



Rooster Ag'

R E A L T Y

THE WADSWORTH 20



Lake County, Newport Twp.

20.00± acres

14.45± tillable acres

Excellent location with frontage along N. Kilbourne Road.

Listed At: \$10,000 Per Acre

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

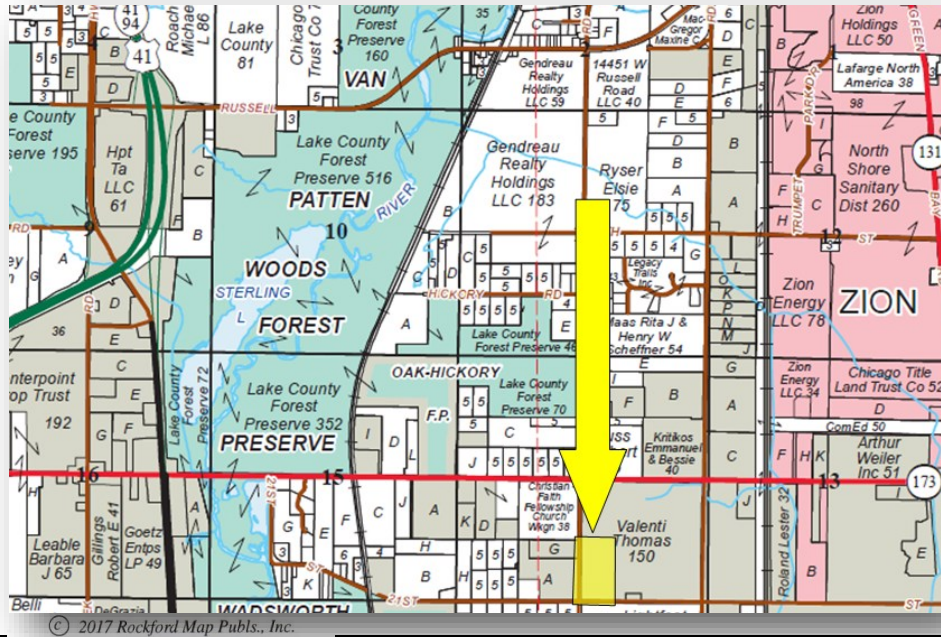
1100 S County Line Road
P.O. Box 297
Maple Park, IL 60151

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



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PROPERTY SPECIFICATIONS

GROSS ACRES:	80.00±
TILLABLE ACRES:	64.68±
SOIL PI:	117.6
EST. REAL ESTATE TAXES:	\$518.20
PRICE:	\$10,000 per acre

Additional/Adjacent Land Available!

Buildable 20 acre parcel!

