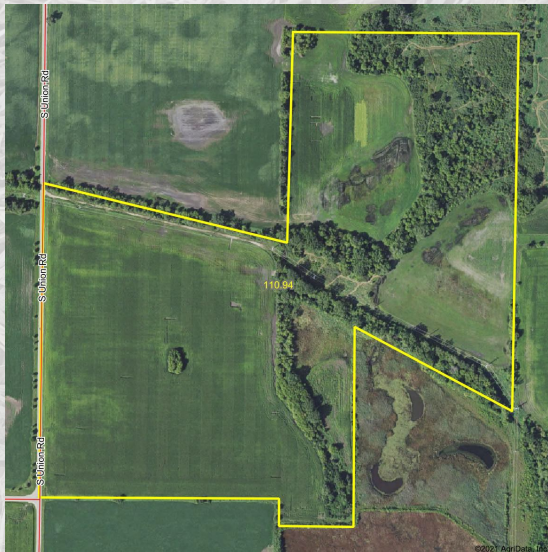




Rooster Ag

R E A L T Y

THE HUNTLEY FARM



McHenry County, Grafton Twp

110.94± acres

83.04± tillable acres

Located west of Rte. 47 along

S. Union Road

Listed At: \$10,950 per acre

Phone: (815) 451-1152

Email: tyler@roosterag.com

Web: www.roosterag.com

1100 S County Line Road

P.O. Box 297

Maple Park, IL 60151

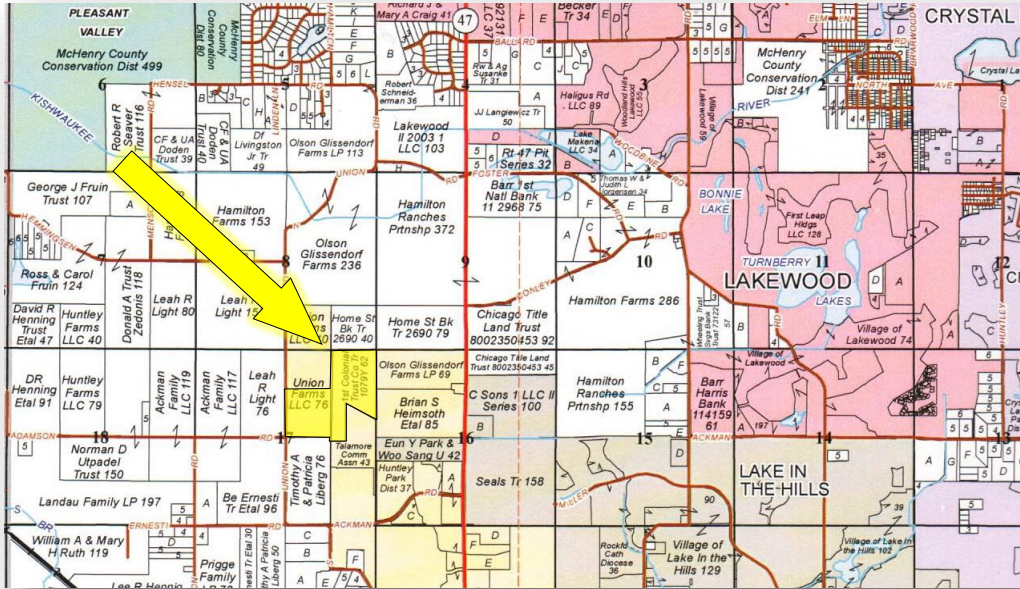
Joe Ludwig 630-774-5887

Tyler Creath 815-451-1152



Rooster Ag'

R E A L T Y



PROPERTY SPECIFICATIONS

| | |
|-------------------------|-------------------|
| GROSS ACRES: | 110.94± |
| TILLABLE ACRES: | 82.19± |
| SOIL PI: | 126.9 |
| EST. REAL ESTATE TAXES: | \$2,525.27 |
| PRICE: | \$10,950 per acre |

Excellent Investment Opportunity with farm rental income potential.
 Adjacent to the Lennar Talamore Development.

