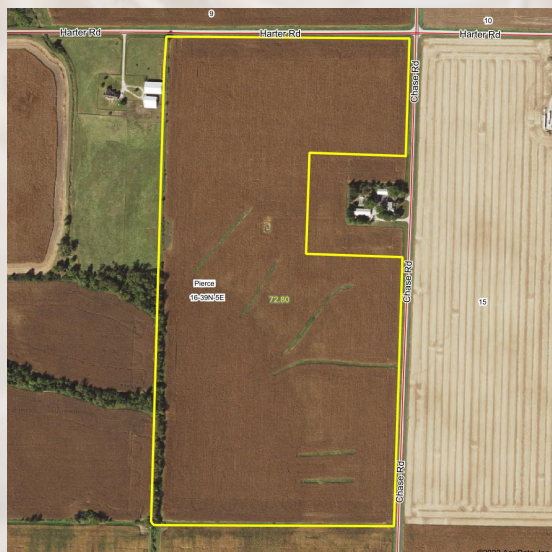




# Rooster Ag'

R E A L T Y

## ***THE CHASE & HARTER FARM***



**DeKalb County—Pierce Twp**

**72.80± acres**

**70.96± tillable acres**

Located at the southwest  
corner of Chase & Harter  
Roads

***Listed At: \$15,000 Per Acre***

Phone: (815) 333-4354

Email: [Rooster@mc.net](mailto:Rooster@mc.net)

Web: [www.roosterag.com](http://www.roosterag.com)

1100 S County Line Road

P.O. Box 297

Maple Park, IL 60151

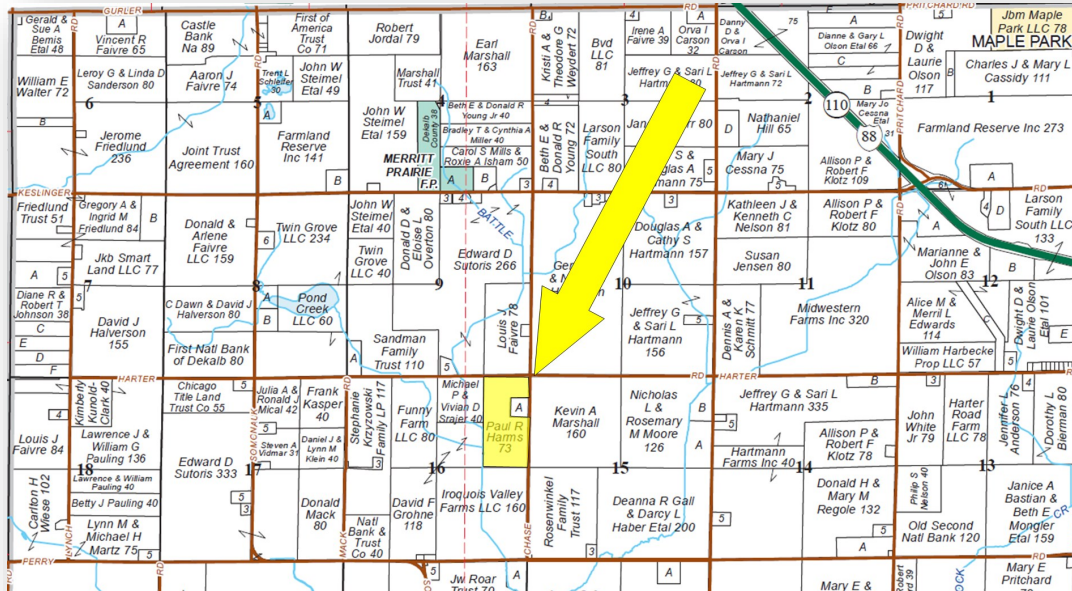
Joe Ludwig 630-774-5887

Tyler Creath 815-451-1152



# Rooster Ag'

## R E A L T Y



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### PROPERTY SPECIFICATIONS

GROSS ACRES:	72.80±
TILLABLE ACRES:	70.96±
SOIL PI:	132.8
EST. REAL ESTATE TAX:	\$3,116.32
PRICE:	\$15,000 per acre

The Chase & Harter Farm is located at the SWC of Chase & Harter Roads in DeKalb, IL.

