



Rooster Ag'

R E A L T Y

THE MCCONNELL ROAD FARM



McHenry County, Dorr Twp.

92.33± acres

73.53± tillable acres

**Located off McConnell Road,
just east of Woodstock, IL!**

Listed At: \$7,750 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

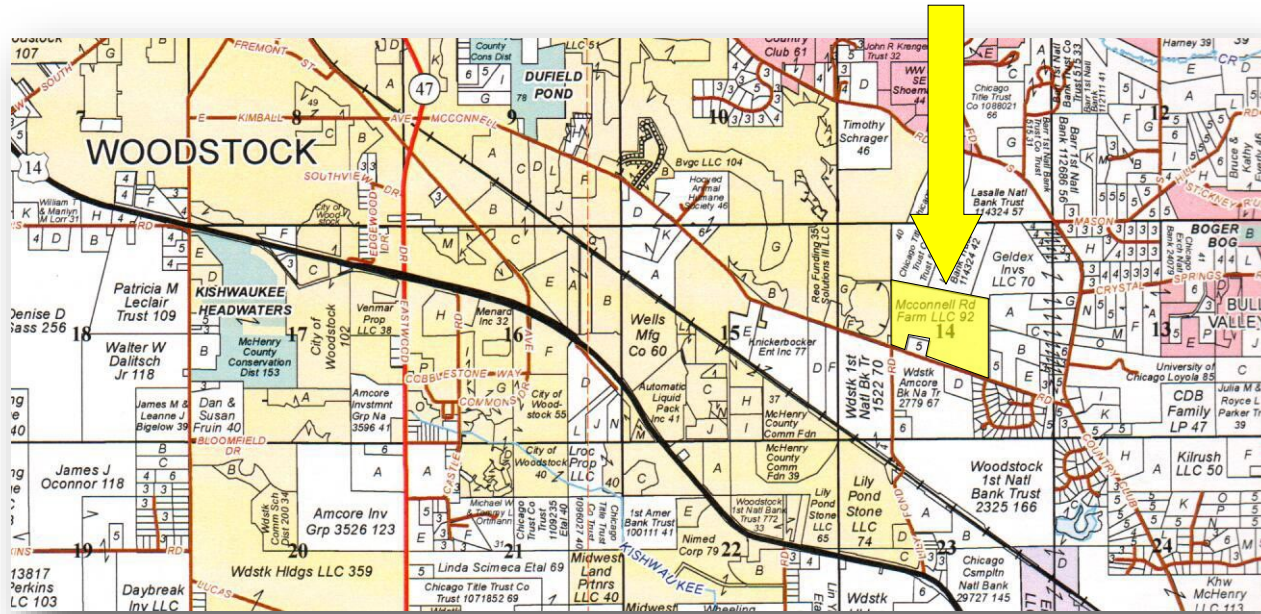
Tyler Creath 815-451-1152

Steve Edwards 630-774-7470



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PROPERTY SPECIFICATIONS

GROSS ACRES:	92.33±
TILLABLE ACRES:	73.53±
SOIL PI:	118.9
EST. REAL ESTATE TAXES:	\$2,217.56
PRICE:	\$7,750 Per Acre

Great location off McConnell Road in Woodstock, IL.

Annual farm rental income!

