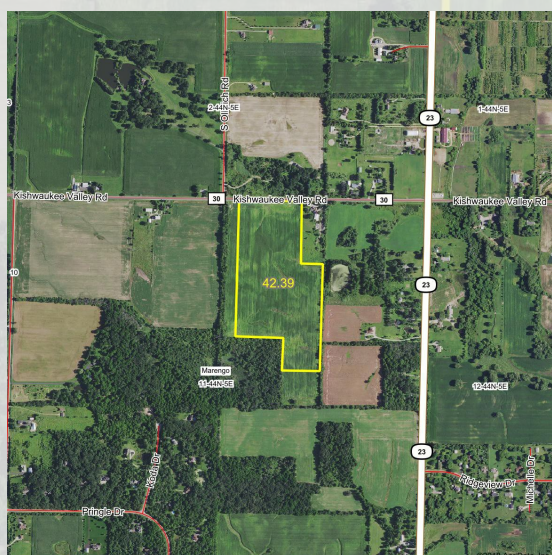




# Rooster Ag'

R E A L T Y

## THE MARENGO 42±



**McHenry County, Marengo Twp.**

**42.39± acres**

**42.00± tillable acres**

**Mostly tillable!**

## REDUCED PRICE: \$6,370 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

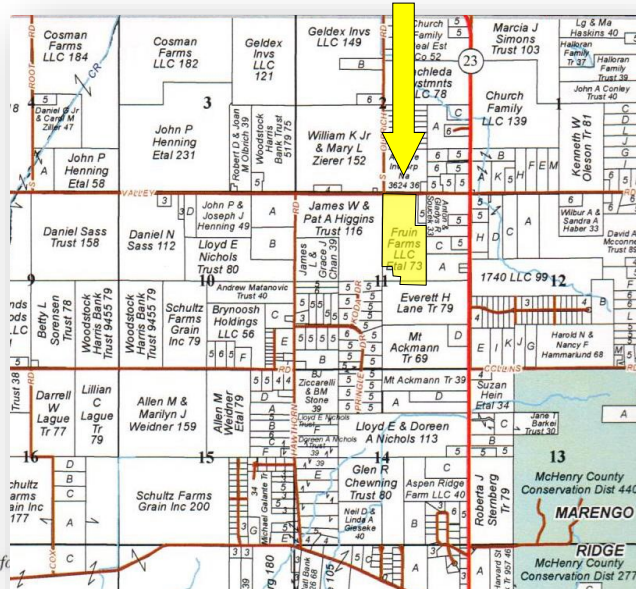
Tyler Creath 815-451-1152

Steve Edwards 630-774-7470



# Rooster Ag'

R E A L T Y



## PROPERTY SPECIFICATIONS

<b>GROSS ACRES:</b>	<b>42.39±</b>
<b>TILLABLE ACRES:</b>	<b>42.00±</b>
<b>SOIL PI:</b>	<b>112.7</b>
<b>EST. REAL ESTATE TAXES:</b>	<b>\$656.18</b>
<b>PRICE:</b>	<b>REDUCED! \$7,450 \$6,370 per acre</b>

