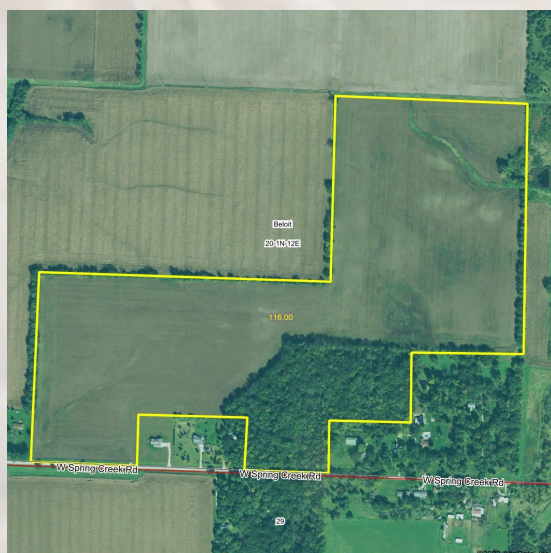




Rooster Ag'

R E A L T Y

The Beloit Farm



Rock County—Beloit Twp

116± acres

90.83± tillable acres

Located in section 20 of the
Beloit Township in Rock
County, WI

Listed At: \$9,450 Per Acre

Phone: (815) 333-4354

Email: kelly@roosterag.com

Web: www.roosterag.com

1100 S County Line Road

P.O. Box 297

Maple Park, IL 60151

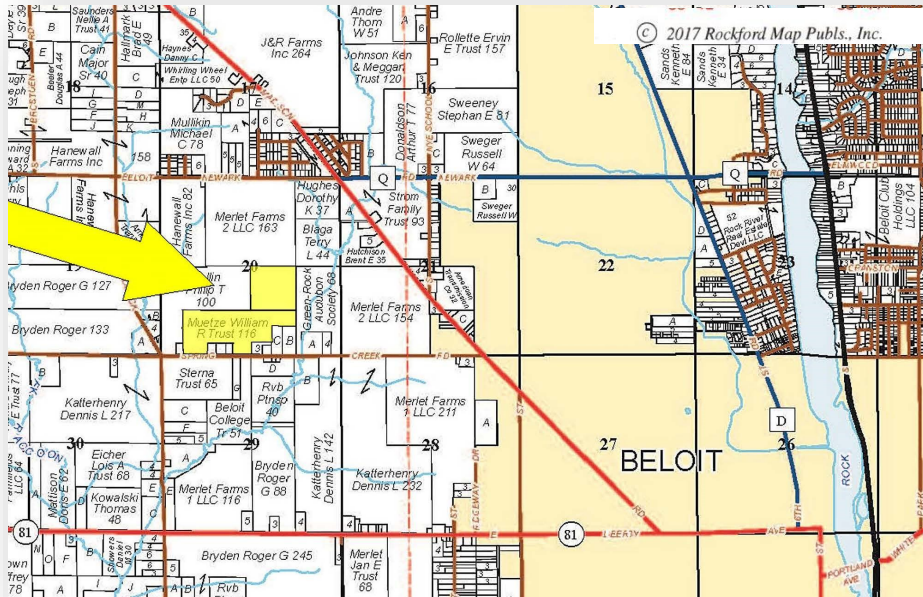
Kelly Ludwig 630-546-8267

Designated Managing Broker



Rooster Ag'

R E A L T Y



PROPERTY SPECIFICATIONS

GROSS ACRES:	116±
TILLABLE ACRES:	90.83±
SOIL NCCPI:	71.5
EST. REAL ESTATE TAX:	\$1,173.73
PRICE:	\$9,450 per acre

The Beloit Farm is located just west of the city of Beloit, just 2.5 miles from the hwy 213 & hwy 81 junction. Conveniently located near a power station. This farm has a Solar Option in place until January 25, 2023 where if activated will kick off an initial \$850 Rental Income per acre with a 1.5% yearly increase.

