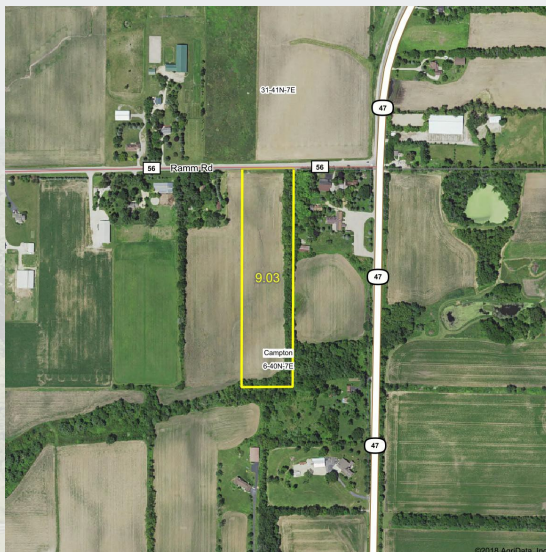




Rooster Ag

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

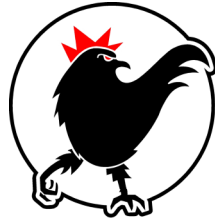
P.O. Box 297

Maple Park, IL 60151

Joe Ludwig 630-774-5887

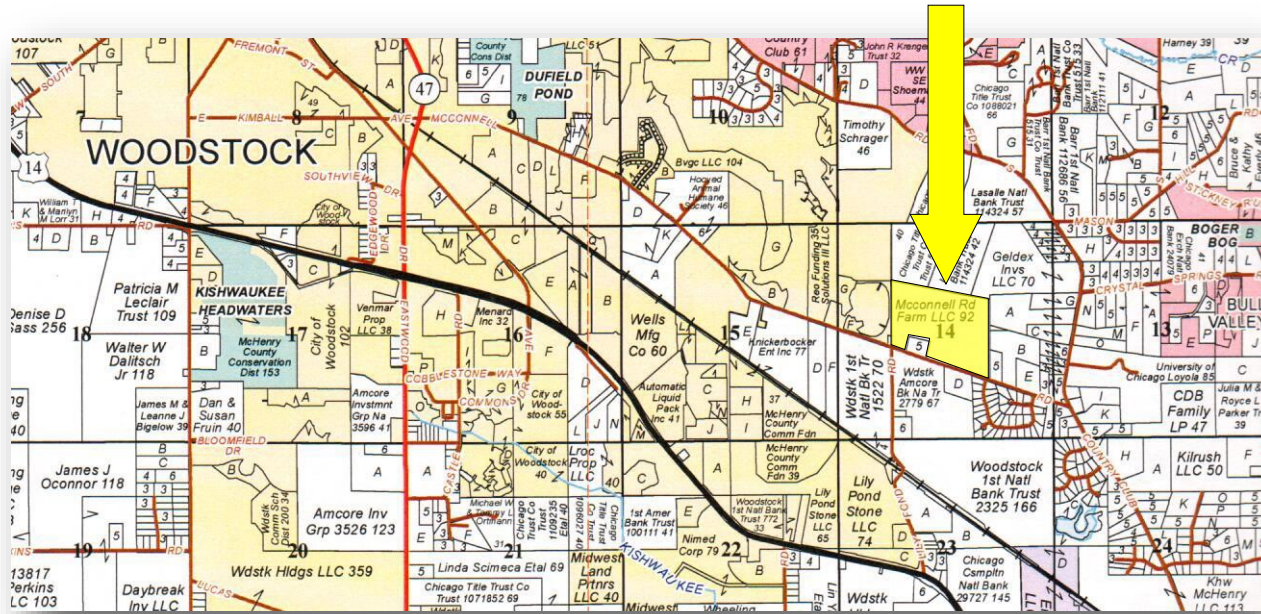
Tyler Creath 815-451-1152

Steve Edwards 630-774-7470



Rooster Ag'