Rare Quality DeKalb County Farmland.

### 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

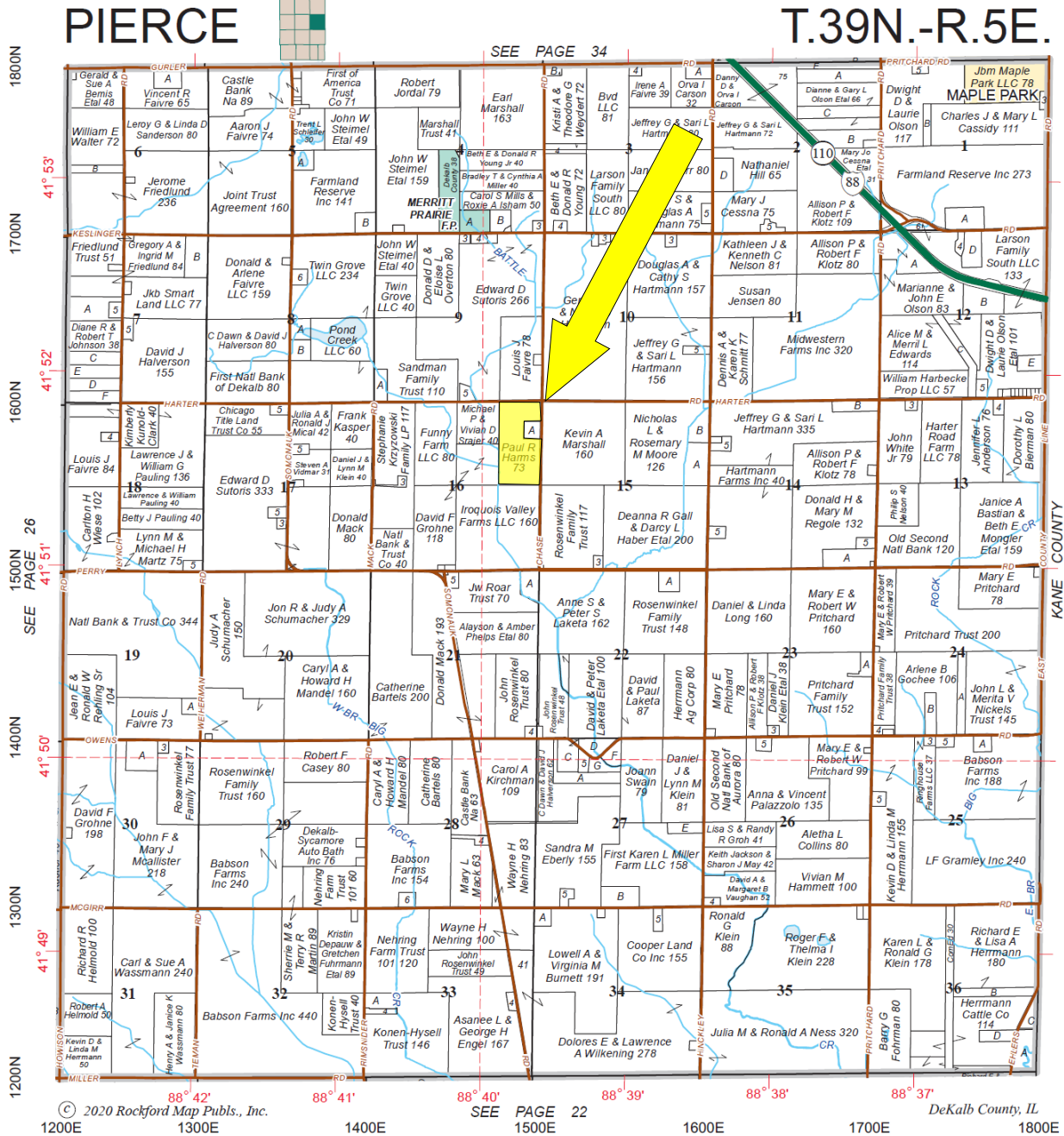
Farm Management

Crop Insurance

Appraisals



Refer to page 55 for keyed parcels



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



Rooster Ag'  
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REAL ESTATE



