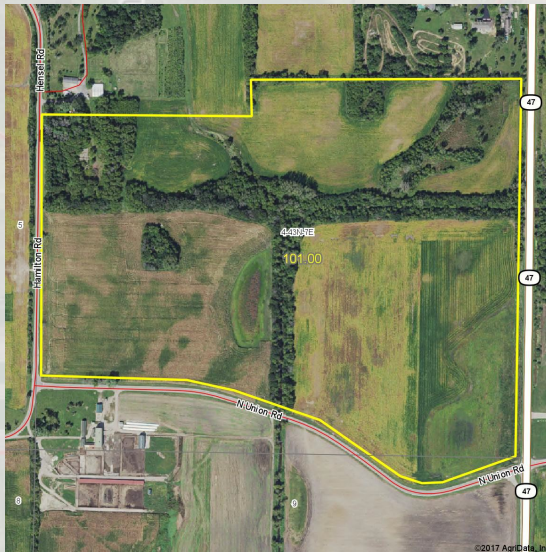




Rooster Ag

R E A L T Y

THE HUNTLEY 101



McHenry County, Huntley
Twp.

101± acres

75.87± tillable acres

Excellent investment property
located off Route 47!

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

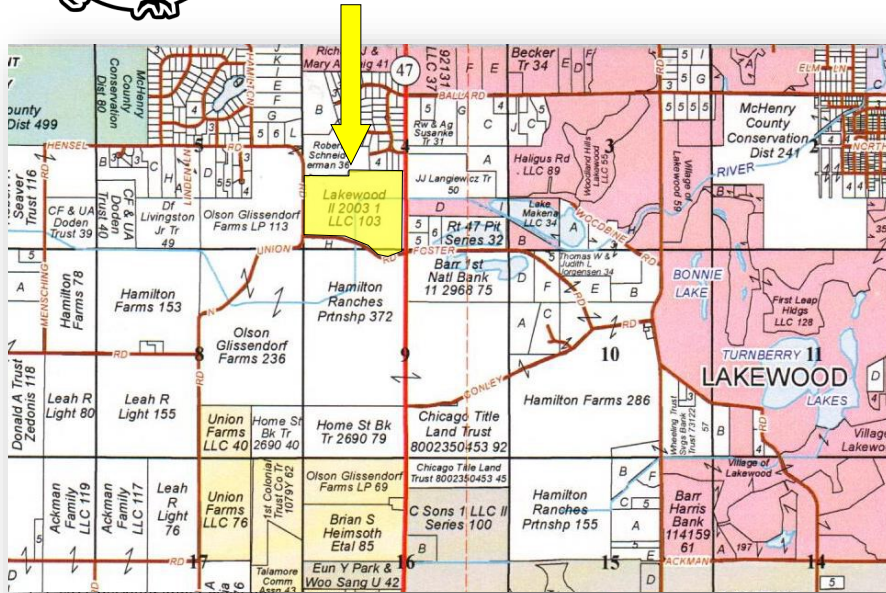
Tyler Creath 815-451-1152

Steve Edwards 630-774-7470



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PROPERTY SPECIFICATIONS

GROSS ACRES:	101±
TILLABLE ACRES:	75.87±
SOIL PI:	111.8
EST. REAL ESTATE TAXES:	\$1,093.00
PRICE:	\$9,900 per acre

Excellent investment property! Located off Route 47 between Woodstock & Huntley, IL.

75.87 tillable acres, rented on an annual basis.

Contact Joe for more information!

