



Rooster Ag'

R E E A L T Y

THE PAW PAW FARM



DeKalb County, Paw Paw Twp.

246.22± Acres

222.00± Tillable Acres

**Located off of Chicago Road,
just East of Paw Paw, IL.**

Listed At: \$8,000 Per Acre

Phone: (815) 333-4354

Email: Rooster@mc.net

Web: www.roosterag.com

1100 S County Line Road

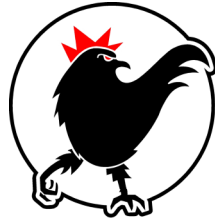
P.O. Box 297

Maple Park, IL 60151

Joe Ludwig 630-774-5887

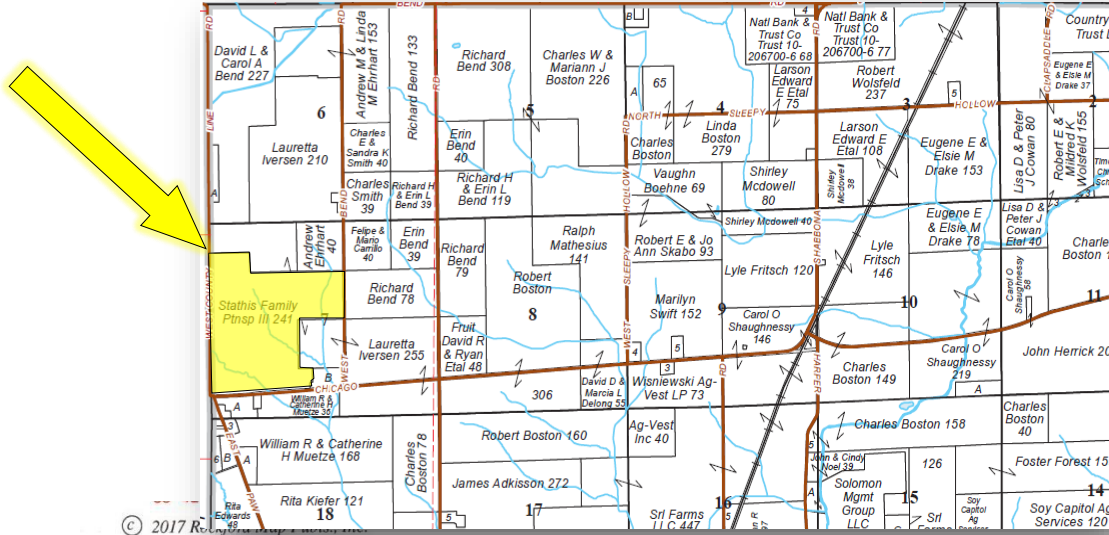
Tyler Creath 815-451-1152

Steve Edwards 630-774-7470



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PROPERTY SPECIFICATIONS

GROSS ACRES:	246.22±
TILLABLE ACRES:	222.00±
SOIL PI:	131.20
EST. REAL ESTATE TAXES:	\$9,160.58
PRICE:	\$8,000 per acre

Located in Paw Paw, IL with frontage on: Chicago Road, County Line Road, & W. Bend Road.

Good soils, mostly tillable, and well-maintained.

The property also includes a small creek/waterway, creating an excellent tile outlet.