R E A L T Y



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

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

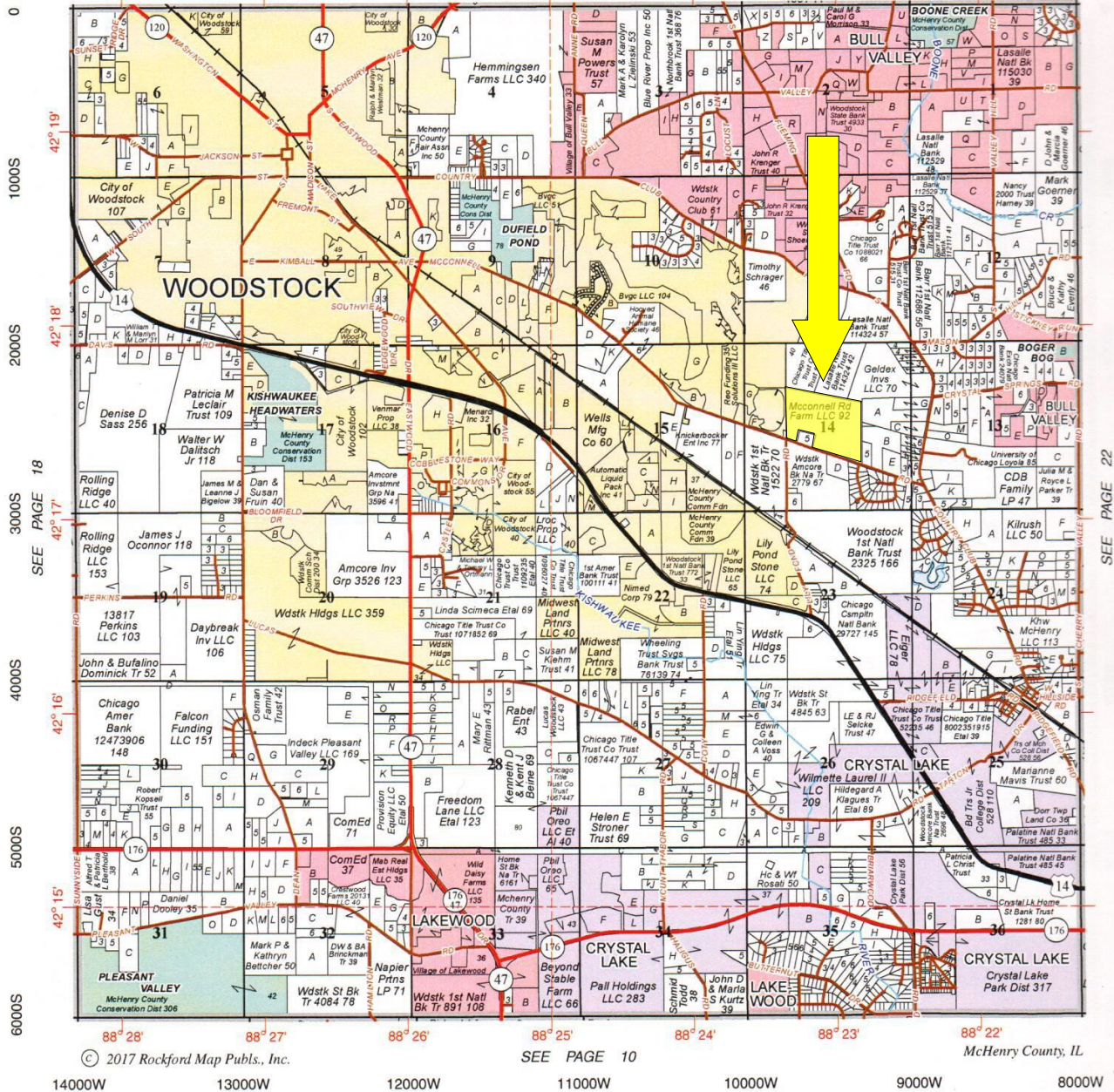
Appraisals

DORR

SEE PAGE 30

Refer to pages 52 & 53 for keyed parcels

T.44N.-R.7E.



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SEE PAGE 10

McHenry County, IL

14000W 13000W 12000W 11000W 10000W 9000W 8000W

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NORTHERN ILLINOIS AG' CENTER

INVESTMENT PROPERTIES
1031 TRADES
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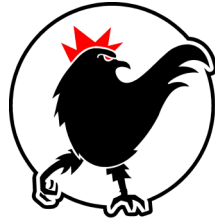
YouTube.com/RoosterAgRealty @RoosterAgRealty Facebook.com/RoosterAgRealty @RoosterAgRealty