Cash Farm Rental Income

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Broker/Owner

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Phone: 630.774.5887

Real Estate

Farm Management

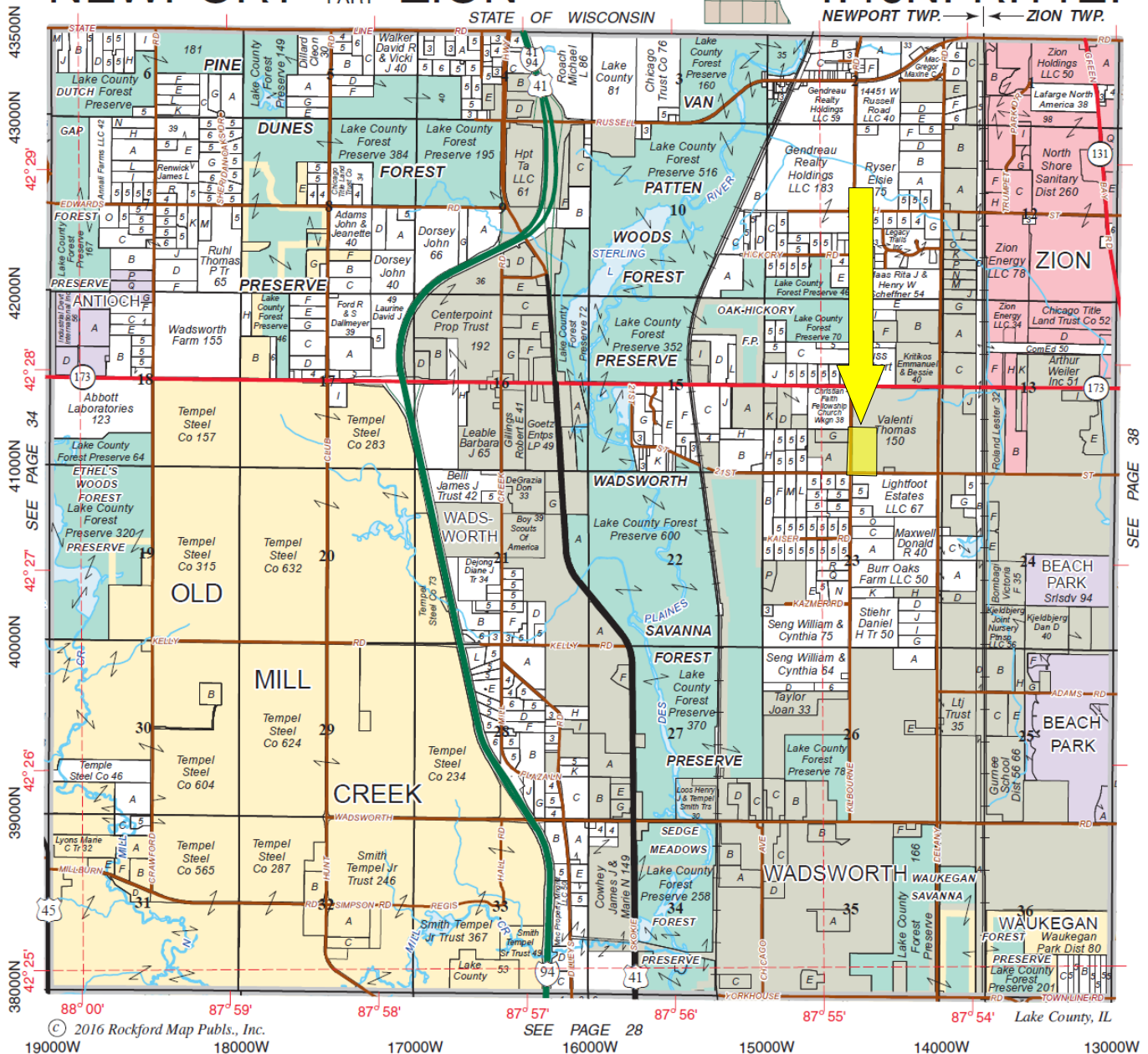
Crop Insurance

Appraisals

NEWPORT WEST PART ZION

T.46N.-R.11E.

Refer to page 54 for keyed parcels



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



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www.RoosterAg.com
815 333 4354

