



# Rooster Ag

R E A L T Y

## THE WADSWORTH FARM



Lake County, Newport Twp.

70.00± acres

64.09± tillable acres

Excellent location!

Mostly Tillable

### Listed At: \$9,250 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

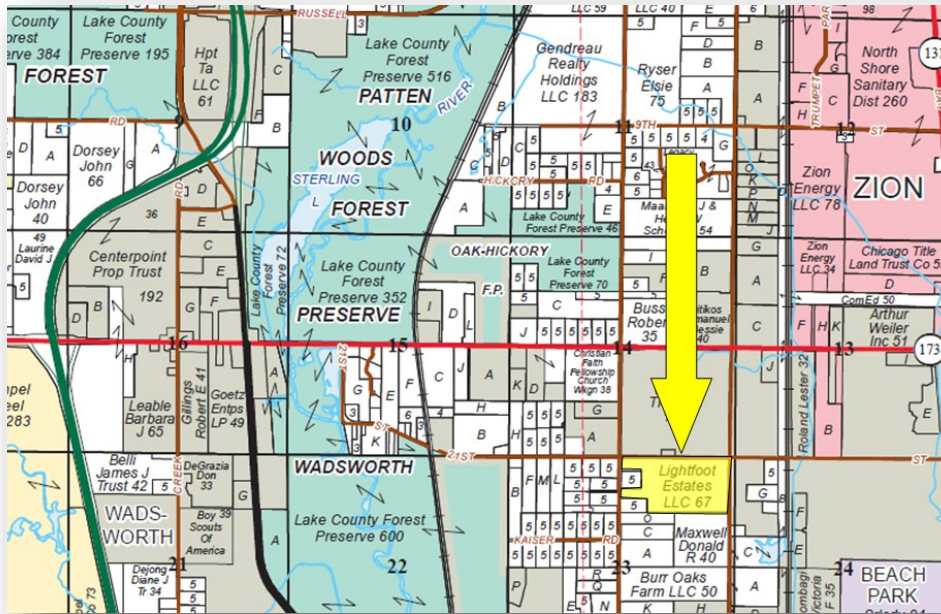
Tyler Creath 815-451-1152

Steve Edwards 630-774-7470



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## PROPERTY SPECIFICATIONS

GROSS ACRES:	70.00±
TILLABLE ACRES:	64.09±
SOIL PI:	116.2
EST. REAL ESTATE TAXES:	\$1,708.41
PRICE:	\$9,250 per acre

Additional/Adjacent Land Available!

