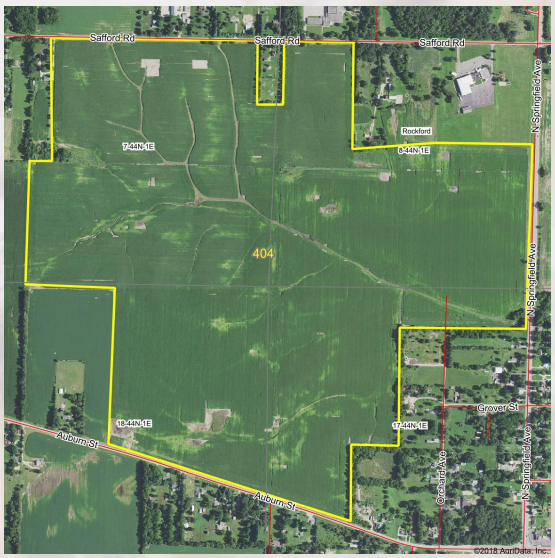
RoosterAg'
REALTY

THE ROCKFORD FARM



Winnebago County, Rockford Twp.

404± acres

397± tillable acres

Former Kennedy Homes Development Property.

Good cash rental income.

Listed At: $8,900 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

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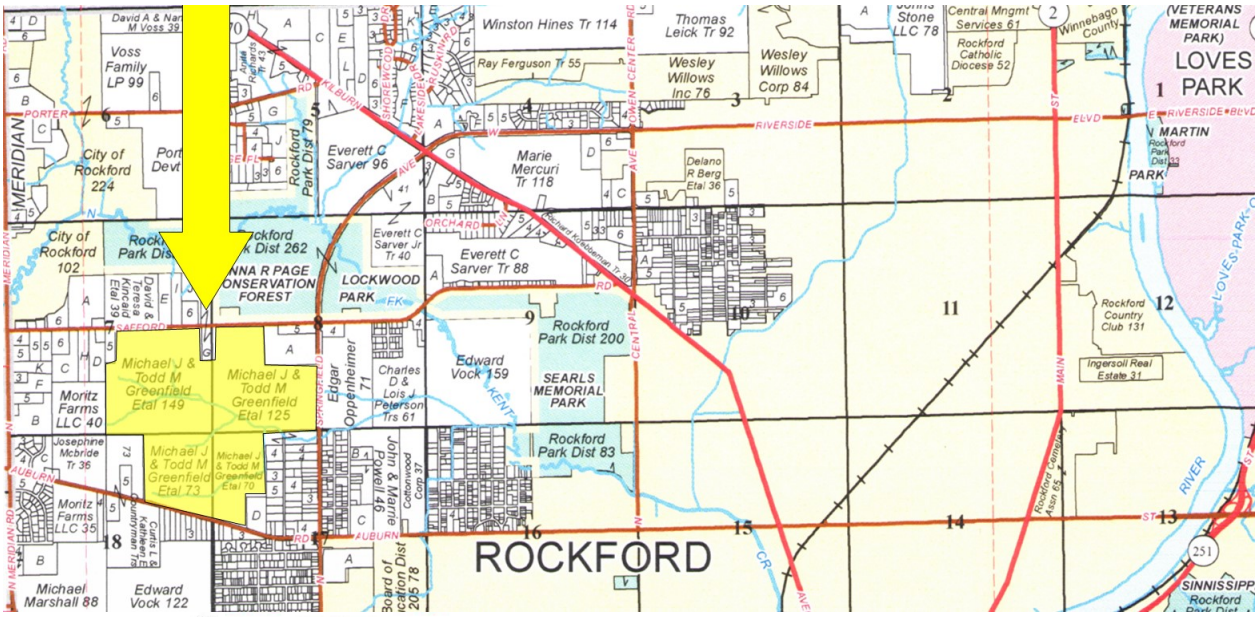

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PROPERTY SPECIFICATIONS

GROSS ACRES:	**404±**
TILLABLE ACRES:	**397±**
SOIL PI:	**114.9**
EST. REAL ESTATE TAXES:	**$9,452.00**
PRICE:	**$8,900 per acre**

