



Rooster Ag'

R E A L T Y

THE HUNTLEY 41 ACRES



McHenry County, Grafton Twp.

41.00± acres

17.00± tillable acres

Hunting/Recreational Property
with Tillable acres.

Listed At: \$9,900 Per Acre

Phone: (815) 333-4354

Email: Rooster@mc.net

Web: www.roosterag.com

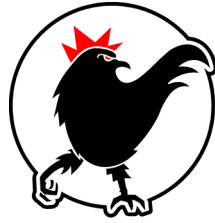
1100 S County Line Road

P.O. Box 297

Maple Park, IL 60151

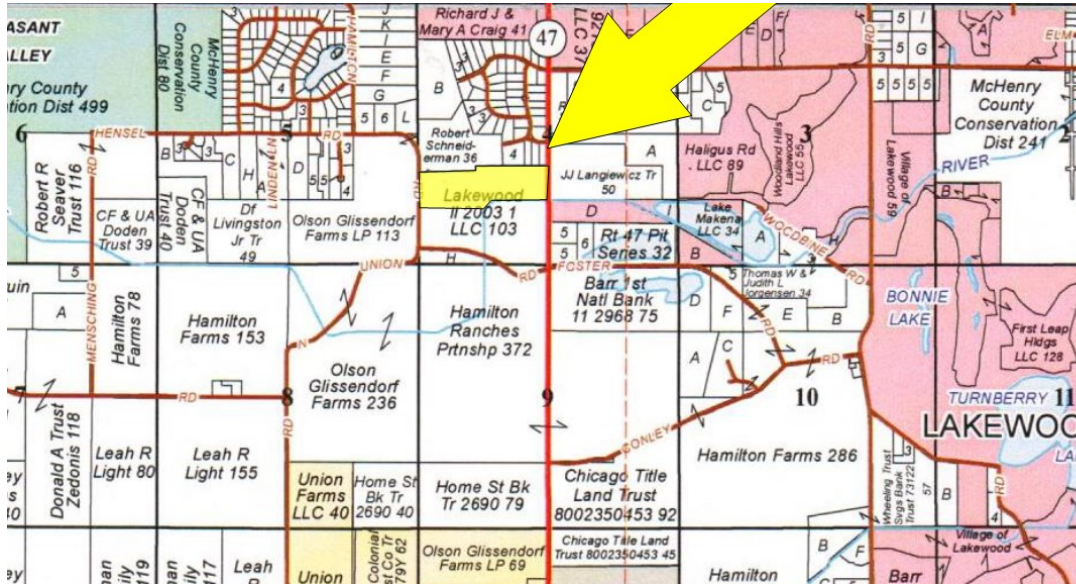
Joe Ludwig 630-774-5887

Tyler Creath 815-451-1152



Rooster Ag'

R E A L T Y



© 2017 Rockford Map Pubs., Inc.

PROPERTY SPECIFICATIONS

GROSS ACRES:	41.00±
TILLABLE ACRES:	17.00±
SOIL PI:	107.8
EST. REAL ESTATE TAXES:	\$526.23
PRICE:	\$9,900 per acre

**Excellent location off Route 47 & Hamilton Road, just north of Huntley, IL.
Beautiful rolling property, with an excellent mix of woods & tillable acres.**