REAL ESTATE

FARM MANAGEMENT

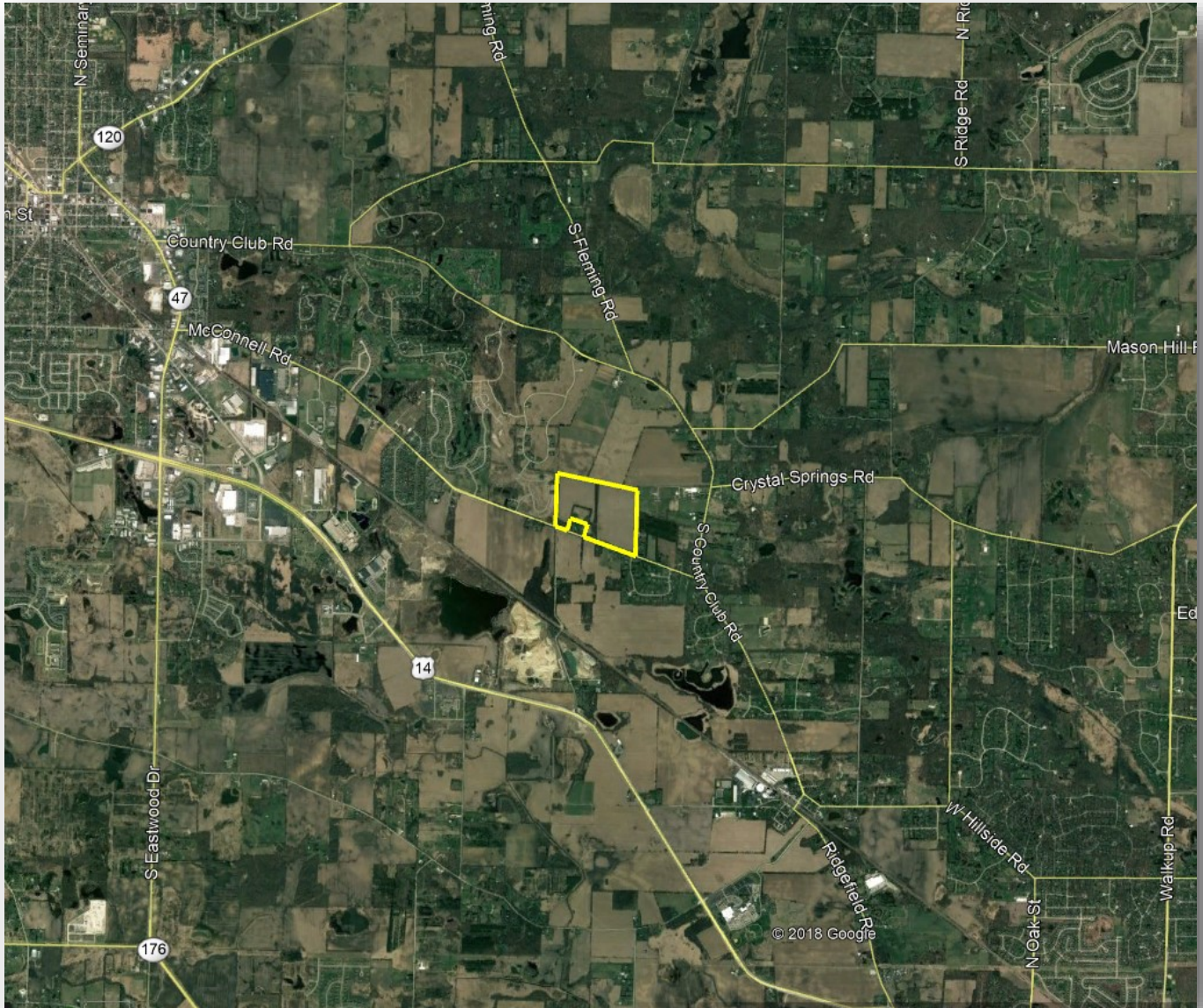
FEDERAL CROP INSURANCE

FARMLAND APPRAISALS



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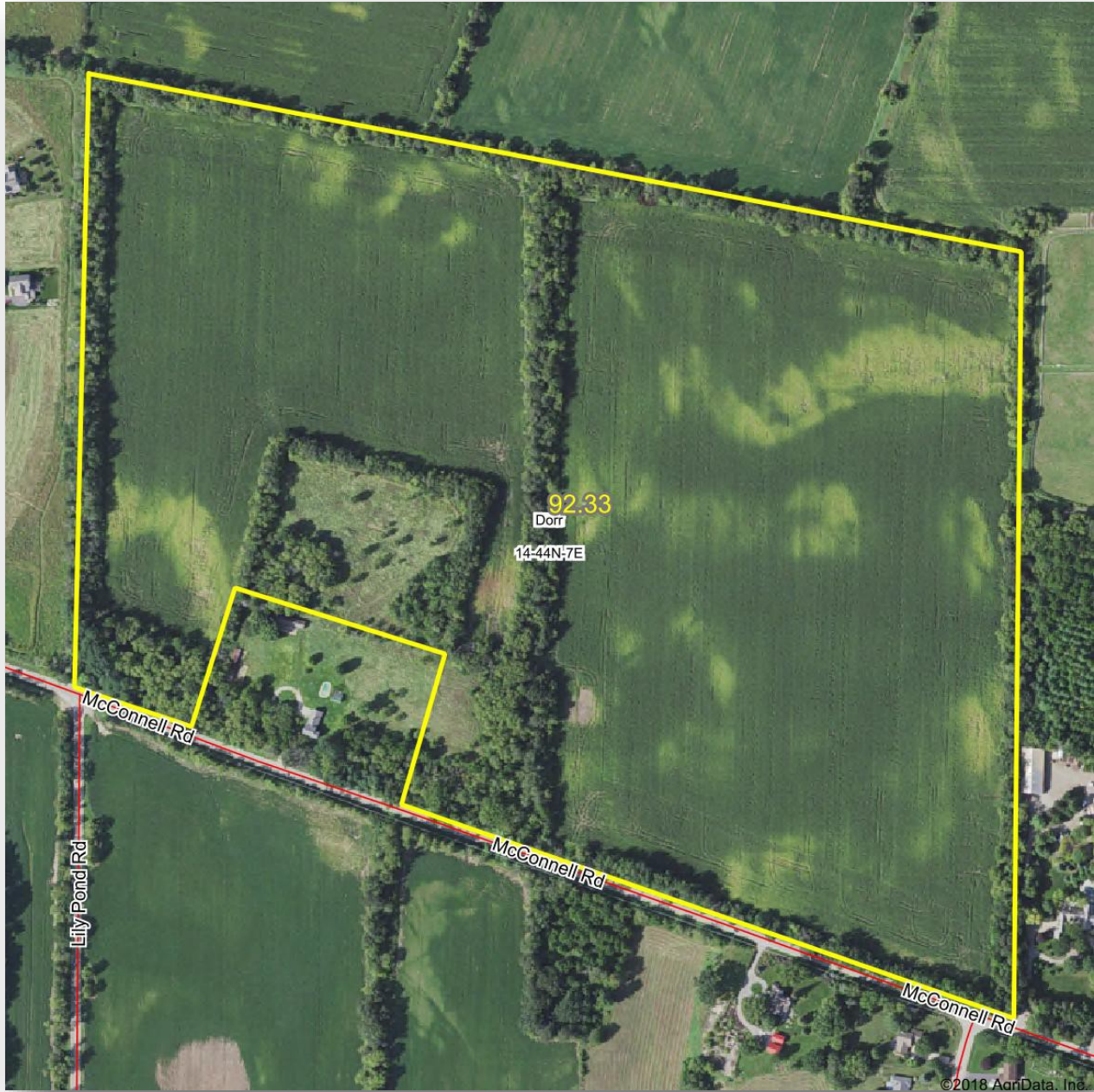
