



Rooster Ag

R E A L T Y

THE HUNTLEY 40 ACRES



McHenry County, Grafton Twp.

40.00± acres

36.59± tillable acres

Located at the NWC of Route 47 &
N. Union Road

Listed At: \$9,900 Per Acre

Phone: (815) 333-4354

Email: Rooster@mc.net

Web: www.roosterag.com

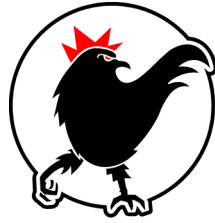
1100 S County Line Road

P.O. Box 297

Maple Park, IL 60151

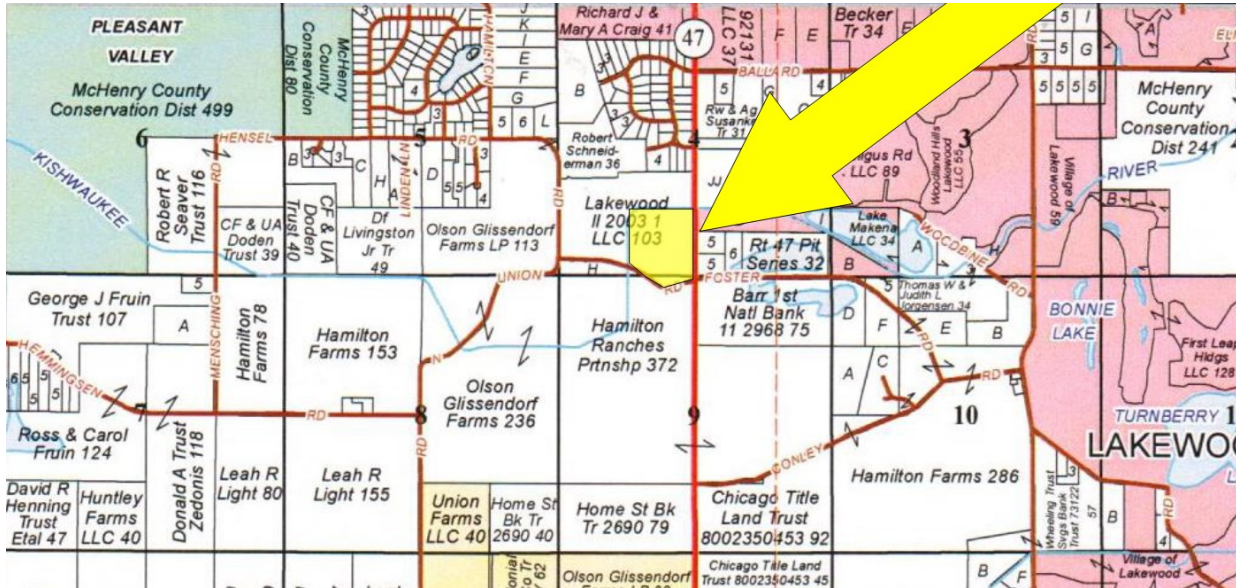
Joe Ludwig 630-774-5887

Tyler Creath 815-451-1152



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PROPERTY SPECIFICATIONS

GROSS ACRES:	40.00±
TILLABLE ACRES:	36.59±
SOIL PI:	118.9
EST. REAL ESTATE TAXES:	\$732.86
PRICE:	\$9,900 per acre

Excellent location at the NWC of Route 47 & N. Union Road, north of Huntley, IL
Mostly Tillable with cash farm rental income.

