



# Rooster Ag

R E A L T Y

## THE HUNTLEY 20 ACRES



McHenry County, Grafton Twp.

20.00± acres

18.06± tillable acres

Located at the NEC of N. Union  
Road & Hamilton Road.

Mostly Tillable!

### Listed At: \$9,900 Per Acre

Phone: (815) 333-4354

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

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

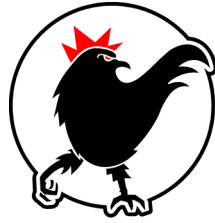
1100 S County Line Road

P.O. Box 297

Maple Park, IL 60151

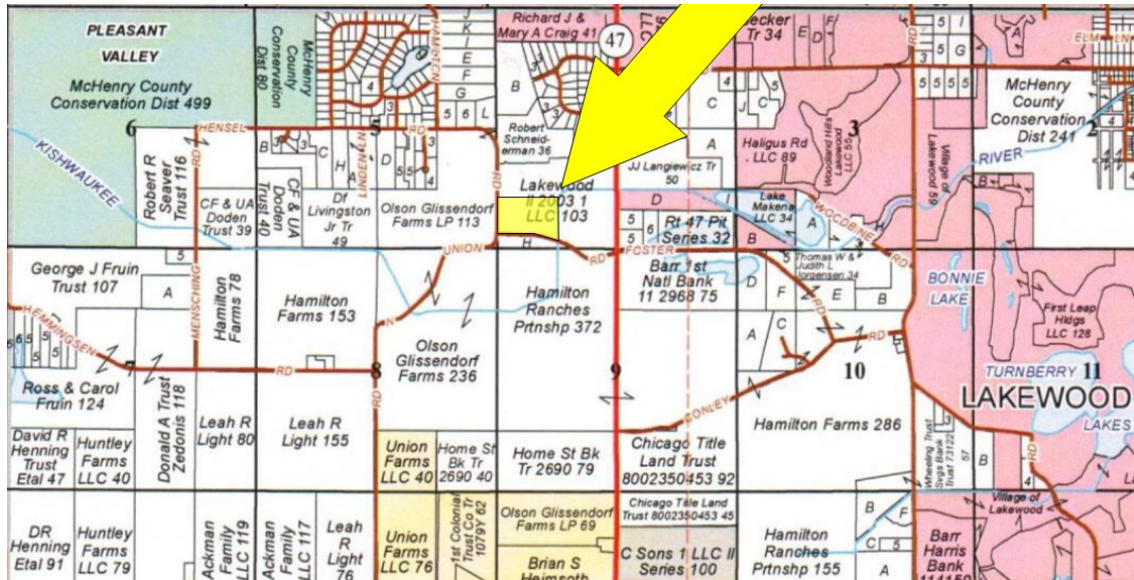
Joe Ludwig 630-774-5887

Tyler Creath 815-451-1152



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## PROPERTY SPECIFICATIONS

GROSS ACRES:	20.00±
TILLABLE ACRES:	18.06±
SOIL PI:	110.1
EST. REAL ESTATE TAXES:	\$269.31
PRICE:	\$9,900 per acre