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

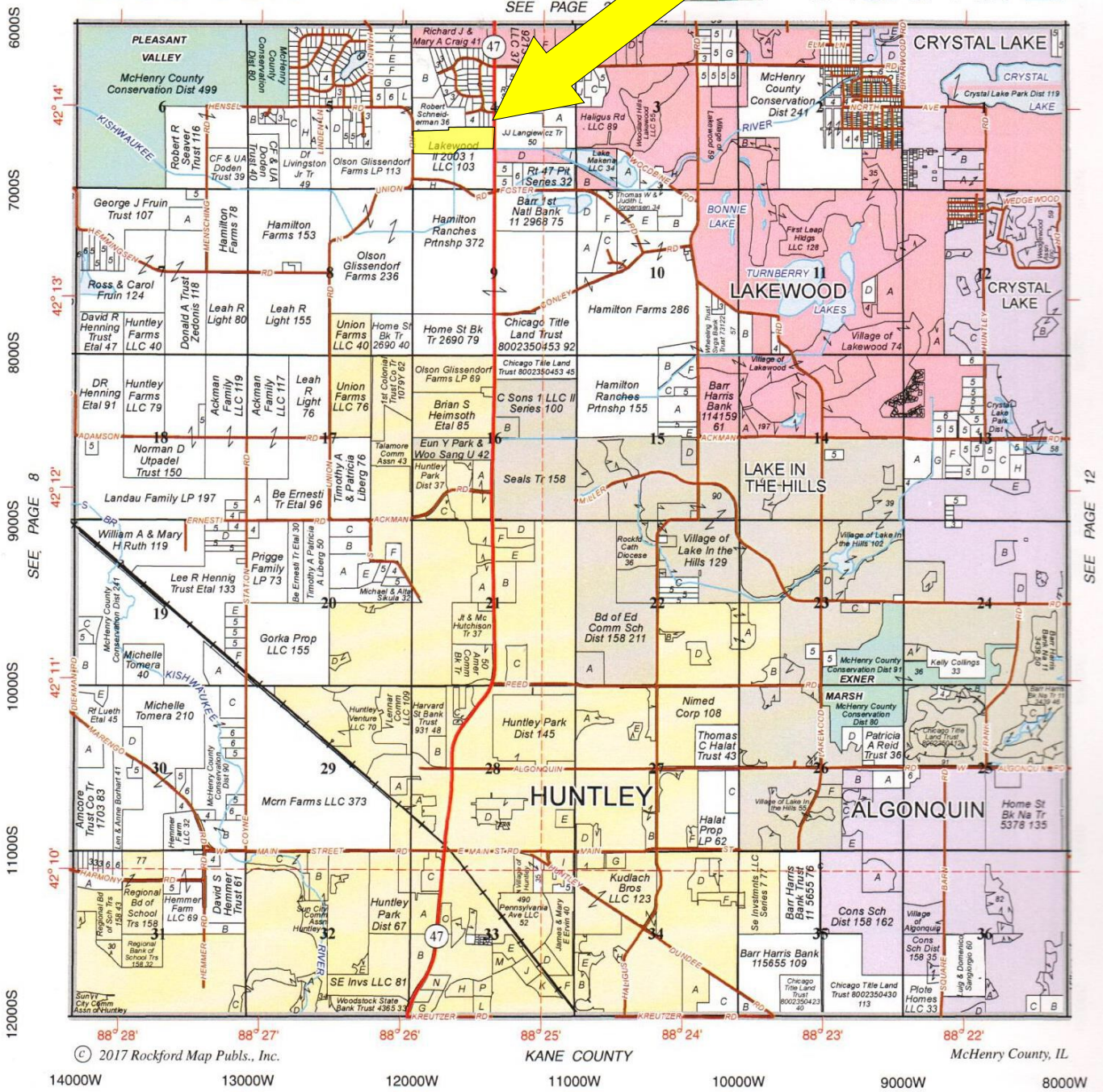
Farm Management

Crop Insurance

Appraisals

GRAFTON

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



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

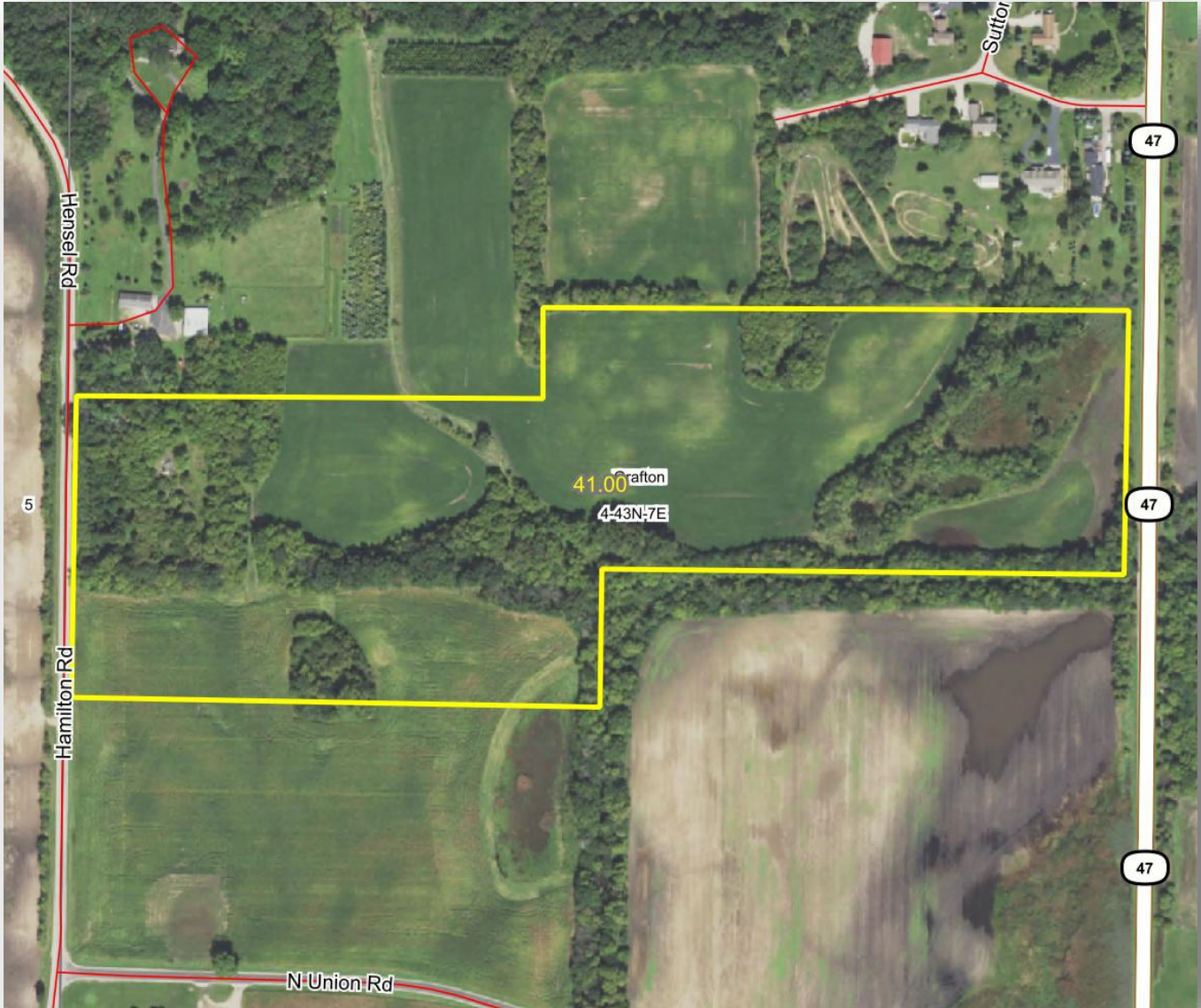
FEDERAL CROP INSURANCE

FARMLAND APPRAISALS



Rooster Ag'

R E A L T Y



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