ROOSTER AG' REALTY

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



TYLER CREATH

Broker
 Email: tyler@roosterag.com
 Phone: 815.451.1152

Real Estate

Farm Management

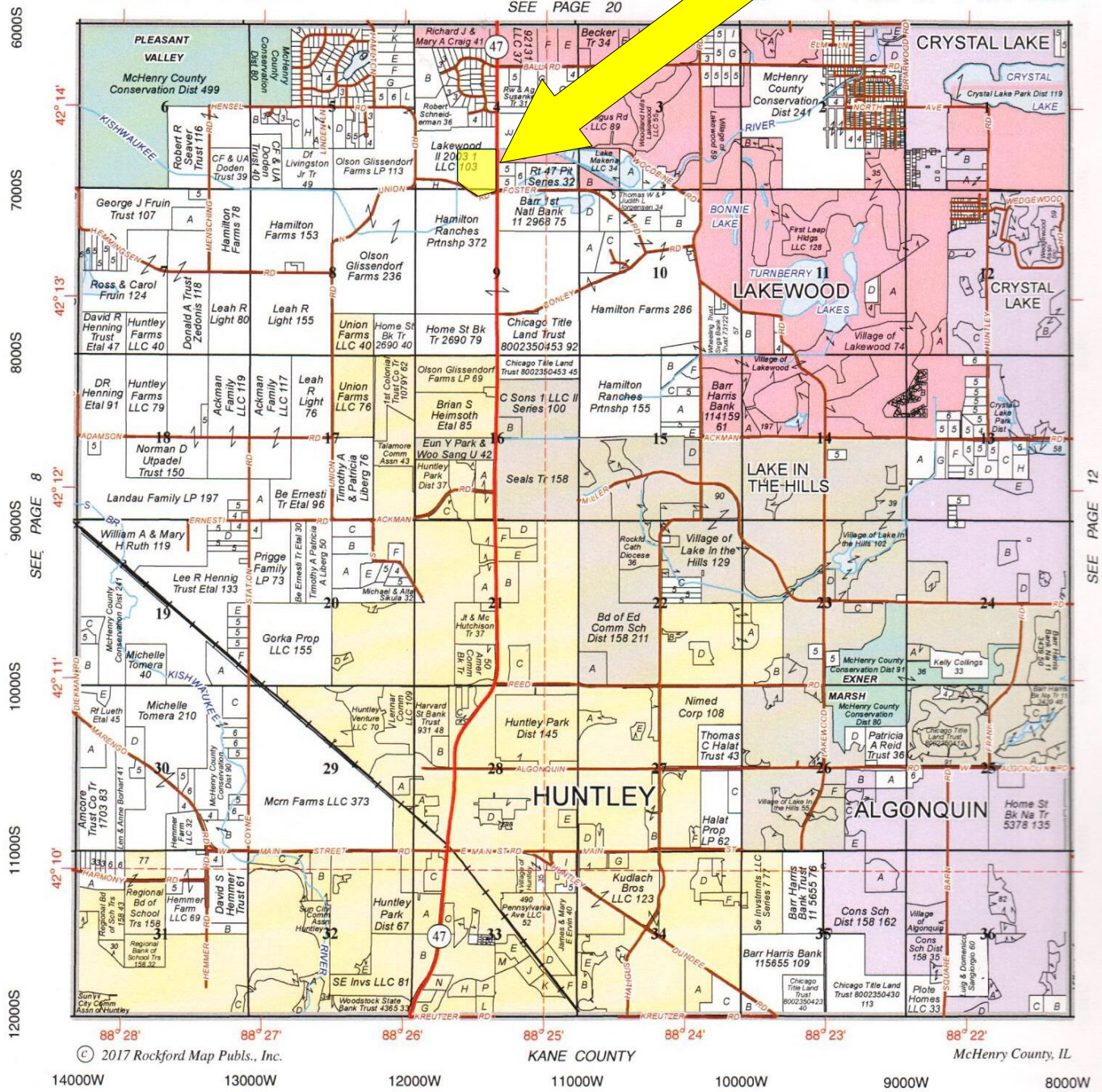
Crop Insurance

Appraisals

GRAFTON

Refer to page 48 for keyed parcels
T.43N.-R.7E.