ROOSTER AG' REALTY
 1100 S. County Line Rd
 PO Box 297
 Maple Park, IL 60151



TYLER CREATH
 Broker
 Email: tyler@roosterag.com
 Phone: (815) 451-1152

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Farm Management

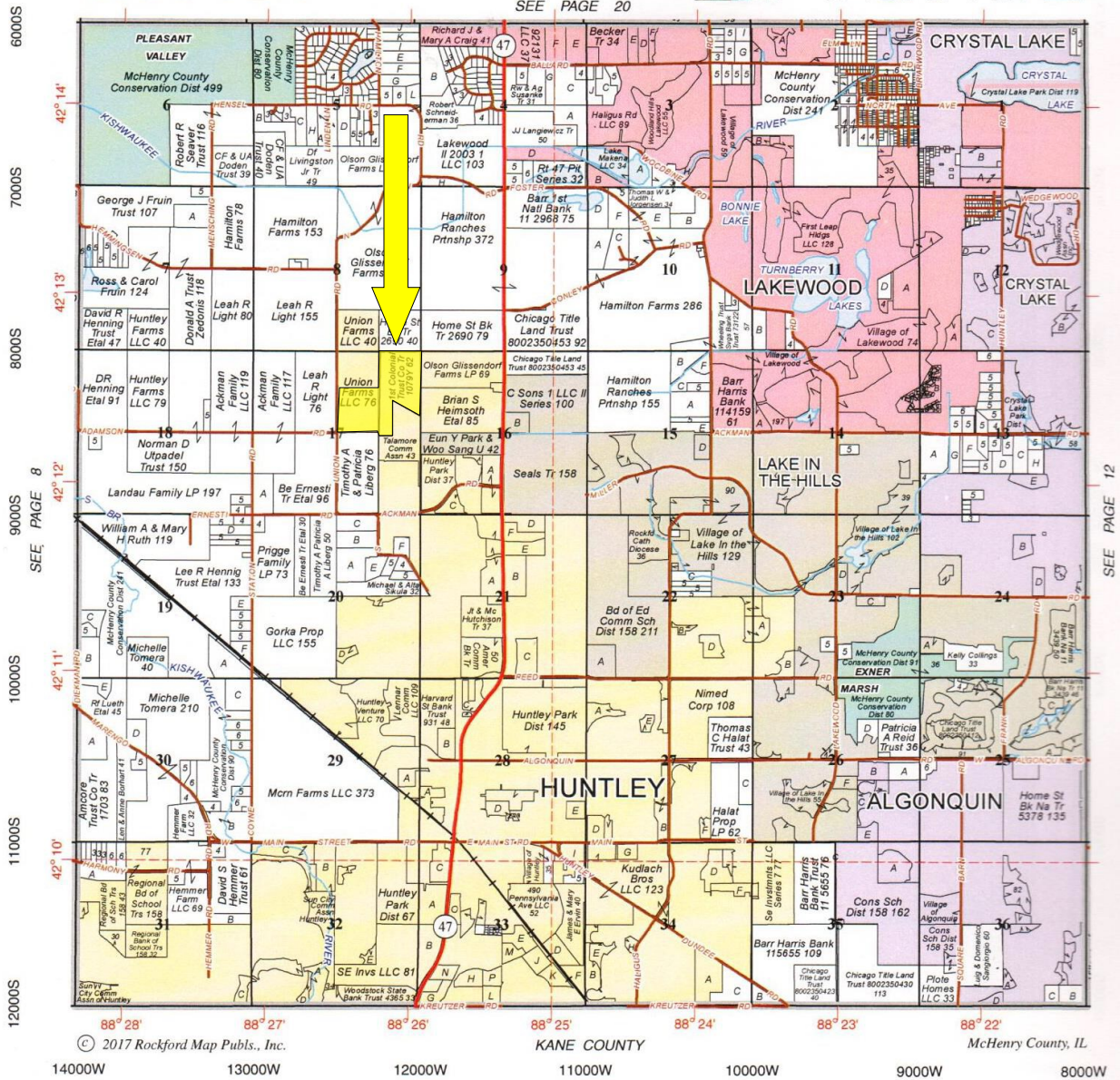
Crop Insurance

Appraisals

GRAFTON

Refer to page 48 for keyed parcels
T.43N.-R.7E.

