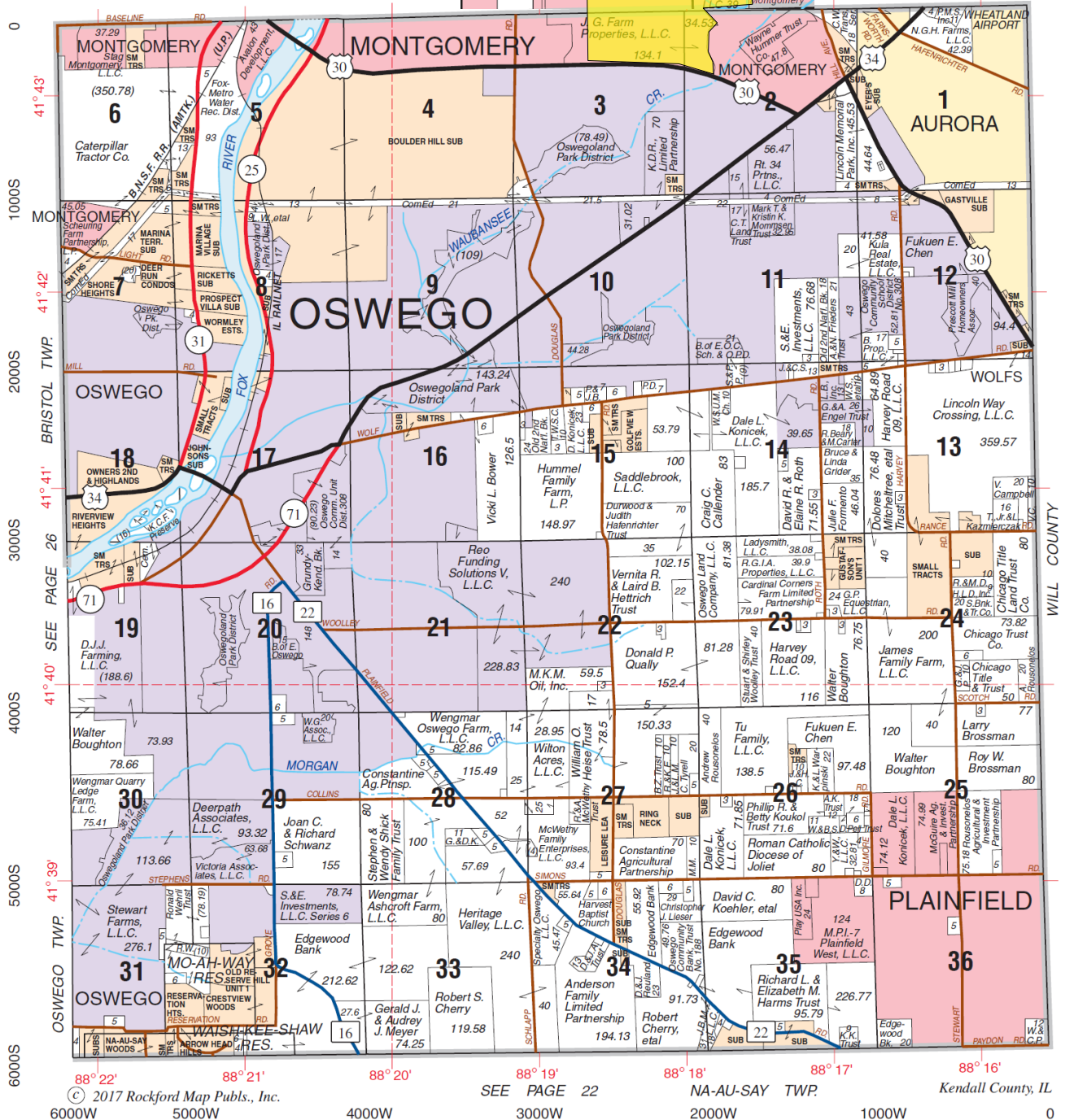


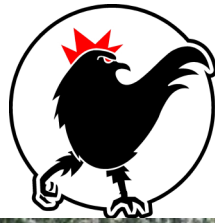
Rooster Ag'