FARM  
MANAGEMENT



FEDERAL CROP  
INSURANCE

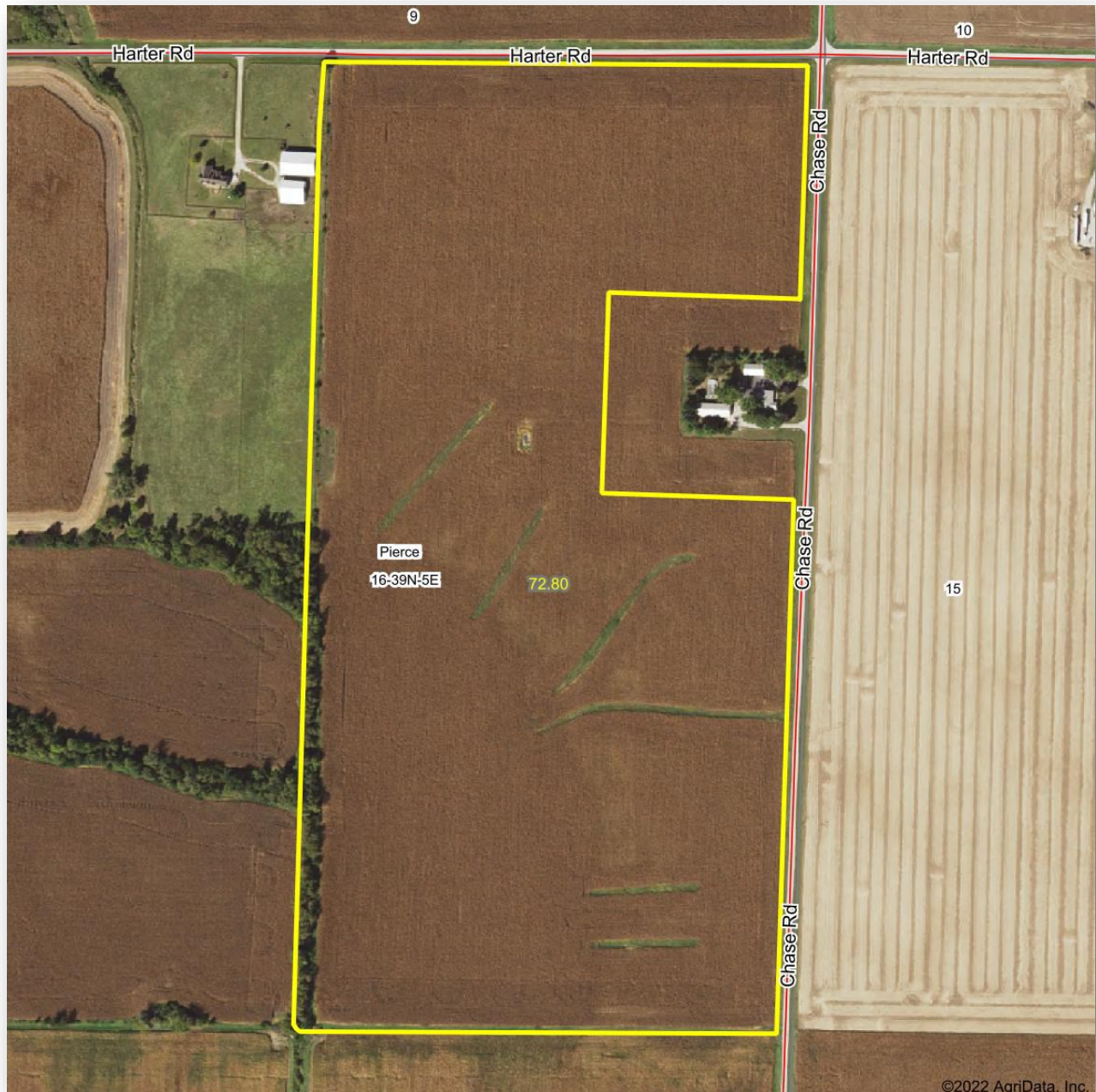


GOLD STANDARD  
FARMLAND  
APPRAISALS



# 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

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Email: [rooster@mc.net](mailto:rooster@mc.net)  
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Real Estate