Former Development Property
Excellent Investment/1031 Trade Property
Limited Time Opportunity

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JOE LUDWIG
Broker/Owner
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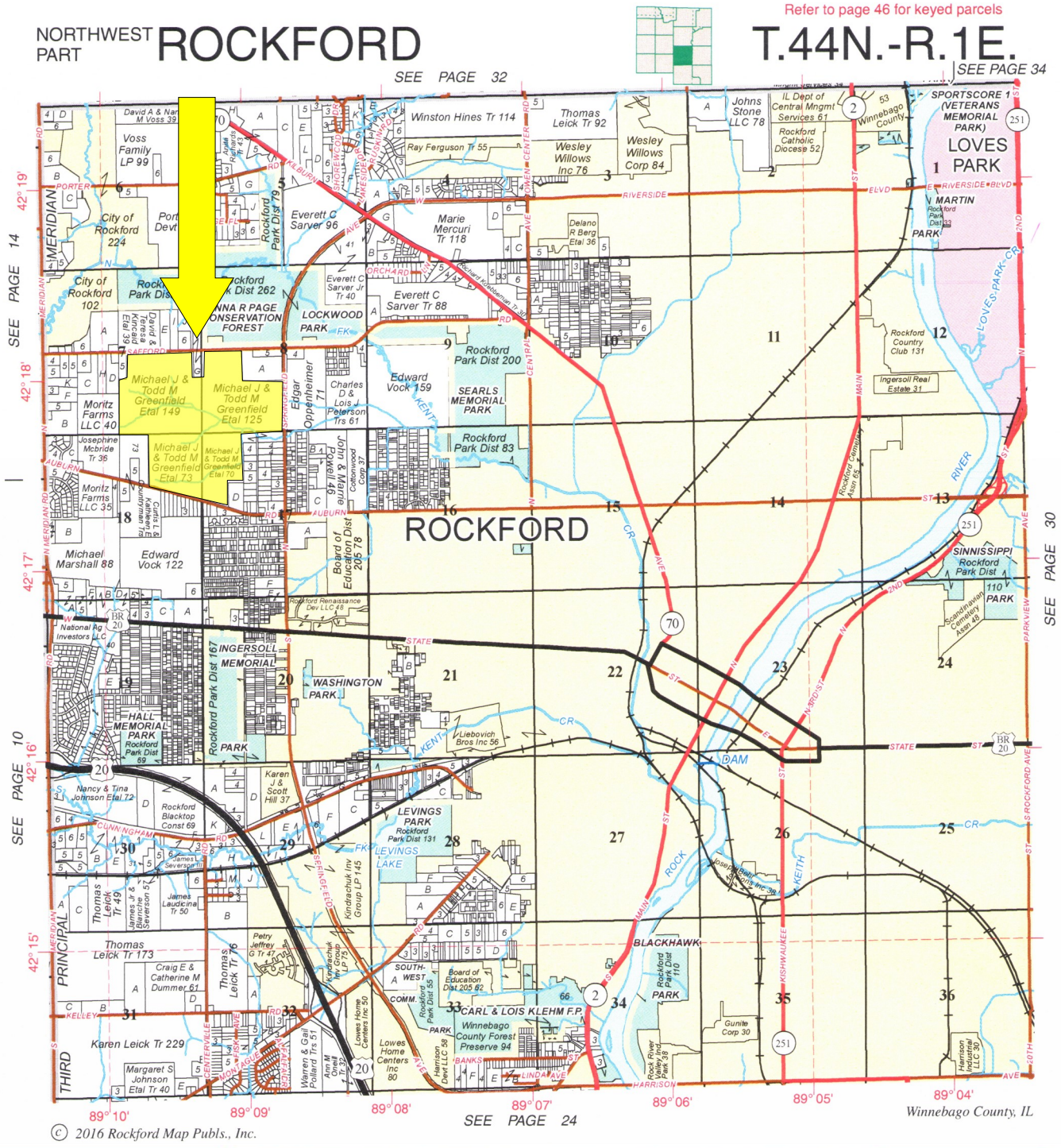
Phone: 630.774.5887