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AG CENTER

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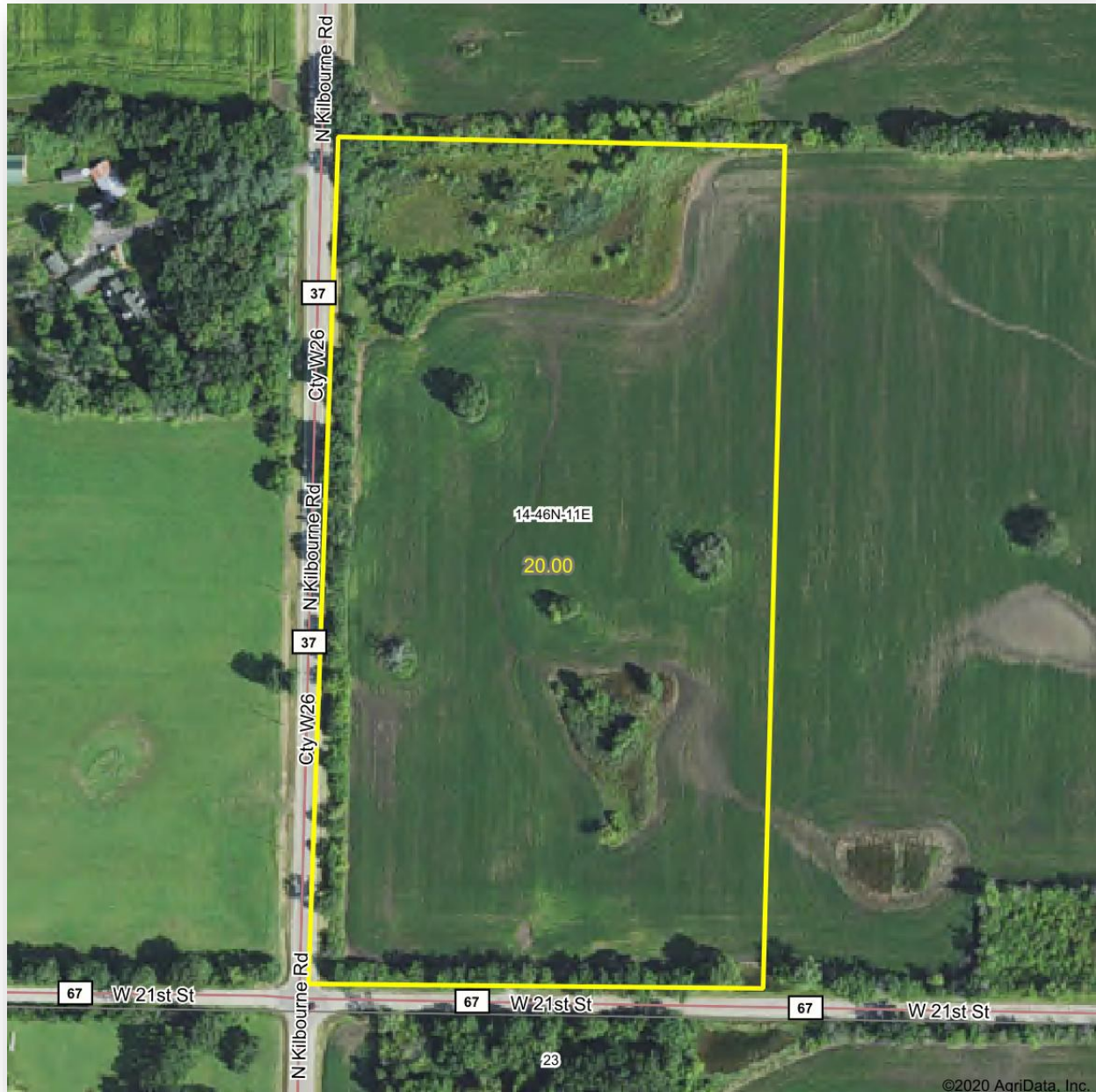
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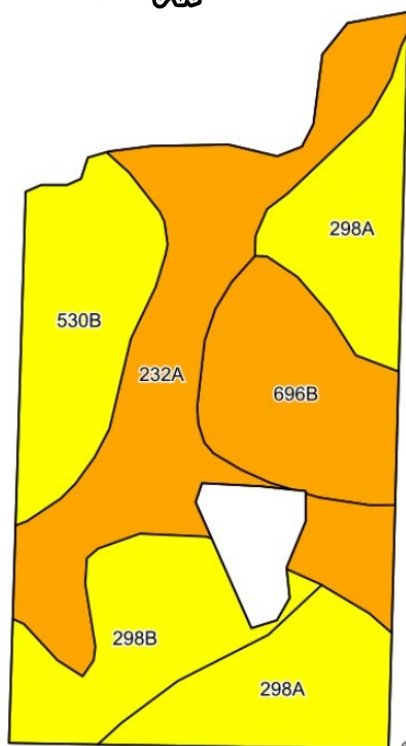
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Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Lake**
 Location: **14-46N-11E**
 Township: **Newport**
 Acres: **14.45**
 Date: **11/12/2020**



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Maps Provided By:



Area Symbol: IL097, 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
232A	Ashkum silty clay loam, 0 to 2 percent slopes	4.52	31.3%		170	56	127
298A	Beecher silt loam, 0 to 2 percent slopes	3.35	23.2%		152	51	114
**530B	Ozaukee silt loam, 2 to 4 percent slopes	2.31	16.0%		**149	**47	**108
**696B	Zurich silt loam, 2 to 4 percent slopes	2.26	15.6%		**161	**50	**118
**298B	Beecher silt loam, 2 to 4 percent slopes	2.01	13.9%		**150	**50	**113
Weighted Average					158.3	51.6	117.6