**Excellent location at the NEC of N. Union Road & Hamilton Road, just north of Huntley, IL.**

**Cash Farm Rental Income!**

### ROOSTER AG' REALTY

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



### TYLER CREATH

Broker  
Email: tyler@roosterag.com  
Phone: 815.451.1152

Real Estate

Farm Management

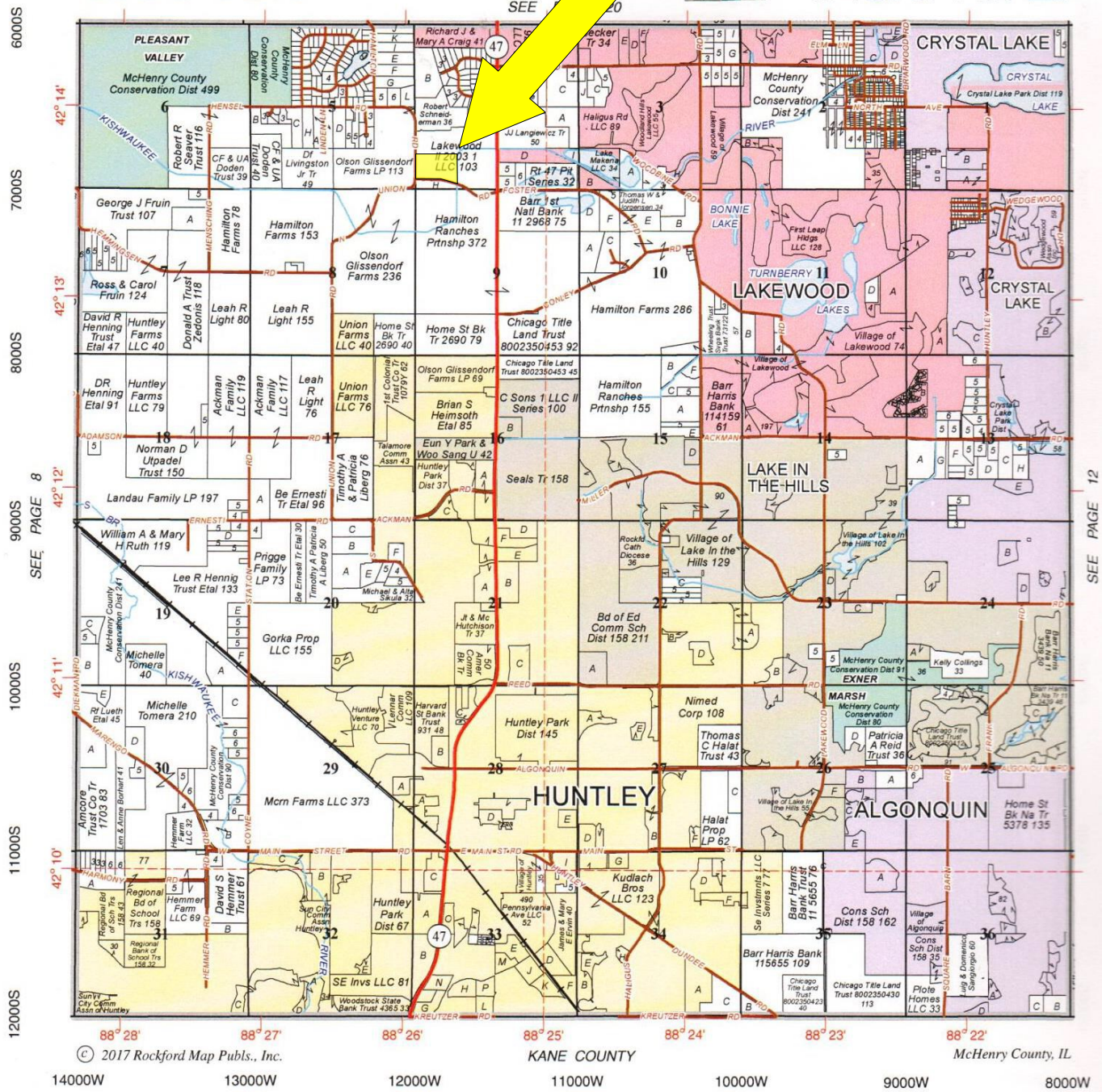
Crop Insurance

Appraisals



# GRAFTON

Refer to page 48 for keyed parcels  
T.43N.-R.7E.



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KANE COUNTY

McHenry County, IL

14000W 13000W 12000W 11000W 10000W 9000W 8000W

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



**Rooster Ag**  
www.RoosterAg.com  
815.323.4284



**NORTHERN ILLINOIS  
AG CENTER**

FARMERS  
MAKE  
AMERICA  
GREAT!