**Great location off Kishwaukee Valley Road.**

**Mostly tillable!**

**Contact Joe for more information!**

### ROOSTER AG' REALTY

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Maple Park, IL 60151



### JOE LUDWIG

Broker/Owner

Email: rooster@mc.net

Phone: 630.774.5887

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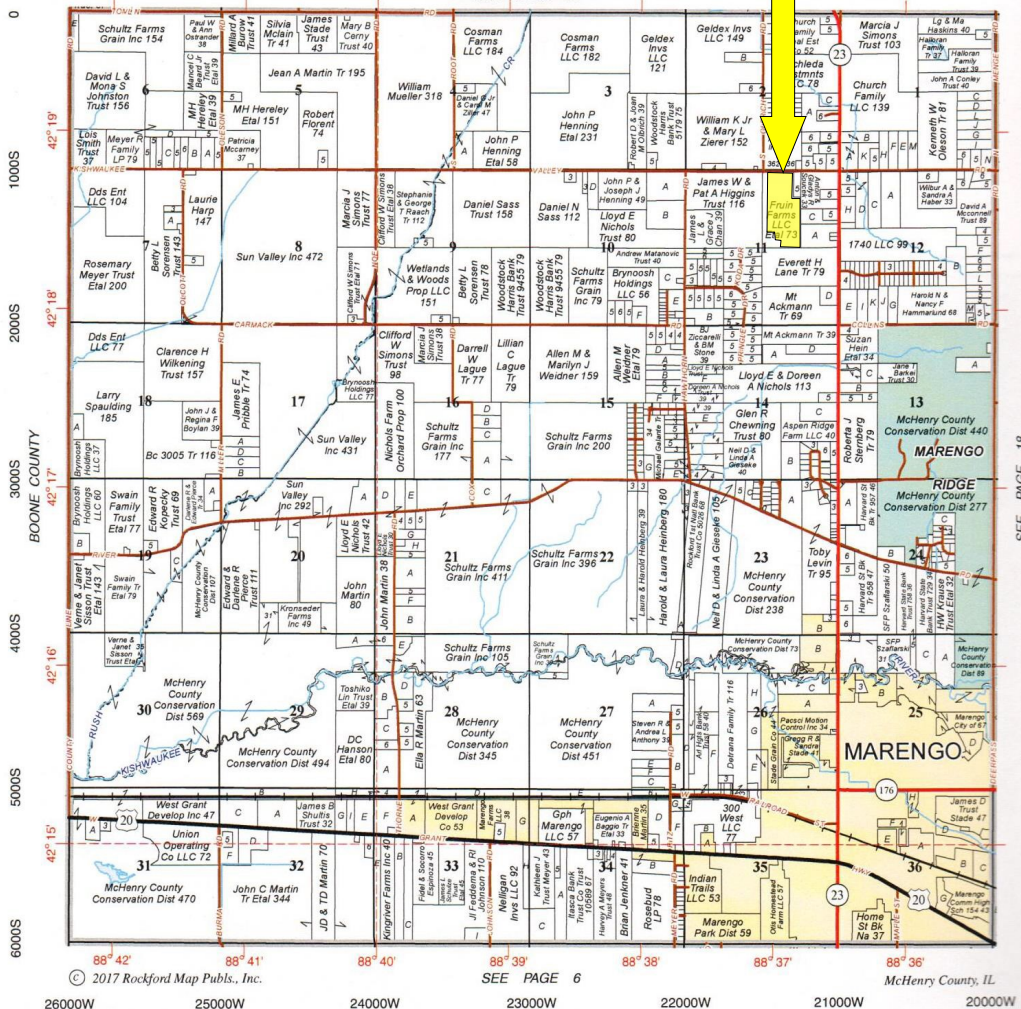
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## R E A L T Y

MARENGO

SEE PAGE 26

Refer to page 50 for keyed parcels  
T.4N.-R.5E.



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



Rooster Ag'  
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**NORTHERN  
ILLINOIS  
AG' CENTER**

INVESTMENT PROPERTIES  
1031 TRADES  
FARMLAND SALES  
GRAIN FACILITY SALES  
• MORE



**REAL ESTATE  
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MANAGEMENT  
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INSURANCE  
FARMLAND  
APPRAISALS**