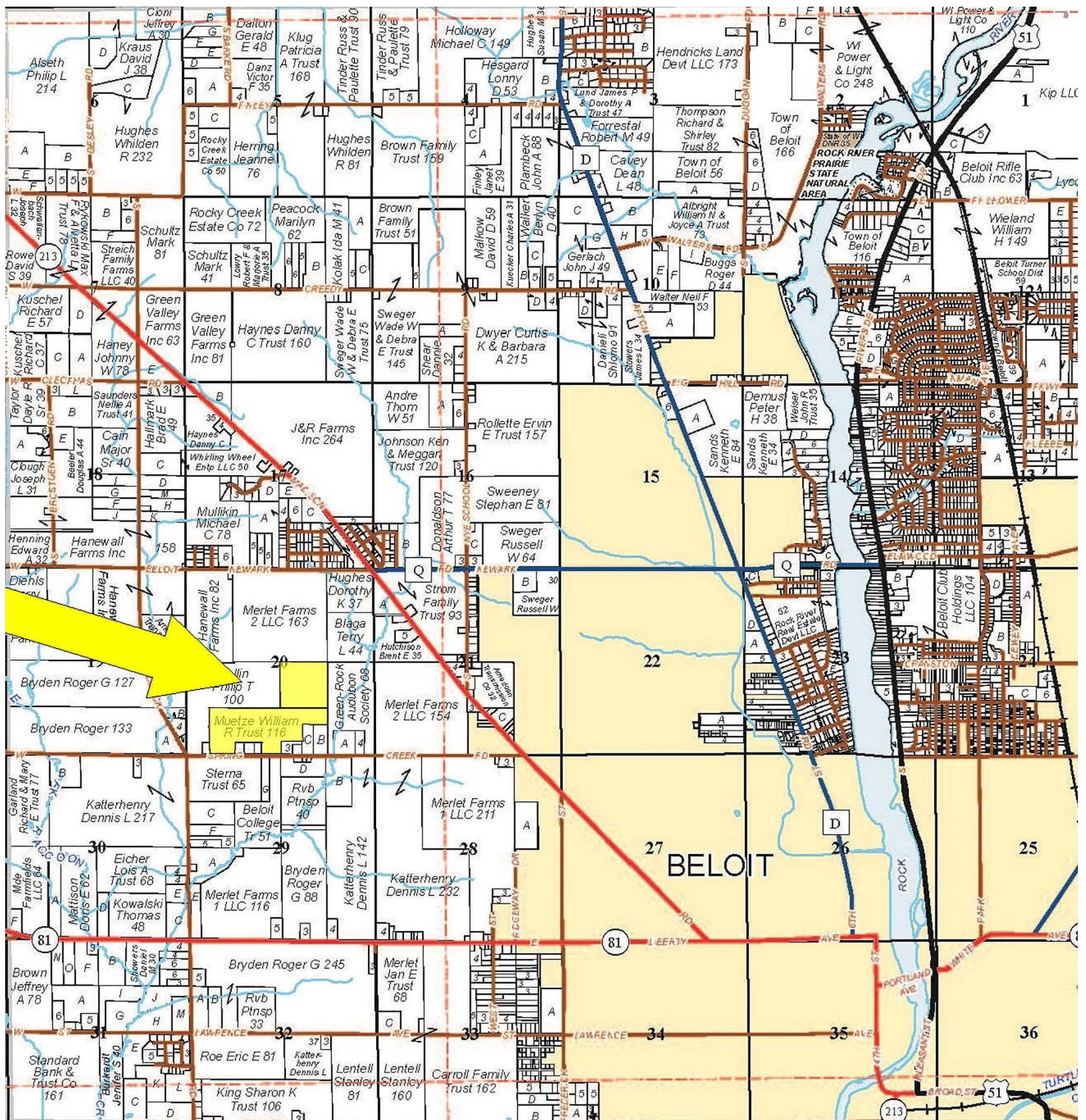
ROOSTER AG' REALTY

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



KELLY LUDWIG

Designated Managing Broker
Email: kelly@roosterag.com