Real Estate Farm Management Crop Insurance Appraisals



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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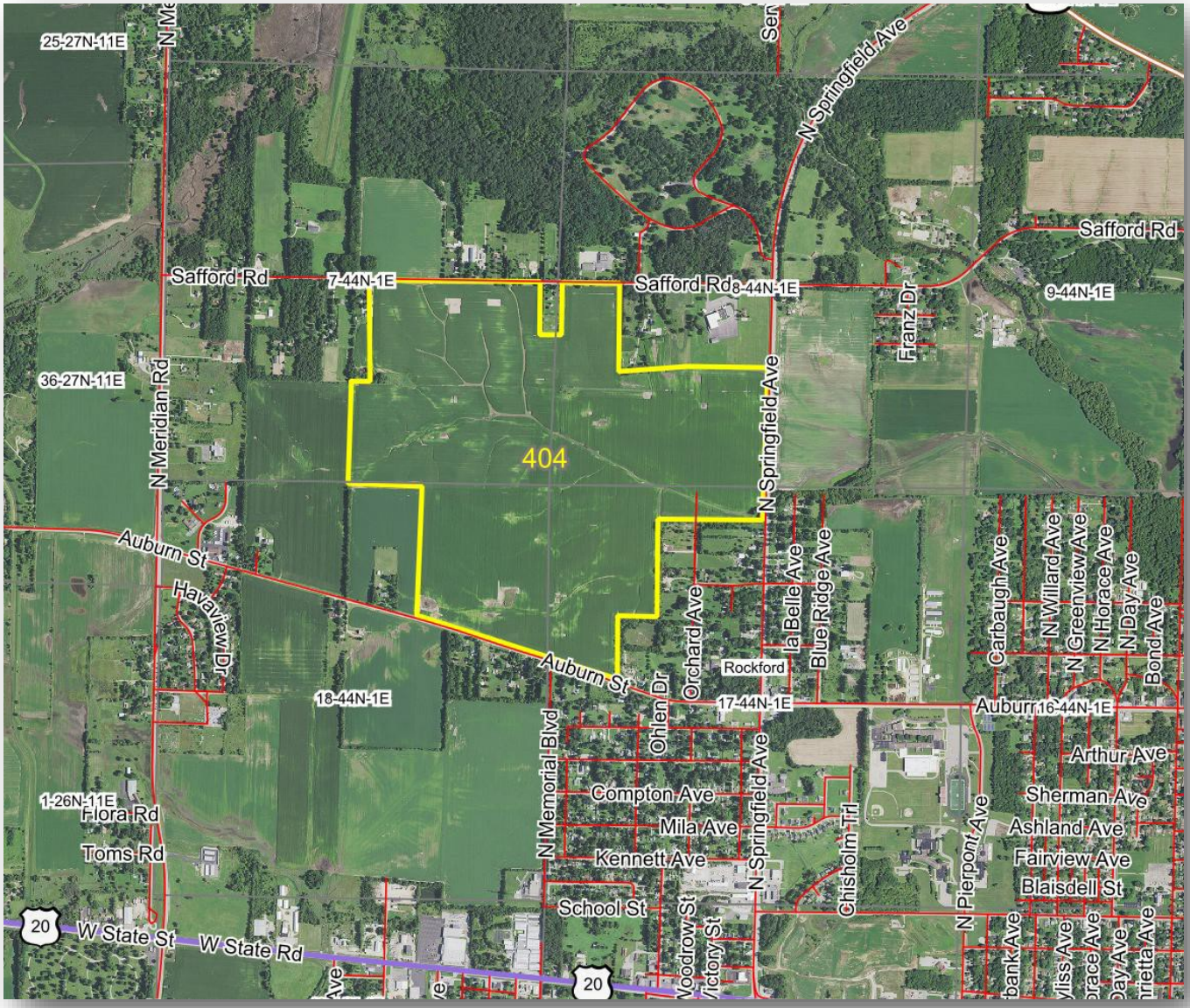