ROOSTER AG' REALTY

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JOE LUDWIG

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

Real Estate

Farm Management

Crop Insurance

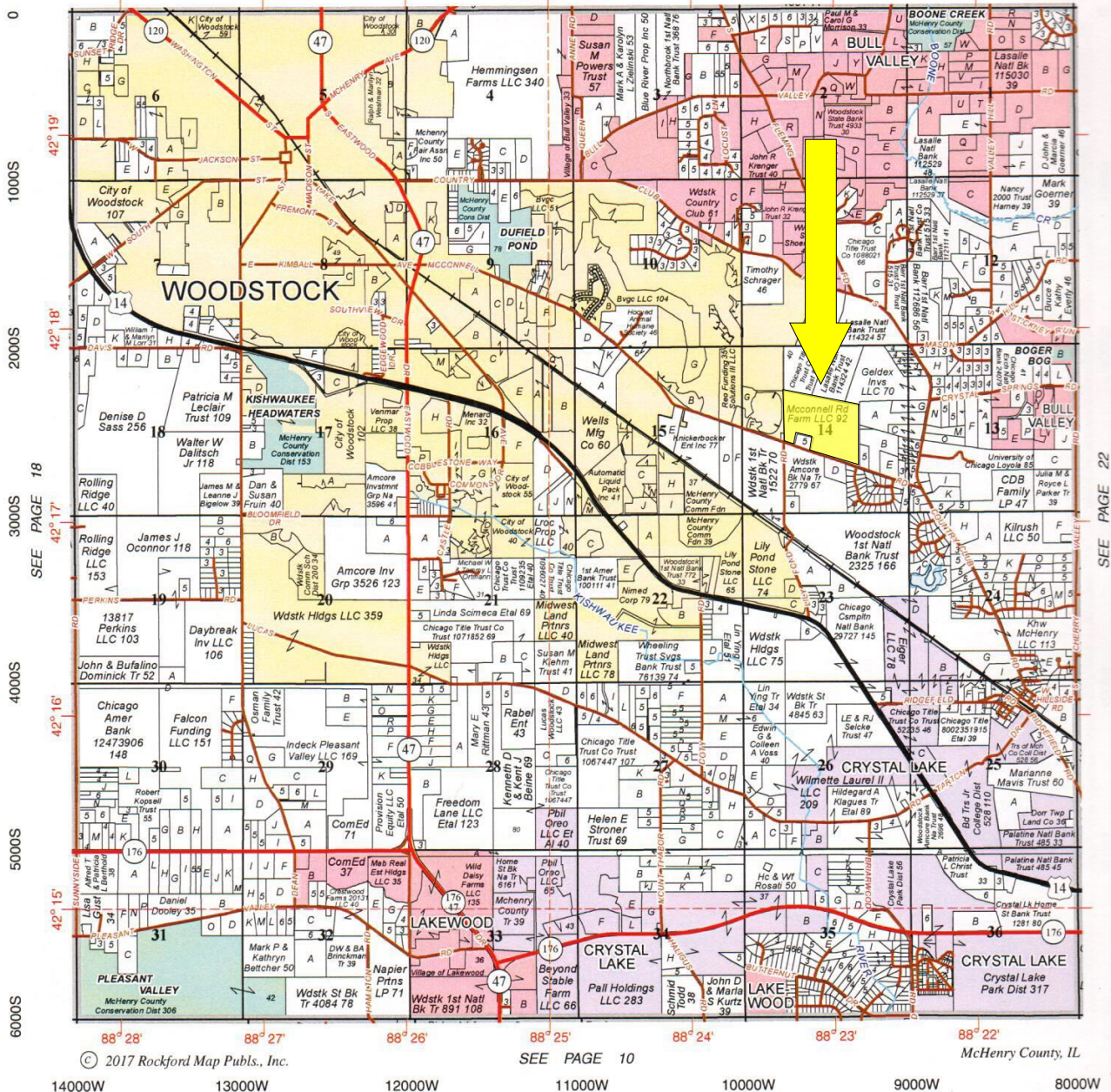
Appraisals

DORR

SEE PAGE 30

Refer to pages 52 & 53 for keyed parcels

T.44N.-R.7E.



