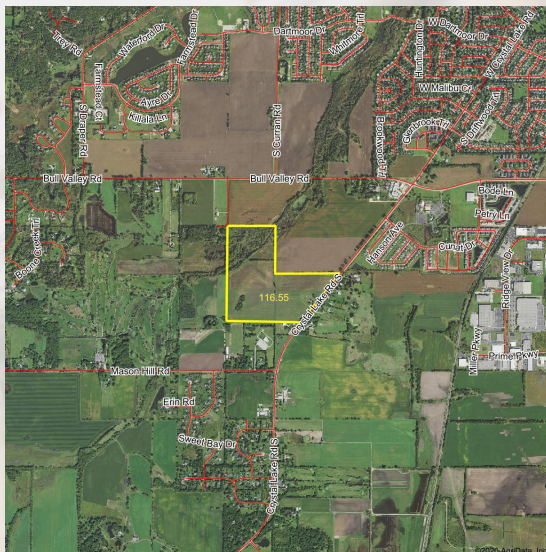




Rooster Ag'

R E A L T Y

THE CRYSTAL LAKE RD FARM



McHenry County, Nunda Twp.

116.55± acres

89.00± tillable acres

Excellent location

Mostly Tillable, Good Soils

Listed At: \$7,692 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

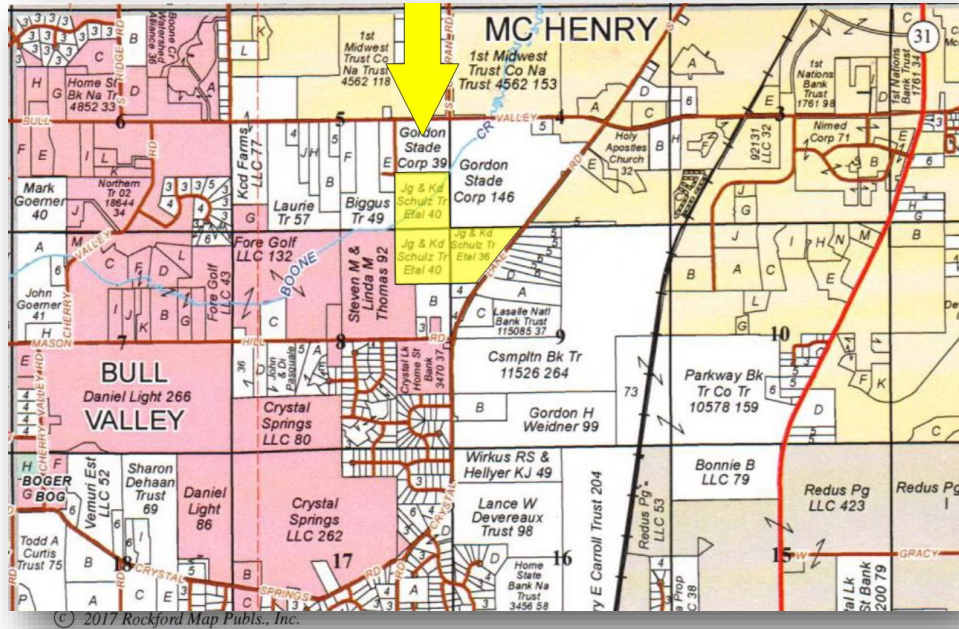
Joe Ludwig 630-774-5887

Tyler Creath 815-451-1152



Rooster Ag'