ROOSTER AG' REALTY

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JOE LUDWIG

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

Real Estate

Farm Management

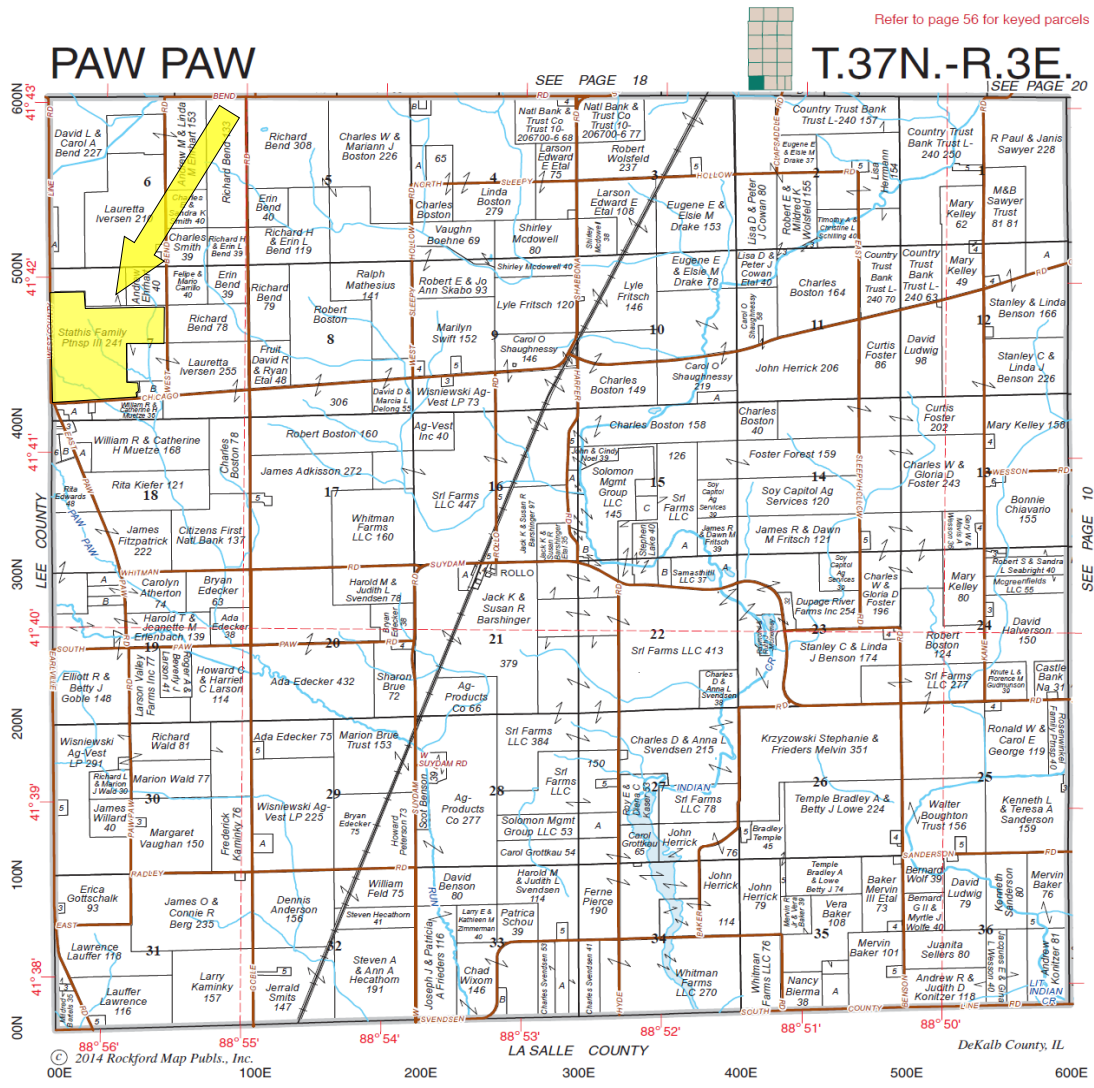
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FARM MANAGEMENT