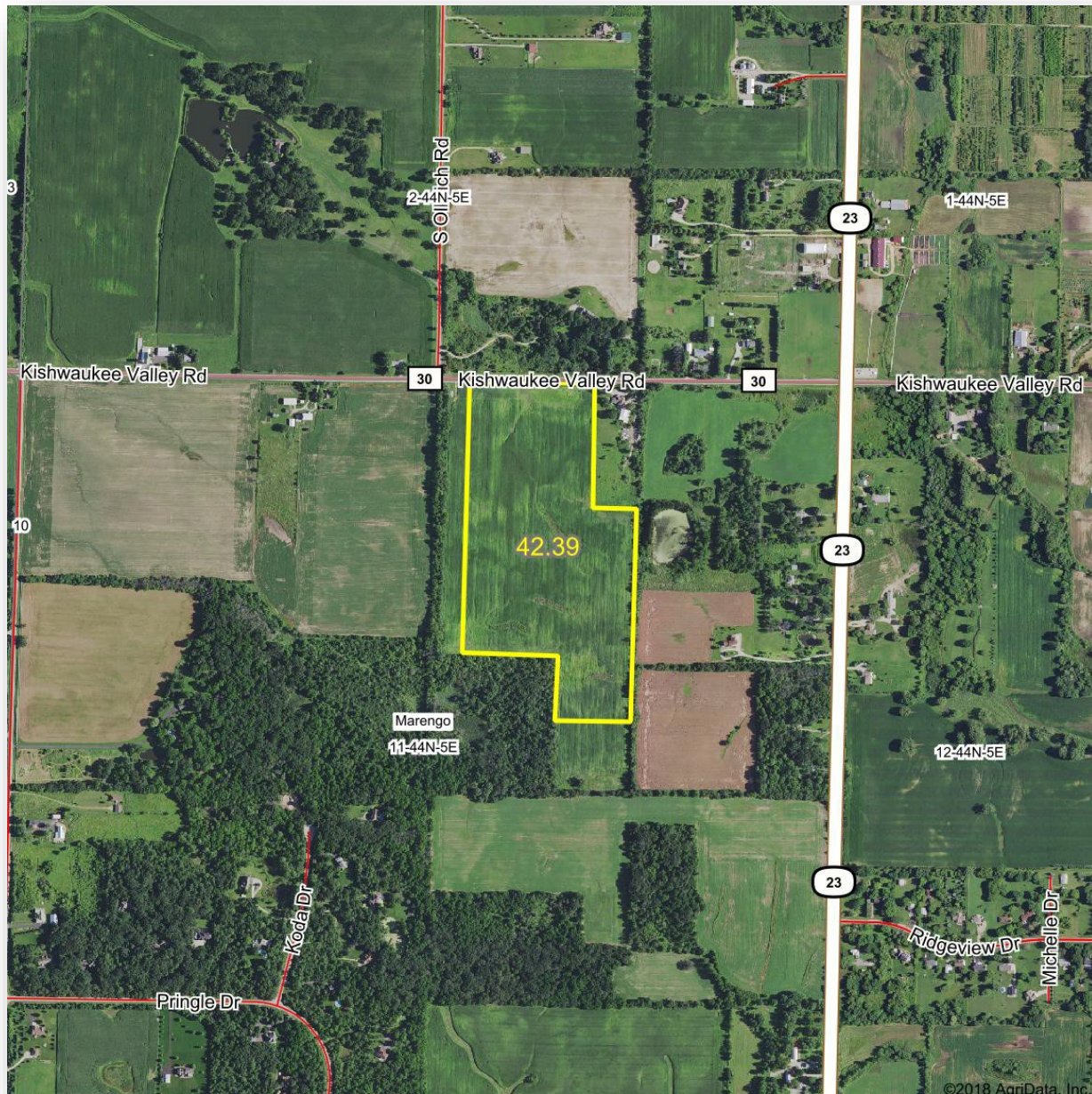
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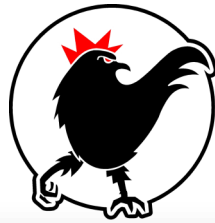
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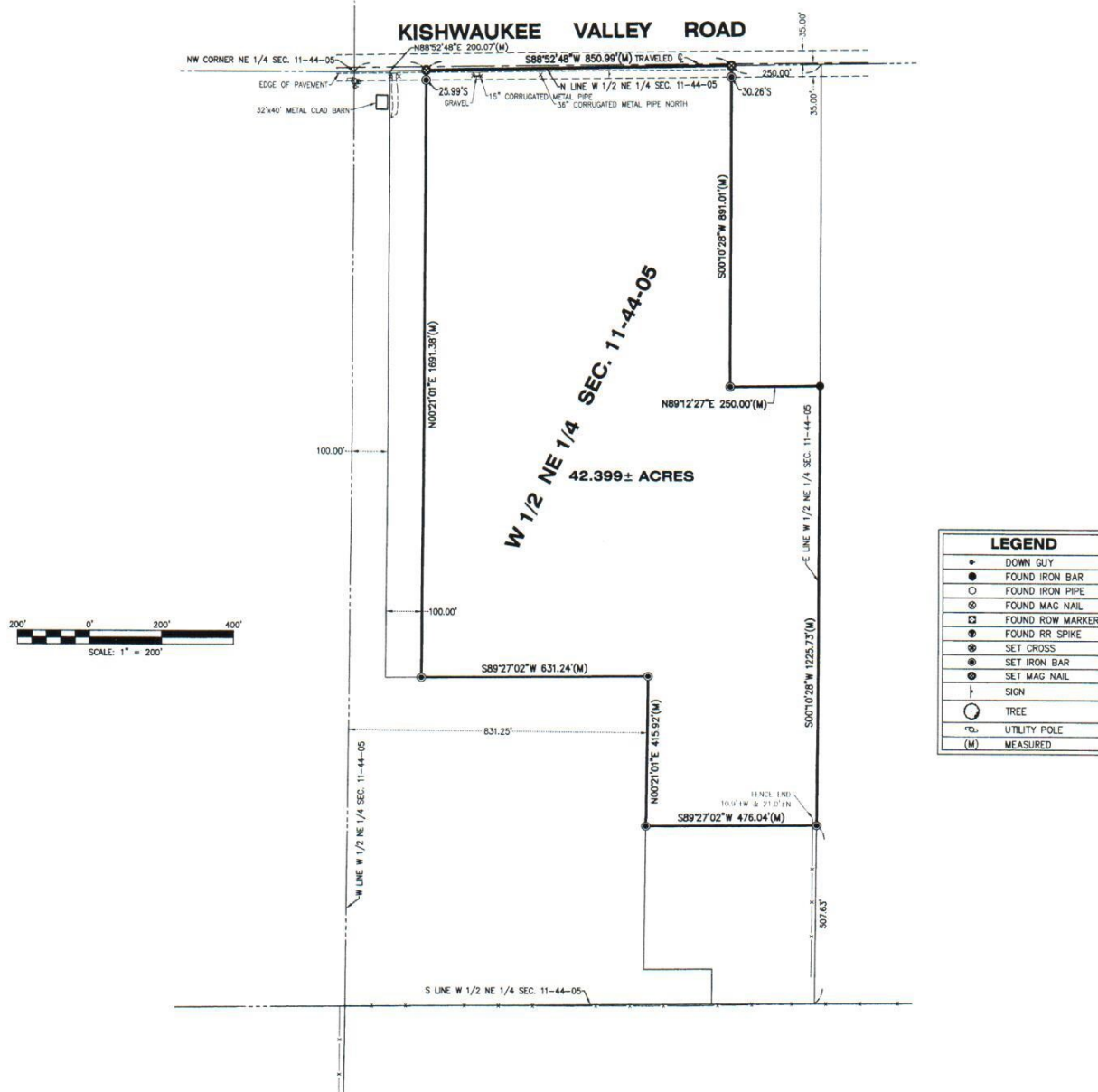
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# PLAT OF SURVEY

