



# Rooster Ag'

R E A L T Y

## THE ATKINSON FARM



**Henry County, Alba 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](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

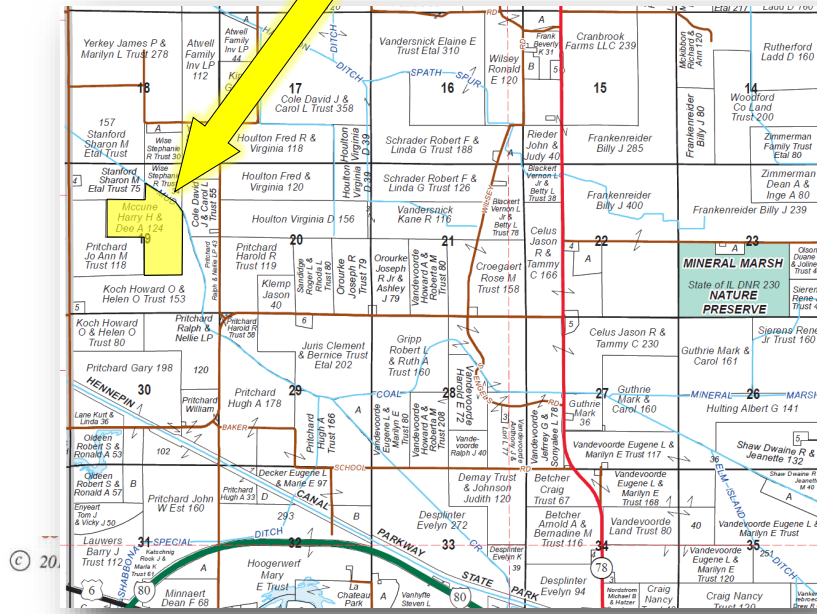
Tyler Creath 815-451-1152

Steve Edwards 630-774-7470



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## PROPERTY SPECIFICATIONS

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

**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

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Maple Park, IL 60151



### JOE LUDWIG

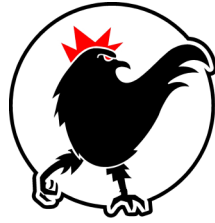
Broker/Owner  
Email: rooster@mc.net  
Phone: 630.774.5887