FEDERAL CROP INSURANCE

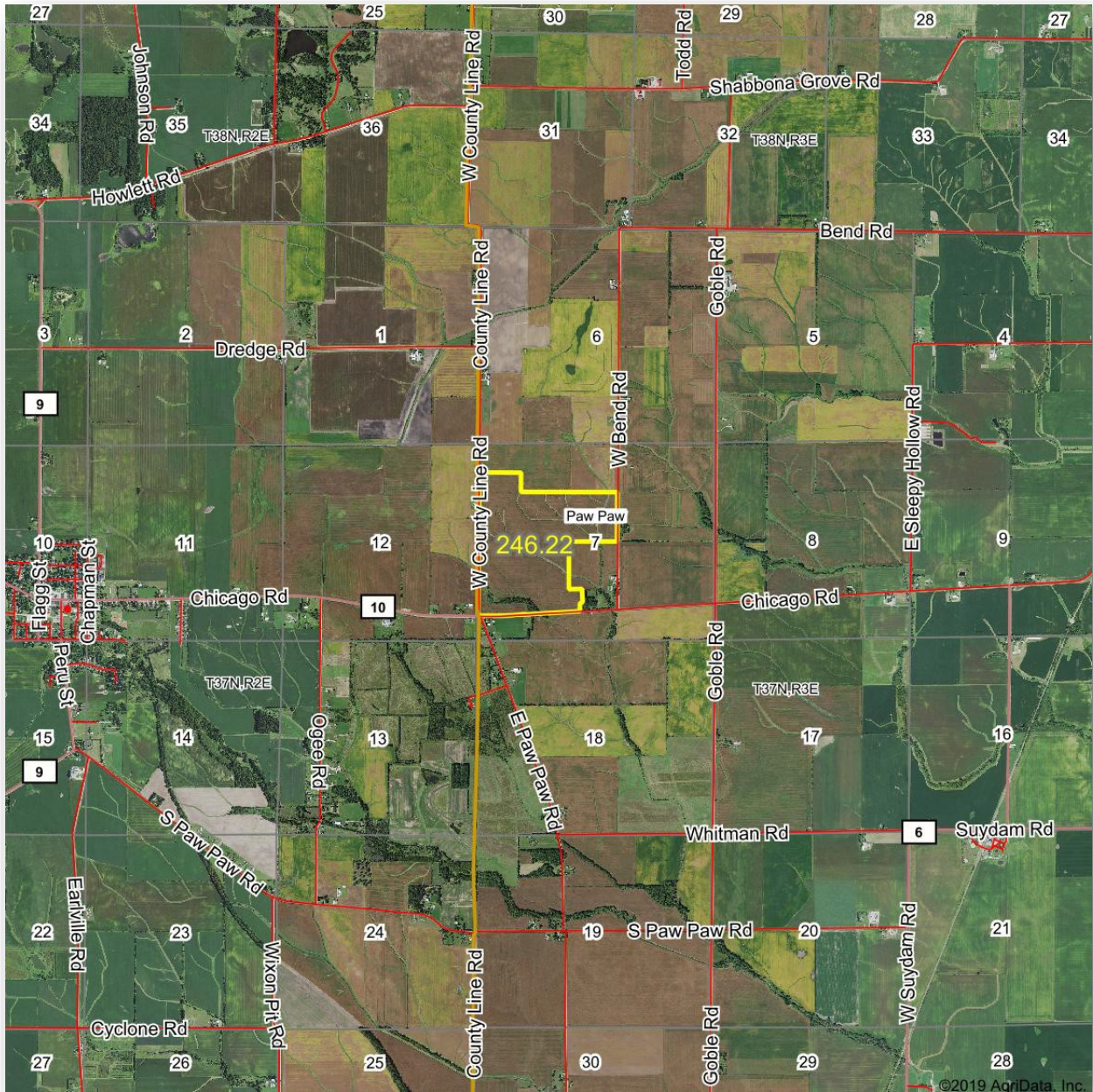
FARMLAND APPRAISALS

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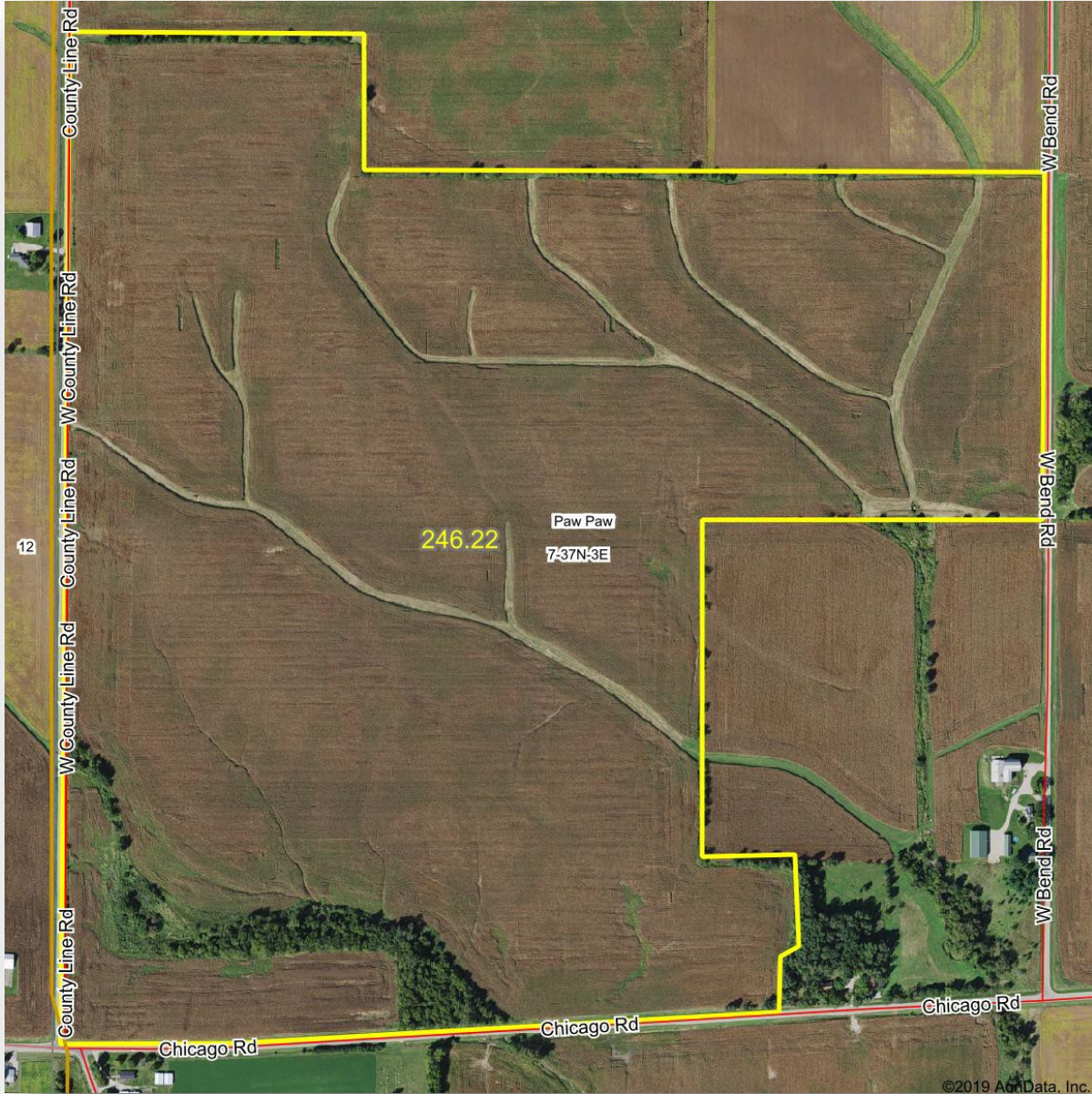
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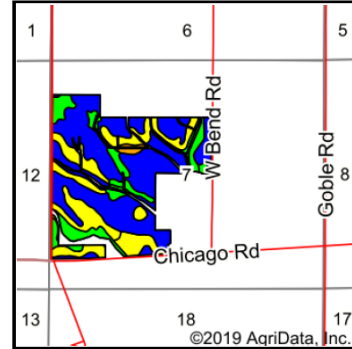
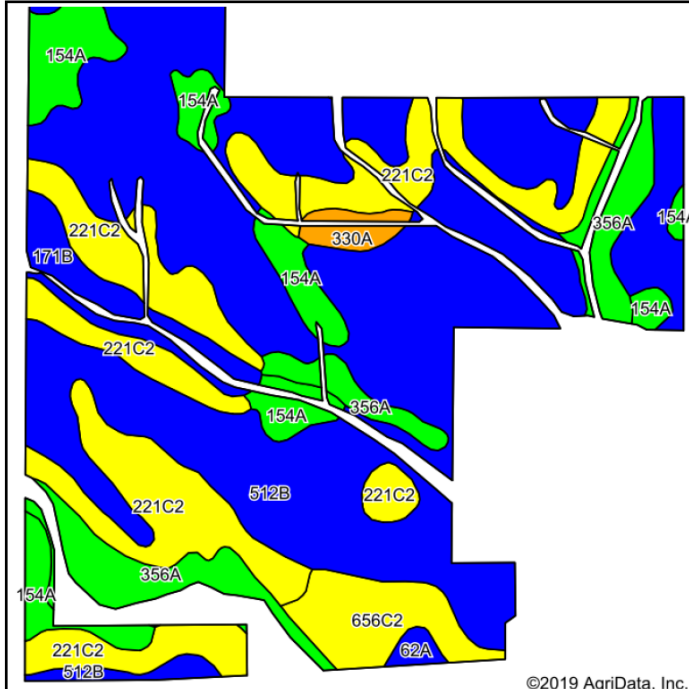
Appraisals



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Soils Map



State: **Illinois**
 County: **De Kalb**
 Location: **7-37N-3E**
 Township: **Paw Paw**
 Acres: **222**
 Date: **8/14/2019**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS

Area Symbol: IL 037 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
**512B	Danabrook silt loam, 2 to 5 percent slopes	117.69	53.0%		**185	**58	**137
**221C2	Parr silt loam, 5 to 10 percent slopes, eroded	49.08	22.1%		**148	**48	**111
154A	Flanagan silt loam, 0 to 2 percent slopes	18.12	8.2%		194	63	144
356A	Elpaso silty clay loam, 0 to 2 percent slopes	17.26	7.8%		195	63	144
**656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	9.17	4.1%		**151	**49	**112
**171B	Catlin silt loam, 2 to 5 percent slopes	7.21	3.2%		**185	**58	**137
330A	Peotone silty clay loam, 0 to 2 percent slopes	2.35	1.1%		164	55	123
62A	Herbert silt loam, 0 to 2 percent slopes	1.12	0.5%		179	56	131
Weighted Average					176.7	56.2	131.2