Farm Management

Crop Insurance

Appraisals

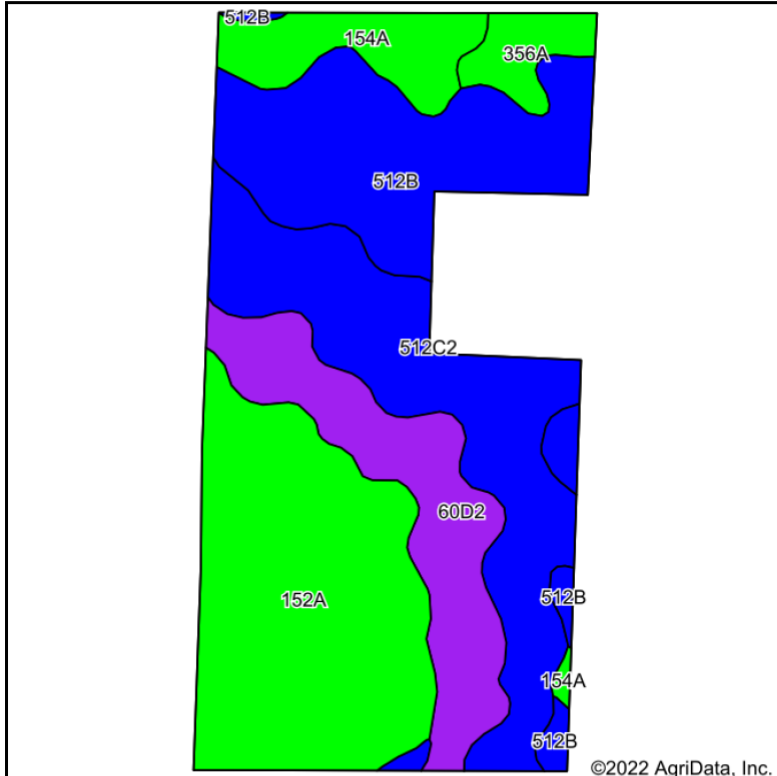




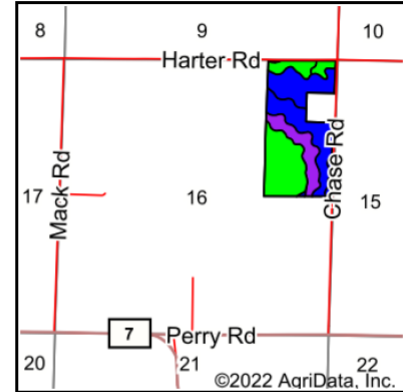
# Rooster Ag'

R E A L T Y

## Soils Map



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State: **Illinois**  
 County: **DeKalb**  
 Location: **16-39N-5E**  
 Township: **Pierce**  
 Acres: **70.96**  
 Date: **4/4/2022**



**Rooster Ag'**  
 GOLD STANDARD  
 APPRAISALS

Maps Provided By:



