



Rooster Ag'

R E A L T Y

THE ATKINSON FARM



Kane County, Campton Twp

123.55± acres

118.48± tillable acres

**Conveniently located NE of
Atkinson, off E. 2400!**

Reduced Price: \$8,800 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

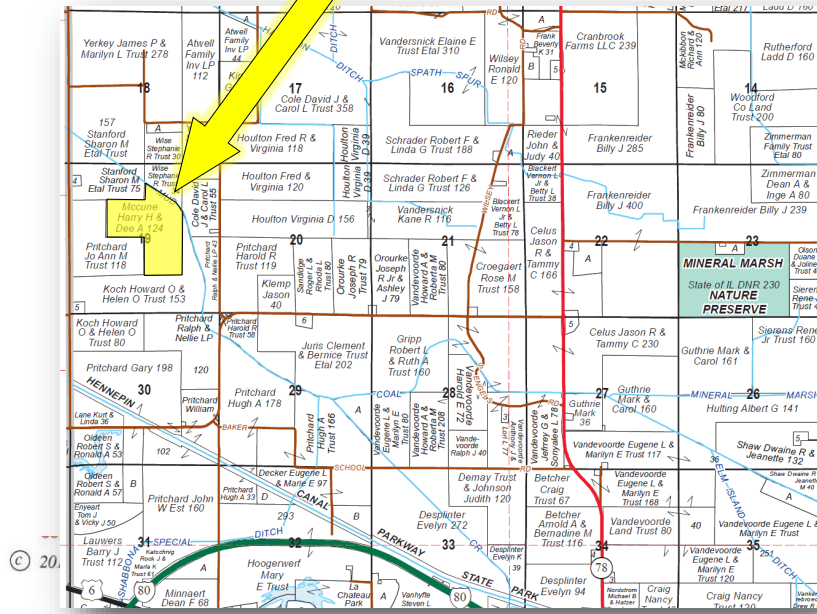
Tyler Creath 815-451-1152

Steve Edwards 630-774-7470



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PROPERTY SPECIFICATIONS

GROSS ACRES:	123.55±
TILLABLE ACRES:	118.48±
SOIL PI:	125.00
EST. REAL ESTATE TAXES:	\$3,645.38
PRICE:	\$8,800 per acre

This farm includes a 3-4 year-old 1,350, all electric irrigator, which covers 113 of the 118.48 tillable acres. 5-year average of 245bu per acre!

Easement is in place to access the farm from E. 2400th Street.

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



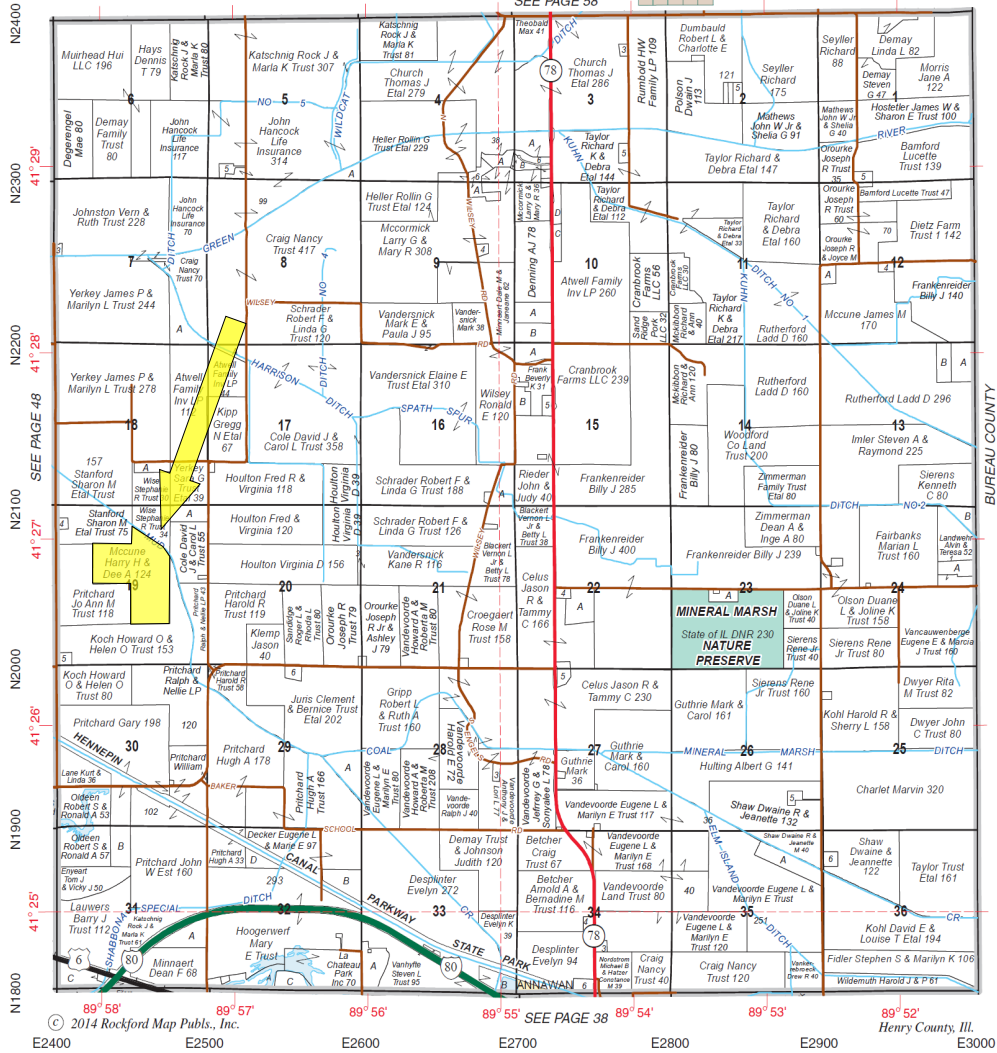
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Refer to page 77 for keyed parcels

