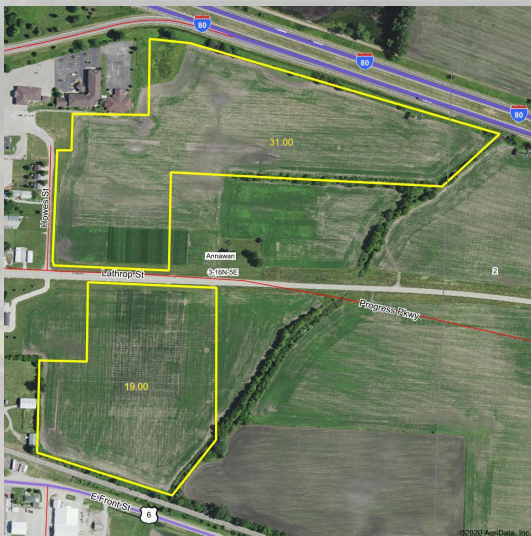




Rooster Ag'

R E A L T Y

THE ANNAWAN FARM



Henry County, Annawan Twp.

51.00± acres

50.00± tillable acres

-Enterprise Zone

-TIF District

-Development Zoning

Price: \$11,900 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

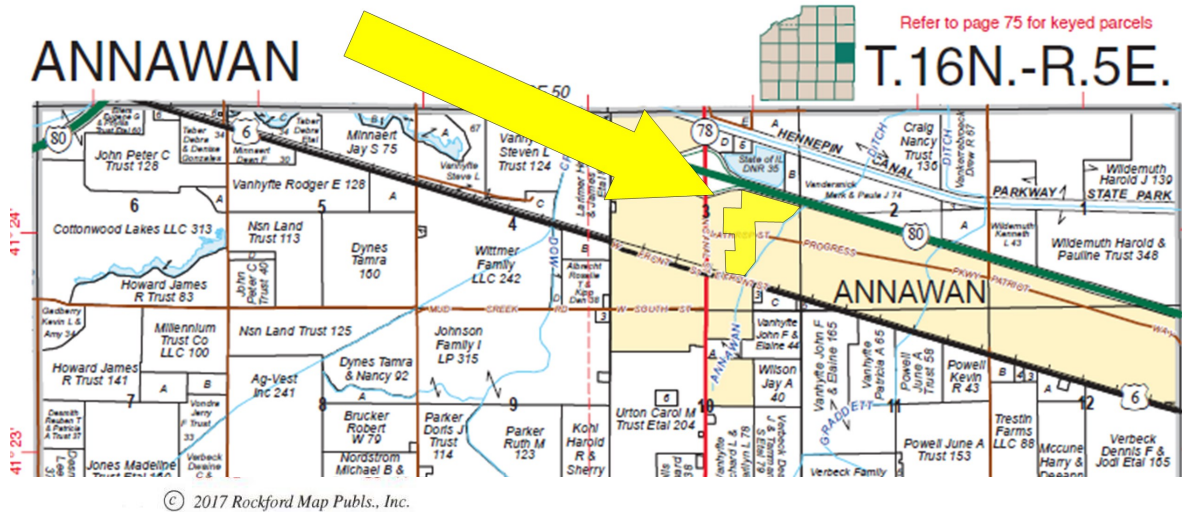
Jason DeSplinter (309) 644-2055

Tyler Creath 815-451-1152



Rooster Ag'

R E A L T Y



PROPERTY SPECIFICATIONS

GROSS ACRES:	51.00±
TILLABLE ACRES:	50.00±
SOIL PI:	138.7
EST. REAL ESTATE TAXES:	\$2,468.50
PRICE:	\$11,900 per acre

Good Cash Farm Rental & Billboard Income!
 Development zoning in an Enterprise Zone/TIF District.

ROOSTER AG' REALTY

1100 S. County Line Rd
 PO Box 297
 Maple Park, IL 60151



Jason DeSplinter
 Broker/Farm Manager
 Email: jason@roosterag.com
 Phone: 309-644-2055