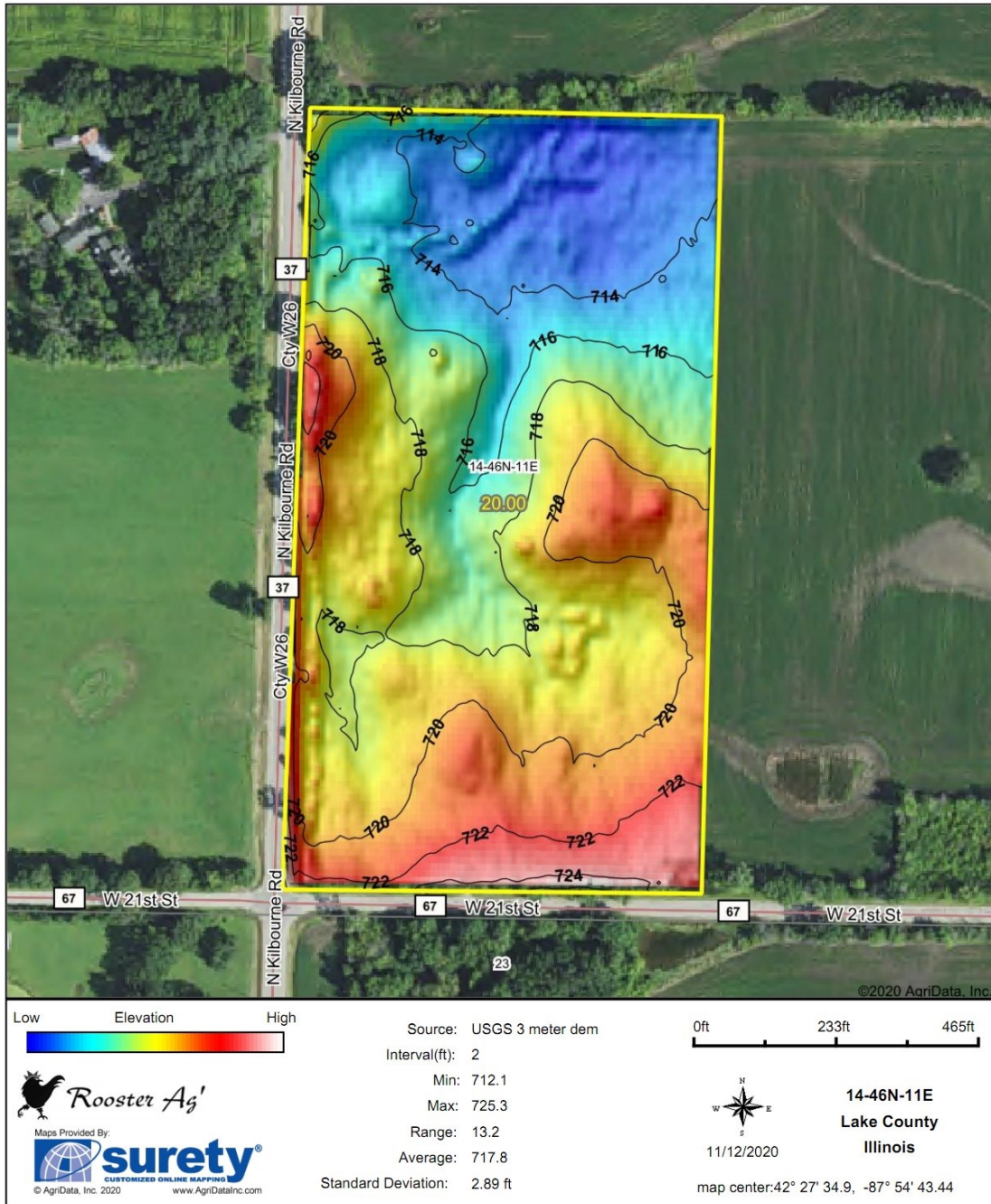
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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

Topography Hillshade



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