Real Estate

Farm Management

Crop Insurance

Appraisals



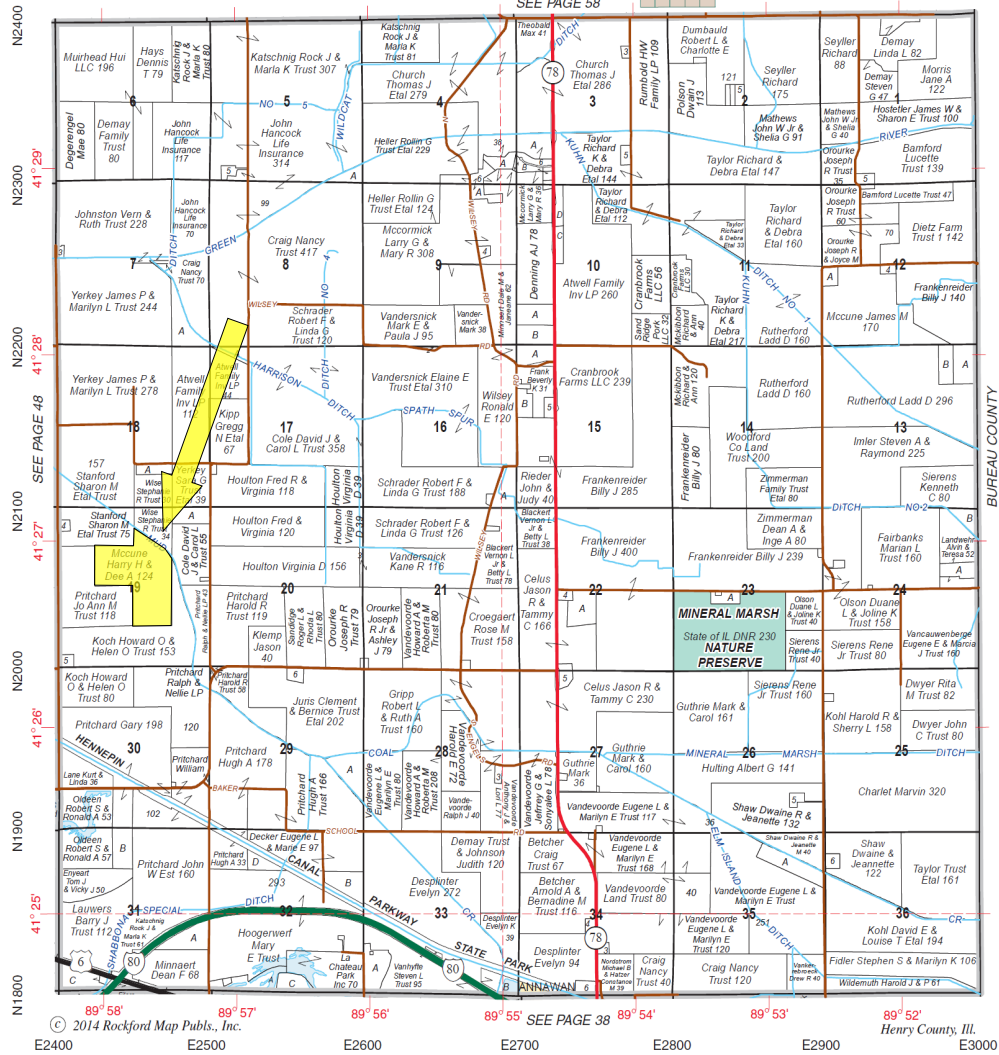
# Rooster Ag<sup>®</sup>

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Refer to page 77 for keyed parcels

ALBA

T.17N.-R.5E.



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



Rooster Ag<sup>®</sup>  
www.RoosterAg.com  
815 333 4354

**NORTHERN  
ILLINOIS  
AG CENTER**

INVESTMENT PROPERTIES  
1031 TRADES  
FARMLAND SALES  
GRAIN FACILITY SALES  
+ MORE



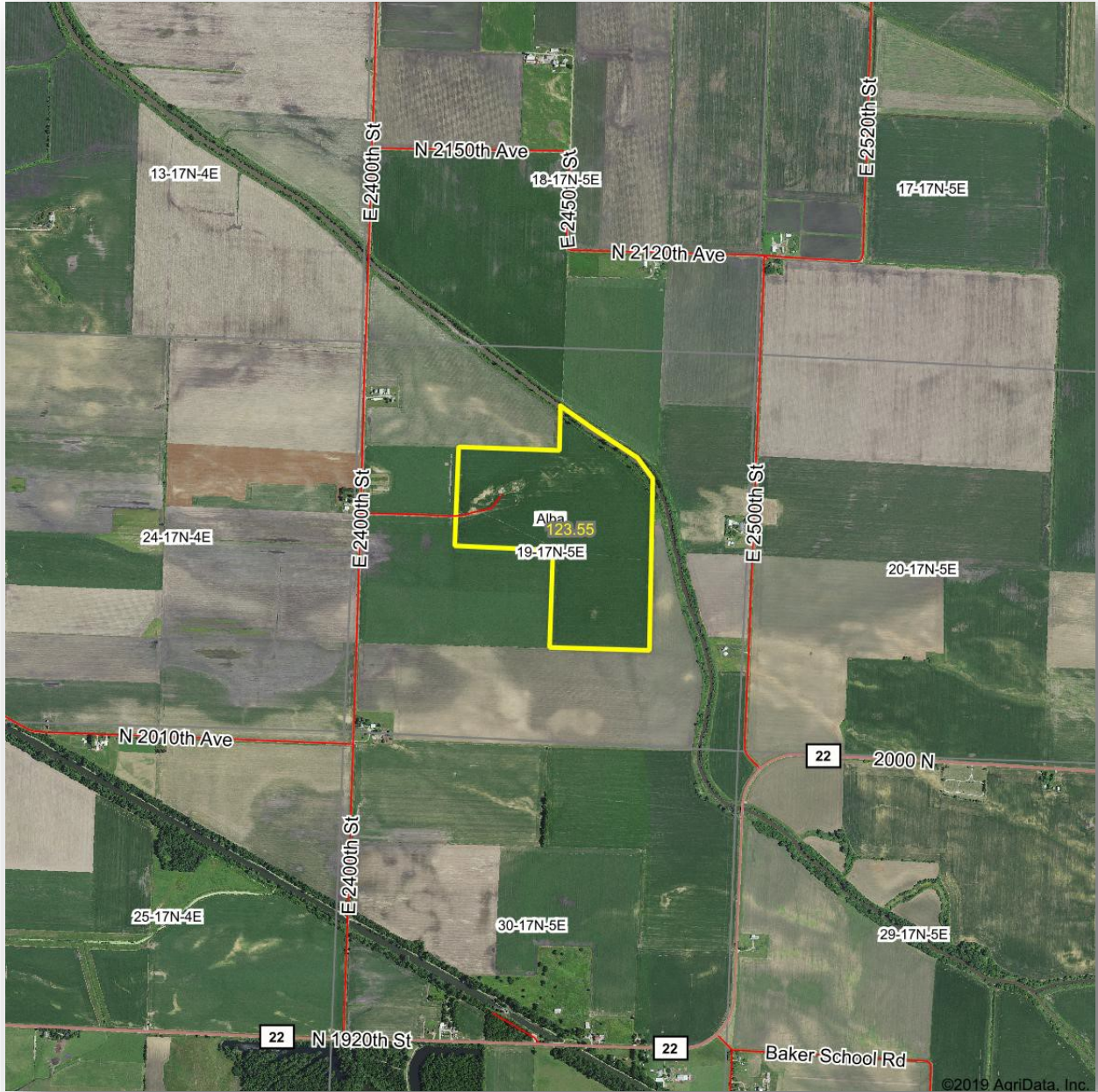
REAL ESTATE  
FARM  
MANAGEMENT  
FEDERAL CROP  
INSURANCE  
FARMLAND  
APPRAISALS