Real Estate

Farm Management

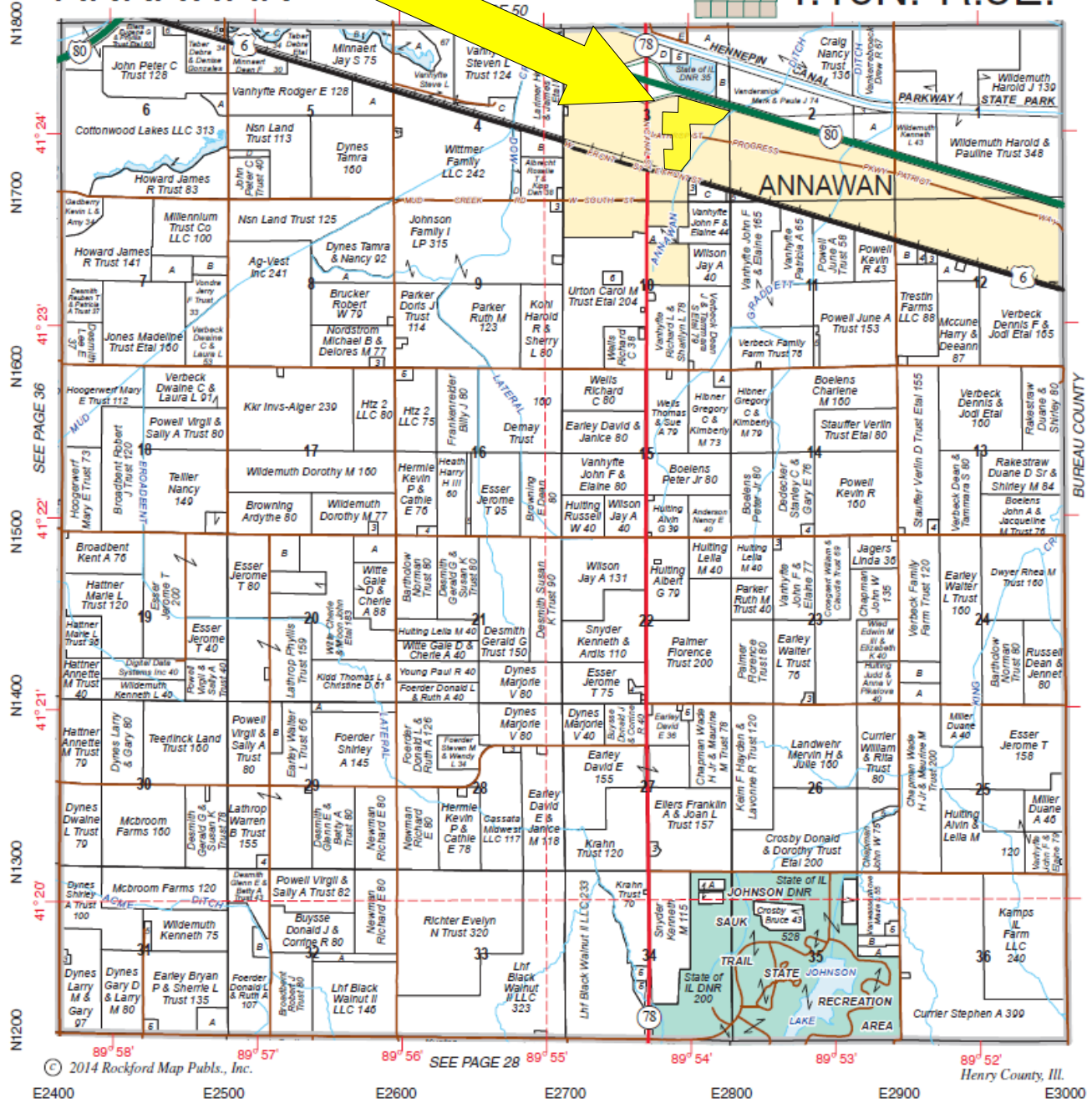
Crop Insurance

Appraisals

ANNAWAN

Refer to page 75 for keyed parcels

T.16N.-R.5E.



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SEE PAGE 28

Henry County, Ill.