Mostly Tillable! Cash Farm Rental Income

### 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

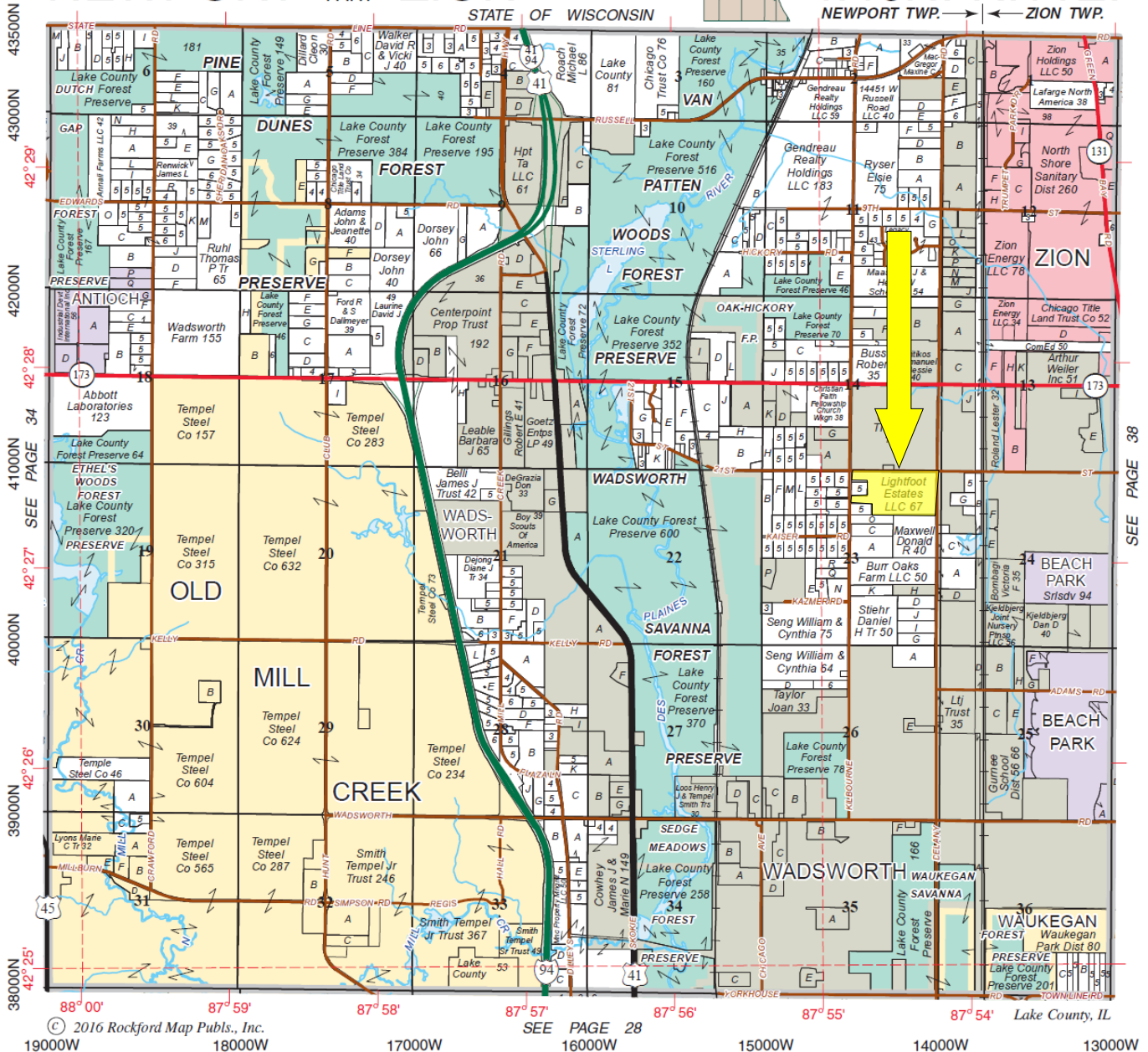
Farm Management

Crop Insurance

Appraisals

# NEWPORT WEST PART ZION

Refer to page 54 for keyed parcels  
**T.46N.-R.11E.**  
 NEWPORT TWP. ← ZION TWP.



© 2016 Rockford Map Publs., Inc. SEE PAGE 28  
 19000W 18000W 17000W 16000W 15000W 14000W 13000W  
 42° 25' 42° 26' 42° 27' 42° 28' 42° 29' 43000N 43500N  
 88° 00' 87° 59' 87° 58' 87° 57' 87° 56' 87° 55' 87° 54' Lake County, IL

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



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

**Rooster Ag!**  
 www.RoosterAg.com  
 815 333 4354



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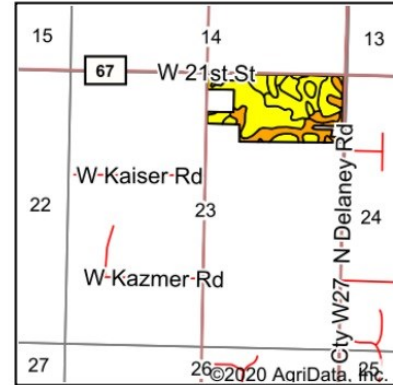
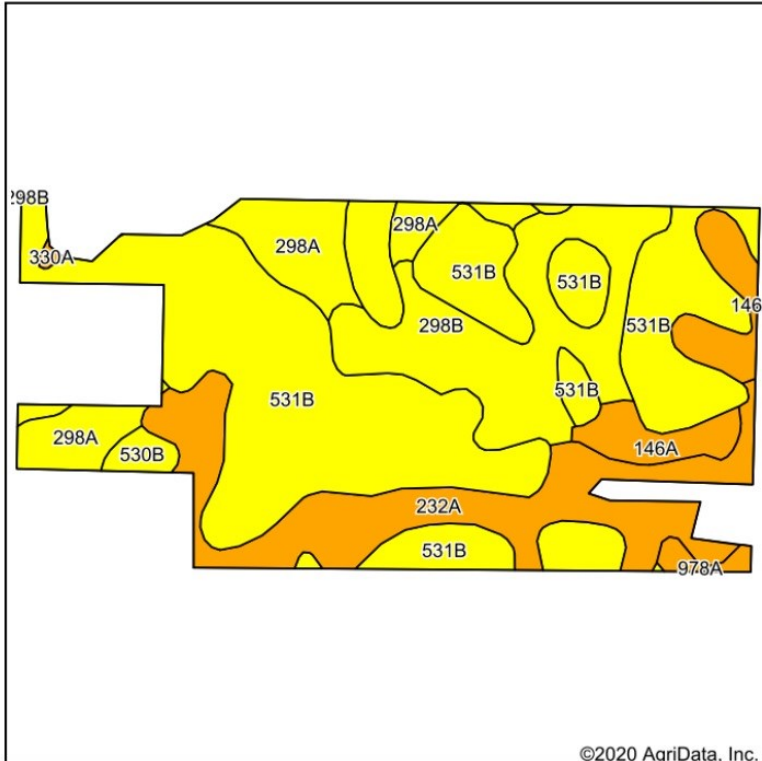
Appraisals



# Rooster Ag'

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## Soils Map



State: **Illinois**  
 County: **Lake**  
 Location: **23-46N-11E**  
 Township: **Newport**  
 Acres: **64.09**  
 Date: **11/12/2020**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

