



Rooster Ag'

R E A L T Y

ROCK CREEK HINCKLEY PROPERTY



DeKalb County, Squaw Grove Twp.

17.54± acres

11.16± tillable acres

**Excellent spot for regenerative/
specialty-organic farming!**

***AGENT OWNED**

Listed At: \$159,000

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

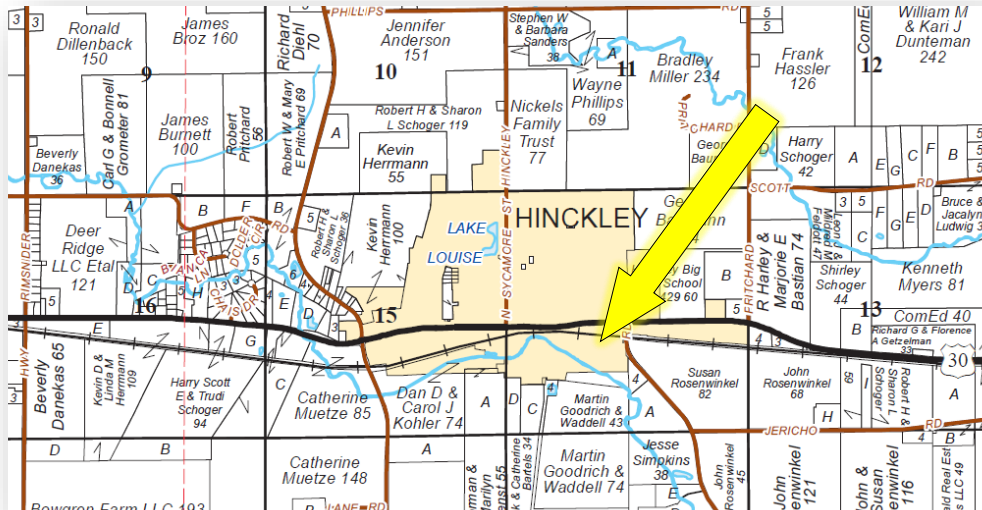
Tyler Creath 815-451-1152

Steve Edwards 630-774-7470



Rooster Ag'

R E A L T Y



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PROPERTY SPECIFICATIONS

GROSS ACRES:	17.54±
TILLABLE ACRES:	11.16±
SOIL PI:	135.4
EST. REAL ESTATE TAXES:	\$558.52
PRICE:	\$159,000

Excellent spot for a regenerative farm or a specialty-organic site!