R E A L T Y

EAST PART OSWEGO

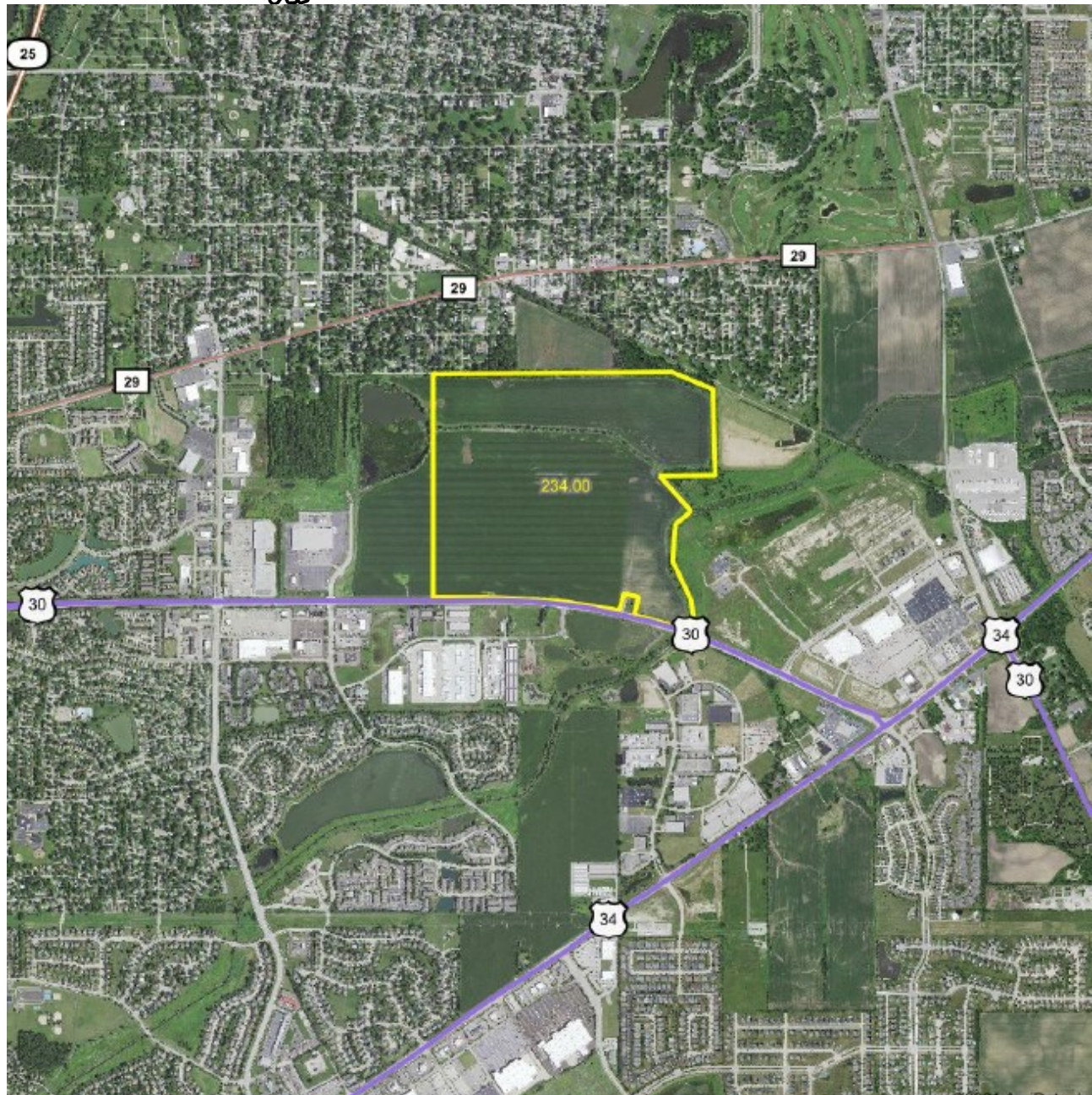
37N.-R.8E.





Rooster Ag'

R E A L T Y



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



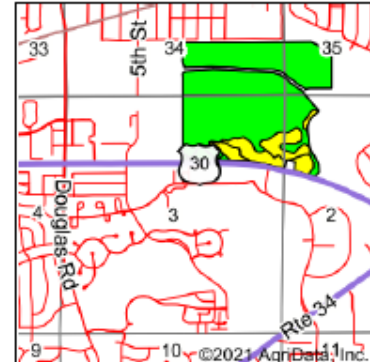
Rooster Ag'

R E A L T Y

Soils Map



©2021 AgriData, Inc.



State: Illinois
County: Kane
Location: 3-37N-8E
Township: Aurora
Acres: 209.95
Date: 6/25/2021



Rooster Ag'

Maps Provided By



surety
CUSTOMER ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriData.com



Soils data provided by USDA and NRCS.

