



Rooster Ag'

R E A L T Y

THE SHERIDAN 106±



Lasalle County, Mission Twp

106± acres

80± tillable acres

Excellent deer/turkey hunting property!

Price: \$6,850 per acre

Phone: (815) 333-4354
Email: Rooster@mc.net
Web: www.roosterag.com

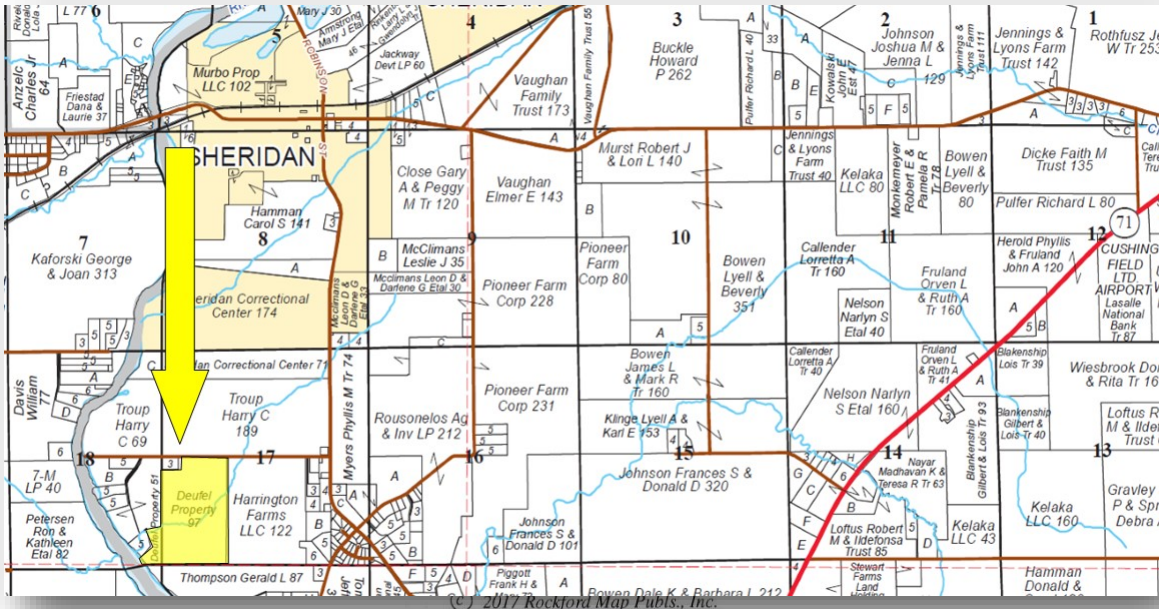
1100 S County Line Road
P.O. Box 297
Maple Park, IL 60151

Joe Ludwig 630-774-5887
Tyler Creath 815-451-1152
Steve Edwards 630-774-7470



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PROPERTY SPECIFICATIONS

GROSS ACRES:	106±
TILLABLE ACRES:	78.98±
SOIL PI:	113
EST. REAL ESTATE TAXES:	\$1,417.22±
PRICE:	\$6,850 per acre

Located off N. 3959th Road in Sheridan, IL.

This property includes 220'± of frontage along the Fox River.

Excellent mix of income producing farmland along with deer/turkey hunting potential.

