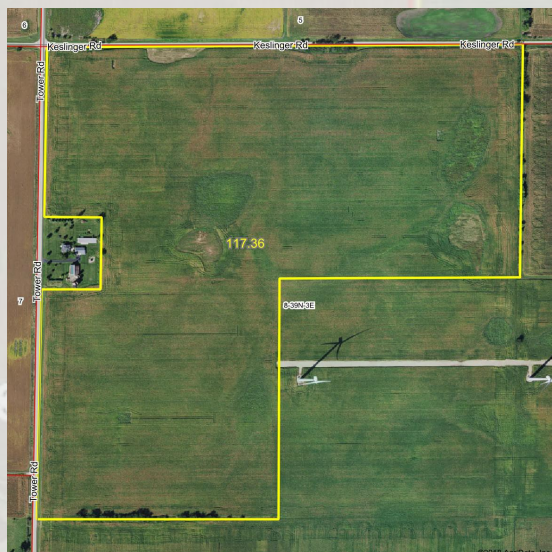




# Rooster Ag'

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## THE KESLINGER ROAD 117±



**DeKalb County, Milan Twp.**

**117.36± acres**

**115.58± tillable acres**

**Located at the intersection of  
Keslinger Rd. & Tower Rd.**

## Reduced Price: \$8,995

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

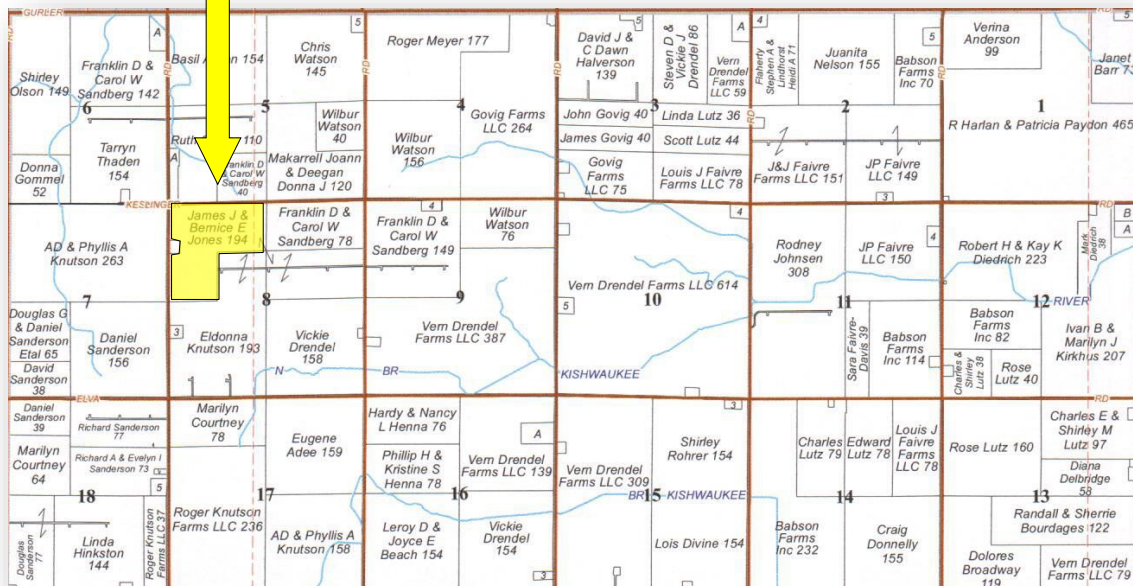
Tyler Creath 815-451-1152

Steve Edwards 630-774-7470



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## PROPERTY SPECIFICATIONS

<b>GROSS ACRES:</b>	<b>117.36±</b>
<b>TILLABLE ACRES:</b>	<b>115.58±</b>
<b>SOIL PI:</b>	<b>132.1</b>
<b>EST. REAL ESTATE TAXES:</b>	<b>\$3,585.54</b>
<b>PRICE:</b>	<b>REDUCED to \$8,995 Per Acre</b>

**Located at the intersection of Keslinger Road and Tower Road**

**115.58 tillable acres of good soils with a 132 Productivity Index!**

**Contact Joe for more information!**

### ROOSTER AG' REALTY

1100 S. County Line Rd  
PO Box 297  
Maple Park, IL 60151



### JOE LUDWIG

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Email: rooster@mc.net  
Phone: 630.774.5887