Part of the West Half Northeast Quarter of Section 11, Township 44 North, Range 5 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner thereof; thence North 88 degrees 52 minutes 48 seconds East along the North line thereof, 200.07 feet to the Place of Beginning; thence continuing North 88 degrees 52 minutes 48 seconds East along said line, 850.99 feet to a line 250.00 feet West of and parallel with the East line of the said West Half of the Northeast Quarter; thence South 00 degrees 10 minutes 28 seconds West along said parallel line, 891.00 feet to the North 88 degrees 52 minutes 27 seconds East parallel with the North line thereof, 27 feet to a point on the East line of the said West Half of the Northeast Quarter; thence South 00 degrees 10

minutes 28 seconds West along said East line, 1,225.73 feet to a line 507.63 feet North of and parallel with the South line thereof; thence South 89 degrees 27 minutes 02 seconds West along said parallel line, 476.04 feet to a line 831.25 feet East of and parallel with the West line of the said West 1/4 of the Northeast Quarter; thence North 00 degrees 21 minutes 01 seconds East along said parallel line, 415.92 feet; thence South 89 degrees 27 minutes 02 seconds West, 631.24 feet to a line 200.07 feet (as measured along the North line thereof) East of and parallel with the West line thereof; thence North 00 degrees 21 minutes 01 seconds East along said parallel line, 1,691.38 feet to the Place of Beginning in McHenry County Illinois.



NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

- \* No distance should be assumed by scaling.
- \* No underground improvements have been located unless shown and noted.
- \* No representation as to ownership, use, or possession should be hereon implied.
- \* This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

STATE OF ILLINOIS )  
COUNTY OF McHENRY) S.S.

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock, McHenry County, Illinois 2/1 A.D., 20 17.

Vanderstappen Land Surveying Inc.  
Design Firm No. 184-002792

By: W. J. Van Lapeere  
Illinois Professional Land Surveyor No. 2709

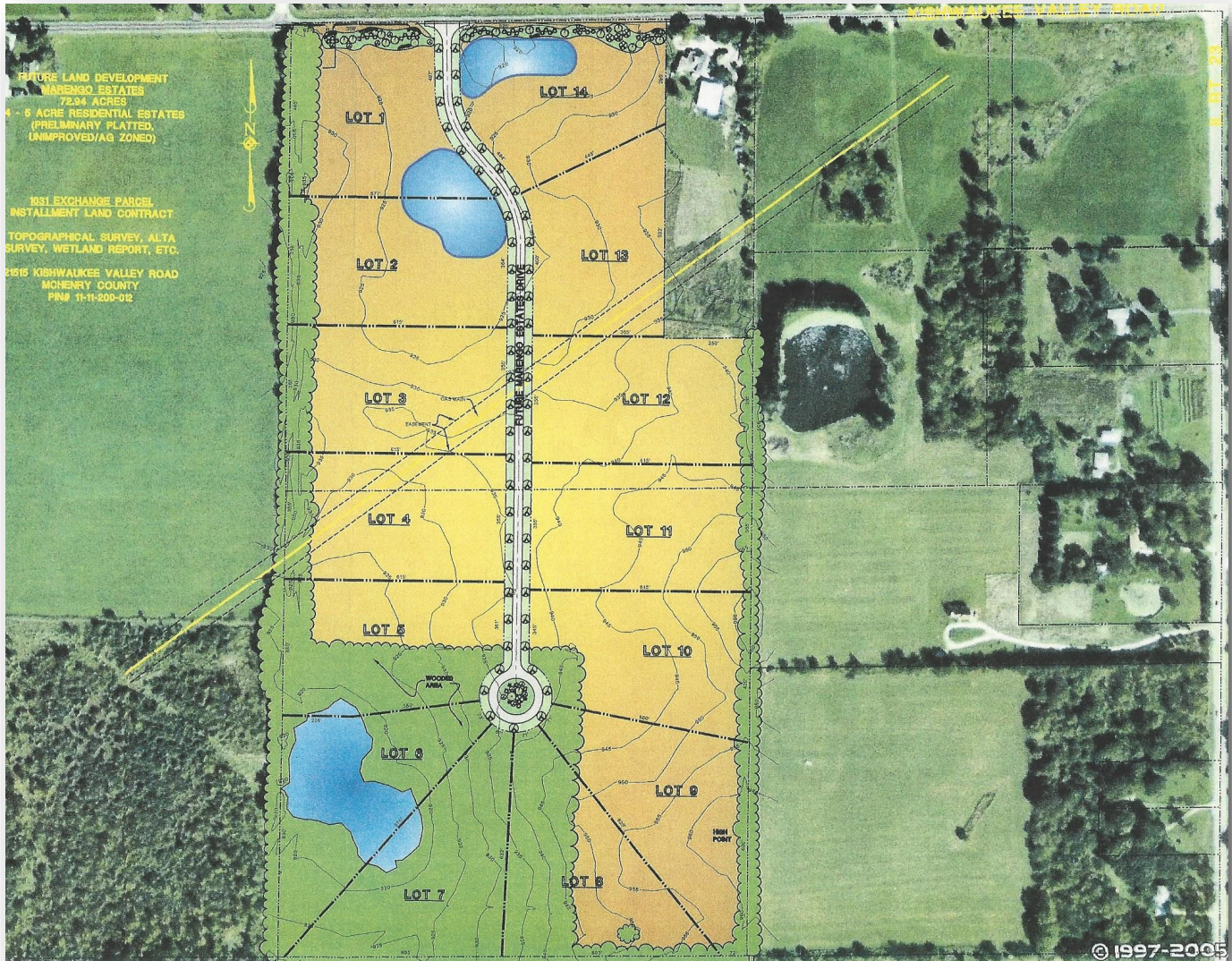
CLIENT: WAGGONER LAW FIRM, P.C.  
DRAWN BY: DAM CHECKED BY: WJV  
SCALE: 1"=200' SEC. 11 T. 44 R. 05 E.  
BASIS OF BEARING: ASSUMED  
P.I.N.: 11-11-200-012  
JOB NO.: 160524-B I.D. MBS2  
FIELDWORK COMP: 7/22/16 BK. PG. \_\_\_\_\_  
ALL DISTANCES SHOWN IN FEET AND DECIMAL  
PARTS THEREOF CORRECTED TO A.S.T.M. REF: 900221