R E A L T Y



PROPERTY SPECIFICATIONS

GROSS ACRES:	116.55±
TILLABLE ACRES:	89.00±
SOIL PI:	127.8
EST. REAL ESTATE TAXES:	\$3,097.48
PRICE:	\$7,692 per acre

Excellent Investment/1031 Trade Property
Limited Time Opportunity

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

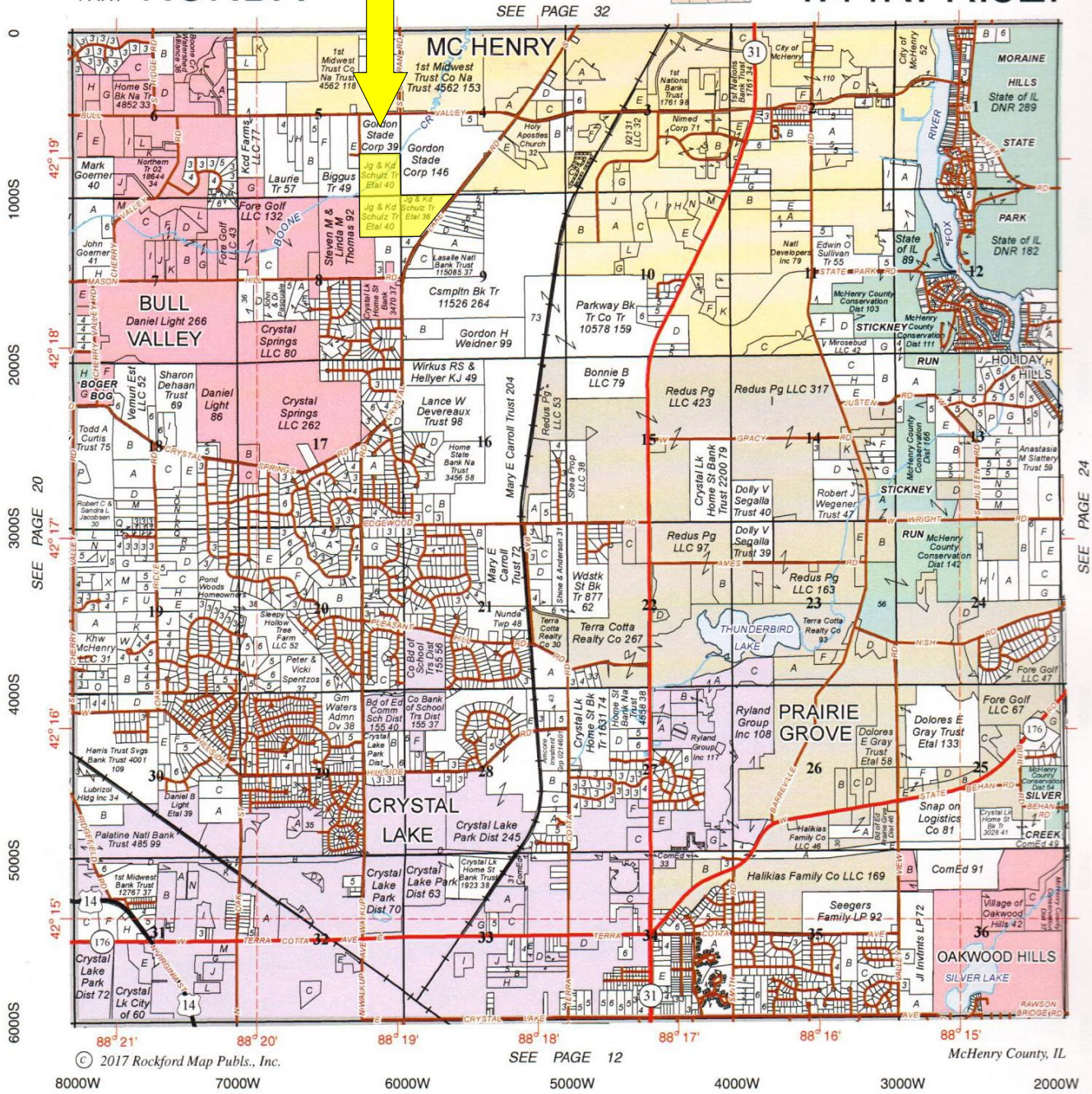
Farm Management

Crop Insurance

Appraisals

WEST PART NUNDA

Refer to pages 54 & 55 for keyed parcels
T.44N.-R.8E.