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

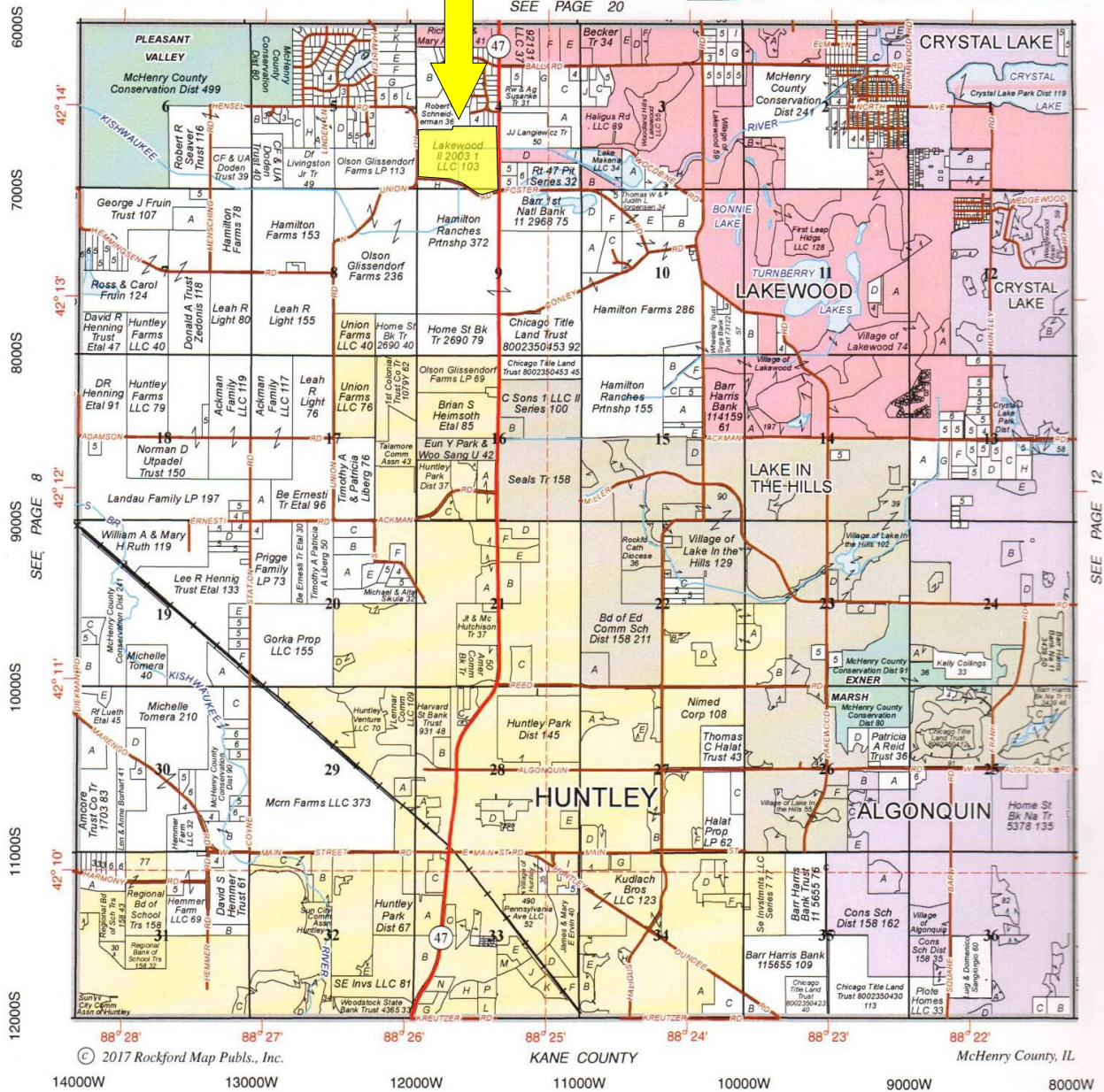
Crop Insurance

Appraisals

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

6000S
7000S
8000S
9000S
10000S
11000S
12000S

SEE PAGE 12

SEE PAGE 8

42° 14'

42° 13'

42° 12'

42° 11'

42° 10'

KANE COUNTY McHenry County, IL

88° 28' 88° 27' 88° 26' 88° 25' 88° 24' 88° 23' 88° 22'

