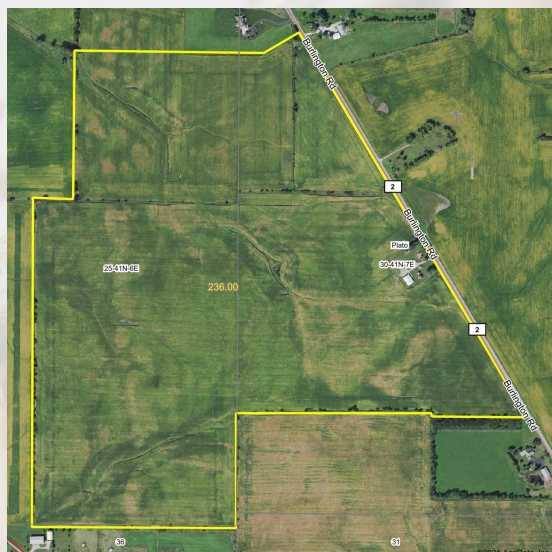




Rooster Ag'

R E A L T Y

THE BURLINGTON RD. FARM



Kane County

Burlington/Plato Twps

236± acres

226± tillable acres

**Limited Time Farmland
Investment Opportunity**

Listed At: \$9,500 Per Acre

Phone: (815) 333-4354

Email: Rooster@mc.net

Web: www.roosterag.com

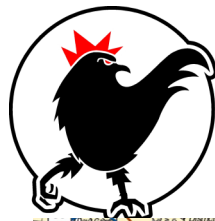
1100 S County Line Road

P.O. Box 297

Maple Park, IL 60151

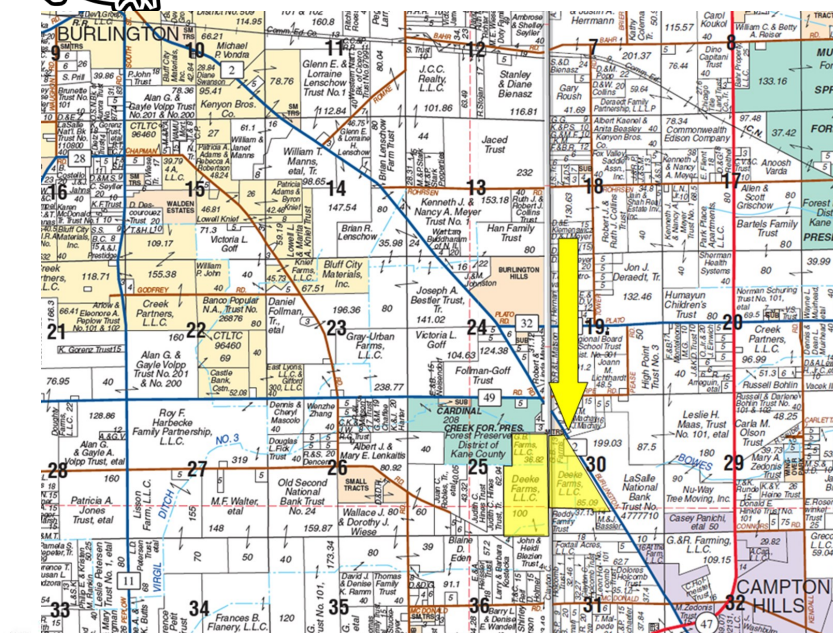
Joe Ludwig 630-774-5887

Tyler Creath 815-451-1152



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R E A L T Y



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PROPERTY SPECIFICATIONS

GROSS ACRES:	236.00±
TILLABLE ACRES:	226.00±
SOIL PI:	129.4
EST. FARMLAND RE TAX:	\$9,930.00
EST. HOUSE/BUILDING RE TAX	\$4,383.90
PRICE:	\$9,500 per acre

The Farm includes a 2-story farmhouse, 4,000+/- sf machine shed & multiple out-buildings.

Situated between Burlington & Campton Hills with 3,600'+ of frontage along Burlington Road.