SEE PAGE 20



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14000W 13000W 12000W 11000W 10000W 9000W 8000W

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



Rooster Ag
www.RoosterAg.com
815.323.4284



**NORTHERN ILLINOIS
AG CENTER**

FARMERS MAKE AMERICA GREAT!

REAL ESTATE

**FARM
MANAGEMENT**

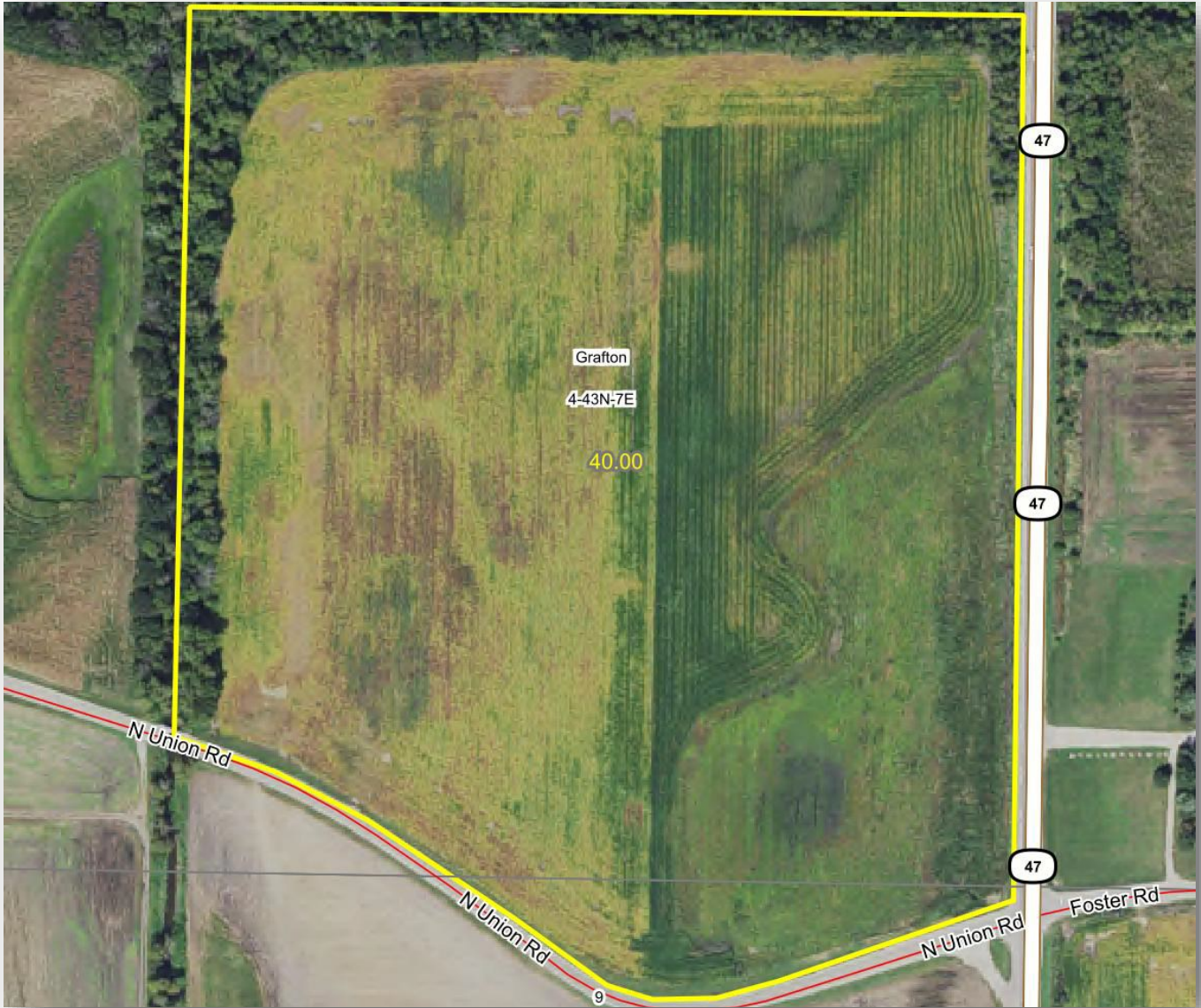
**FEDERAL CROP
INSURANCE**

**FARMLAND
APPRAISALS**



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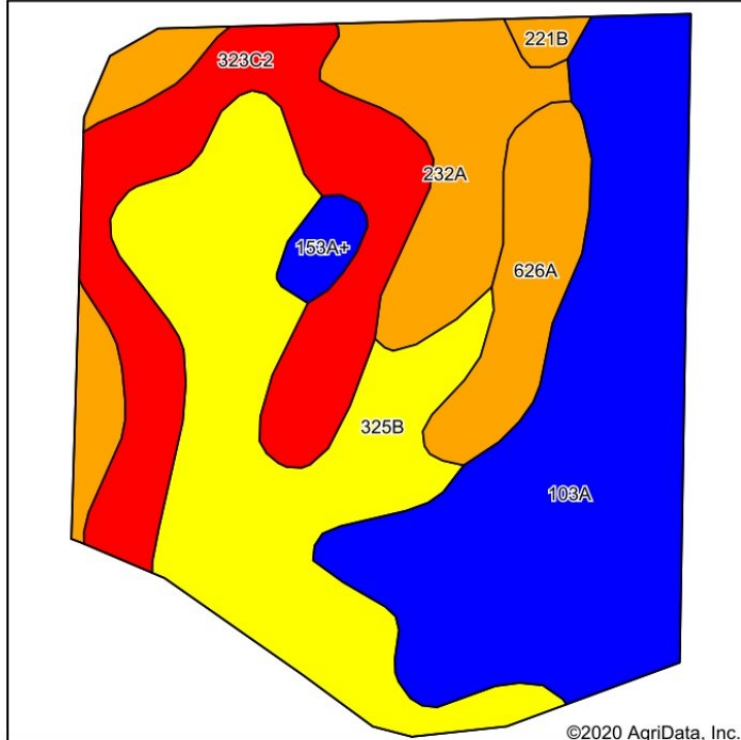
Appraisals



Rooster Ag'

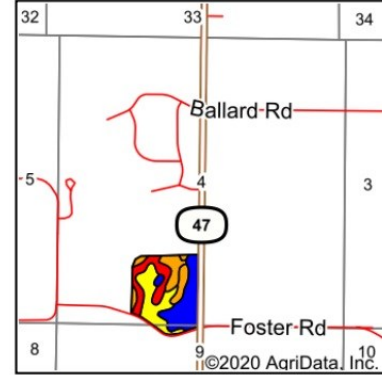
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Soils Map



Soils data provided by USDA and NRCS.

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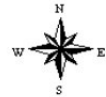


State: Illinois
 County: McHenry
 Location: 4-43N-7E
 Township: Grafton
 Acres: 36.59
 Date: 11/18/2020



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Maps Provided By:



Area Symbol: IL111, 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
103A	Houghton muck, 0 to 2 percent slopes	11.54	31.5%		175	57	130
**325B	Dresden silt loam, 2 to 4 percent slopes	9.93	27.1%		**156	**50	**115
**323C2	Casco loam, 4 to 6 percent slopes, eroded	6.63	18.1%		**130	**43	**96
232A	Ashkum silty clay loam, 0 to 2 percent slopes	5.10	13.9%		170	56	127
626A	Kish loam, 0 to 2 percent slopes	2.54	6.9%		170	53	124
153A+	Pella silt loam, 0 to 2 percent slopes, overwash	0.57	1.6%		183	60	136
**221B	Parr silt loam, 2 to 5 percent slopes	0.28	0.8%		**157	**51	**118
Weighted Average					160.6	52.1	118.9