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



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NORTHERN ILLINOIS AG CENTER

INVESTMENT PROPERTIES
1031 TRADES
FARMLAND SALES
GRAIN FACILITY SALES
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Home of Rooster Ag

REAL ESTATE

FARM MANAGEMENT

FEDERAL CROP INSURANCE

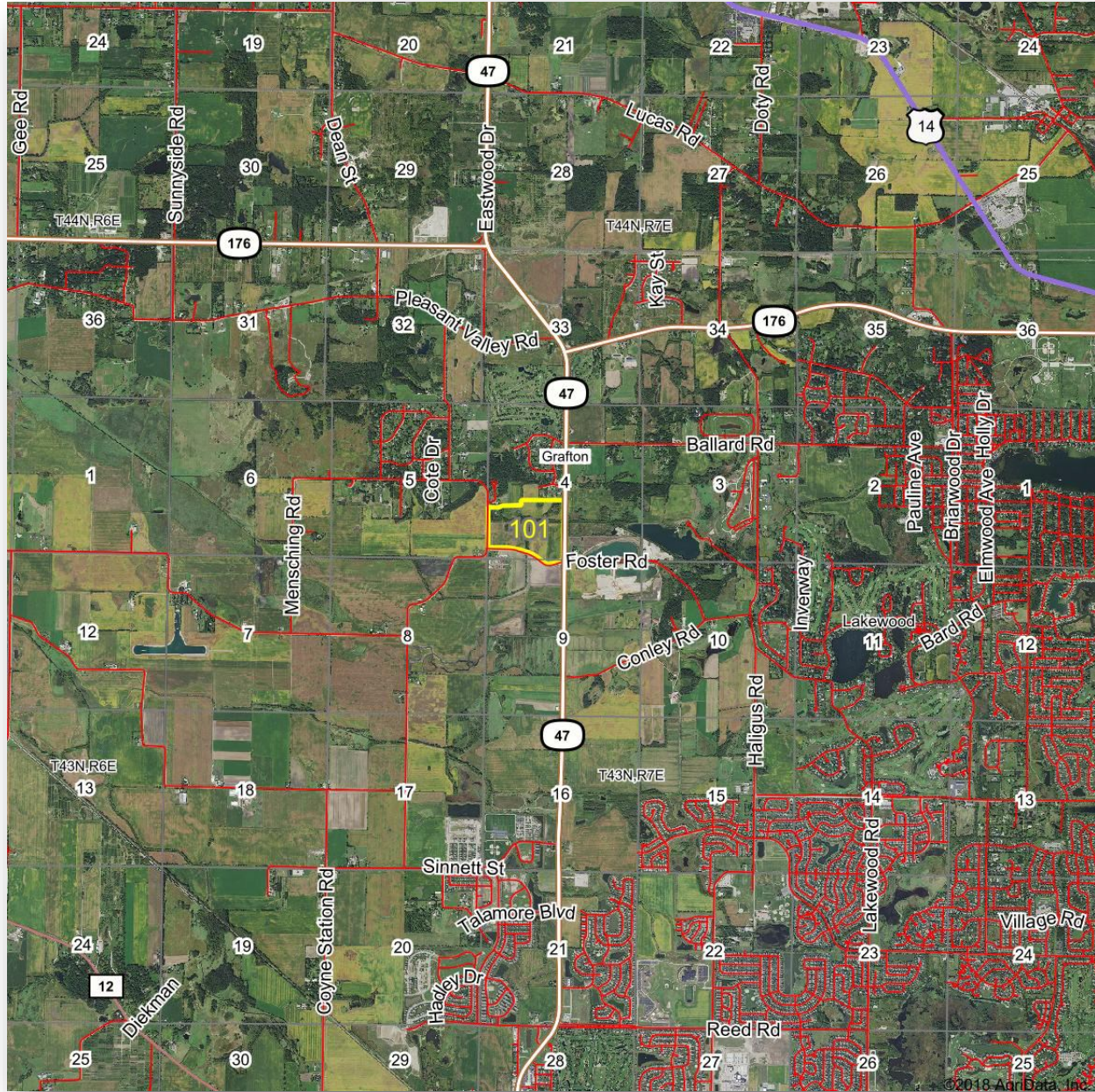
FARMLAND APPRAISALS

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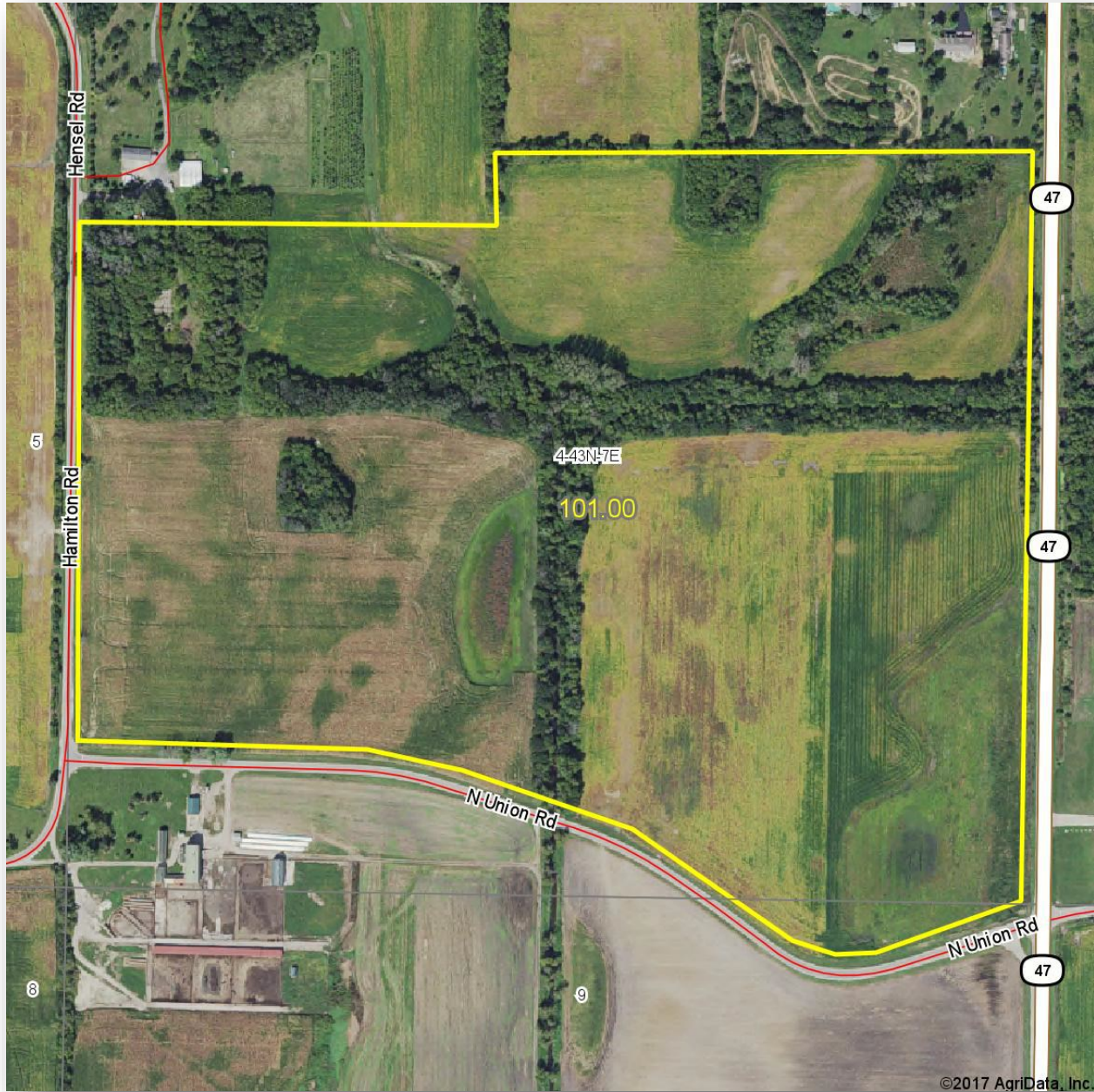
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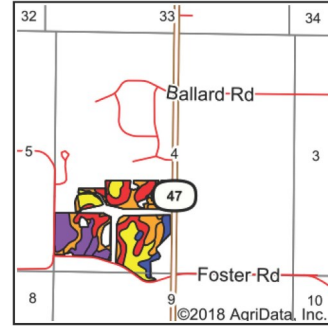
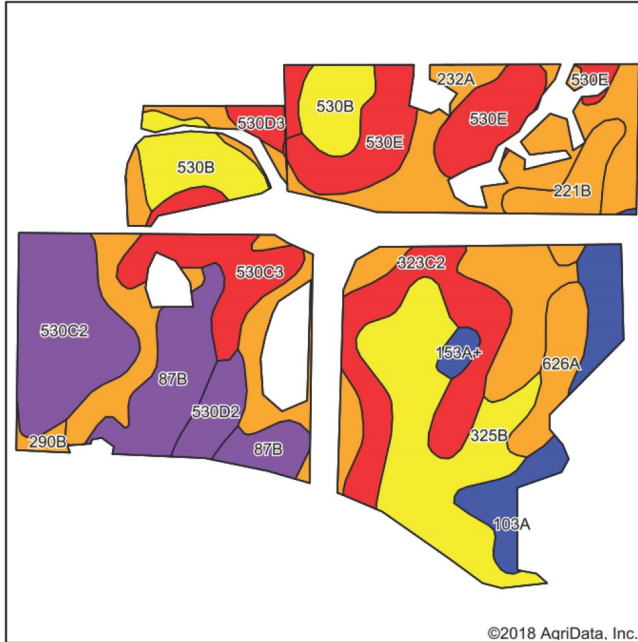
Appraisals