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

Rooster Ag
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REAL ESTATE

FARM MANAGEMENT

FEDERAL CROP INSURANCE

FARMLAND APPRAISALS

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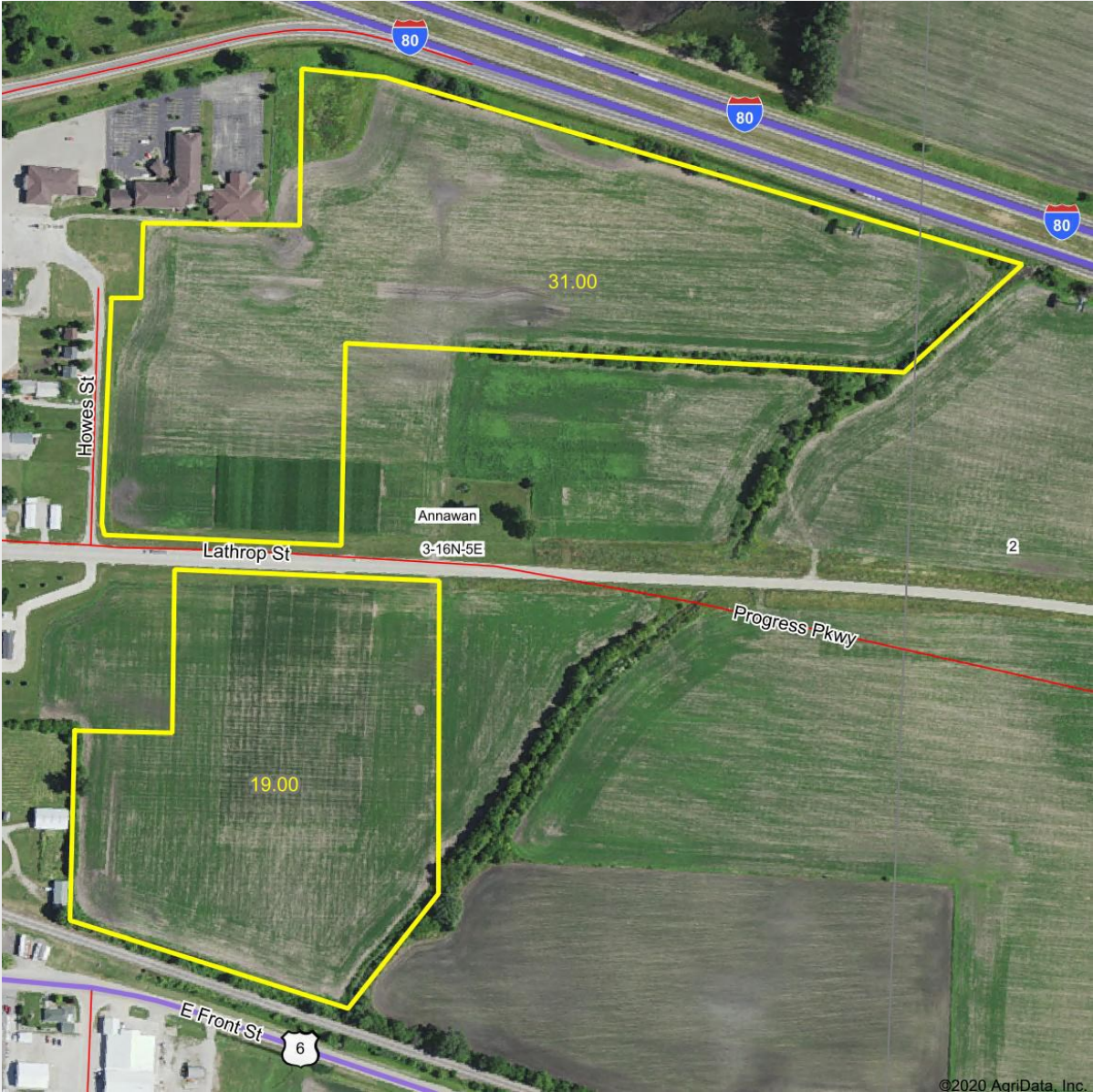
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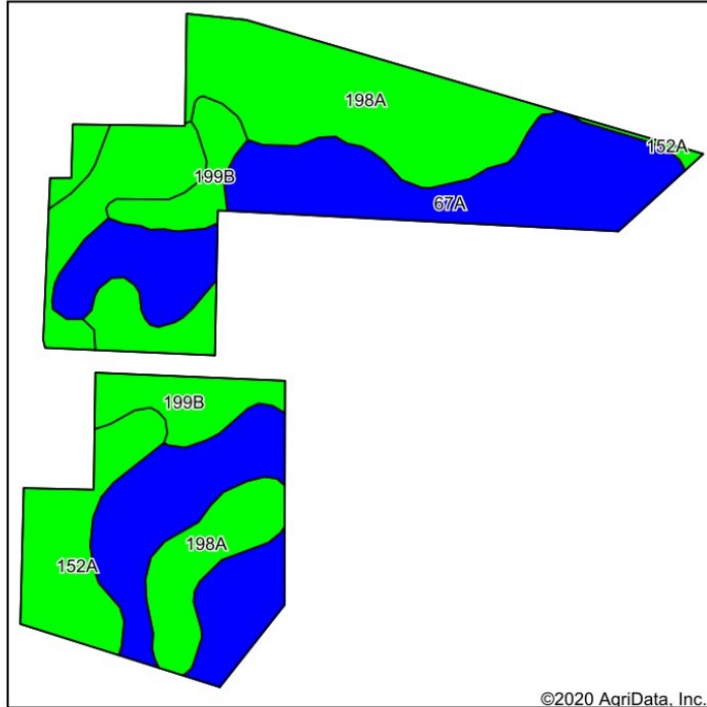
Appraisals



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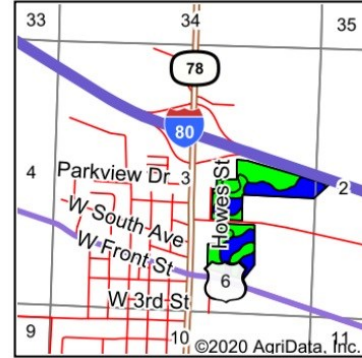
R E A L T Y

Soils Map



Soils data provided by USDA and NRCS.