ALBA

T.17N.-R.5E.



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Home of Rooster Ag

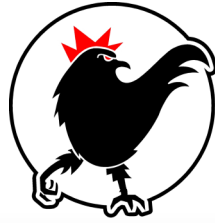
REAL ESTATE

FARM MANAGEMENT

FEDERAL CROP INSURANCE

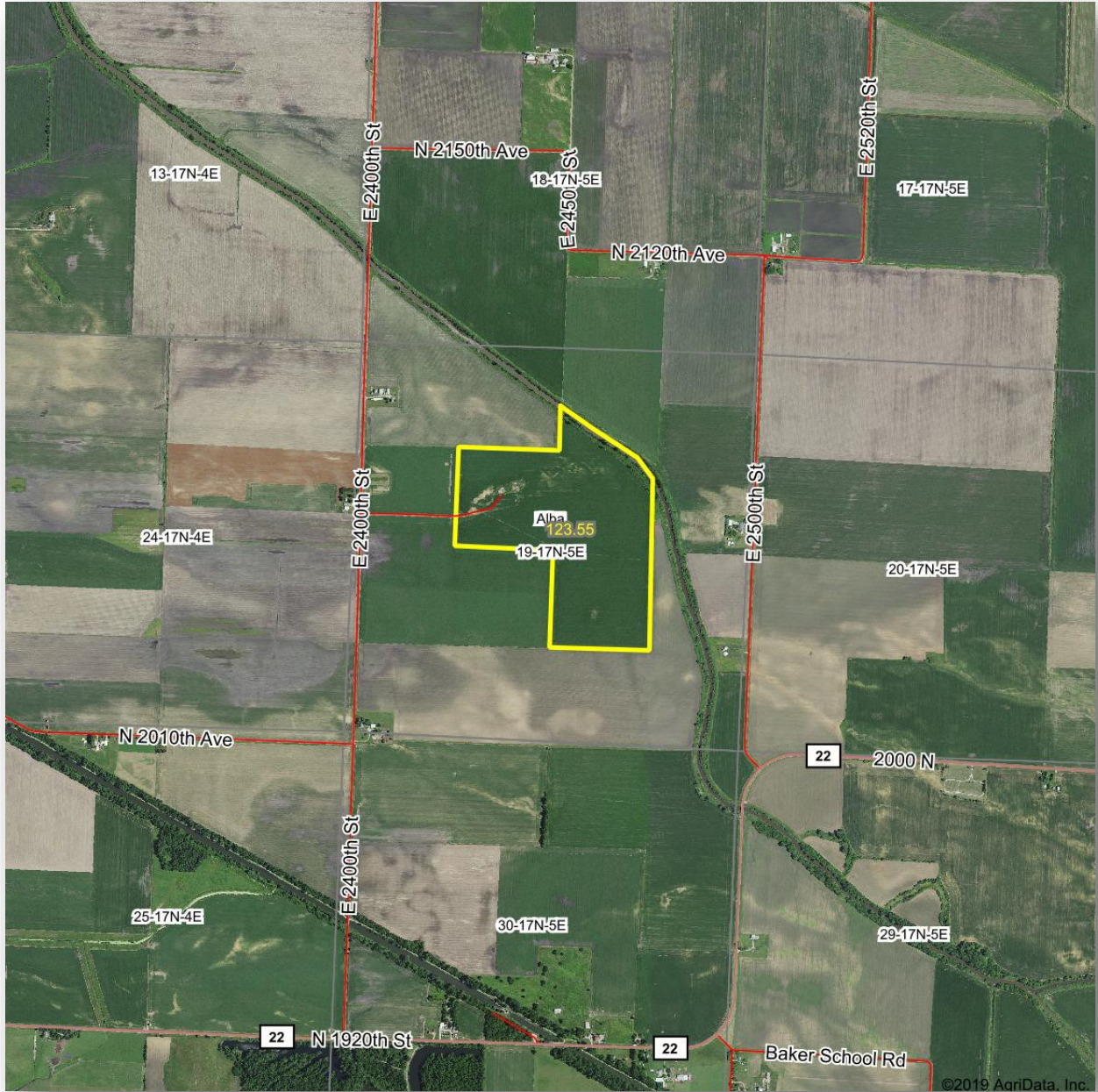
FARMLAND APPRAISALS

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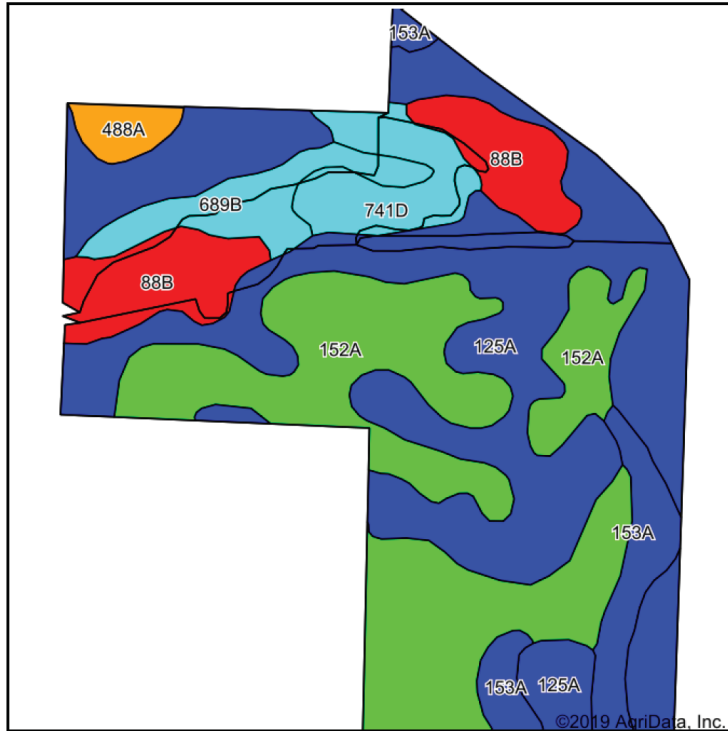
Appraisals



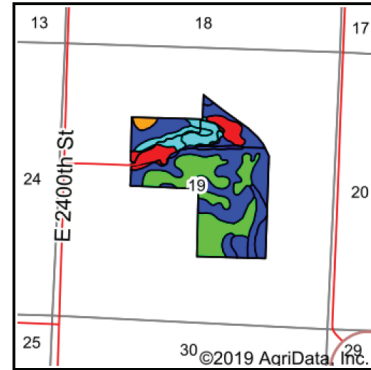
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Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Henry**
 Location: **19-17N-5E**
 Township: **Alba**
 Acres: **118.24**
 Date: **8/27/2019**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL073_Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
125A	Selma loam, 0 to 2 percent slopes	50.62	42.8%		176	57	129
152A	Drummer silty clay loam, 0 to 2 percent slopes	35.67	30.2%		195	63	144
**88B	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes	10.93	9.2%		**118	**41	**91
153A	Pella silty clay loam, 0 to 2 percent slopes	7.34	6.2%		183	60	136
**741D	Oakville fine sand, 7 to 15 percent slopes	6.08	5.1%		**100	**35	**76
**689B	Coloma sand, 1 to 7 percent slopes	5.61	4.7%		**101	**32	**75
488A	Hoopole loam, 0 to 2 percent slopes	1.99	1.7%		163	54	121
Weighted Average					169.1	55.1	125