# Rooster Ag'

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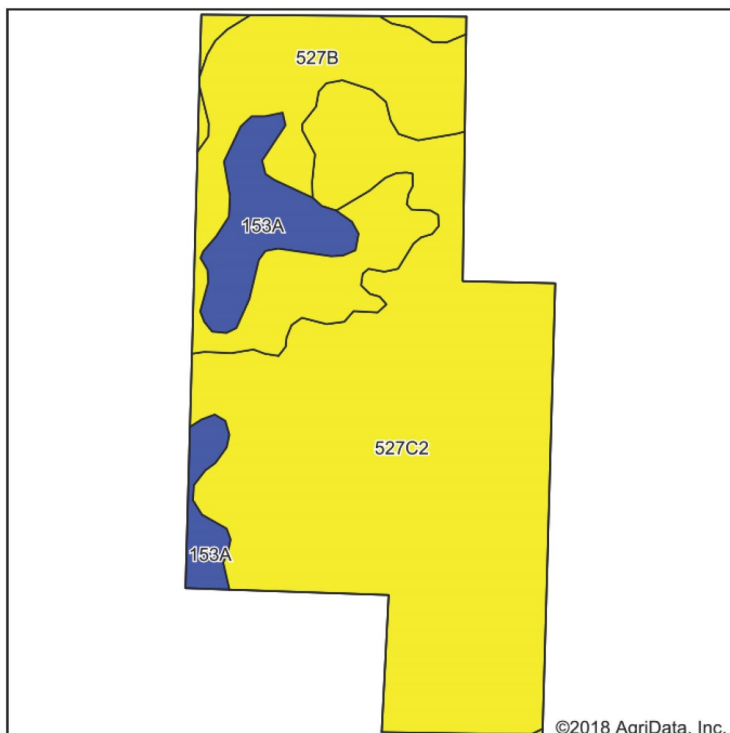
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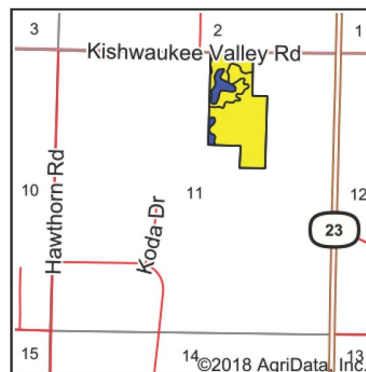
R E A L T Y

## Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**  
 County: **McHenry**  
 Location: **11-44N-5E**  
 Township: **Marengo**  
 Acres: **42.39**  
 Date: **6/13/2018**



Maps Provided By:



**surety**  
 CUSTOMIZED ONLINE MAPPING  
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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
**527C2	Kidami loam, 4 to 6 percent slopes, eroded	28.80	67.9%		**149	**48	**109
**527B	Kidami silt loam, 2 to 4 percent slopes	9.64	22.7%		**155	**50	**114
153A	Pella silty clay loam, cool, 0 to 2 percent slopes	3.95	9.3%		183	60	136
Weighted Average					153.5	49.6	112.7