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State: Illinois
 County: Henry
 Location: 3-16N-5E
 Township: Annawan
 Acres: 50
 Date: 11/9/2020



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL073, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
67A	Harpster silty clay loam, 0 to 2 percent slopes	20.89	41.8%		182	57	133
198A	Elburn silt loam, 0 to 2 percent slopes	13.98	28.0%		197	61	143
152A	Drummer silty clay loam, 0 to 2 percent slopes	8.71	17.4%		195	63	144
**199B	Plano silt loam, 2 to 5 percent slopes	6.42	12.8%		**192	**59	**141
Weighted Average					189.7	59.4	138.7

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

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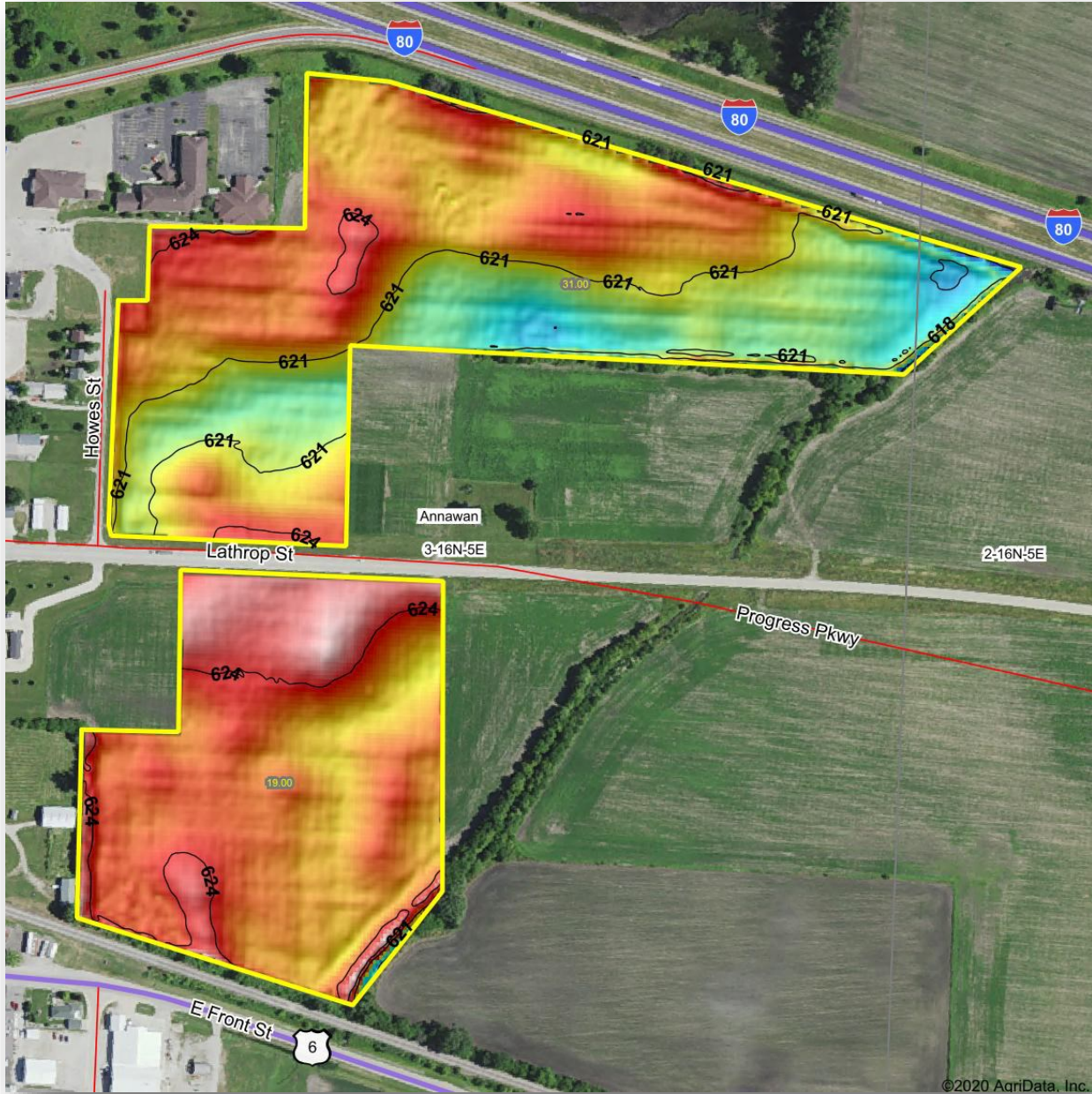
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