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Soils Map



State: **Illinois**
 County: **McHenry**
 Location: **4-43N-7E**
 Township: **Grafton**
 Acres: **75.87**
 Date: **4/3/2018**



Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IL111, 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
232A	Ashkum silty clay loam, 0 to 2 percent slopes	18.47	24.3%		170	56	127
**325B	Dresden silt loam, 2 to 4 percent slopes	9.69	12.8%		**156	**50	**115
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	7.03	9.3%		**143	**45	**104
**323C2	Casco loam, 4 to 6 percent slopes, eroded	6.61	8.7%		**130	**43	**96
**530E	Ozaukee silt loam, 12 to 20 percent slopes	6.51	8.6%		**131	**41	**95
**87B	Dickinson sandy loam, 2 to 5 percent slopes	5.72	7.5%		**141	**46	**103
**530B	Ozaukee silt loam, 2 to 4 percent slopes	5.26	6.9%		**149	**47	**108
**530C3	Ozaukee silty clay loam, 4 to 6 percent slopes, severely eroded	4.15	5.5%		**132	**41	**96
103A	Houghton muck, 0 to 2 percent slopes	3.91	5.2%		175	57	130
626A	Kish loam, 0 to 2 percent slopes	2.40	3.2%		170	53	124
**221B	Parr silt loam, 2 to 5 percent slopes	2.16	2.8%		**157	**51	**118
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	1.74	2.3%		**140	**44	**101
**530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	1.22	1.6%		**129	**40	**94
153A+	Pella silt loam, 0 to 2 percent slopes, overwash	0.57	0.8%		183	60	136
**290B	Warsaw loam, 2 to 4 percent slopes	0.43	0.6%		**159	**51	**118
Weighted Average					151.7	48.9	111.8