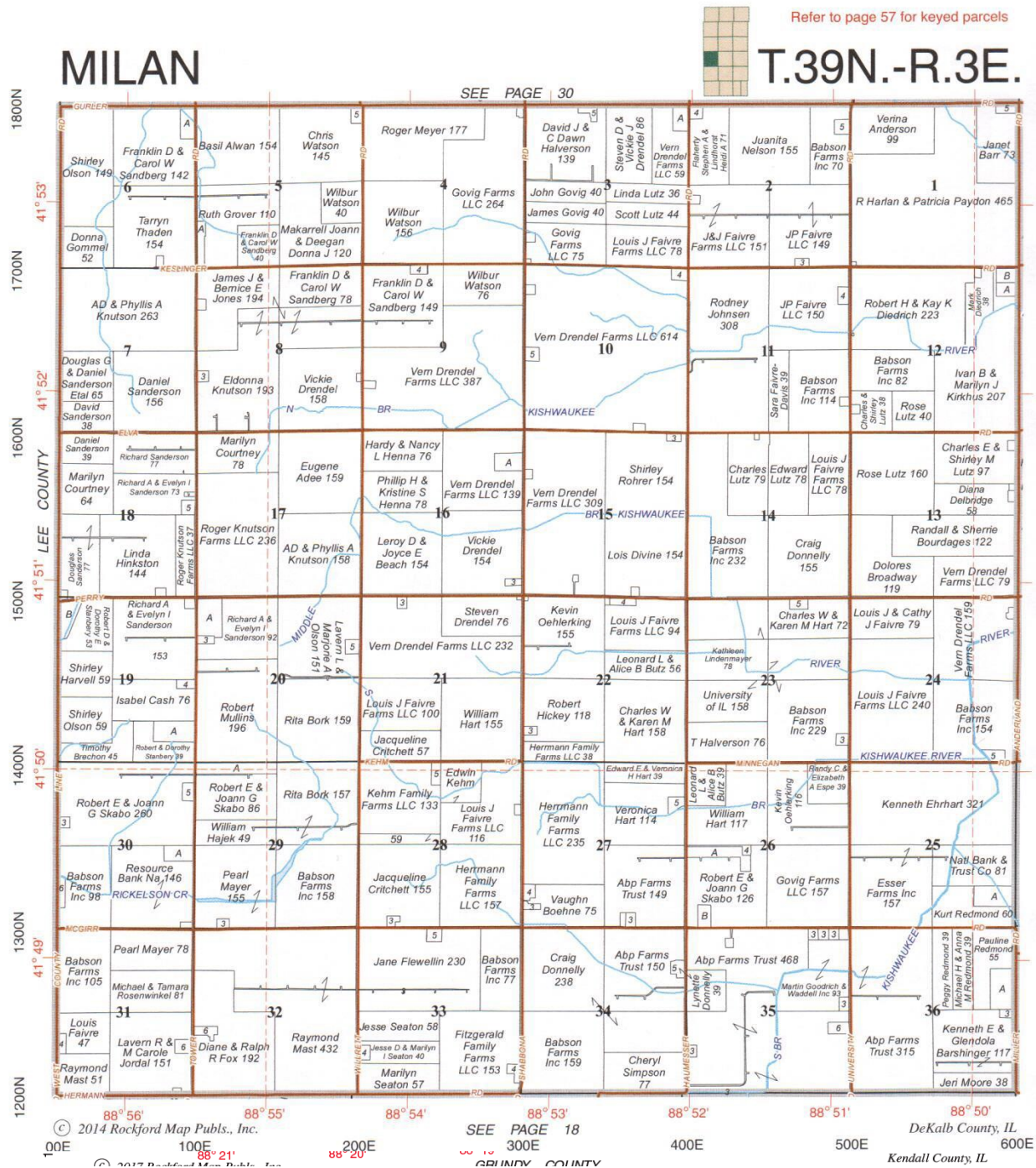
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**DON'T LET  
YOUR MONEY  
COLLECT  
DUST, INVEST  
IN DIRT.**