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

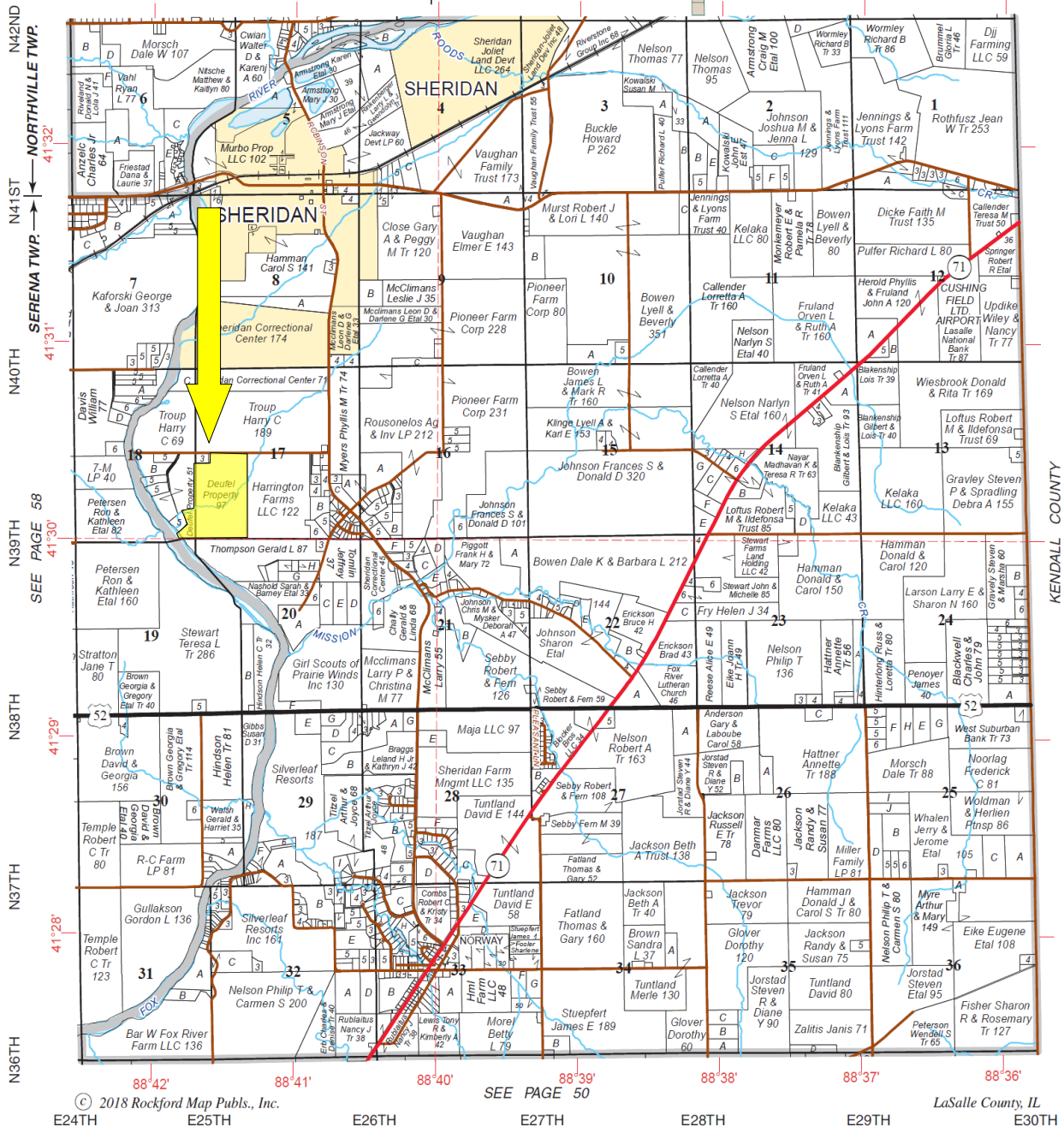
Appraisals

SOUTH PART NORTHVILLE
EAST PART SERENA SOUTH PART MISSION

Refer to page 96 for keyed parcels

T.35N.-R.5E.