SEE PAGE 20



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KANE COUNTY

McHenry County, IL

14000W

13000W

12000W

11000W

10000W

9000W

8000W

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



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**NORTHERN
ILLINOIS
AG' CENTER**

INVESTMENT PROPERTIES
1031 TRADES
FARMLAND SALES
GRAIN FACILITY SALES
+ MORE



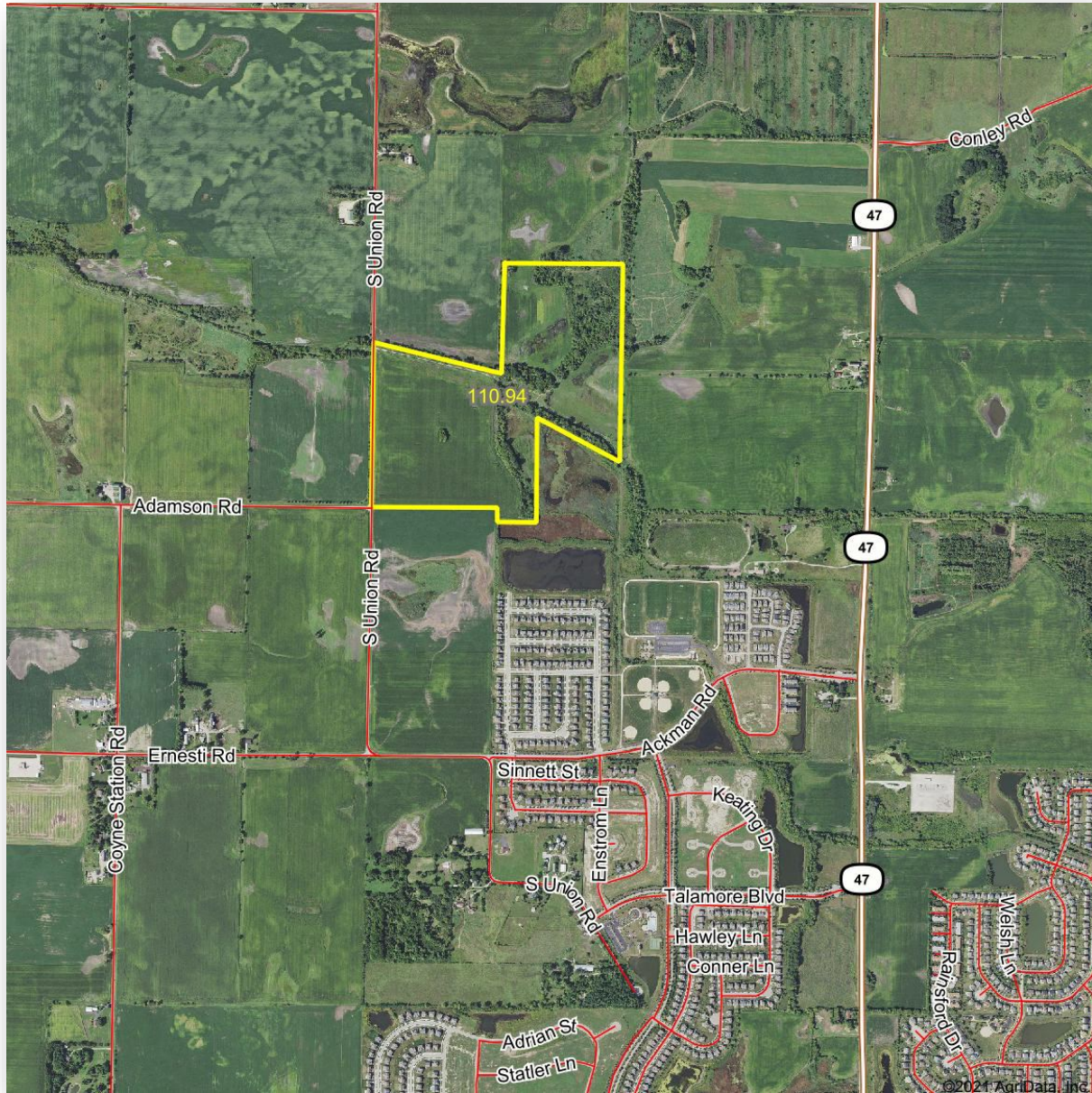
REAL ESTATE
FARM
MANAGEMENT
FEDERAL CROP
INSURANCE
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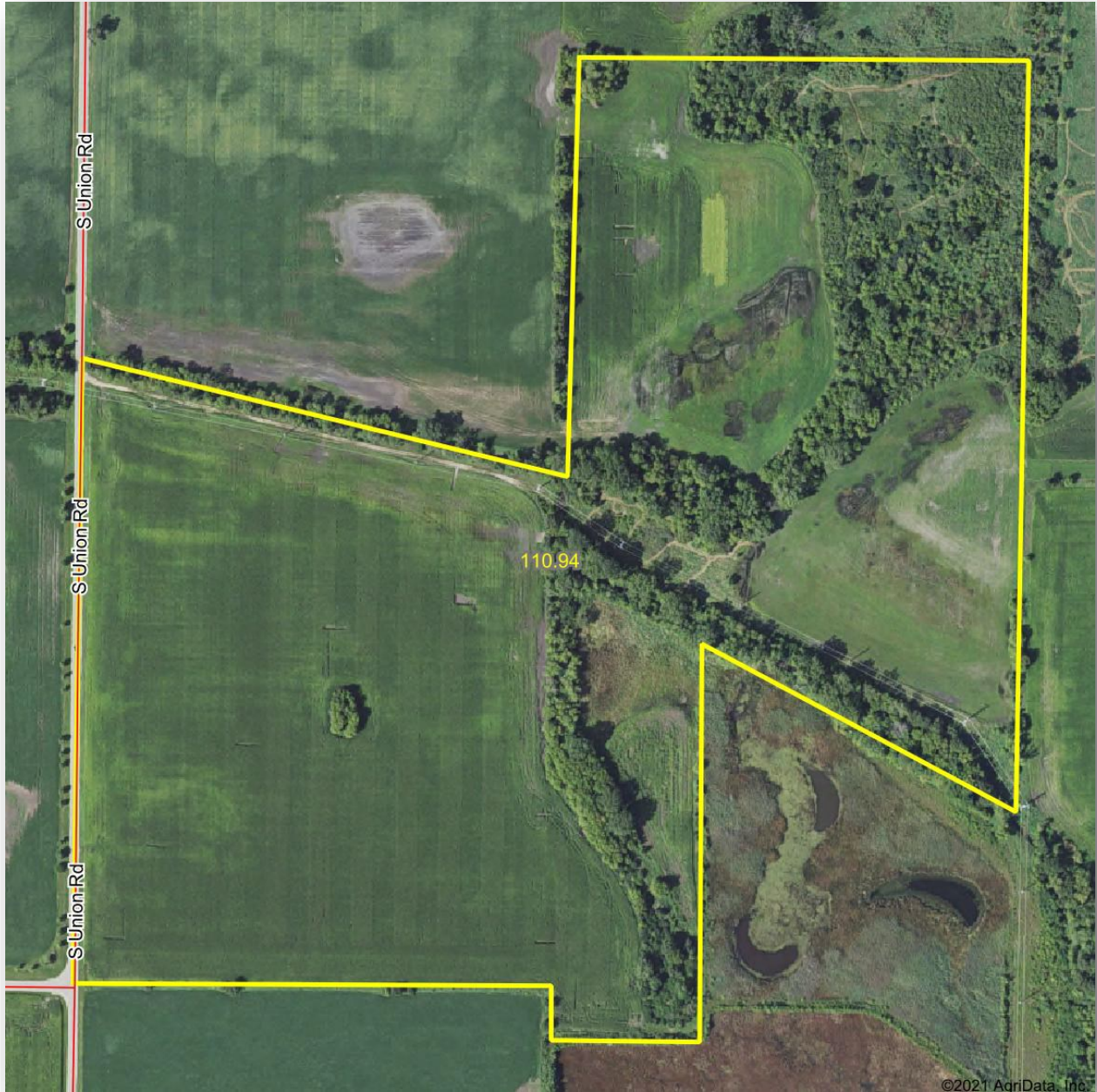
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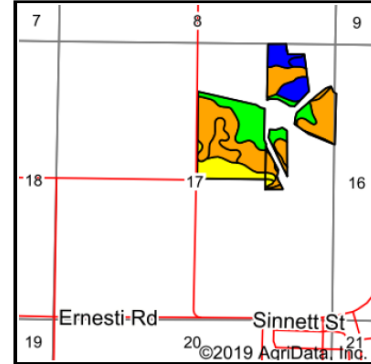
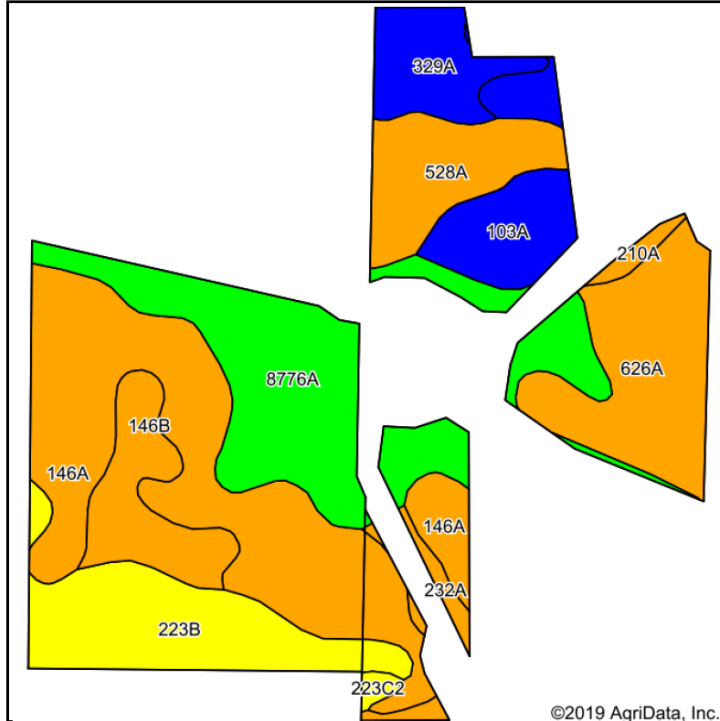
Appraisals