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



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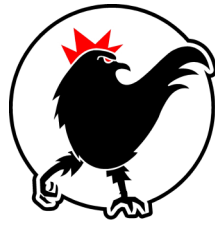
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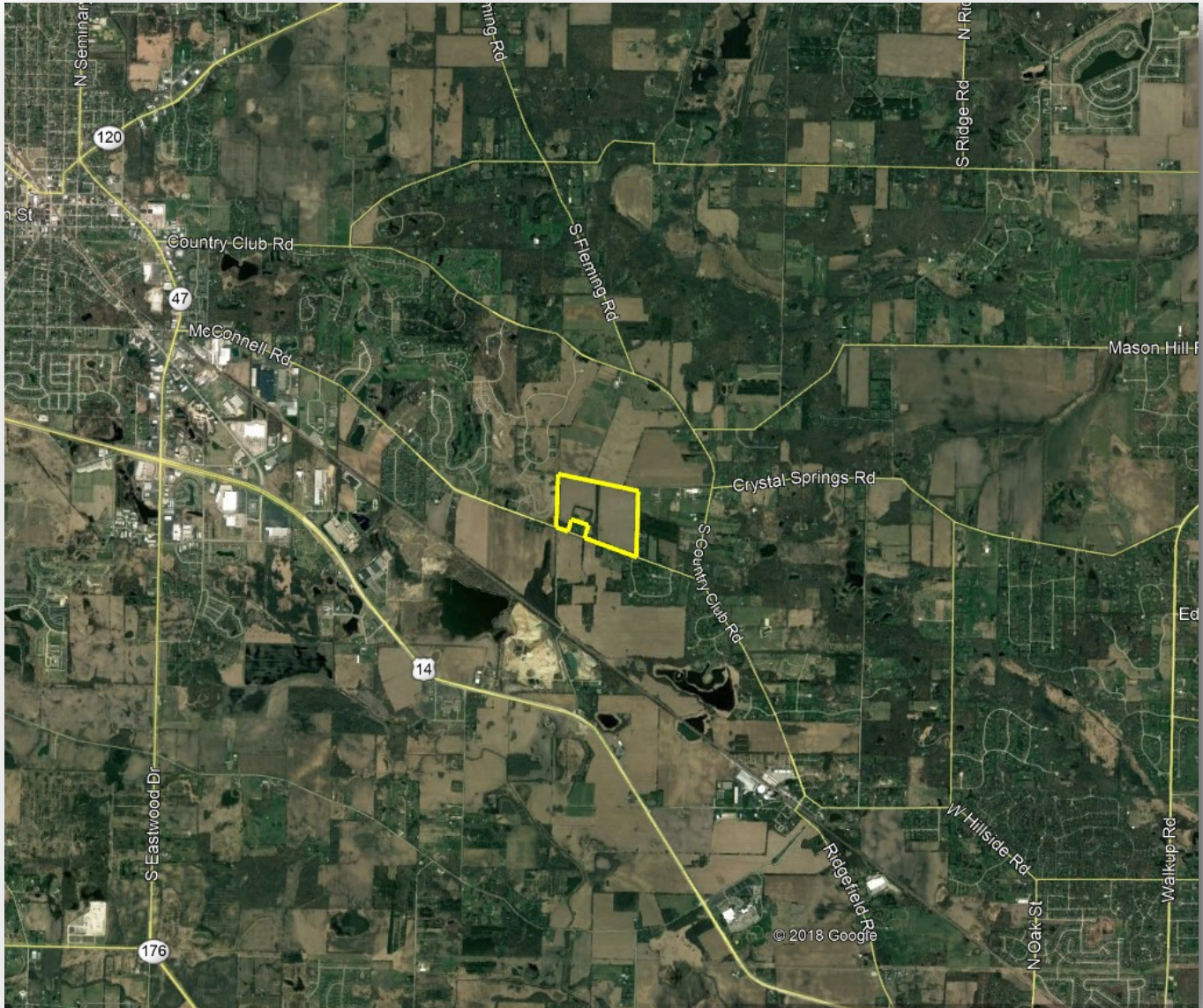
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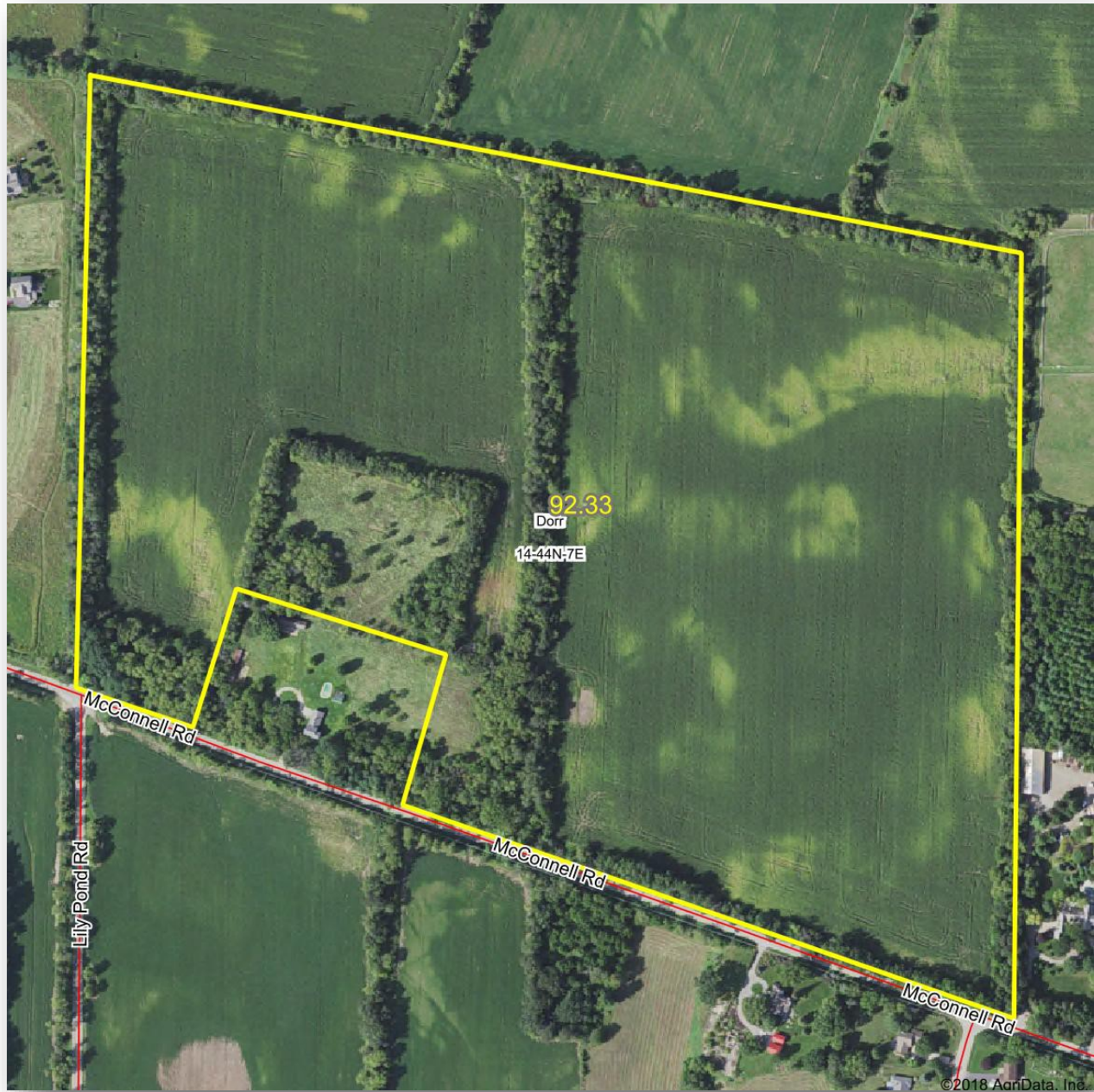
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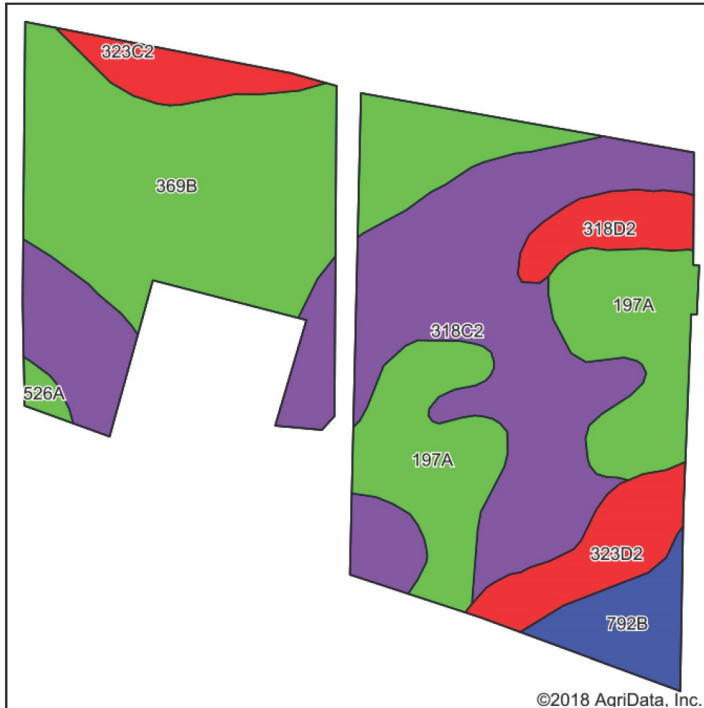
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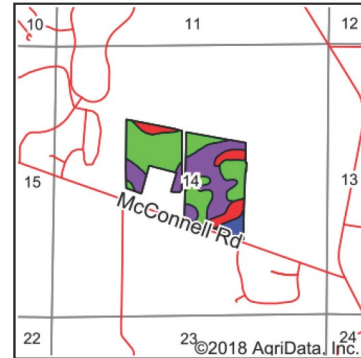
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Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **McHenry**
 Location: **14-44N-7E**
 Township: **Dorr**
 Acres: **73.53**
 Date: **3/26/2018**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL111, 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
**318C2	Lorenzo loam, 4 to 6 percent slopes, eroded	25.12	34.2%		**133	**44	**98
**369B	Waupecan silt loam, 2 to 4 percent slopes	22.16	30.1%		**187	**58	**138
197A	Troxel silt loam, 0 to 2 percent slopes	13.44	18.3%		191	60	140
**323D2	Casco loam, 6 to 12 percent slopes, eroded	3.97	5.4%		**126	**41	**93
**792B	Bowes silt loam, 2 to 4 percent slopes	3.21	4.4%		**174	**56	**129
**318D2	Lorenzo loam, 6 to 12 percent slopes, eroded	2.67	3.6%		**129	**42	**95
**323C2	Casco loam, 4 to 6 percent slopes, eroded	2.49	3.4%		**130	**43	**96
526A	Grundelein silt loam, 0 to 2 percent slopes	0.47	0.6%		186	61	138
Weighted Average					161.4	51.5	118.9