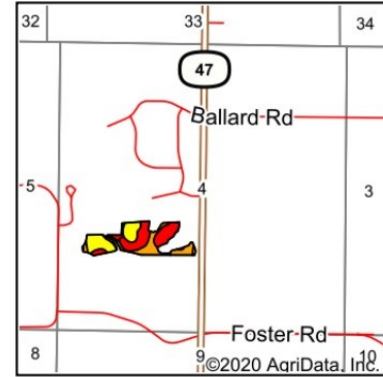
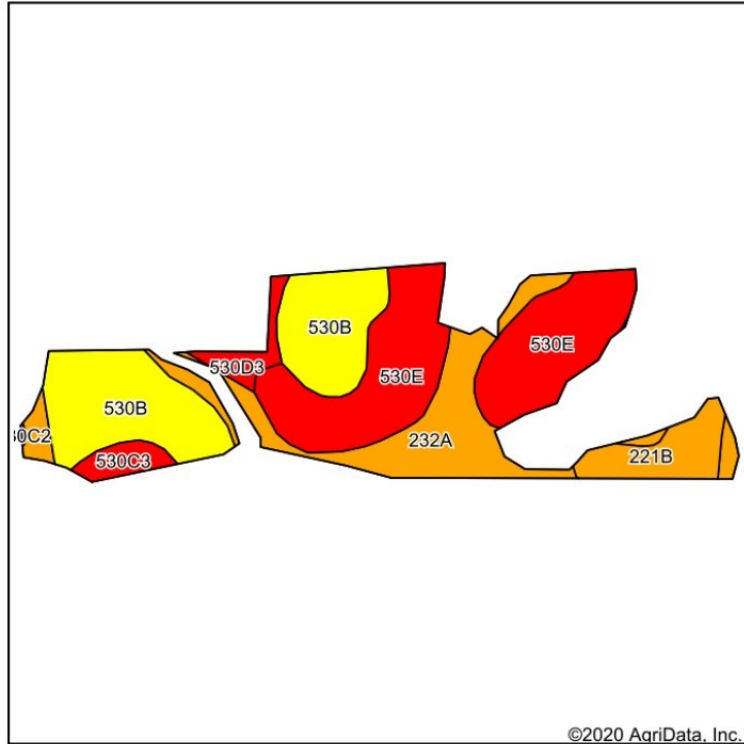
Appraisals



Rooster Ag'

R E A L T Y

Soils Map

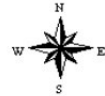


State: **Illinois**
 County: **McHenry**
 Location: **4-43N-7E**
 Township: **Grafton**
 Acres: **17**
 Date: **11/18/2020**



Rooster Ag'

Maps Provided By:



Soils data provided by USDA and NRCS.

©2020 AgriData, Inc.

