



# Rooster Ag'

R E A L T Y

## ***THE JERICHO RD. FARM***



**Kane County, Big Rock Twp.**

**175.88± acres**

**174.03± tillable acres**

**Limited Time Opportunity**

**Rare High Quality Kane County  
Farmland!**

***Listed At: \$10,995 Per Acre***

Phone: (815) 333-4354

Email: [Rooster@mc.net](mailto:Rooster@mc.net)

Web: [www.roosterag.com](http://www.roosterag.com)

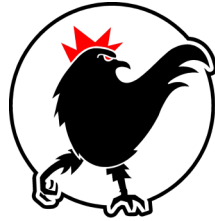
1100 S County Line Road

P.O. Box 297

Maple Park, IL 60151

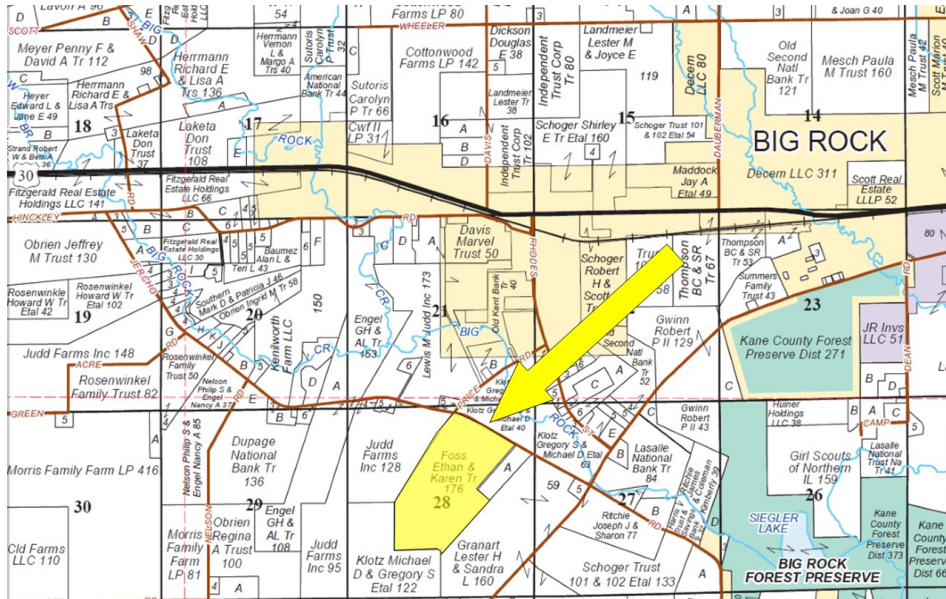
Joe Ludwig 630-774-5887

Tyler Creath 815-451-1152



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## PROPERTY SPECIFICATIONS

|                                |                          |
|--------------------------------|--------------------------|
| <b>GROSS ACRES:</b>            | <b>175.88±</b>           |
| <b>TILLABLE ACRES:</b>         | <b>174.03±</b>           |
| <b>SOIL PI:</b>                | <b>139.5</b>             |
| <b>EST. REAL ESTATE TAXES:</b> | <b>\$8,413.20</b>        |
| <b>PRICE:</b>                  | <b>\$10,995 per acre</b> |

**Excellent Soils—Well Maintained—Good Fertility Program**

**Located South of Big Rock, IL with frontage along Jericho Road.**

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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