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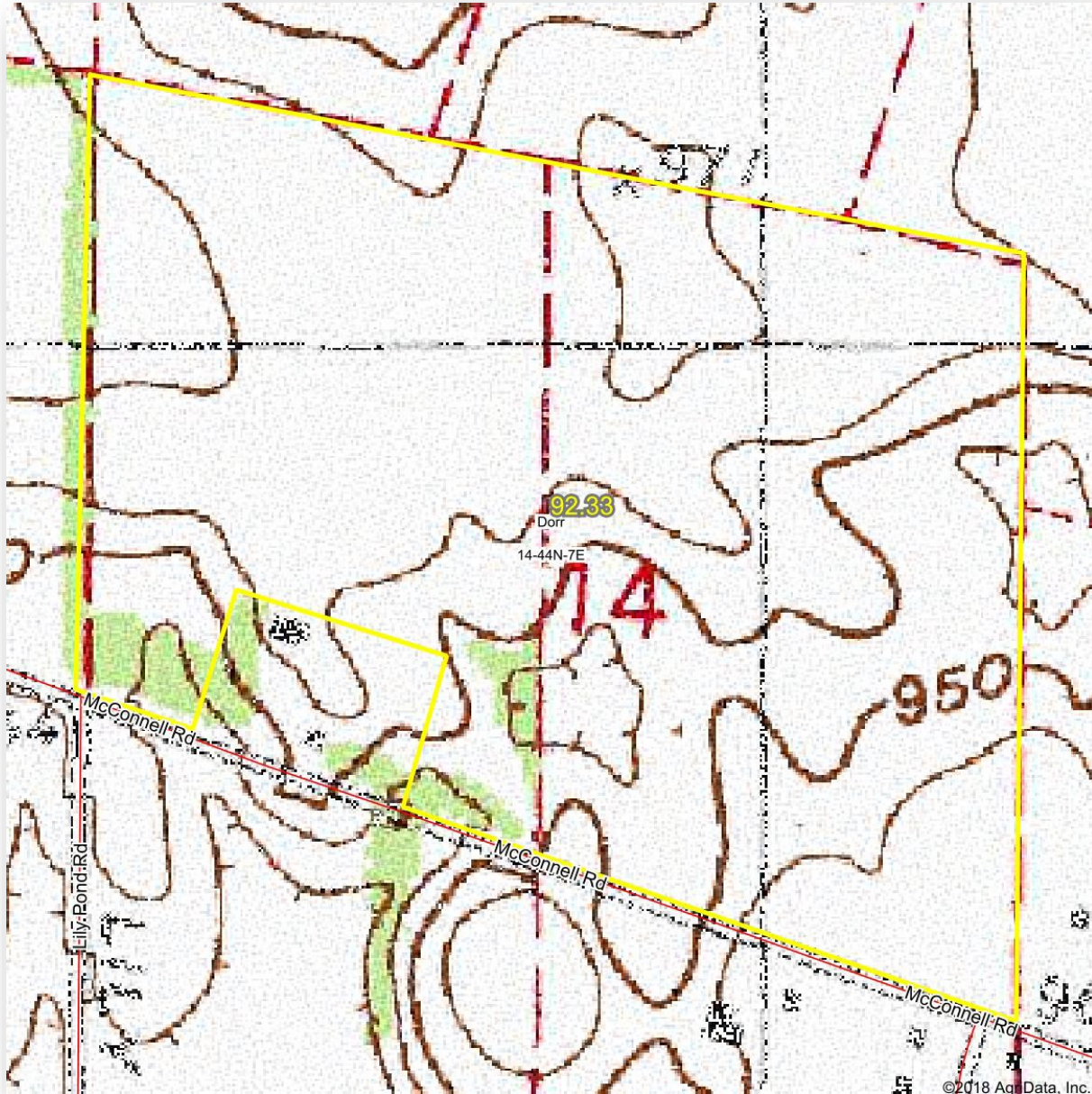
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