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

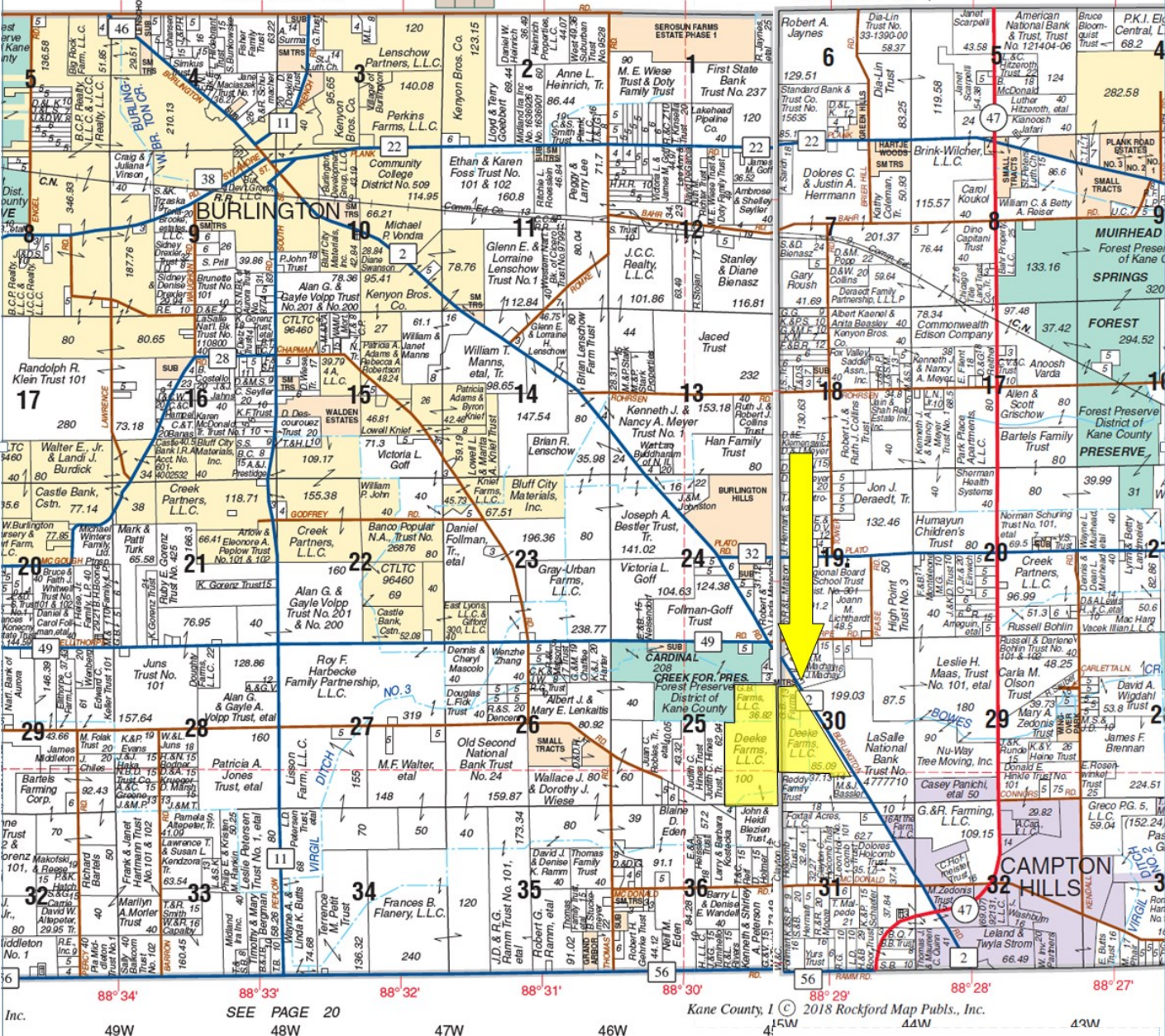
BURLINGTON

DE KALB COUNTY

SEE PAGE 32

T.41N.-R.6E.PLATO

SEE PAGE 32



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



Rooster Ag

www.RoosterAg.com

815 233 4354

**NORTHERN
ILLINOIS
AG CENTER**

**FARMERS
MAKE
AMERICA