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 PO Box 297
 Maple Park, IL 60151



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

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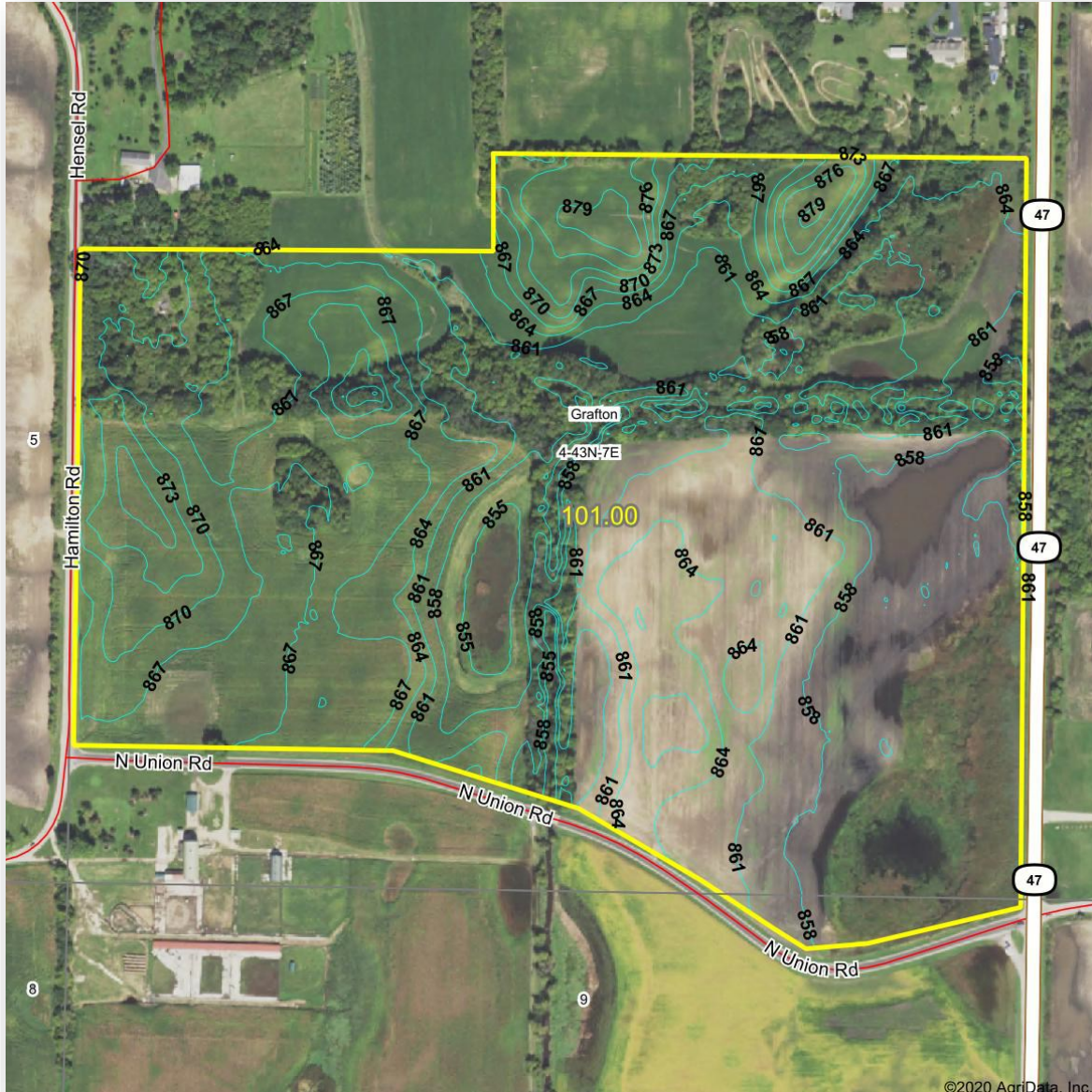
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