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Appraisals



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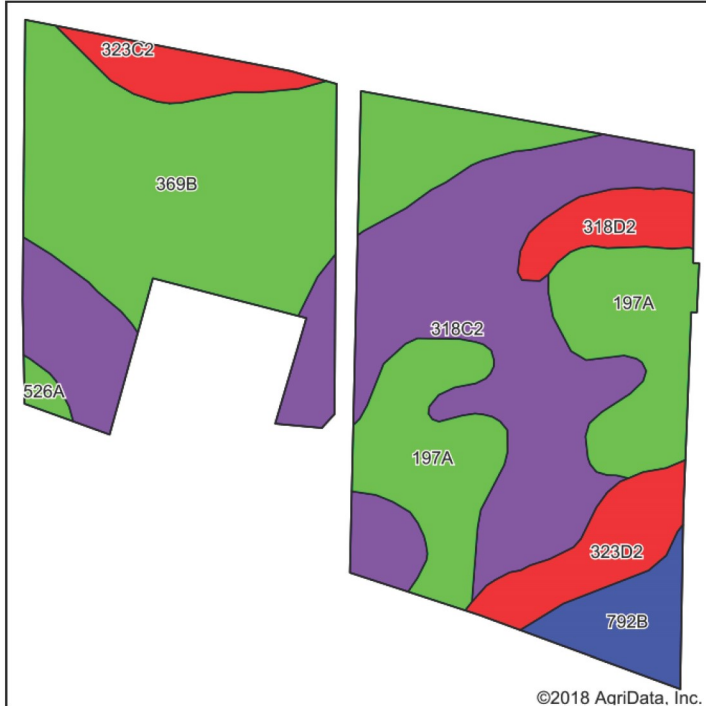
Appraisals