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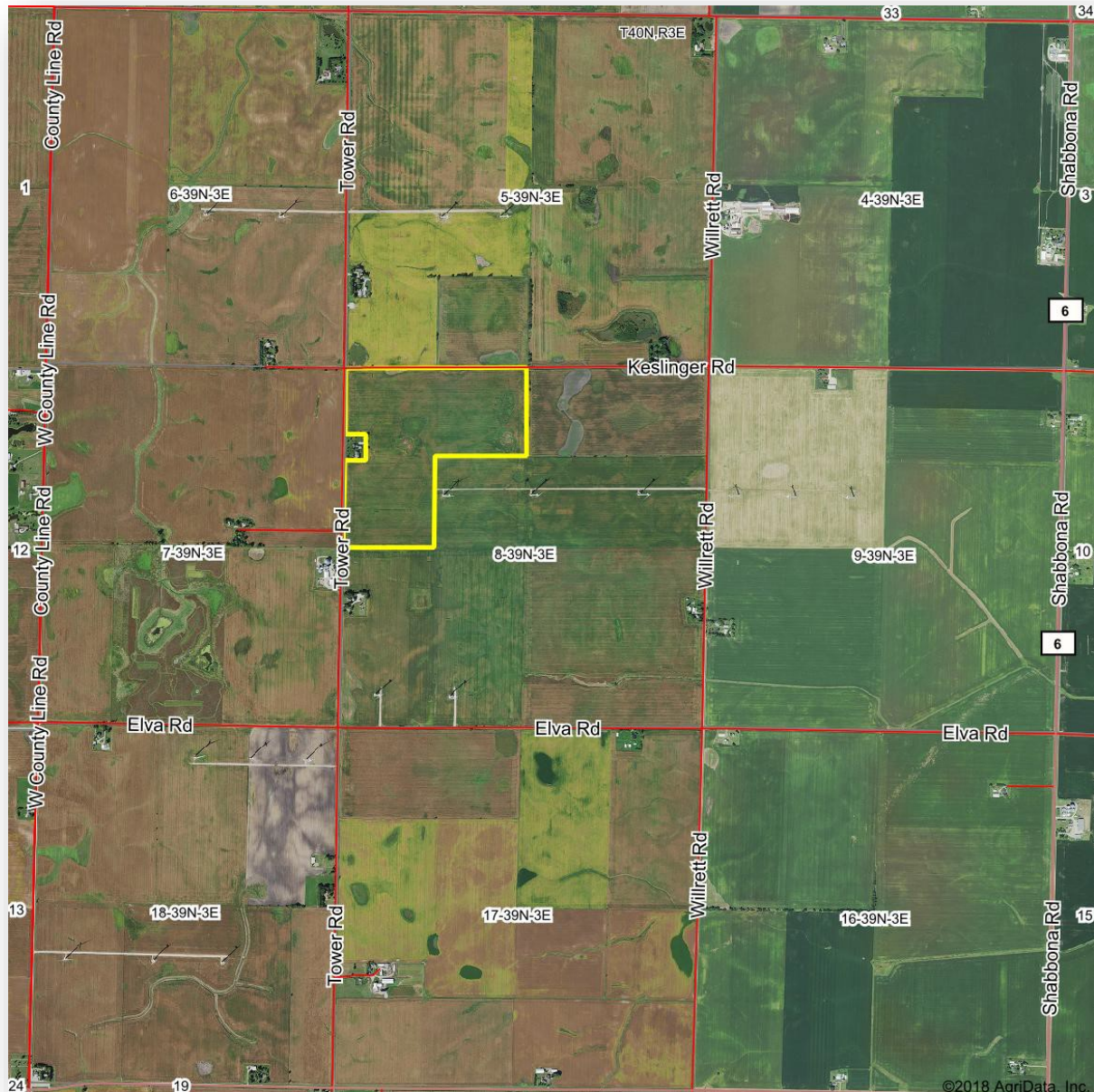
**REAL ESTATE**  
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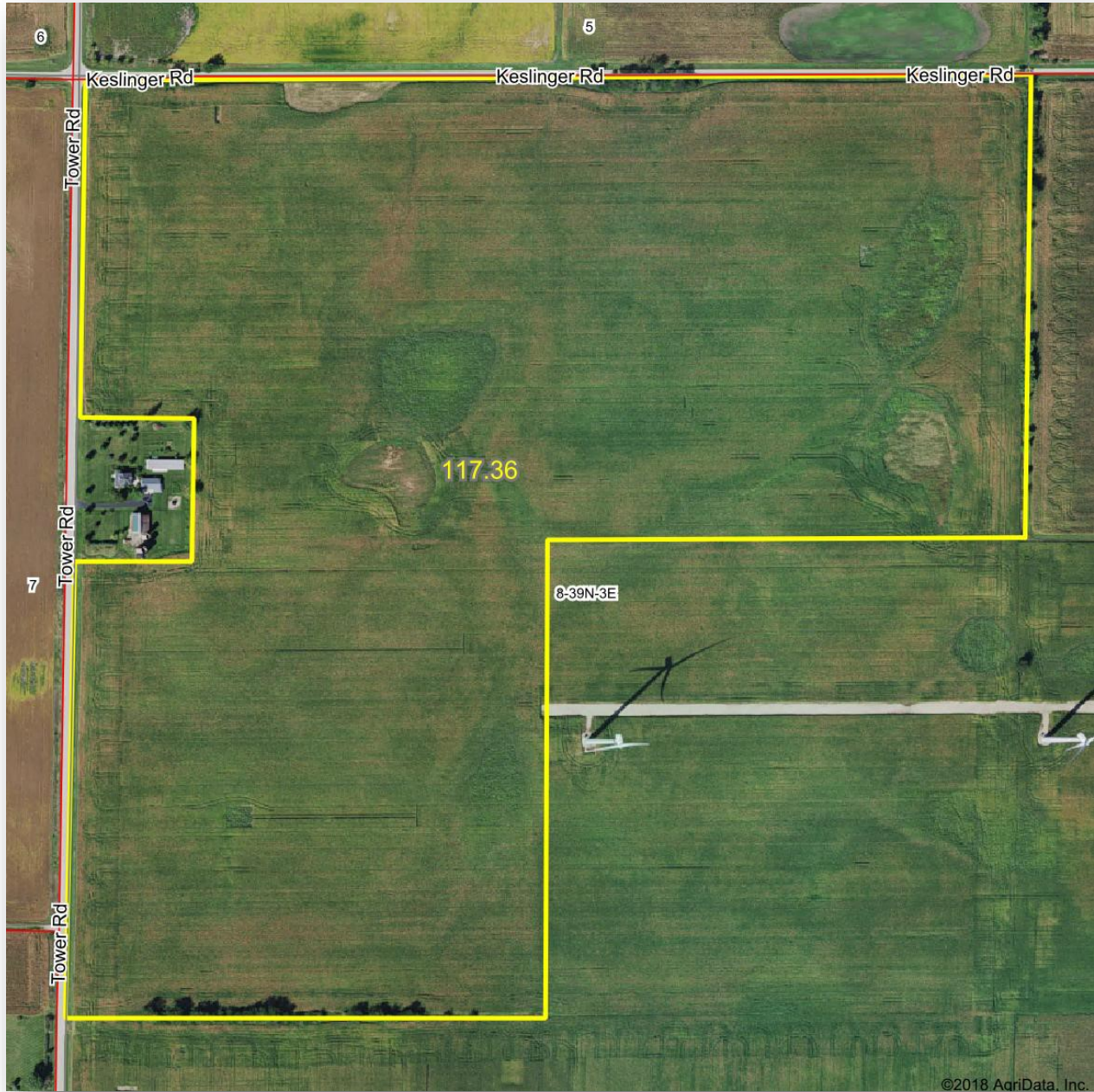