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



Rooster Ag
www.RoosterAg.com
815.323.4284

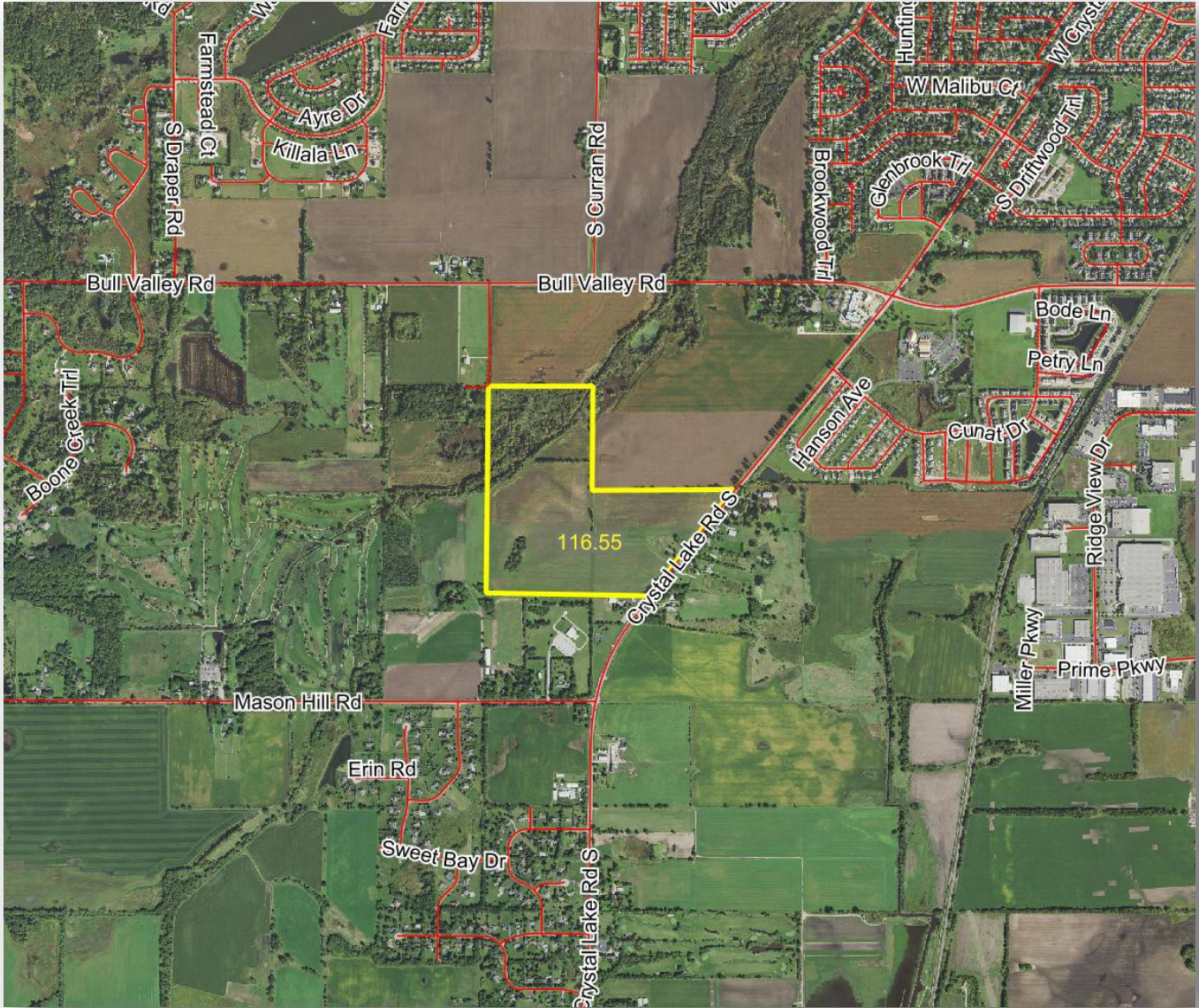


- REAL ESTATE
- FARM MANAGEMENT
- FEDERAL CROP INSURANCE
- FARMLAND APPRAISALS



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Real Estate