Area Symbol: IL089, Soil Area Version: 14
Area Symbol: IL093, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	94.04	44.8%		195	63	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	81.93	39.0%		195	63	144
**325B	Dresden silt loam, 2 to 4 percent slopes	15.77	7.5%		**156	**50	**115
325A	Dresden silt loam, 0 to 2 percent slopes	14.71	7.0%		158	51	116
149A	Brenton silt loam, 0 to 2 percent slopes	3.50	1.7%		195	60	141
Weighted Average					189.5	61.1	139.8

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.

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

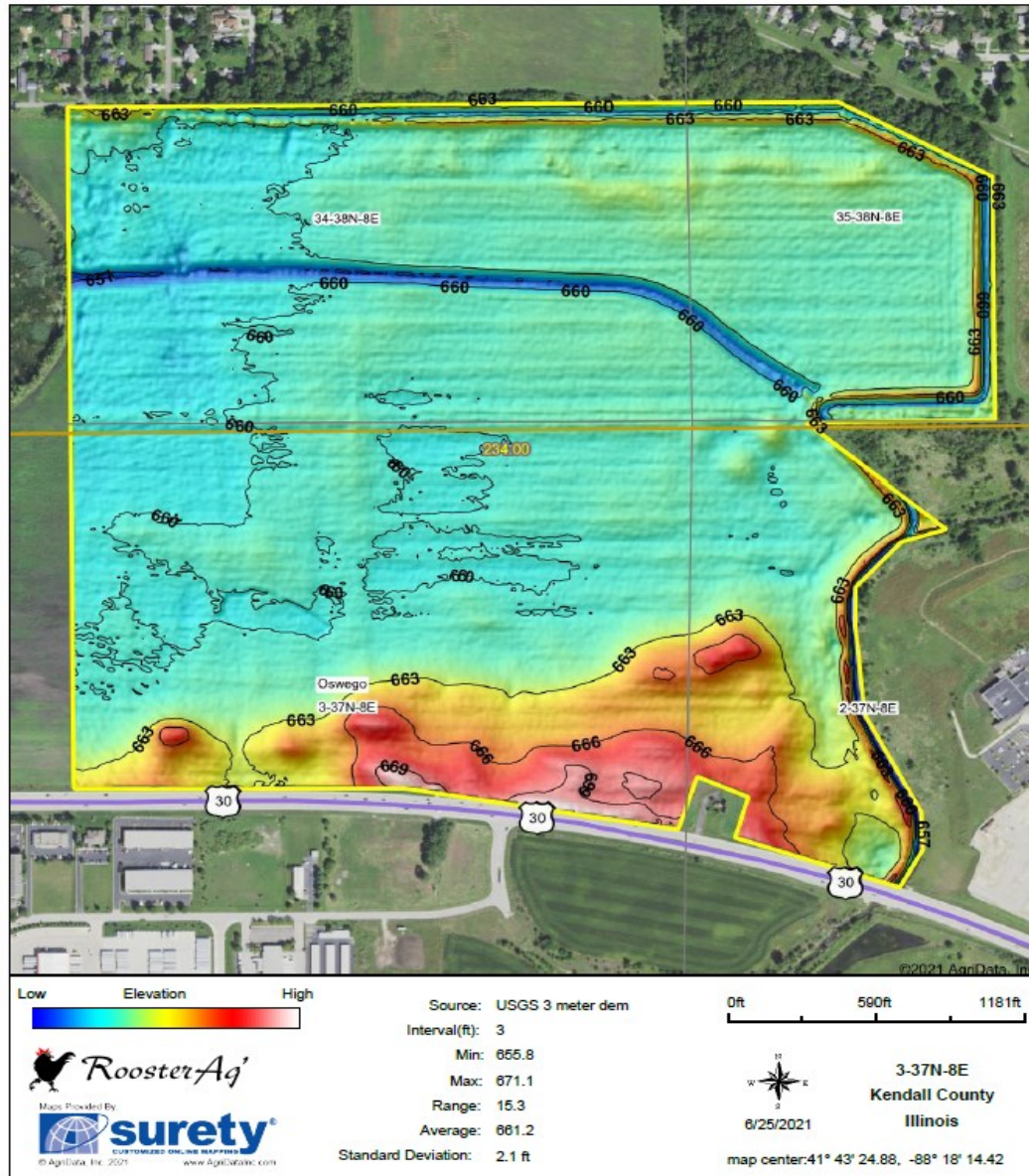
Appraisals



Rooster Ag'

R E A L T Y

Topography Hillshade



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

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for examples only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.