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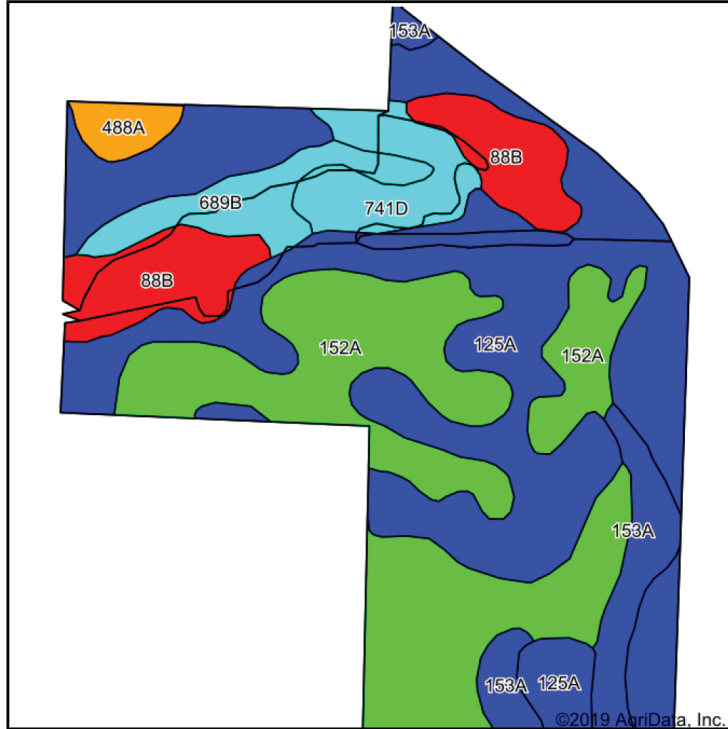
Appraisals



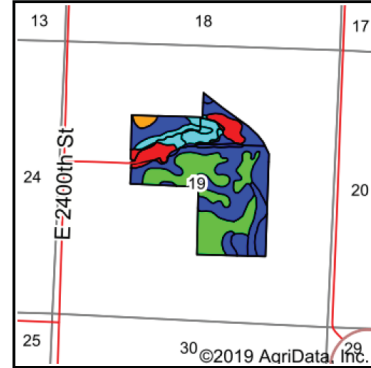
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## Soils Map