MISSION TWP. SEE PAGE 70



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



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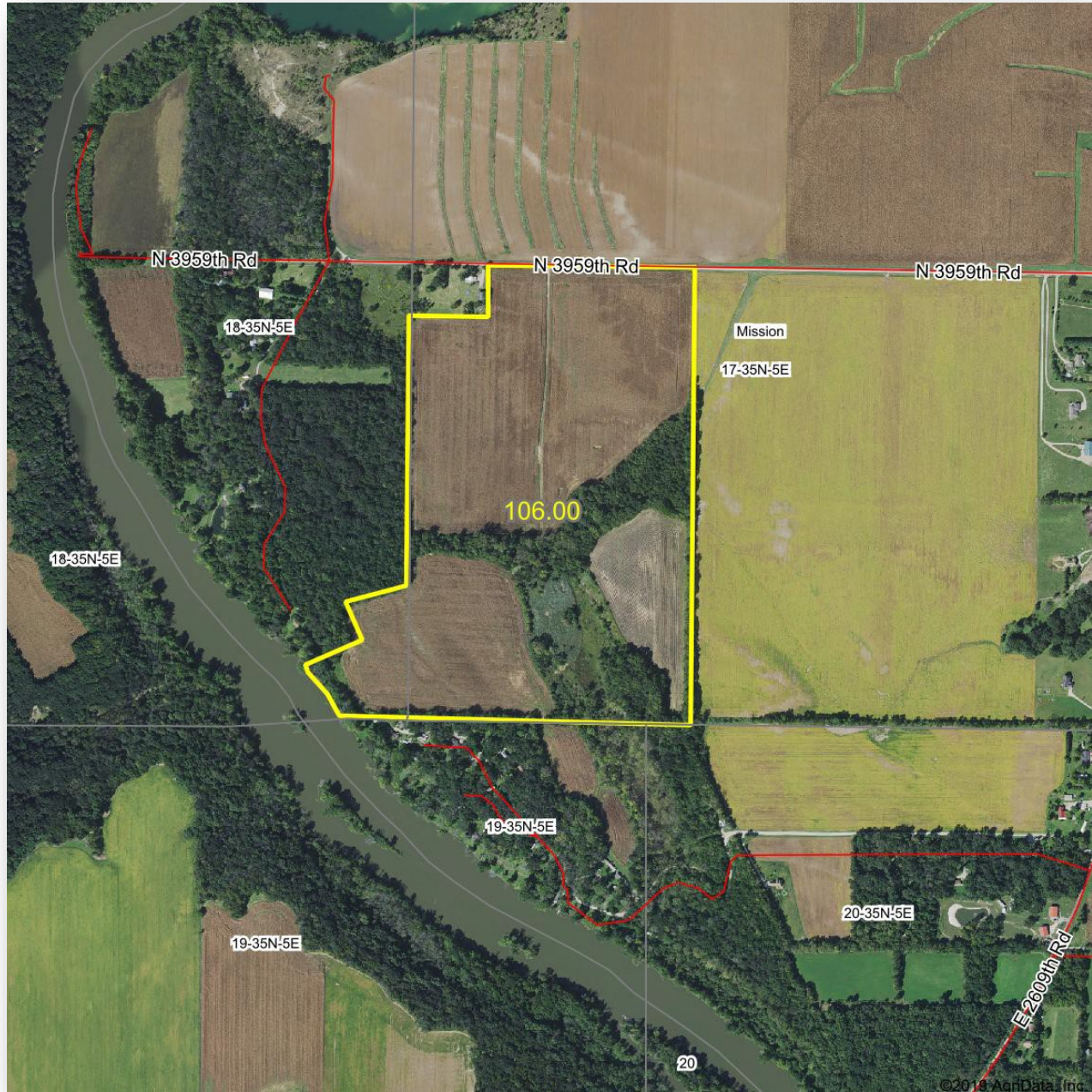