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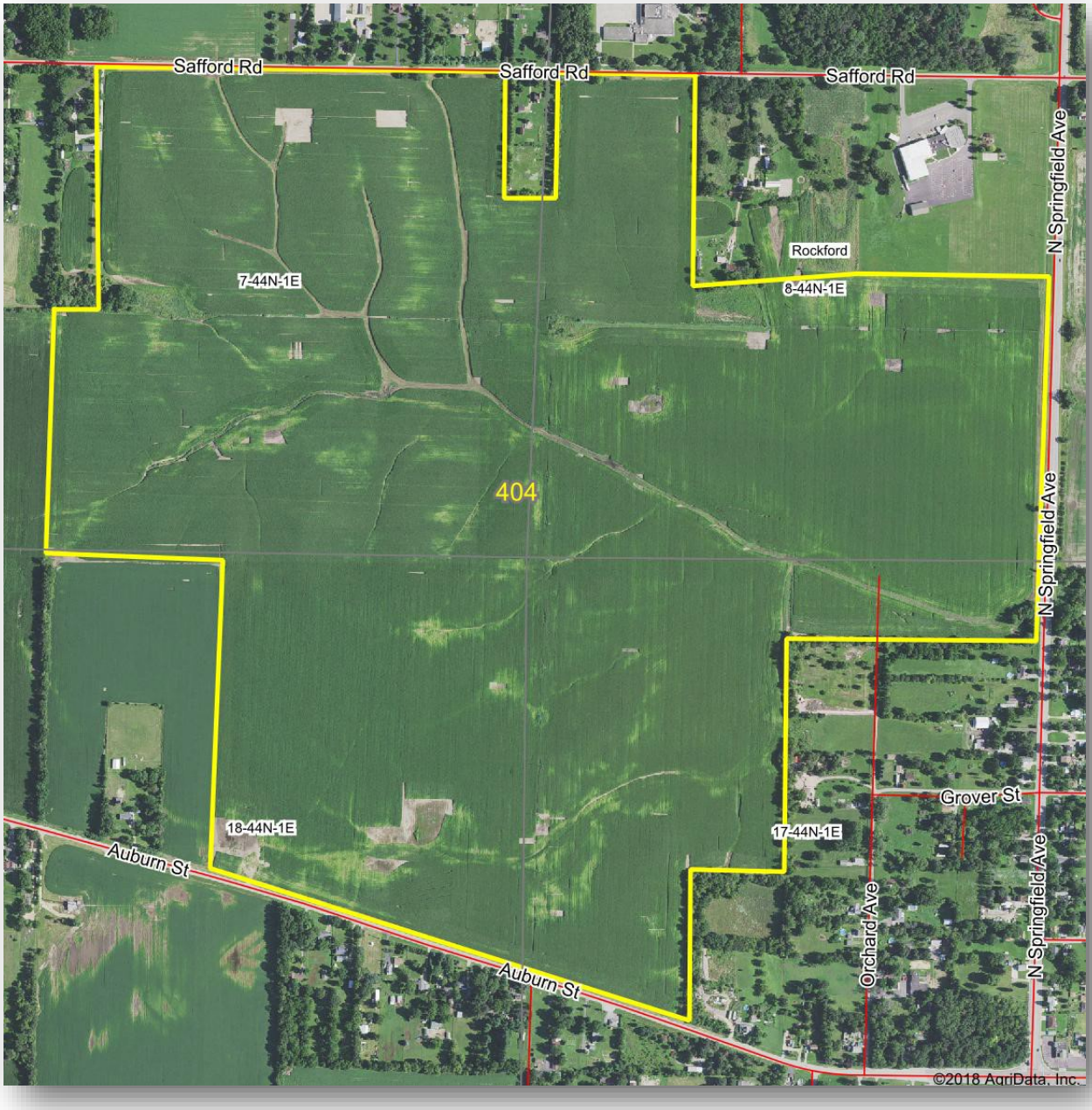