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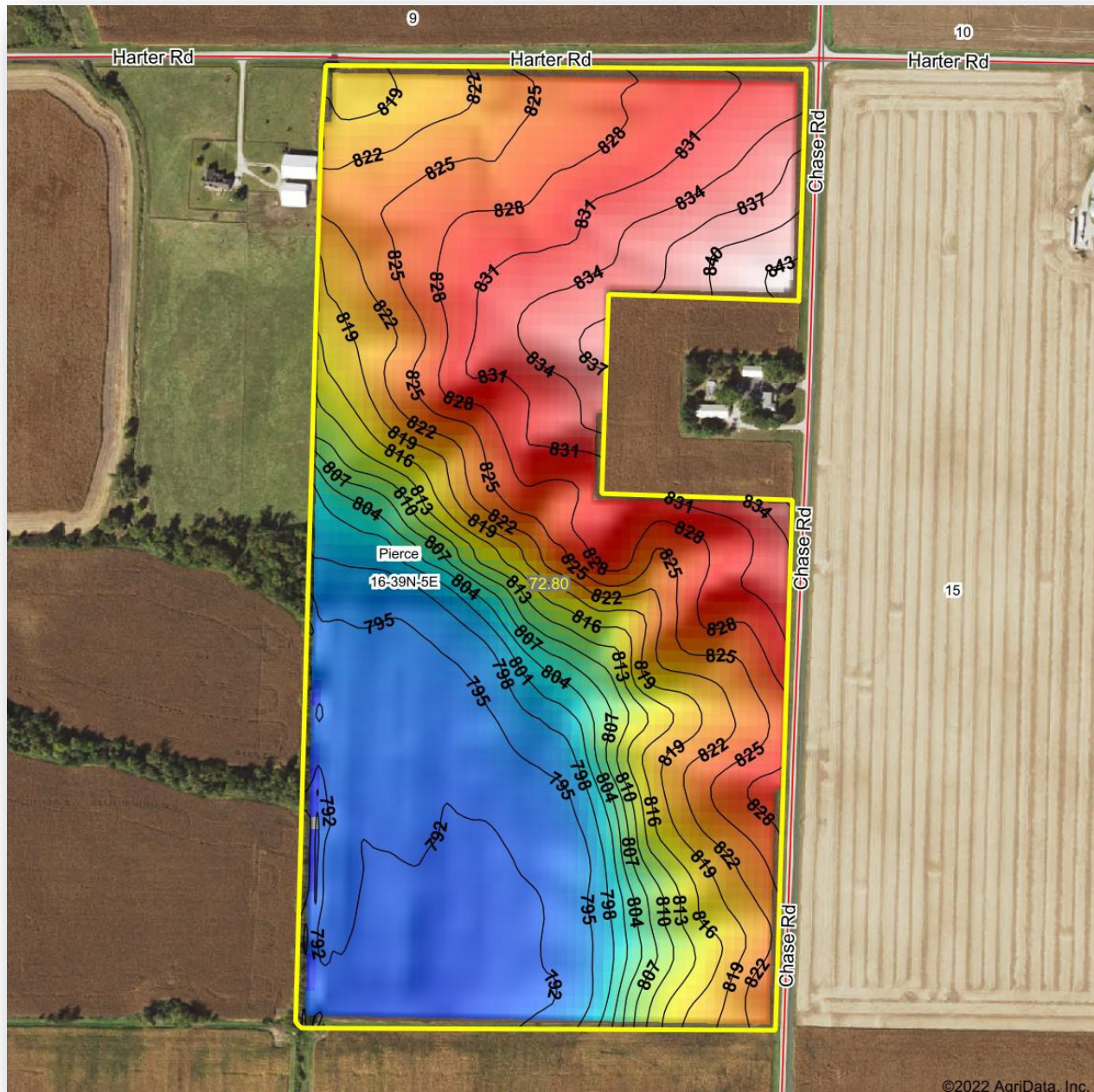
Soils data provided by USDA and NRCS.

Area Symbol: IL037, Soil Area Version: 16							
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	20.82	29.3%		195	63	144
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	16.87	23.8%		**174	**55	**128
**512B	Danabrook silt loam, 2 to 5 percent slopes	15.43	21.7%		**185	**58	**137
**60D2	La Rose loam, 10 to 18 percent slopes, eroded	10.74	15.1%		**142	**46	**105
154A	Flanagan silt loam, 0 to 2 percent slopes	4.83	6.8%		194	63	144
356A	Elpaso silty clay loam, 0 to 2 percent slopes	2.27	3.2%		195	63	144
Weighted Average					179.7	57.4	132.8



# Rooster Ag'

R E A L T Y



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JOE LUDWIG

Broker/Owner

Email: [rooster@mc.net](mailto:rooster@mc.net)

Phone: 630.774.5887

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