Farm Management

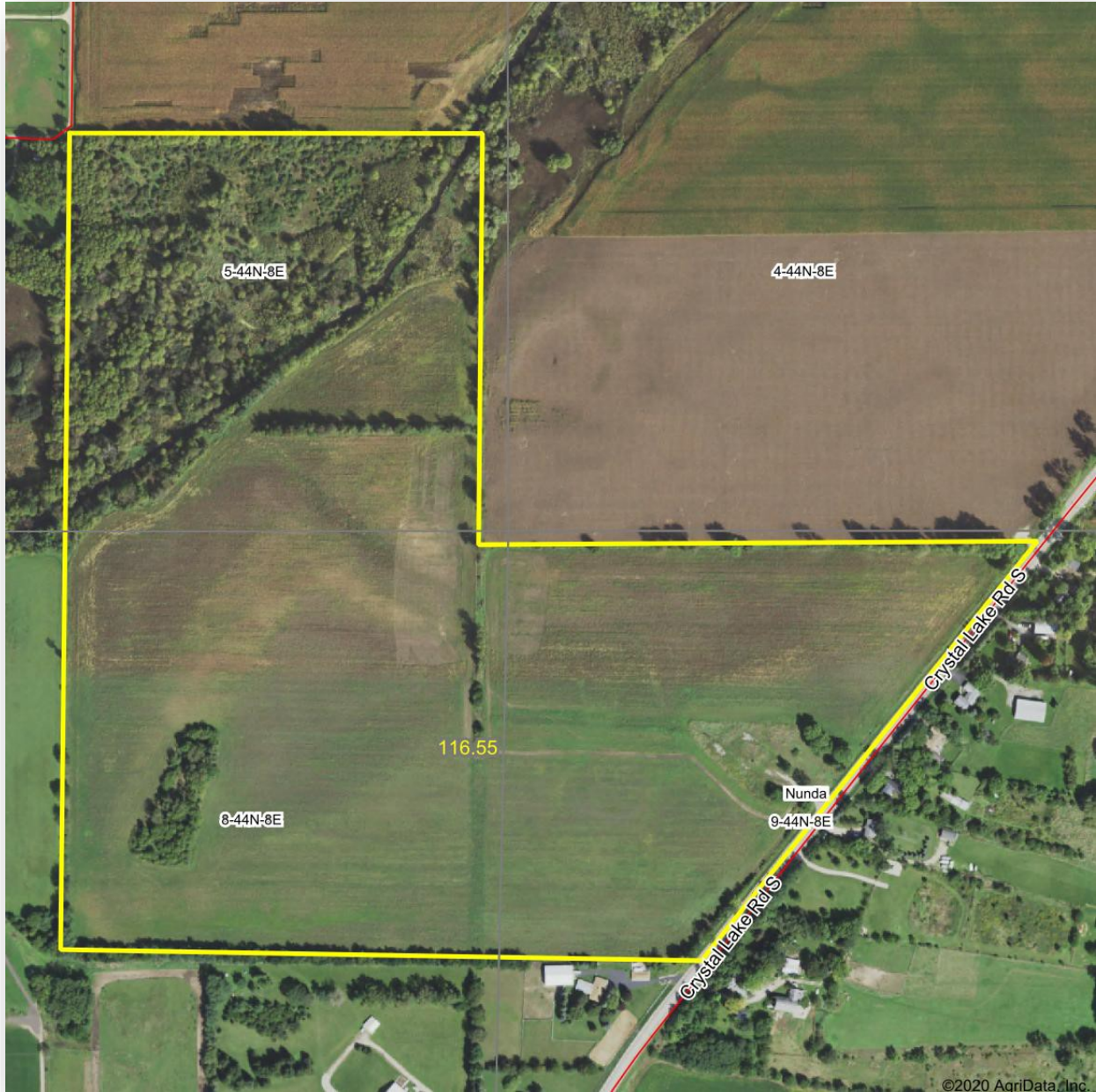
Crop Insurance

Appraisals



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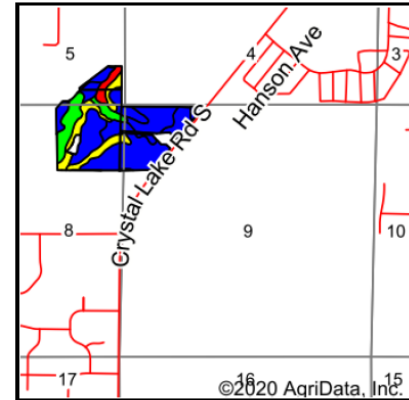
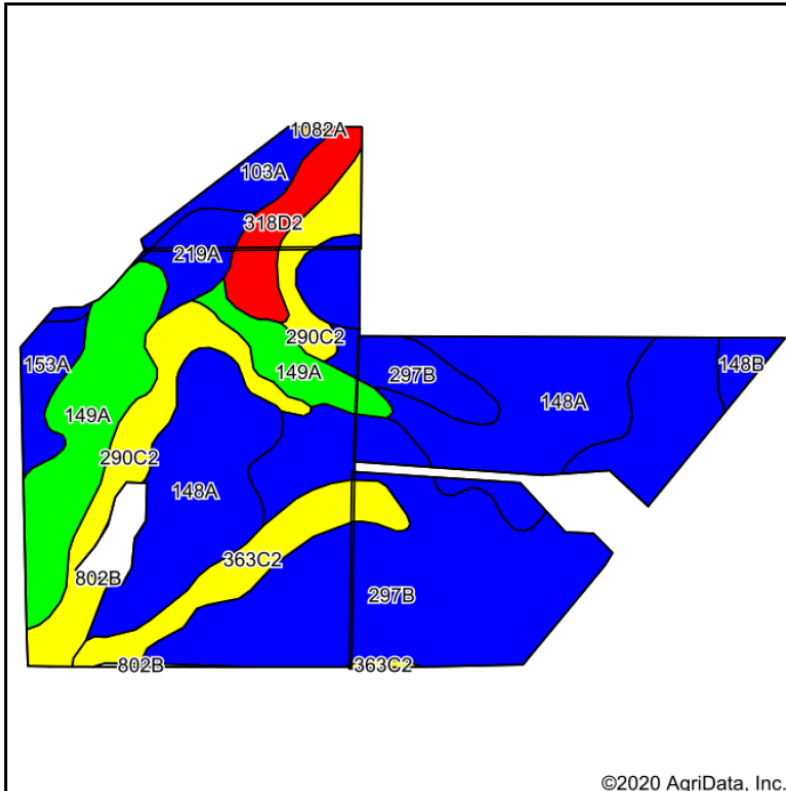
Appraisals



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R E A L T Y

Soils Map



State: Illinois
 County: McHenry
 Location: 8-44N-8E
 Township: Nunda
 Acres: 89
 Date: 8/5/2020



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2020 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