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

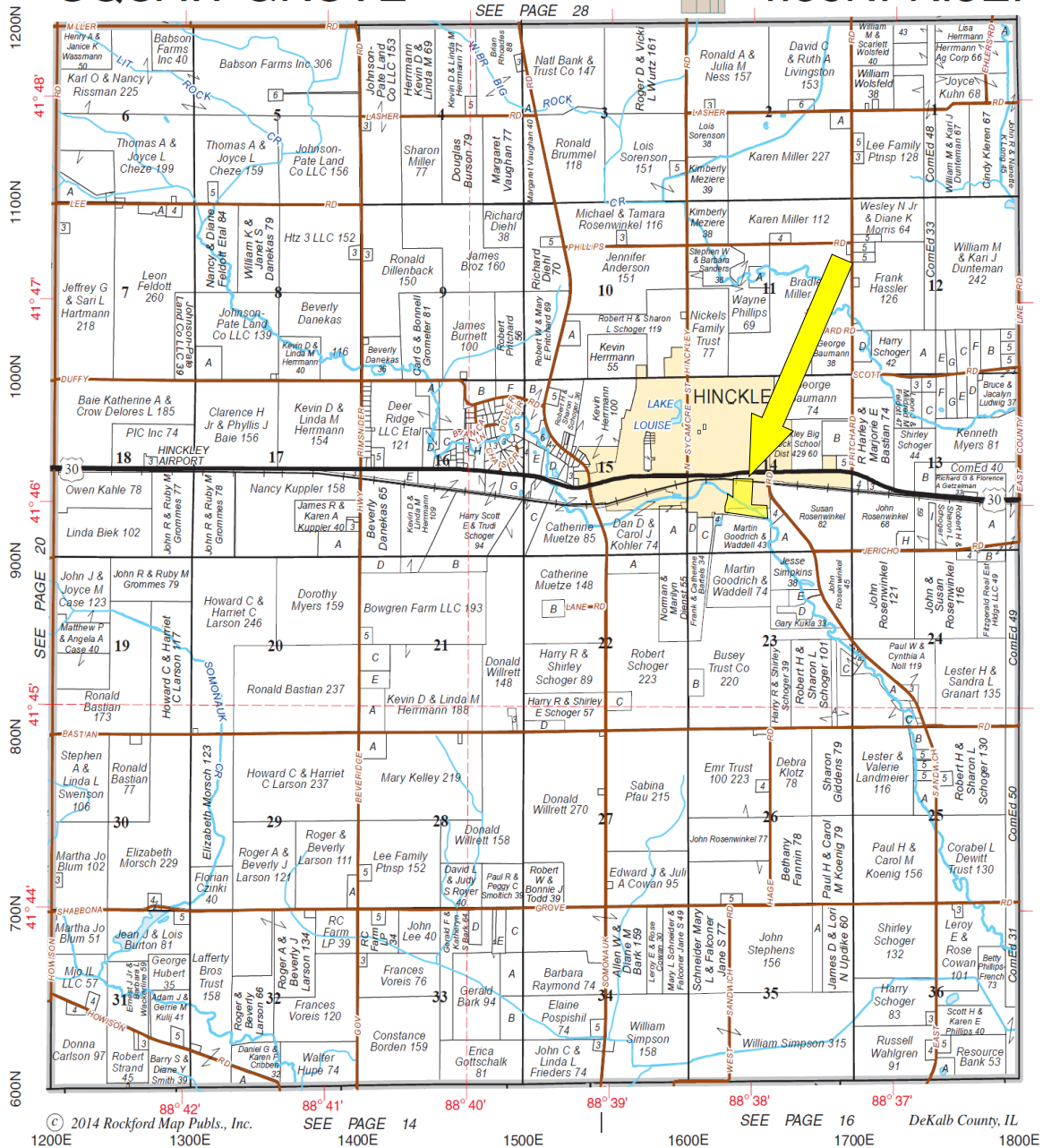
Farm Management

Crop Insurance

Appraisals

SQUAW GROVE

T.38N.-R.5E.



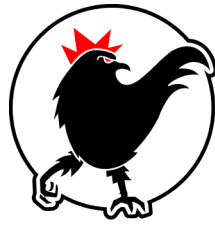
**DON'T LET
YOUR MONEY
COLLECT
DUST, INVEST
IN DIRT.**



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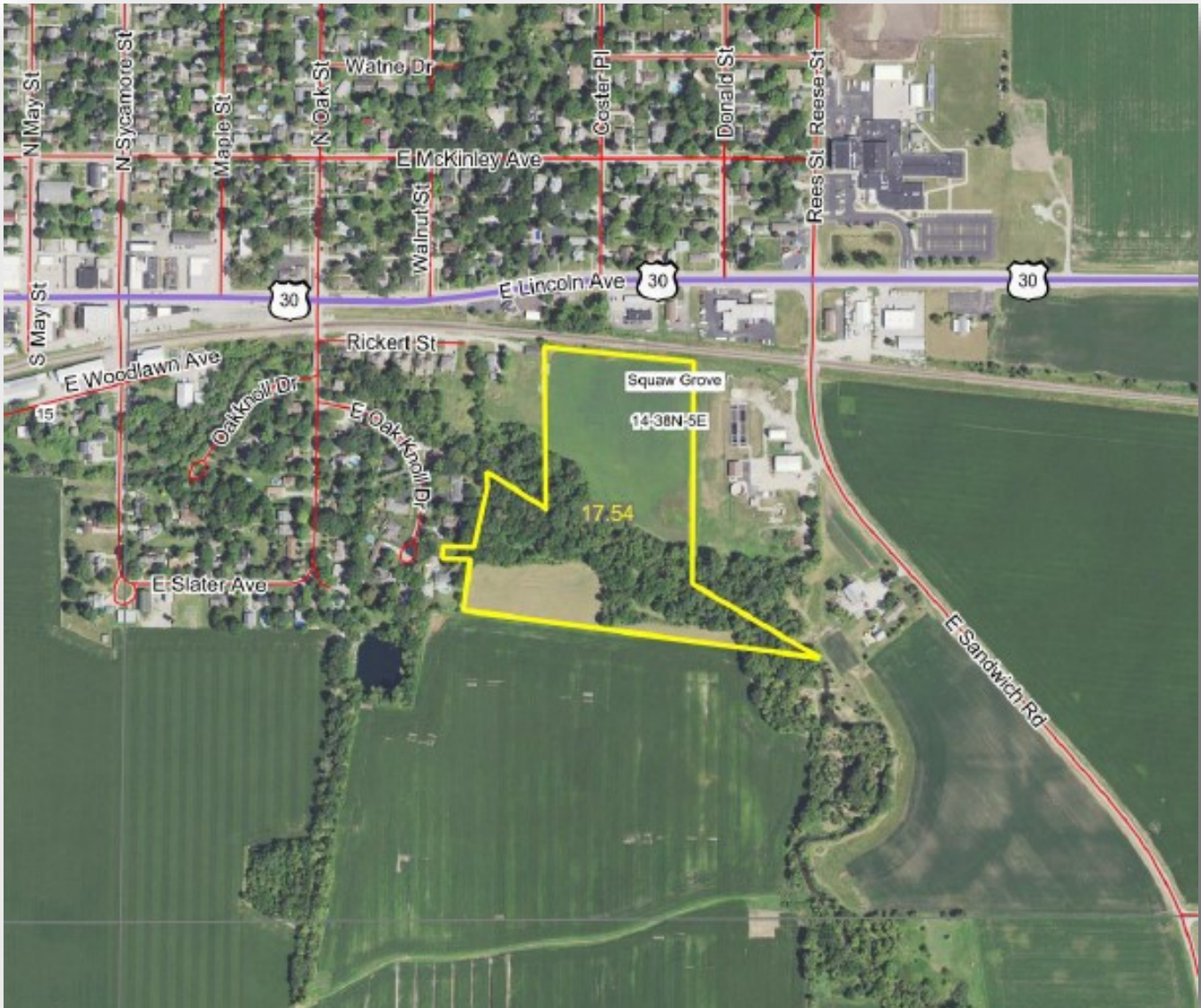