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

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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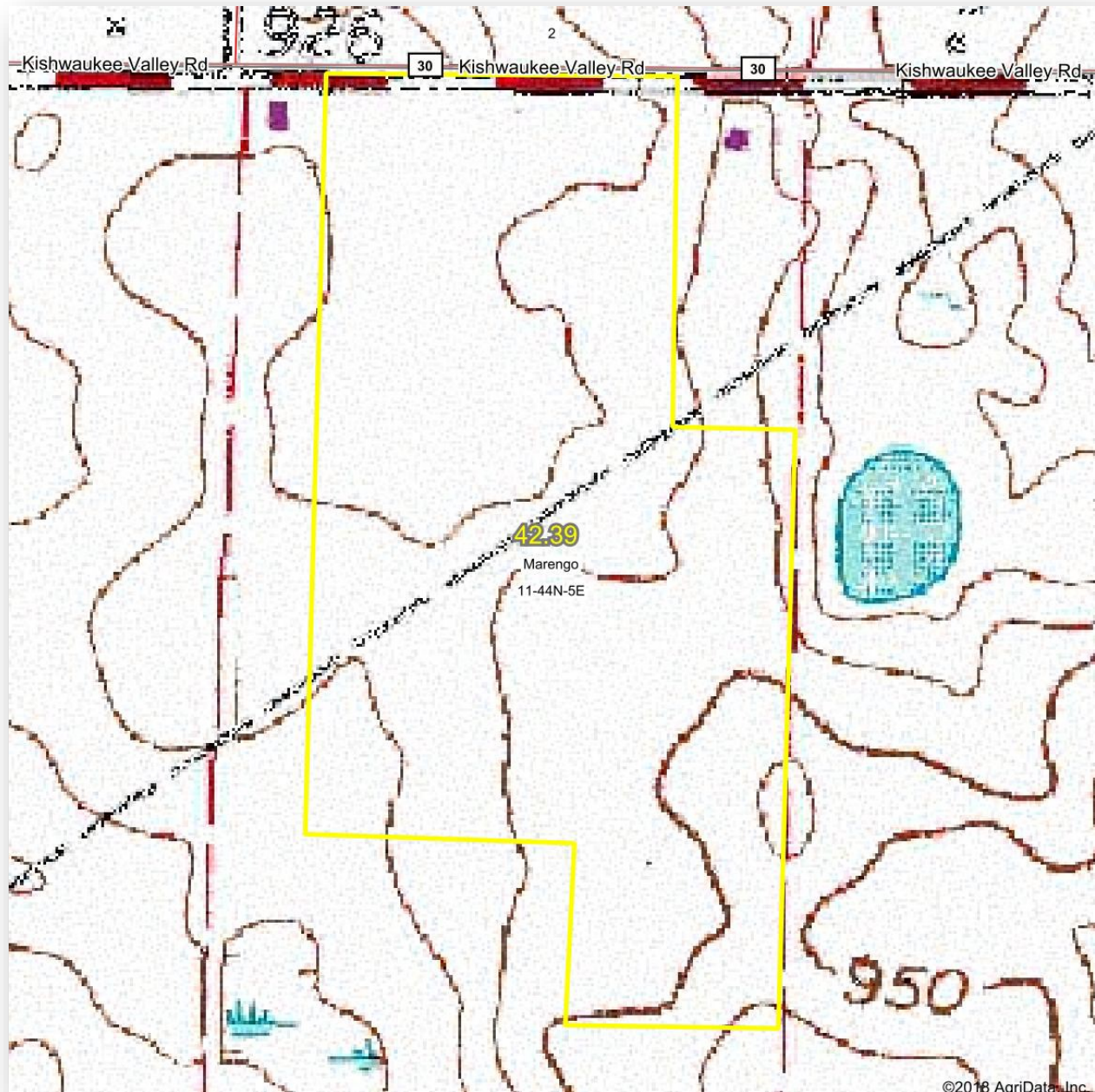
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