REAL ESTATE
**FARM
MANAGEMENT**
**FEDERAL CROP
INSURANCE**
**FARMLAND
APPRAISALS**



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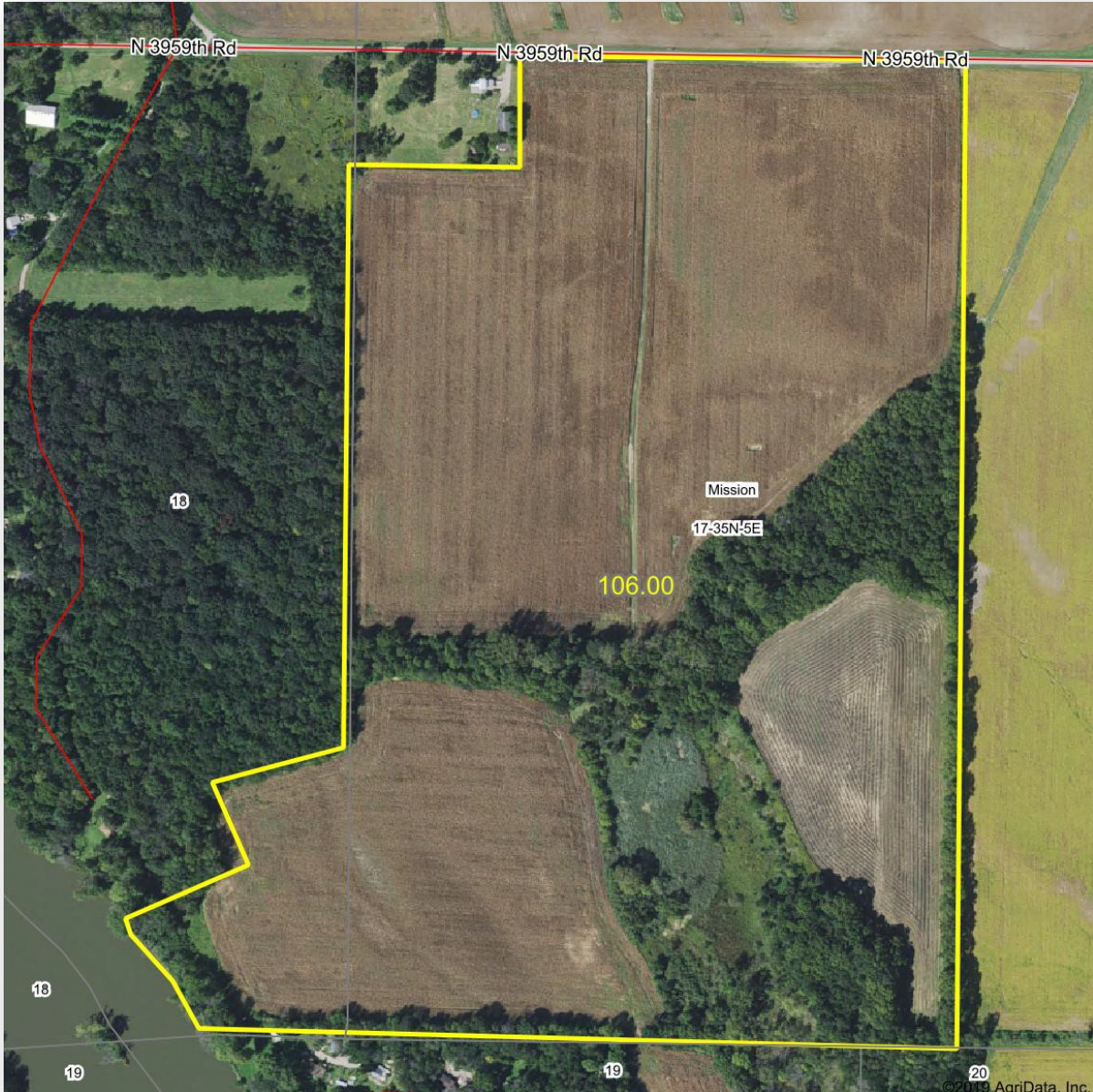
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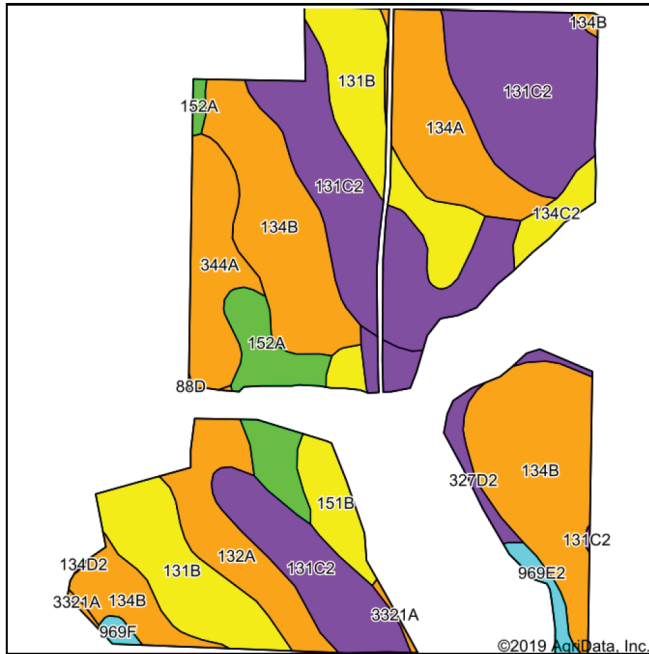
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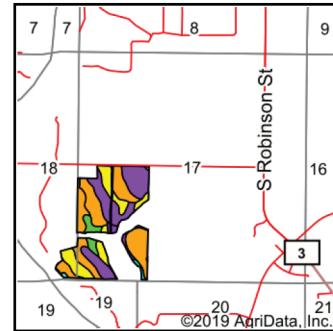
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Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **La Salle**
 Location: **17-35N-5E**
 Township: **Mission**
 Acres: **78.98**
 Date: **4/14/2020**



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Maps Provided By:



Area Symbol: IL099, 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
**131C2	Alvin fine sandy loam, 5 to 10 percent slopes, eroded	23.10	29.2%		**140	**46	**103
**134B	Camden silt loam, 2 to 5 percent slopes	18.86	23.9%		**164	**50	**118
**131B	Alvin fine sandy loam, 2 to 5 percent slopes	10.94	13.9%		**149	**49	**110
134A	Camden silt loam, 0 to 2 percent slopes	6.07	7.7%		166	51	119
132A	Starks silt loam, 0 to 2 percent slopes	4.72	6.0%		163	51	119
344A	Harvard silt loam, 0 to 2 percent slopes	4.37	5.5%		171	54	125
152A	Drummer silty clay loam, 0 to 2 percent slopes	3.82	4.8%		195	63	144
**151B	Ridgeville fine sandy loam, 2 to 4 percent slopes	2.67	3.4%		**149	**50	**113
**327D2	Fox loam, 6 to 12 percent slopes, eroded	1.95	2.5%		**139	**45	**101
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	1.21	1.5%		**154	**47	**111
**969E2	Casco-Rodman complex, 12 to 20 percent slopes, eroded	0.75	0.9%		**95	**32	**72
**969F	Casco-Rodman complex, 20 to 30 percent slopes	0.29	0.4%		**94	**32	**71
3321A	Du Page silt loam, 0 to 2 percent slopes, frequently flooded	0.23	0.3%		170	54	125
Weighted Average					154.7	49.3	113