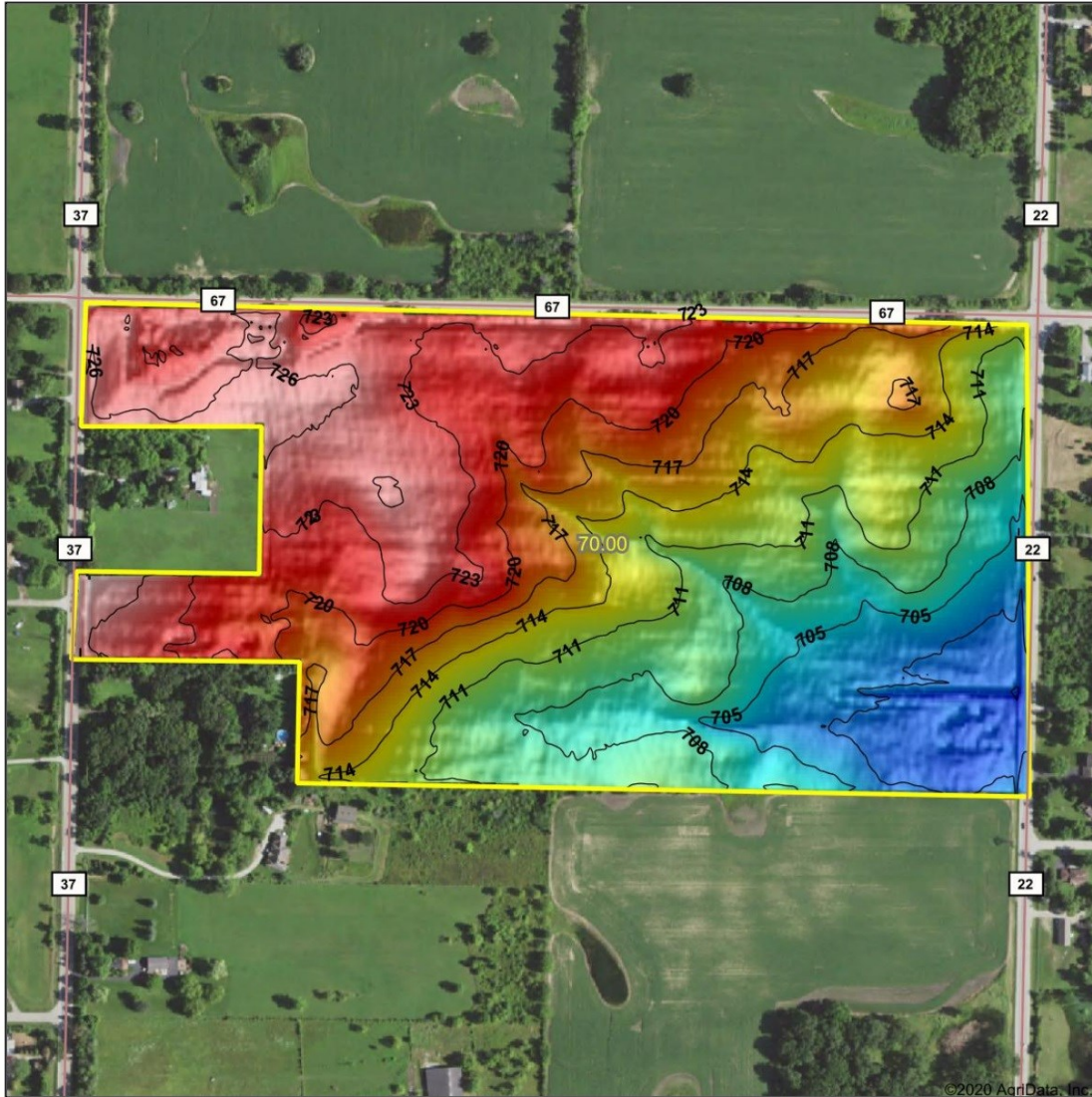
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Area Symbol: IL097, Soil Area Version: 15							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**531B	Markham silt loam, 2 to 4 percent slopes	32.55	50.8%		**153	**50	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	10.67	16.6%		170	56	127
**298B	Beecher silt loam, 2 to 4 percent slopes	9.90	15.4%		**150	**50	**113
298A	Beecher silt loam, 0 to 2 percent slopes	5.73	8.9%		152	51	114
146A	Elliott silt loam, 0 to 2 percent slopes	3.93	6.1%		168	55	125
**530B	Ozaukee silt loam, 2 to 4 percent slopes	0.70	1.1%		**149	**47	**108
978A	Wauconda and Beecher silt loams, 0 to 2 percent slopes	0.51	0.8%		169	54	125
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.10	0.2%		164	55	123
<b>Weighted Average</b>					<b>156.3</b>	<b>51.4</b>	<b>116.2</b>

**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



Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 698.1  
 Max: 729.6  
 Range: 31.5  
 Average: 715.2  
 Standard Deviation: 7.64 ft



11/12/2020

23-46N-11E  
 Lake County  
 Illinois

map center:42° 27' 21.36, -87° 54' 30.79

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