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



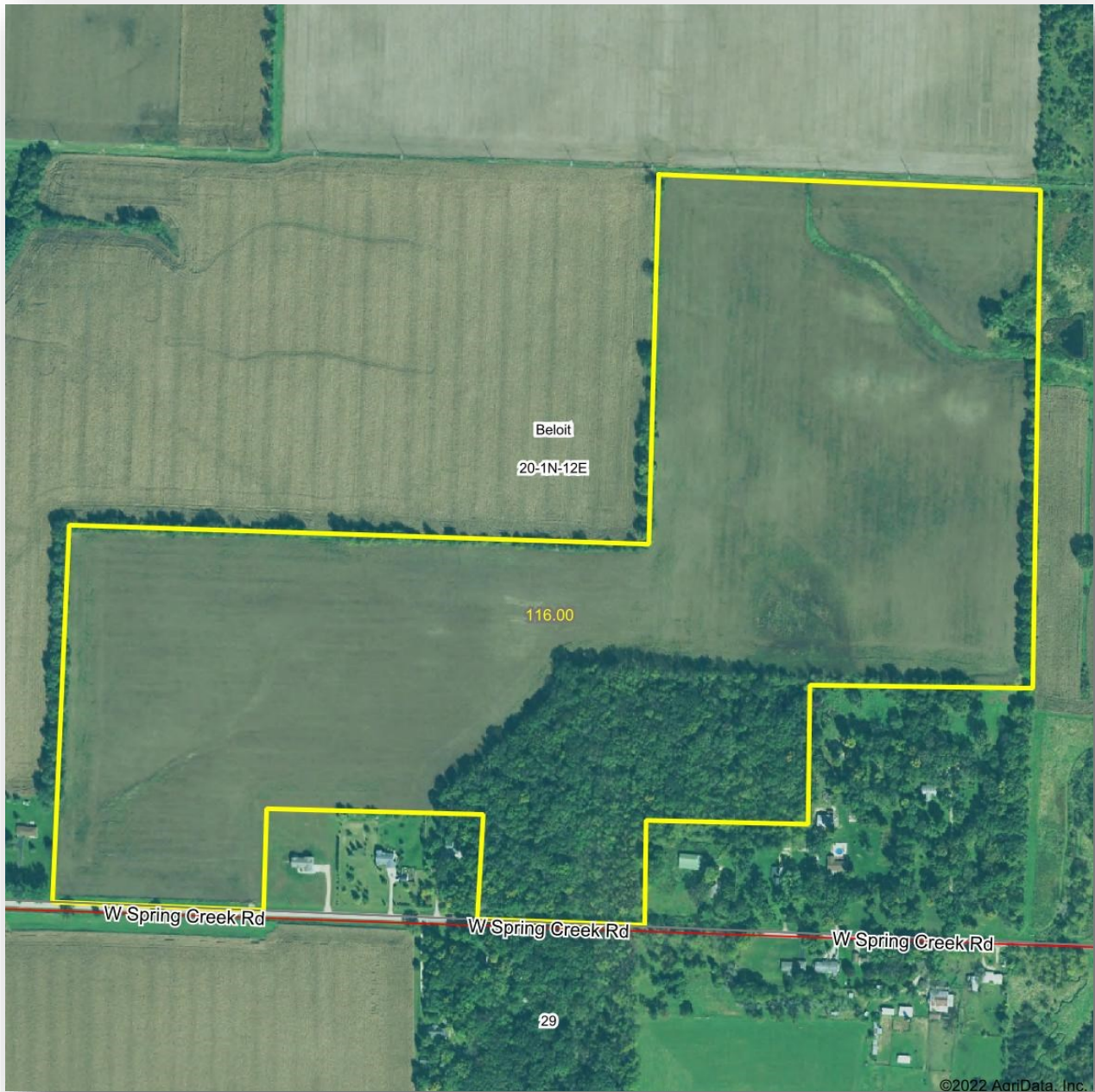
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Rooster Ag'
R E A L T Y