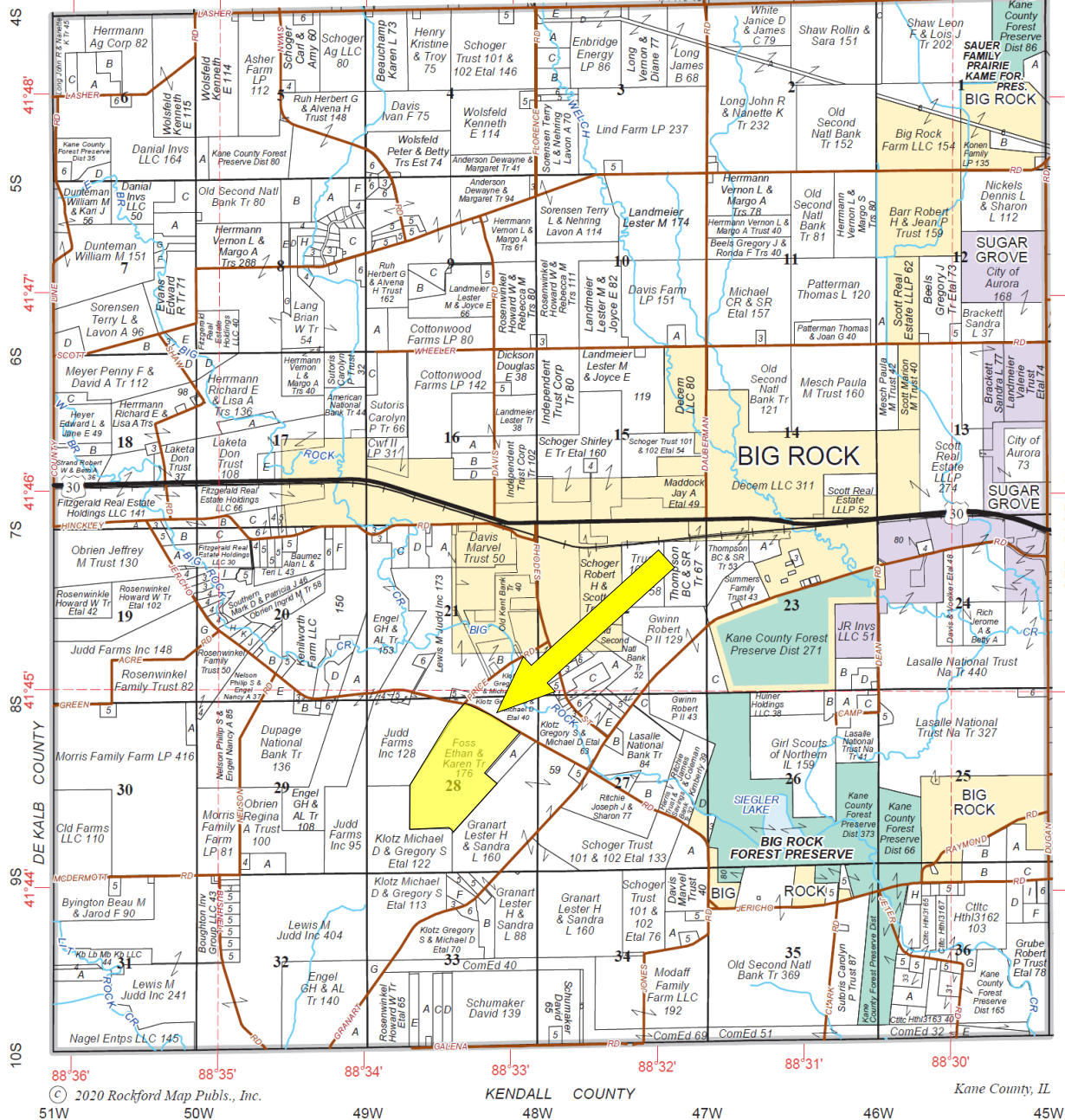
Appraisals

# BIG ROCK

SEE PAGE 14

T.38N.-R.6E.

Refer to page 40 for keyed parcels



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KENDALL COUNTY

Kane County, IL

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



Rooster Ag  
www.RoosterAg.com  
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REAL ESTATE  
FARM  
MANAGEMENT  
FEDERAL CROP  
INSURANCE  
FARMLAND  
APPRAISALS