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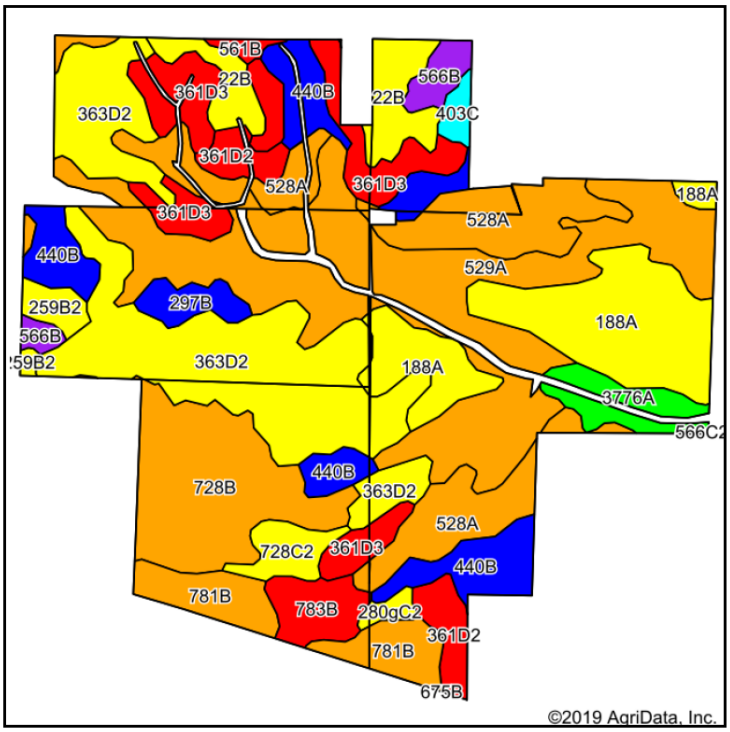
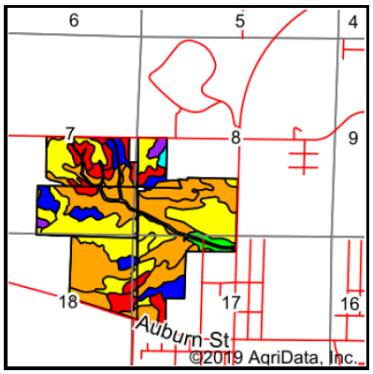
Real Estate Farm Management Crop Insurance Appraisals

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Winnebago**
Location: **8-44N-1E**
Township: **Rockford**
Acres: **397.01**
Date: **11/18/2019**

Maps Provided By:
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Area Symbol: IL201, 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
529A	Selmass loam, 0 to 2 percent slopes	84.13	21.2%		163	53	121
**363D2	Griswold loam, 6 to 12 percent slopes, eroded	68.24	17.2%		**145	**48	**109
188A	Beardstown loam, 0 to 2 percent slopes	40.75	10.3%		152	50	114
528A	Lahoguess loam, 0 to 2 percent slopes	34.88	8.8%		170	55	126
**728B	Winnebago silt loam, 2 to 5 percent slopes	34.26	8.6%		**162	**53	**121
**440B	Jasper silt loam, 2 to 5 percent slopes	27.63	7.0%		**173	**56	**129
**361D3	Kidder clay loam, 6 to 12 percent slopes, severely eroded	27.27	6.9%		**118	**40	**88
**781B	Friesland fine sandy loam, 2 to 5 percent slopes	15.45	3.9%		**157	**51	**118
**22B	Westville silt loam, 2 to 5 percent slopes	14.27	3.6%		**150	**50	**112
**361D2	Kidder loam, 6 to 12 percent slopes, eroded	9.46	2.4%		**127	**43	**95
3776A	Comfrey loam, 0 to 2 percent slopes, frequently flooded	7.78	2.0%		185	61	138
**783B	Flagler sandy loam, 2 to 6 percent slopes	7.55	1.9%		**128	**44	**95
**728C2	Winnebago silt loam, 5 to 10 percent slopes, eroded	5.67	1.4%		**153	**50	**113
**566B	Rockton and Dodgeville soils, 2 to 5 percent slopes	5.50	1.4%		**134	**46	**102
**297B	Ringwood silt loam, 2 to 4 percent slopes	4.80	1.2%		**173	**55	**128
**259B2	Assumption silt loam, 2 to 5 percent slopes, eroded	4.02	1.0%		**155	**49	**113
**403C	Elizabeth silt loam, 5 to 10 percent slopes	2.24	0.6%		**76	**27	**59
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	1.78	0.4%		**155	**49	**113
**561B	Whalan and NewGlarus silt loams, 2 to 5 percent slopes	1.26	0.3%		**130	**42	**95
**566C2	Rockton and Dodgeville soils, 5 to 10 percent slopes, eroded	0.07	0.0%		**126	**43	**96
				Weighted Average	**154**	**50.5**	**114.9**