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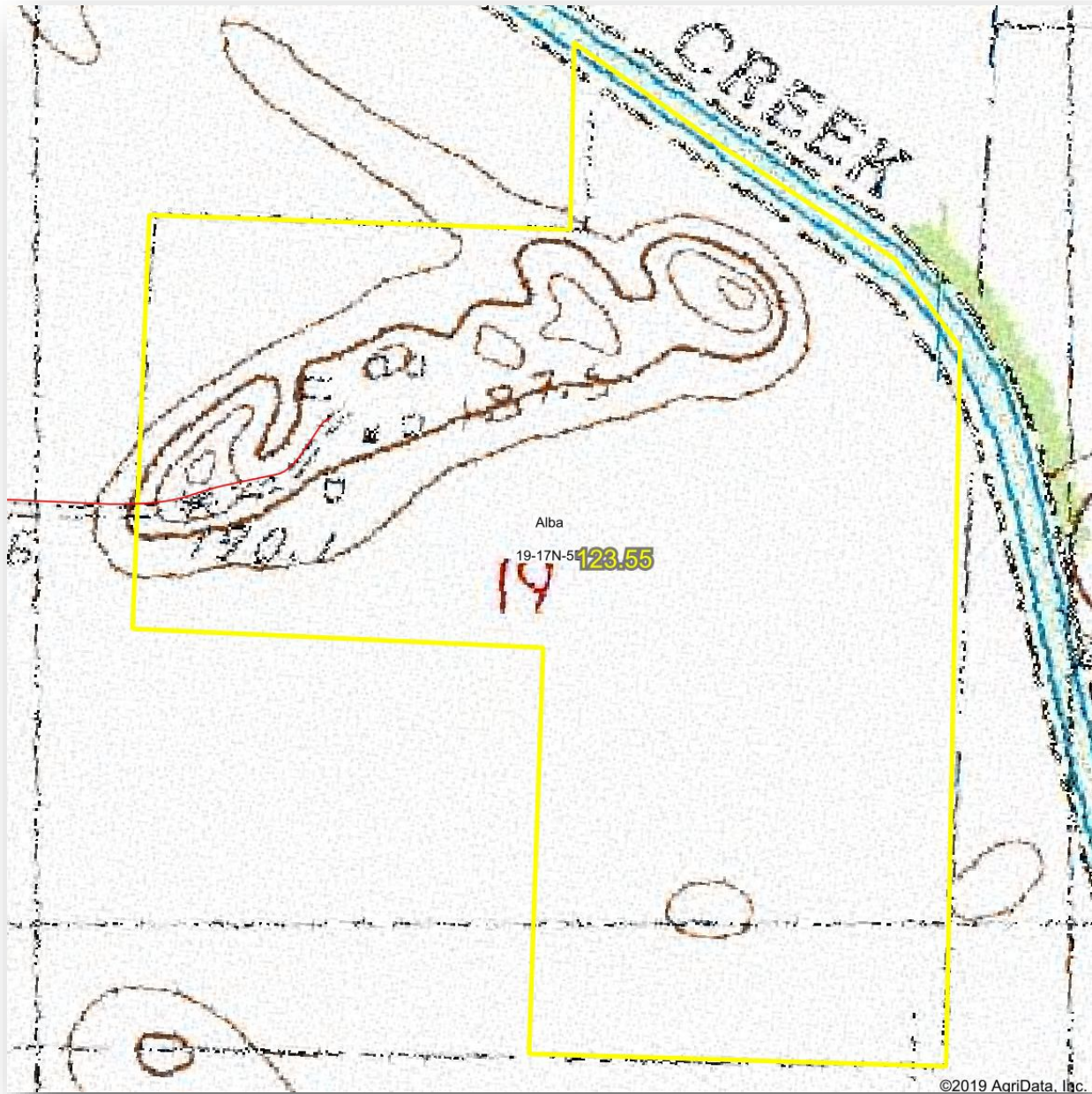
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