**REAL ESTATE**

**FARM  
MANAGEMENT**

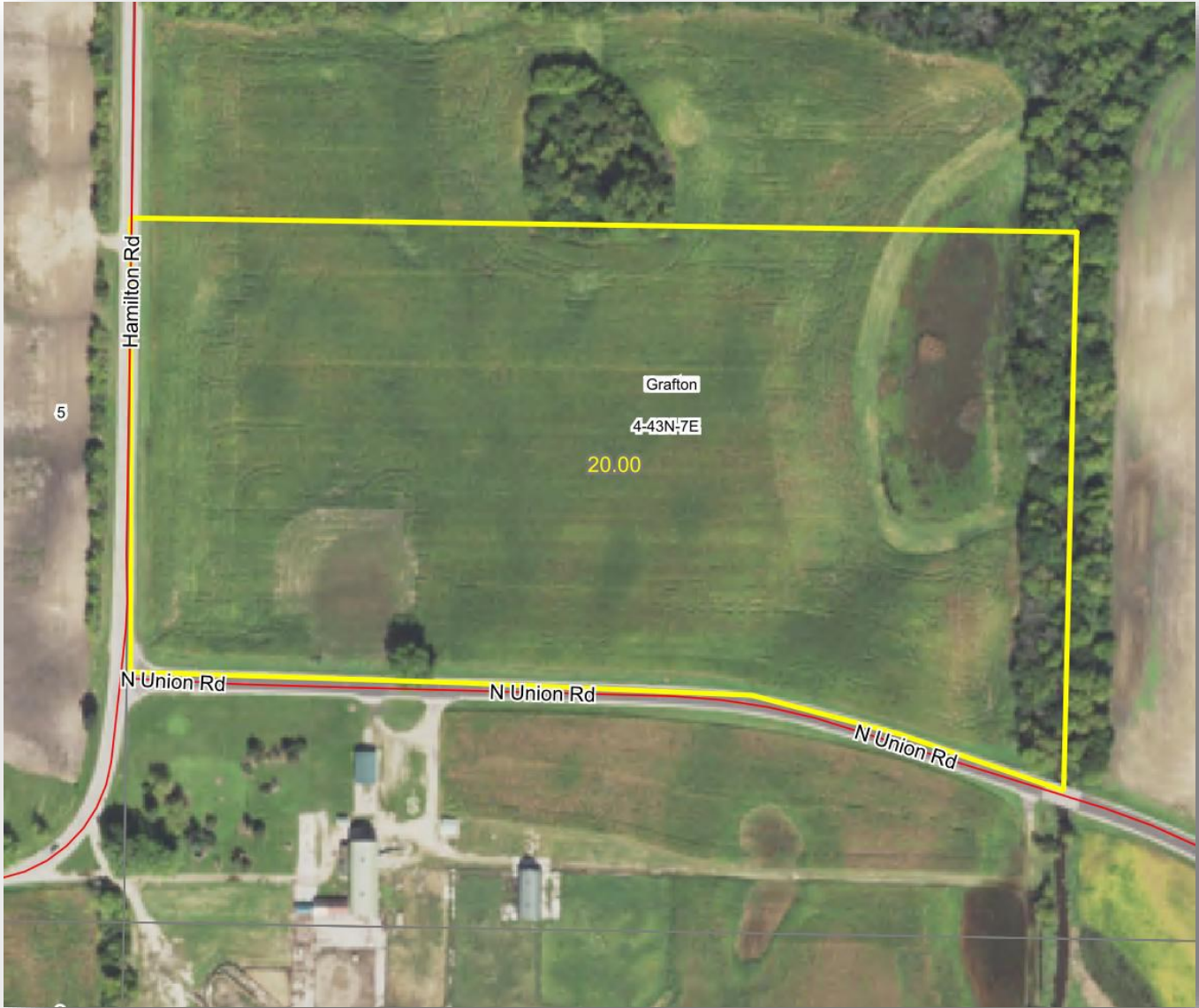
**FEDERAL CROP  
INSURANCE**

**FARMLAND  
APPRAISALS**





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Maple Park, IL 60151



**TYLER CREATH**

Broker

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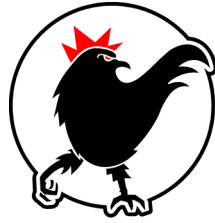
Phone: 815.451.1152