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
<b>Weighted Average</b>					<b>169.1</b>	<b>55.1</b>	<b>125</b>

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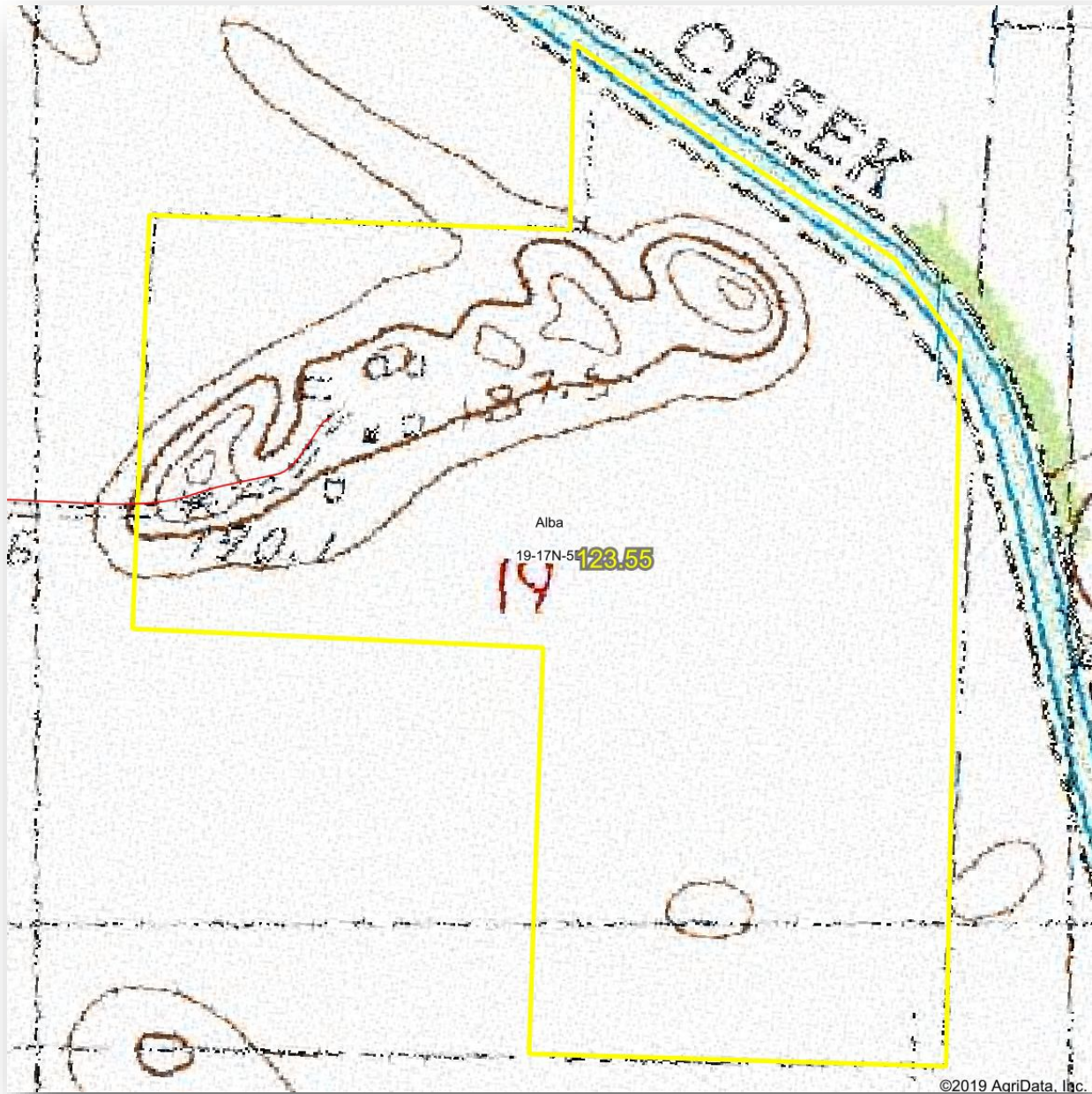
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