REAL ESTATE
**FARM
MANAGEMENT**
**FEDERAL CROP
INSURANCE**
**FARMLAND
APPRAISALS**



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Farm Management

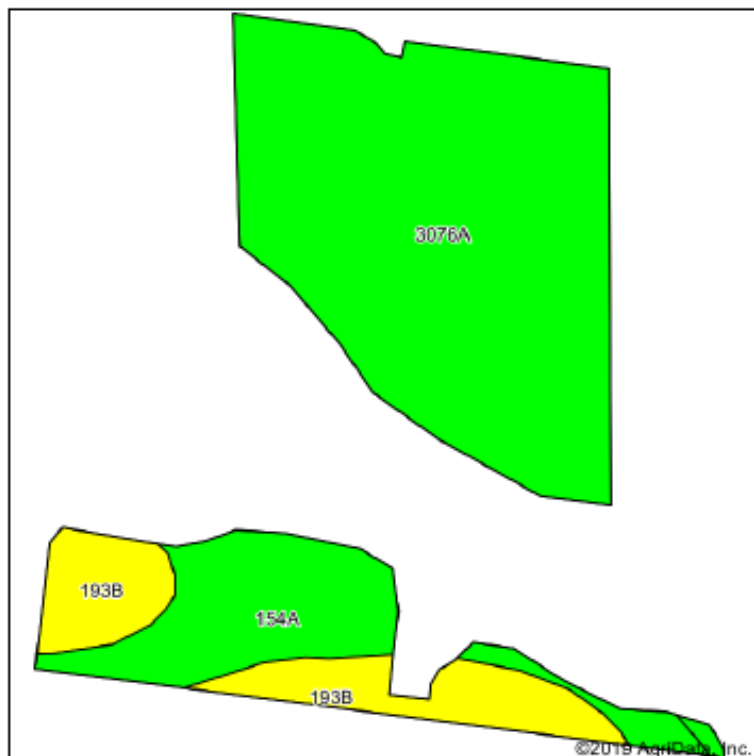
Crop Insurance

Appraisals



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Soils data provided by USDA and NRCS.



State: Illinois
County: De Kalb
Location: 14-38N-5E
Township: Squaw Grove
Acres: 11.16
Date: 12/19/2019



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Maps Provided By:



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Area Symbol: IL037, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	7.40	66.3%		186	61	139
154A	Flanagan silt loam, 0 to 2 percent slopes	2.06	18.5%		194	63	144
**193B	Mayville silt loam, 2 to 5 percent slopes	1.70	15.2%		**148	**49	**109
Weighted Average					181.7	59.5	135.4

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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