Rooster Ag'

R E A L T Y

Soils Map



State: **Illinois**
 County: **McHenry**
 Location: **17-43N-7E**
 Township: **Grafton**
 Acres: **82.19**
 Date: **2/21/2020**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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| Area Symbol: IL111 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 |
| 146A | Elliott silt loam, 0 to 2 percent slopes | 22.30 | 27.1% | | 168 | 55 | 125 |
| 8776A | Comfrey loam, 0 to 2 percent slopes, occasionally flooded | 16.89 | 20.5% | | 185 | 61 | 138 |
| 626A | Kish loam, 0 to 2 percent slopes | 9.94 | 12.1% | | 170 | 53 | 124 |
| **223B | Varna silt loam, 2 to 4 percent slopes | 9.70 | 11.8% | | **156 | **50 | **115 |
| 528A | Lahoguess loam, 0 to 2 percent slopes | 6.07 | 7.4% | | 170 | 55 | 126 |
| 103A | Houghton muck, 0 to 2 percent slopes | 5.58 | 6.8% | | 175 | 57 | 130 |
| **146B | Elliott silt loam, 2 to 4 percent slopes | 5.27 | 6.4% | | **166 | **54 | **124 |
| 329A | Will loam, 0 to 2 percent slopes | 4.32 | 5.3% | | 174 | 58 | 129 |
| 232A | Ashkum silty clay loam, 0 to 2 percent slopes | 1.16 | 1.4% | | 170 | 56 | 127 |
| 210A | Lena muck, 0 to 2 percent slopes | 0.59 | 0.7% | | 170 | 55 | 126 |
| **223C2 | Varna silt loam, 4 to 6 percent slopes, eroded | 0.37 | 0.5% | | **150 | **48 | **110 |
| Weighted Average | | | | | 171.1 | 55.6 | 126.9 |