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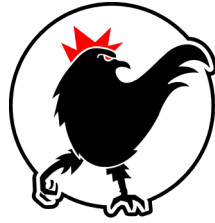
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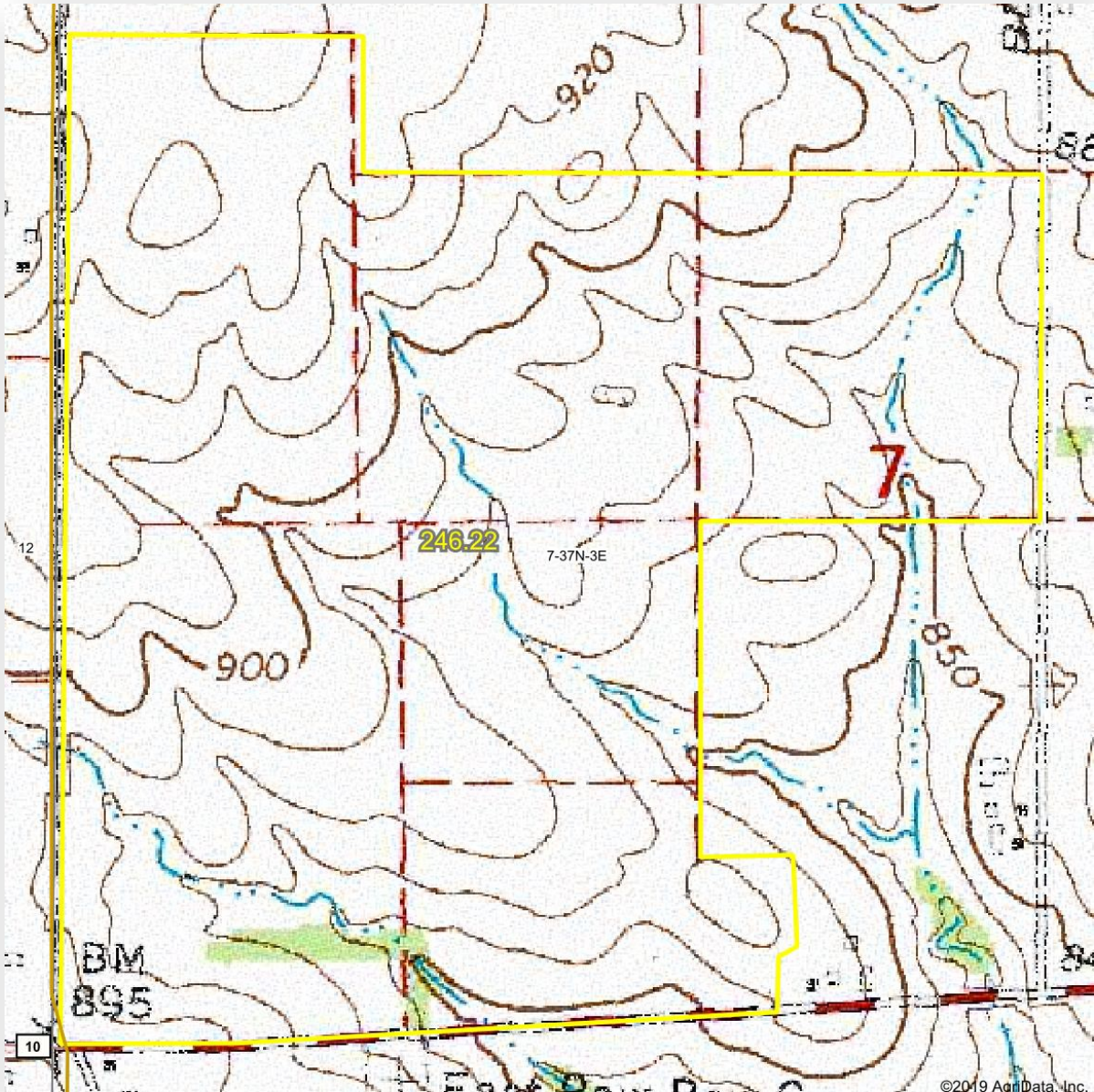
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