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
**530E	Ozaukee silt loam, 12 to 20 percent slopes	6.05	35.6%		**131	**41	**95
**530B	Ozaukee silt loam, 2 to 4 percent slopes	5.05	29.7%		**149	**47	**108
232A	Ashkum silty clay loam, 0 to 2 percent slopes	3.67	21.6%		170	56	127
**221B	Parr silt loam, 2 to 5 percent slopes	1.23	7.2%		**157	**51	**118
**530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	0.51	3.0%		**129	**40	**94
**530C3	Ozaukee silty clay loam, 4 to 6 percent slopes, severely eroded	0.49	2.9%		**132	**41	**96
Weighted Average					146.6	46.7	107.4

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

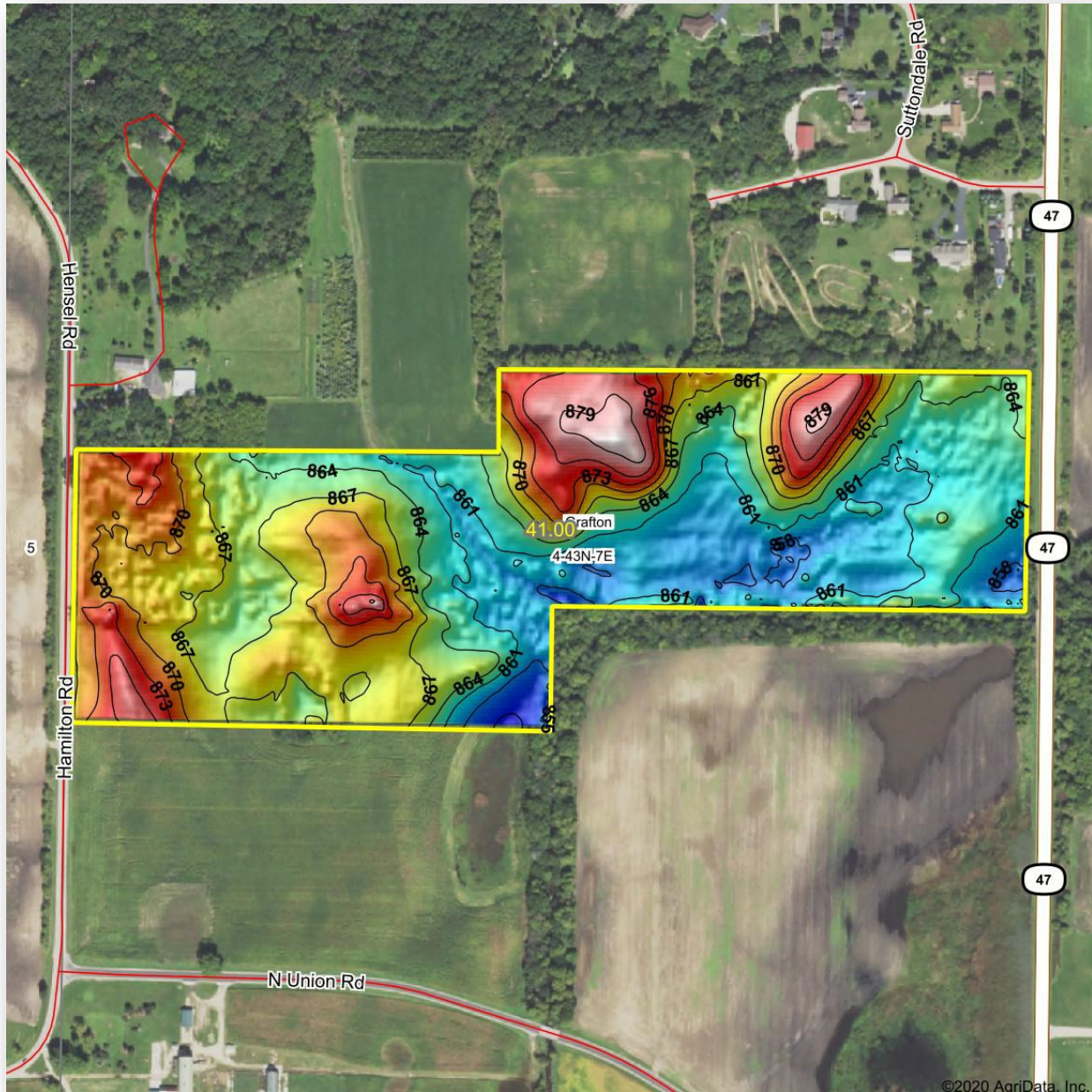
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
 ** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

*c: Using Capabilities Class Dominant Condition Aggregation Method



Rooster Ag'

R E A L T Y



©2020 AariData, Inc.

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

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for examples only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.