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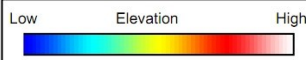
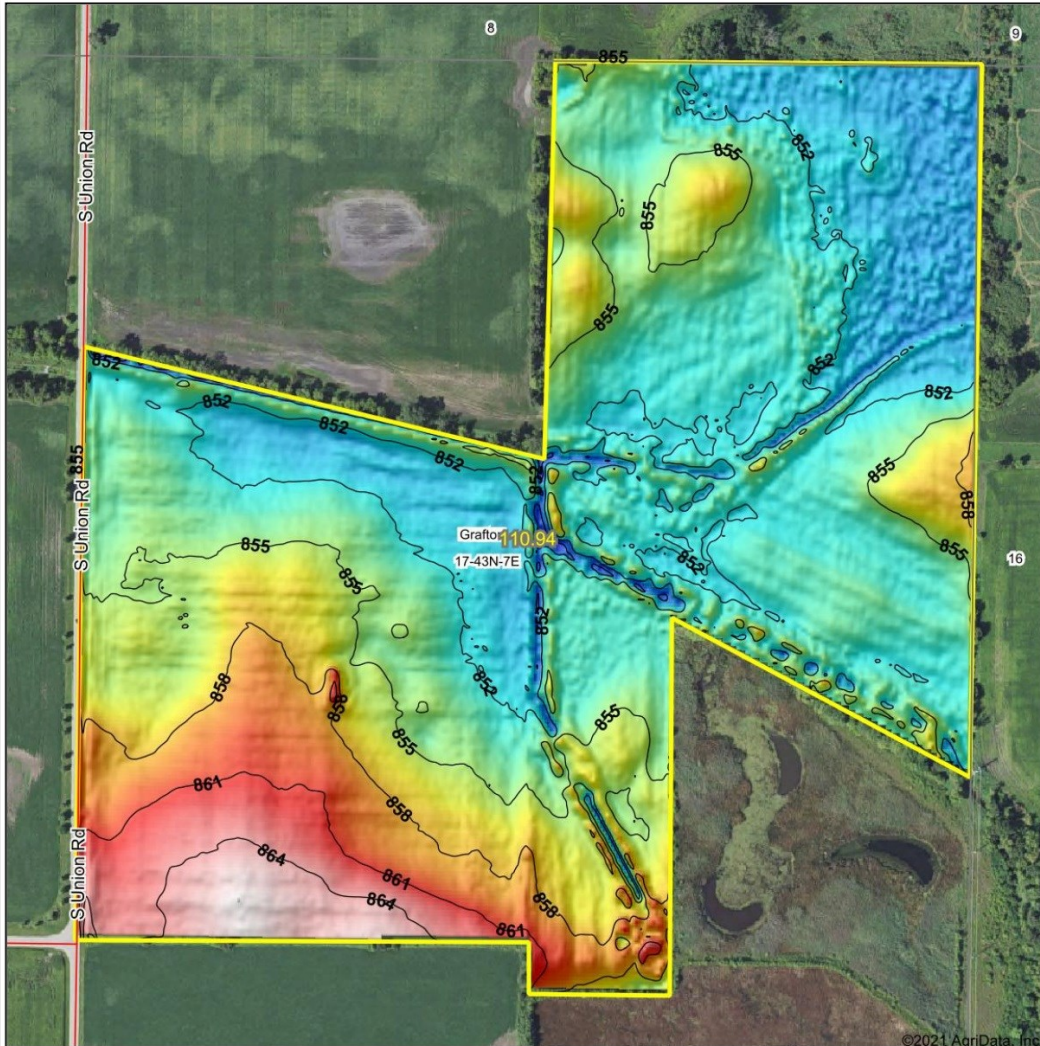
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Source: USGS 3 meter dem

Interval(ft): 3

Min: 847.3

Max: 866.1

Range: 18.8

Average: 854.8

Standard Deviation: 3.61 ft

0ft 438ft 875ft



3/17/2021

17-43N-7E
McHenry County
Illinois

map center:42° 12' 28.26, -88° 26' 13.33

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