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/>

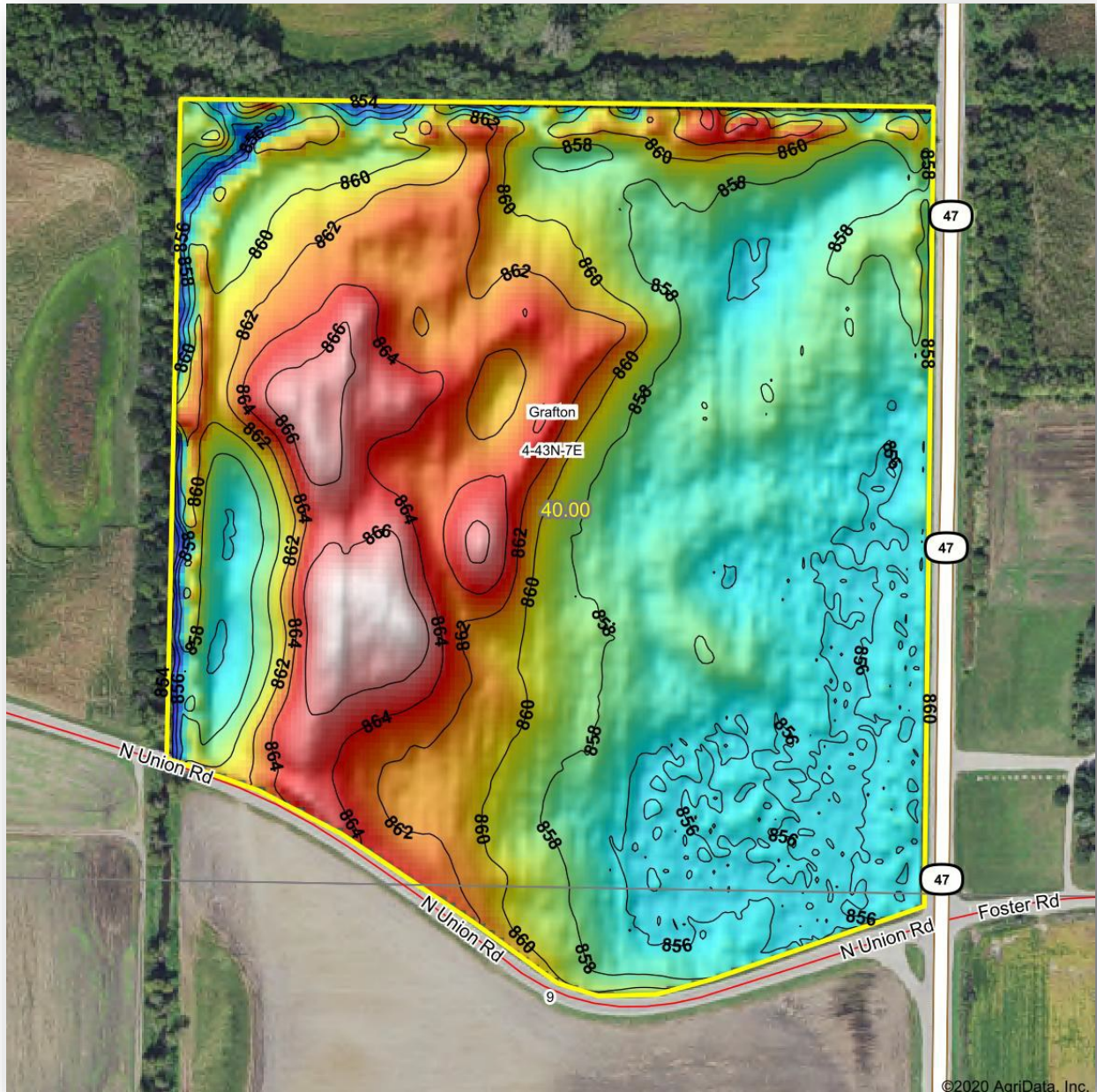
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

*c: Using Capabilities Class Dominant Condition Aggregation Method



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