Real Estate

Farm Management

Crop Insurance

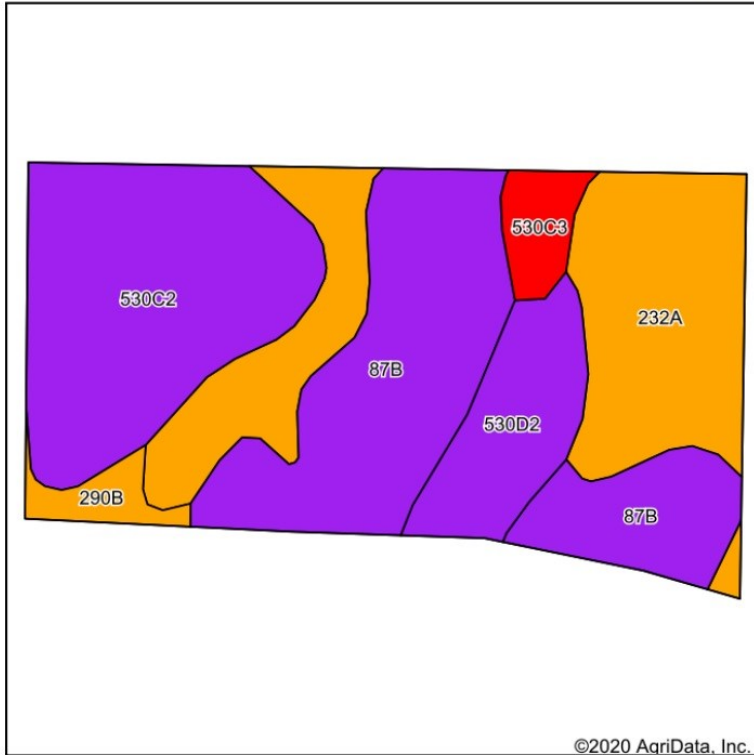
Appraisals



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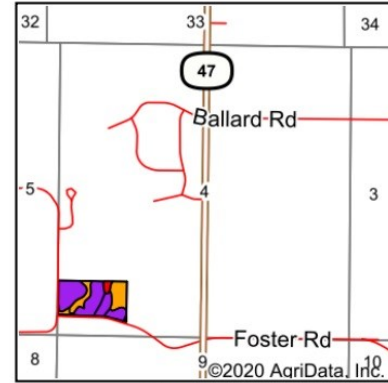
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## Soils Map



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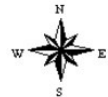
Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **McHenry**  
 Location: **4-43N-7E**  
 Township: **Grafton**  
 Acres: **18.06**  
 Date: **11/18/2020**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL111, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**87B	Dickinson sandy loam, 2 to 5 percent slopes	5.48	30.3%		**141	**46	**103
232A	Ashkum silty clay loam, 0 to 2 percent slopes	5.15	28.5%		170	56	127
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	4.68	25.9%		**143	**45	**104
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	1.73	9.6%		**140	**44	**101
**530C3	Ozaukee silty clay loam, 4 to 6 percent slopes, severely eroded	0.57	3.2%		**132	**41	**96
**290B	Warsaw loam, 2 to 4 percent slopes	0.45	2.5%		**159	**51	**118
<b>Weighted Average</b>					<b>149.9</b>	<b>48.4</b>	<b>110.1</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/>