Rooster Ag'

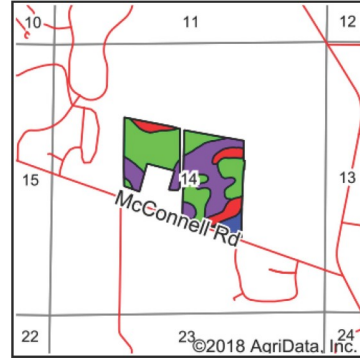
R E A L T Y

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:

 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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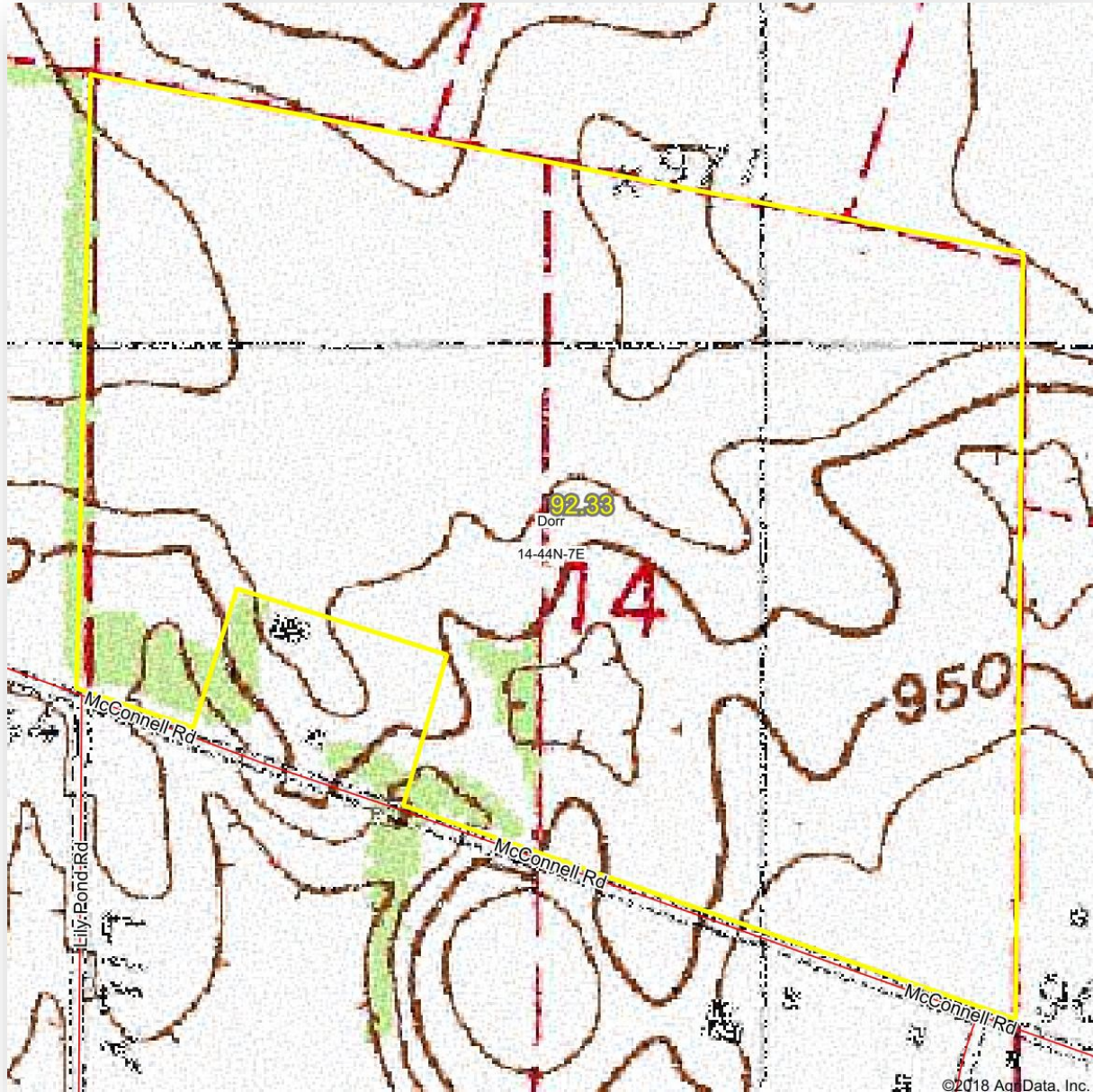
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