ROOSTER AG' REALTY

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PO Box 297
Maple Park, IL 60151



KELLY LUDWIG

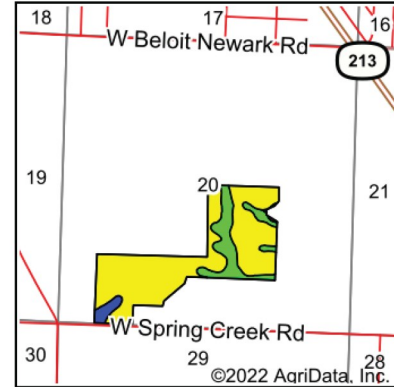
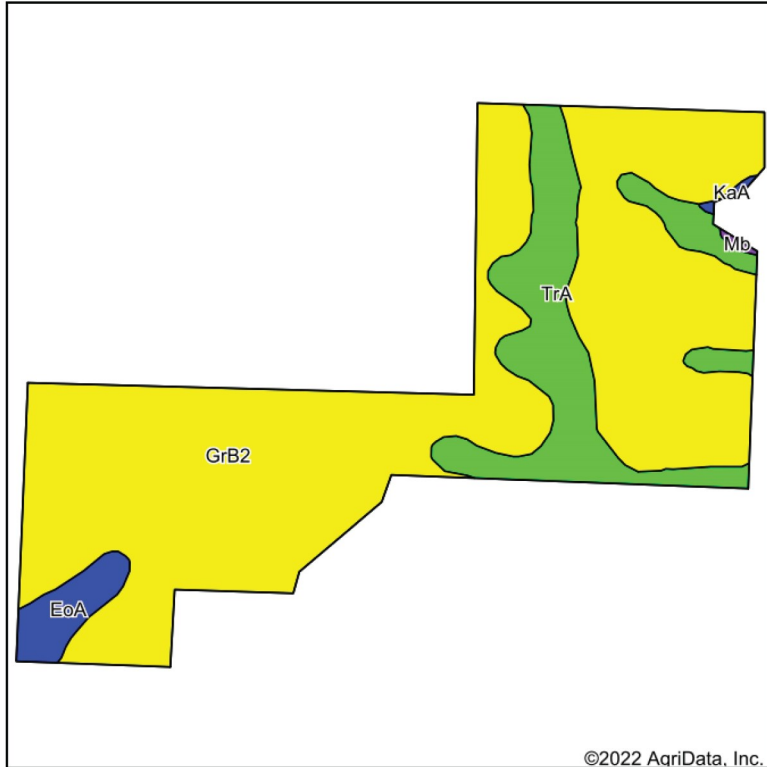
Designated Managing Broker
Email: kelly@roosterag.com



Rooster Ag'

R E A L T Y

Soils Map



State: **Wisconsin**
 County: **Rock**
 Location: **20-1N-12E**
 Township: **Beloit**
 Acres: **90.83**
 Date: **2/3/2022**



Rooster Ag'

Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING

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Soils data provided by USDA and NRCS.

Area Symbol: W1105, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall
GrB2	Griswold loam, 2 to 6 percent slopes, eroded	71.85	79.1%		Ile	115	38	67
TrA	Troxel silt loam, 0 to 3 percent slopes	15.72	17.3%		Ie	145	48	91
EoA	Elburn silt loam, overwash, 0 to 3 percent slopes	2.95	3.2%		IIlw	160	53	79
KaA	Kane loam, 0 to 3 percent slopes	0.16	0.2%		IIlw	120	40	76
Mb	Mahalasville silt loam, overwash	0.15	0.2%		IIlw	135	45	52
Weighted Average					1.86	121.7	40.2	*n 71.5

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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