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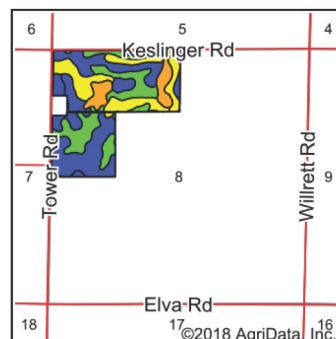
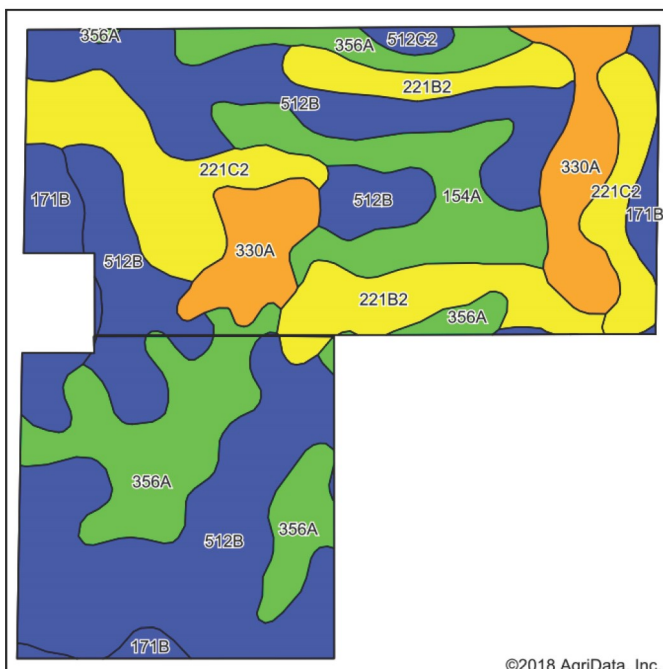
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## Soils Map