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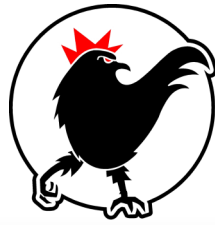
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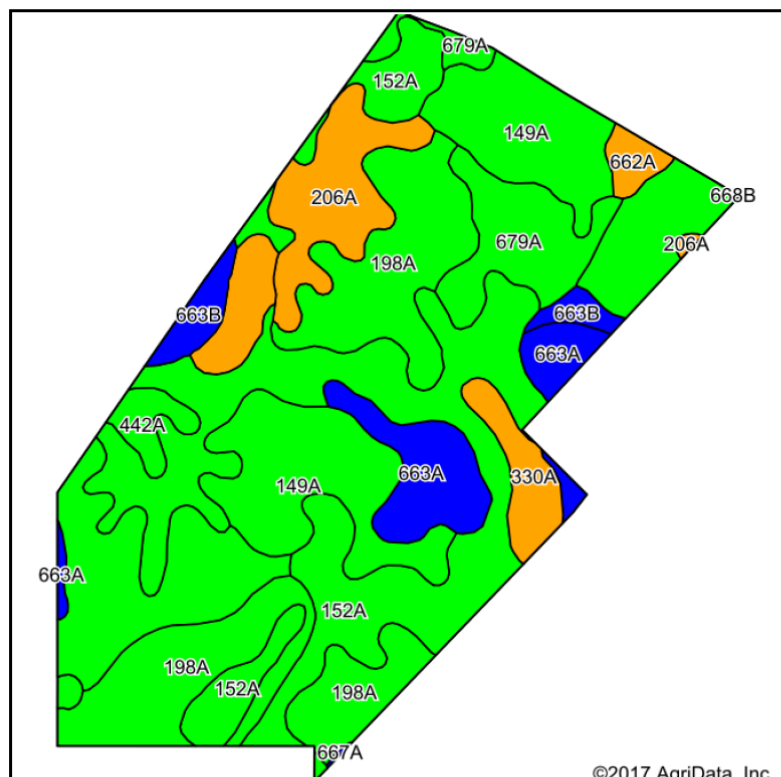
Appraisals



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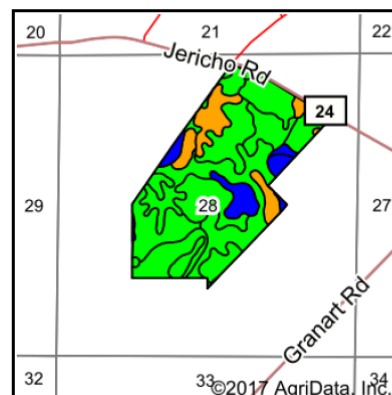
R E A L T Y

## Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**  
 County: **Kane**  
 Location: **28-38N-6E**  
 Township: **Big Rock**  
 Acres: **174.03**  
 Date: **1/15/2018**



Maps Provided By:



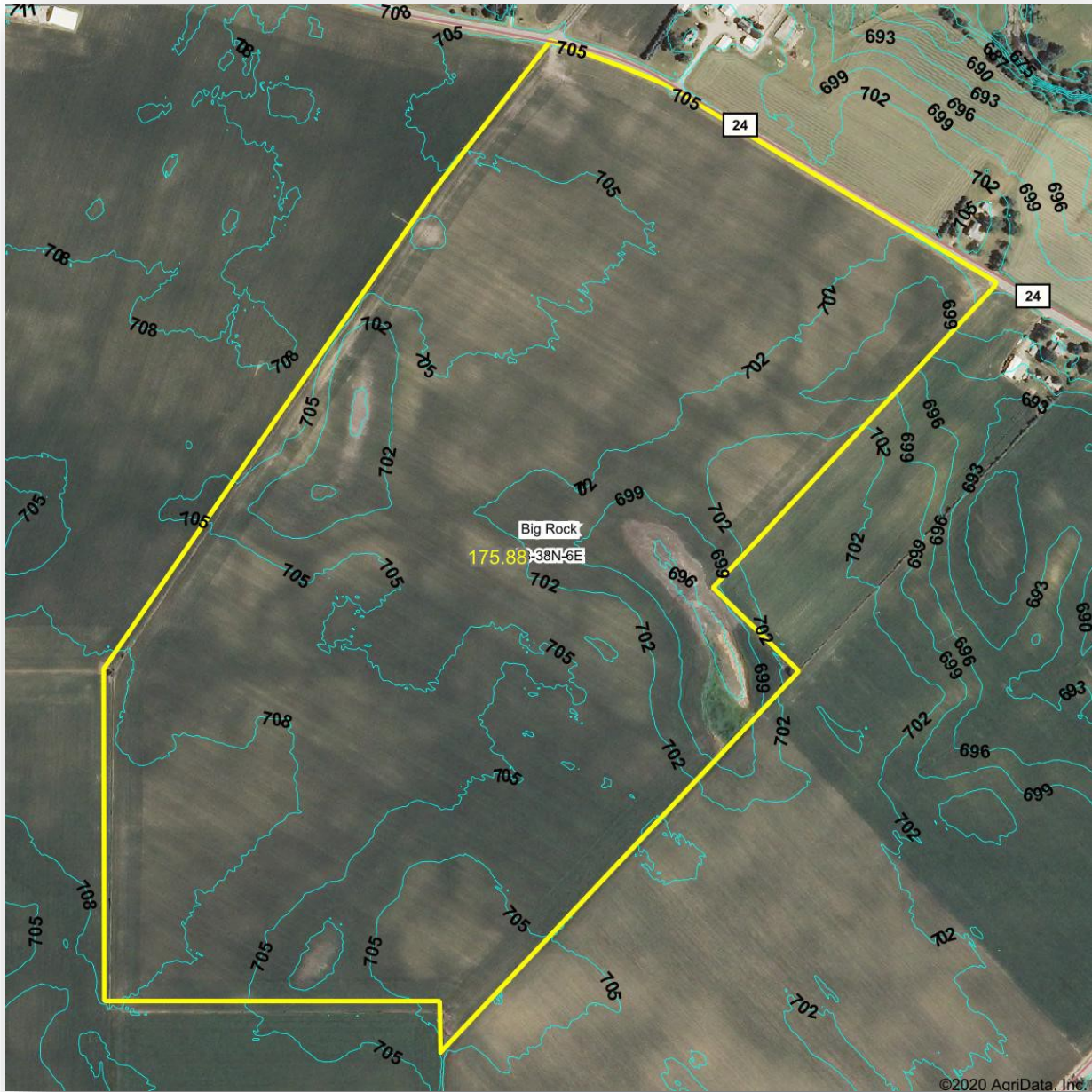
Area Symbol: IL089, Soil Area Version: 11

| Code             | Soil Description                               | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
|------------------|------------------------------------------------|-------|------------------|-------------------------------------|-----------|---------------|------------------------------------------------|
| 152A             | Drummer silty clay loam, 0 to 2 percent slopes | 46.09 | 26.5%            |                                     | 195       | 63            | 144                                            |
| 198A             | Elburn silt loam, 0 to 2 percent slopes        | 32.39 | 18.6%            |                                     | 197       | 61            | 143                                            |
| 149A             | Brenton silt loam, 0 to 2 percent slopes       | 25.88 | 14.9%            |                                     | 195       | 60            | 141                                            |
| 442A             | Mundelein silt loam, 0 to 2 percent slopes     | 17.48 | 10.0%            |                                     | 188       | 60            | 138                                            |
| 663A             | Clare silt loam, 0 to 2 percent slopes         | 10.77 | 6.2%             |                                     | 182       | 57            | 134                                            |
| 679A             | Blackberry silt loam, 0 to 2 percent slopes    | 10.57 | 6.1%             |                                     | 194       | 60            | 142                                            |
| 206A             | Thorp silt loam, 0 to 2 percent slopes         | 10.16 | 5.8%             |                                     | 170       | 55            | 126                                            |
| 330A             | Peotone silty clay loam, 0 to 2 percent slopes | 8.02  | 4.6%             |                                     | 164       | 55            | 123                                            |
| **679B           | Blackberry silt loam, 2 to 5 percent slopes    | 7.13  | 4.1%             |                                     | **192     | **59          | **141                                          |
| **663B           | Clare silt loam, 2 to 5 percent slopes         | 3.71  | 2.1%             |                                     | **180     | **56          | **133                                          |
| 662A             | Barony silt loam, 0 to 2 percent slopes        | 1.76  | 1.0%             |                                     | 172       | 53            | 125                                            |
| 667A             | Kaneville silt loam, 0 to 2 percent slopes     | 0.07  | 0.0%             |                                     | 178       | 55            | 128                                            |
| Weighted Average |                                                |       |                  |                                     | 190.2     | 60.1          | 139.5                                          |



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