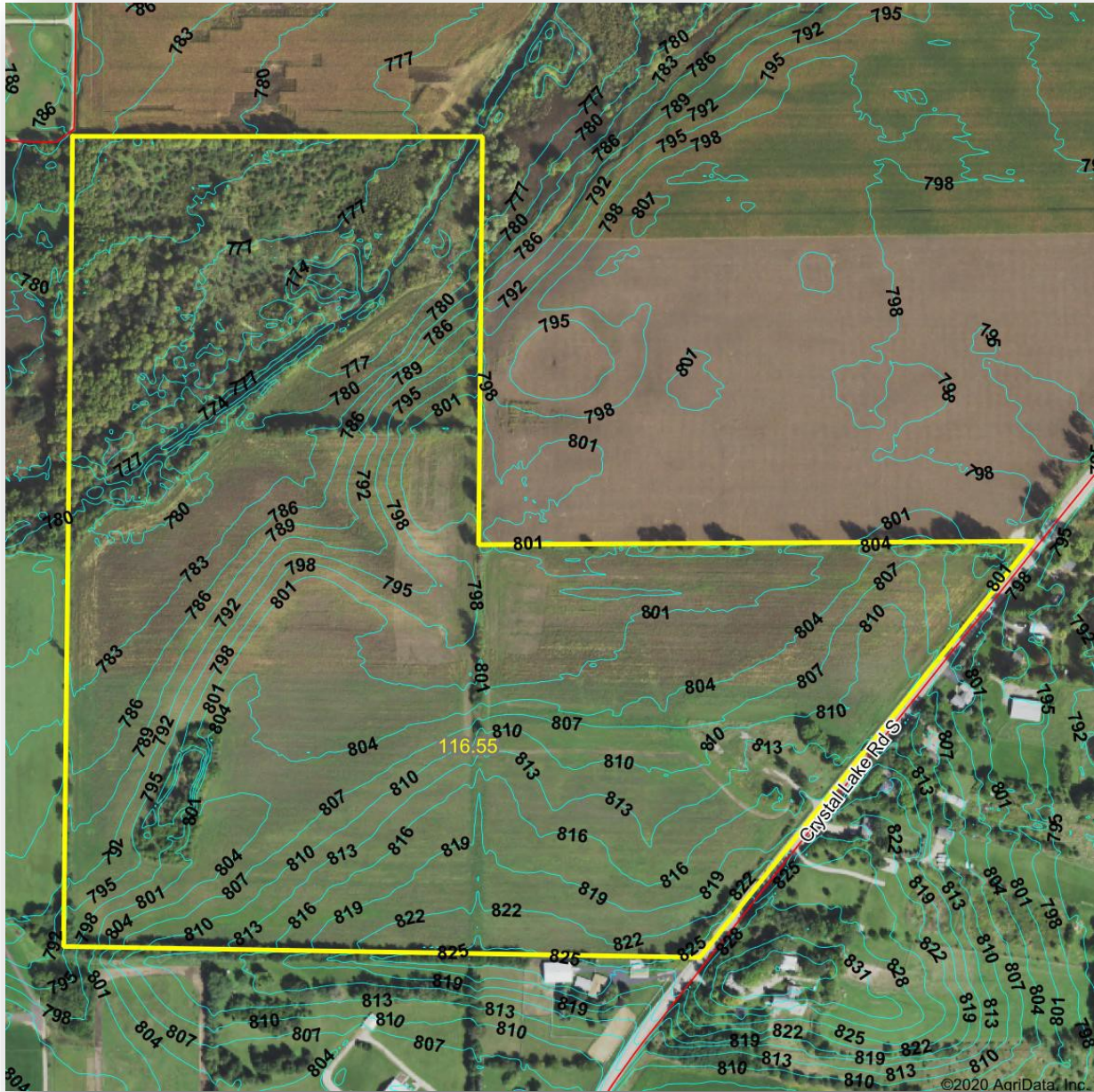
Area Symbol: II 111, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**297B	Ringwood silt loam, 2 to 4 percent slopes	31.65	35.6%		**173	**55	**128
148A	Proctor silt loam, 0 to 2 percent slopes	21.41	24.1%		185	58	135
149A	Brenton silt loam, 0 to 2 percent slopes	10.86	12.2%		195	60	141
**290C2	Warsaw loam, 4 to 6 percent slopes, eroded	8.68	9.8%		**153	**49	**113
**363C2	Griswold loam, 4 to 6 percent slopes, eroded	4.90	5.5%		**148	**49	**111
**318D2	Lorenzo loam, 6 to 12 percent slopes, eroded	3.39	3.8%		**129	**42	**95
103A	Houghton muck, 0 to 2 percent slopes	2.39	2.7%		175	57	130
219A	Millbrook silt loam, 0 to 2 percent slopes	2.33	2.6%		177	55	129
153A	Pella silty clay loam, cool, 0 to 2 percent slopes	2.19	2.5%		183	60	136
**148B	Proctor silt loam, 2 to 5 percent slopes	1.00	1.1%		**183	**57	**134
802B	Orthents, loamy, undulating	0.14	0.2%				
1082A	Millington silt loam, 0 to 2 percent slopes, undrained, occasionally flooded	0.06	0.1%		171	54	125
Weighted Average					173.8	55	127.8



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