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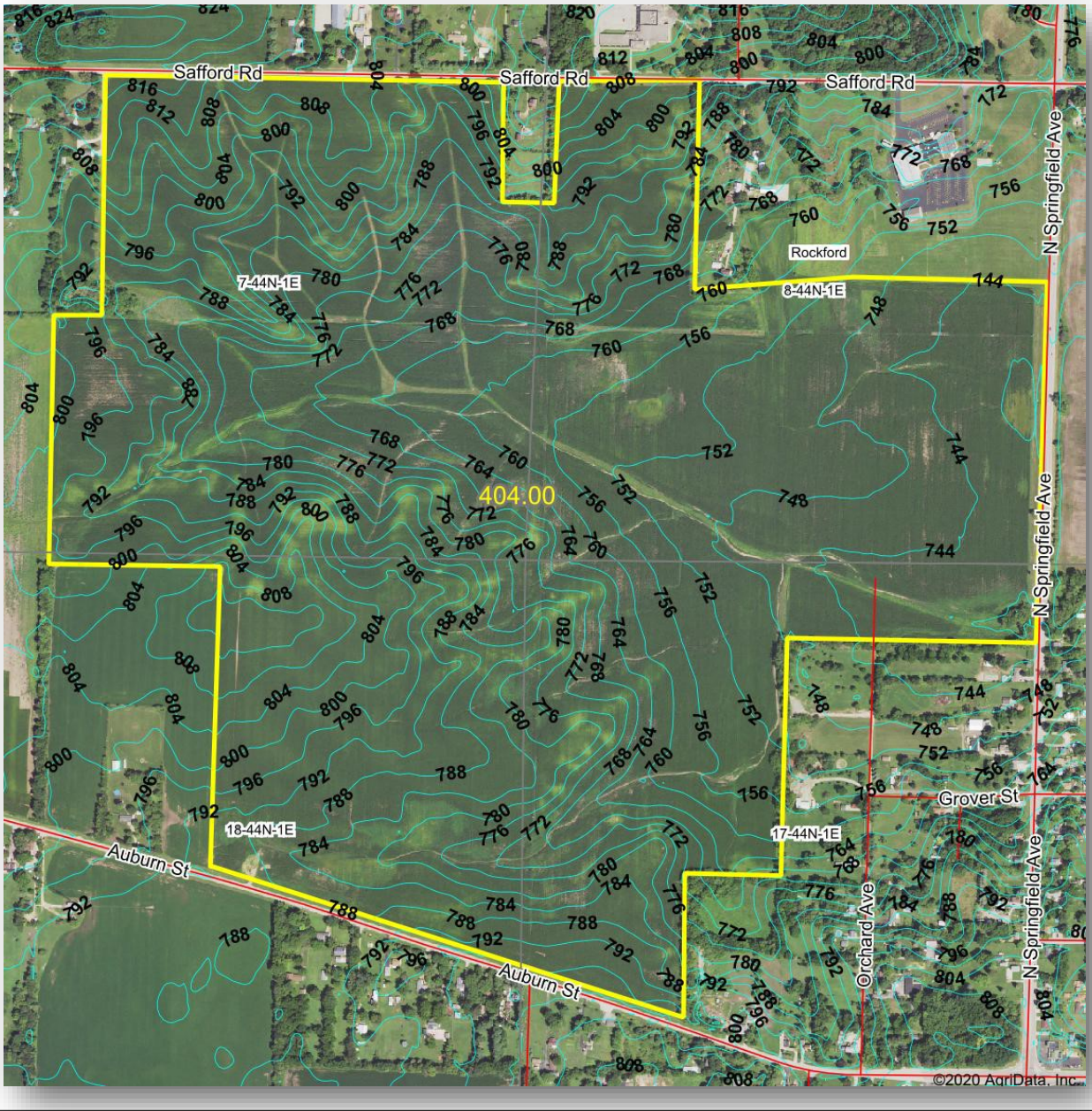

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