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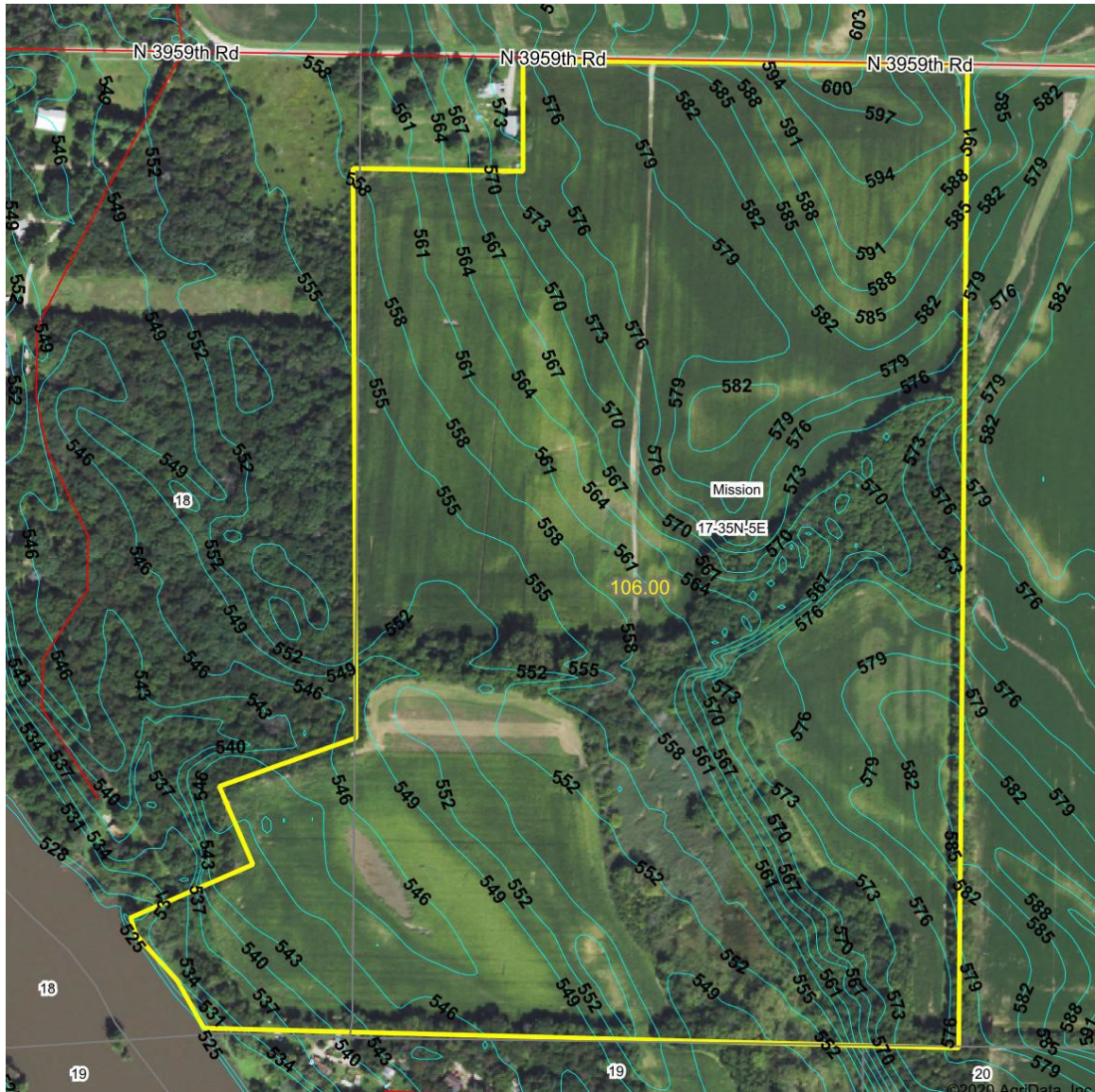
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