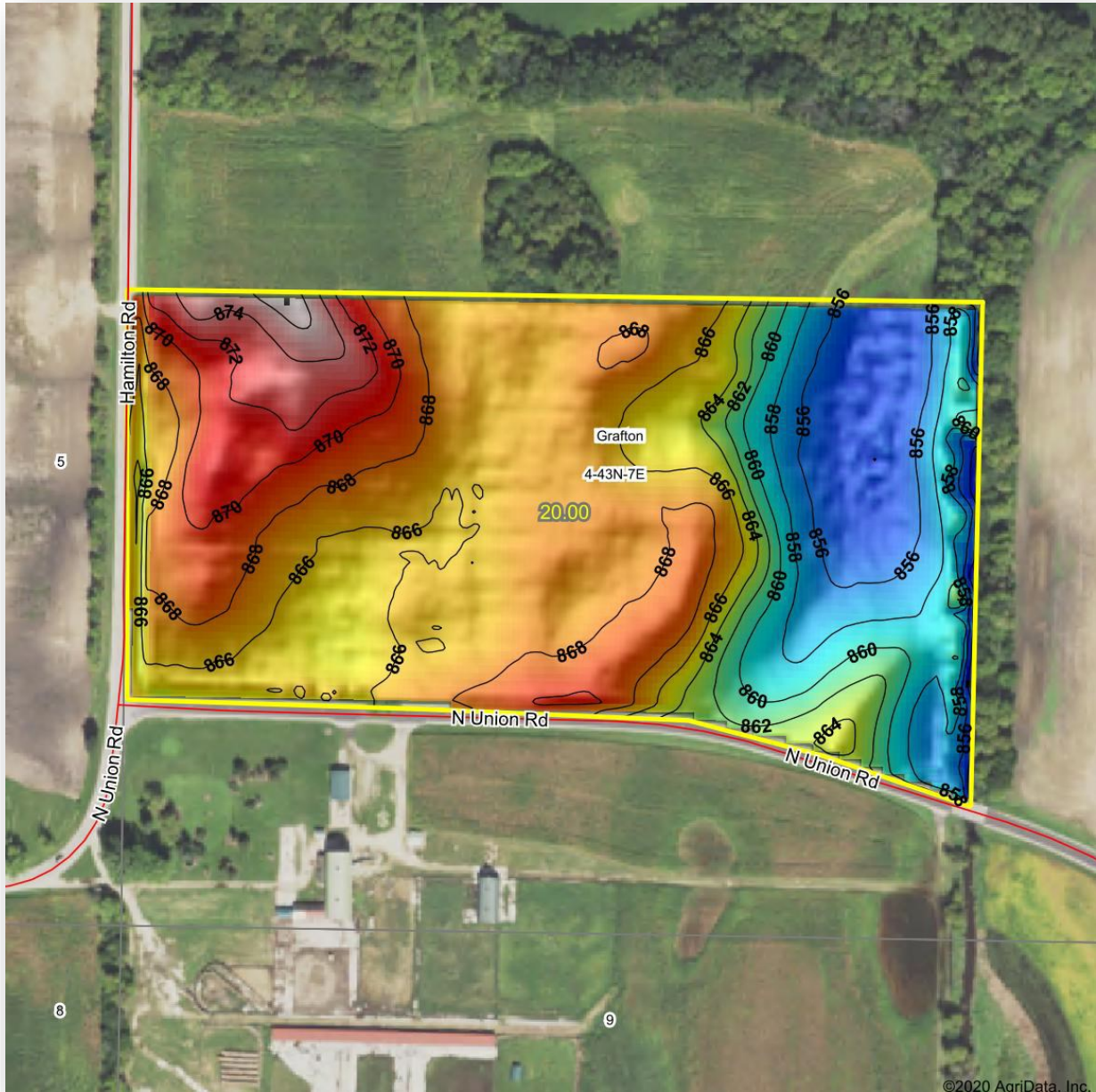
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3





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