State: **Illinois**  
 County: **De Kalb**  
 Location: **8-39N-3E**  
 Township: **Milan**  
 Acres: **115.58**  
 Date: **2/14/2018**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2018 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

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Area Symbol: IL037, Soil Area Version: 12

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	44.62	38.6%		**185	**58	**137
356A	Elpaso silty clay loam, 0 to 2 percent slopes	18.87	16.3%		195	63	144
**221C2	Parr silt loam, 5 to 10 percent slopes, eroded	13.37	11.6%		**148	**48	**111
330A	Peotone silty clay loam, 0 to 2 percent slopes	11.17	9.7%		164	55	123
**221B2	Parr silt loam, 2 to 5 percent slopes, eroded	10.50	9.1%		**151	**49	**113
154A	Flanagan silt loam, 0 to 2 percent slopes	9.88	8.5%		194	63	144
**171B	Catlin silt loam, 2 to 5 percent slopes	6.39	5.5%		**185	**58	**137
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	0.78	0.7%		**174	**55	**128
Weighted Average					177.9	57	132.1

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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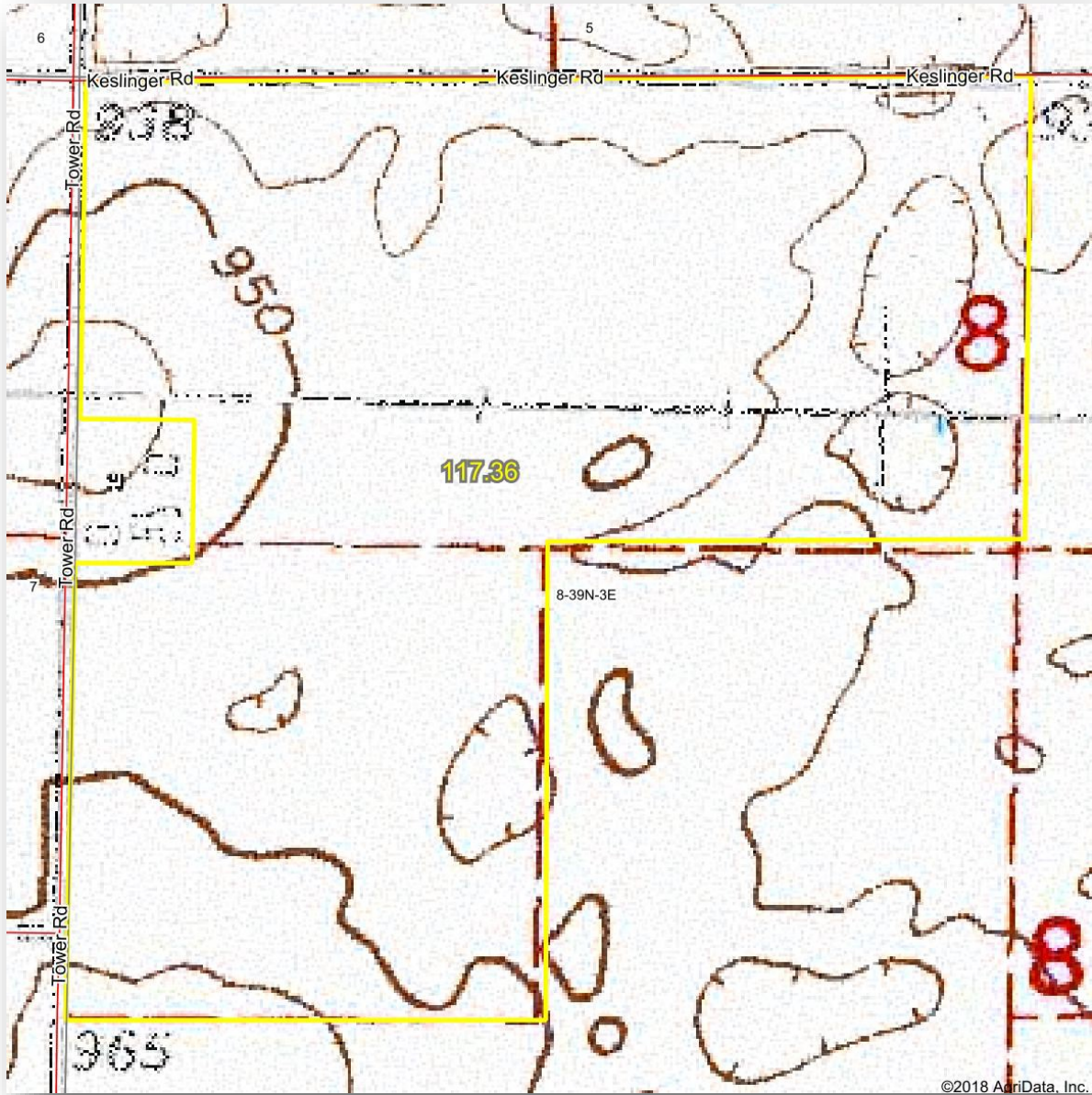
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