GREAT!**

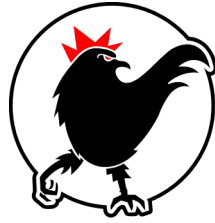


REAL ESTATE

**FARM
MANAGEMENT**

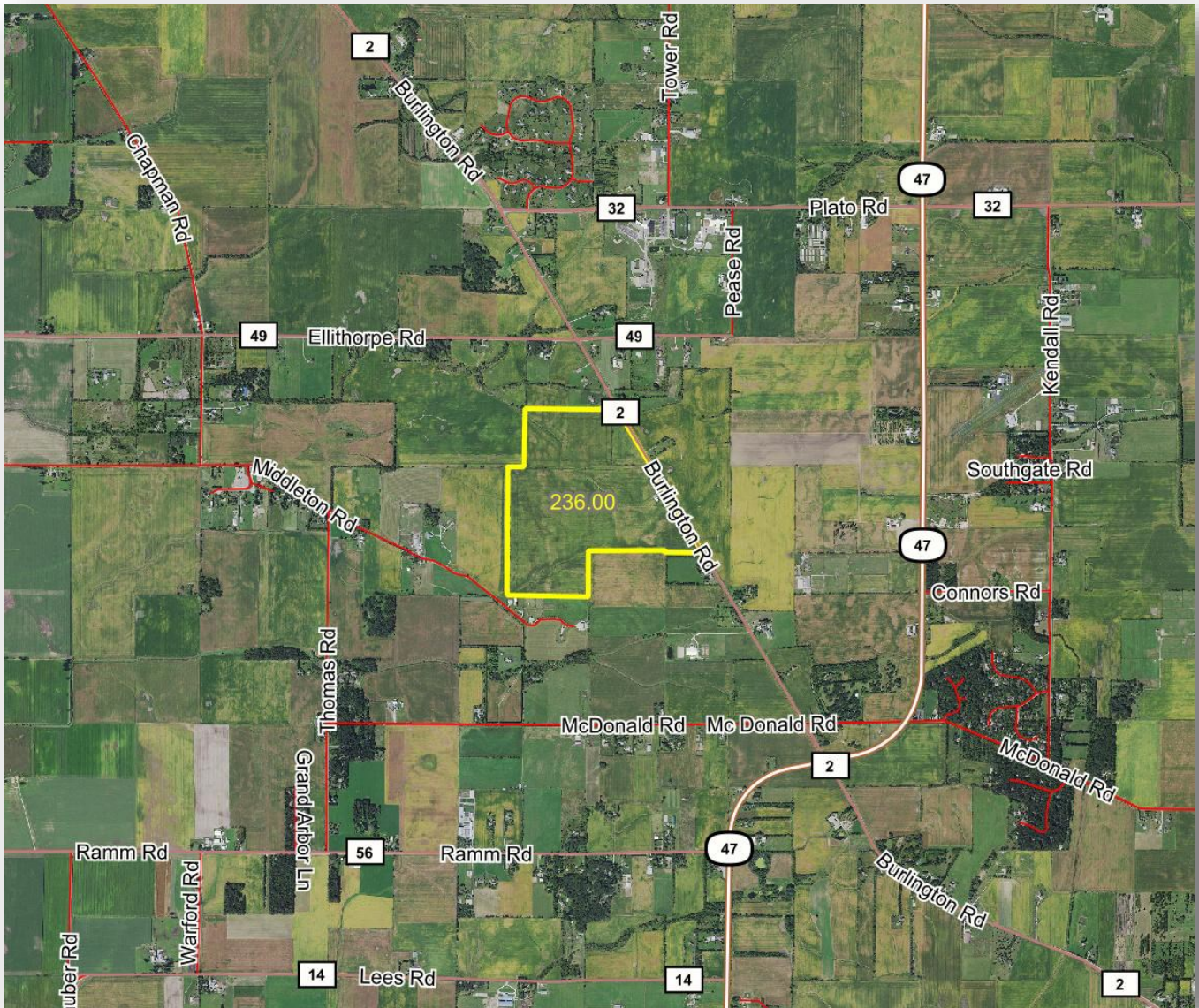
**FEDERAL CROP
INSURANCE**

**FARMLAND
APPRAISALS**



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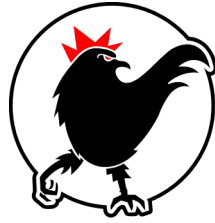
Phone: 630.774.5887

Real Estate

Farm Management

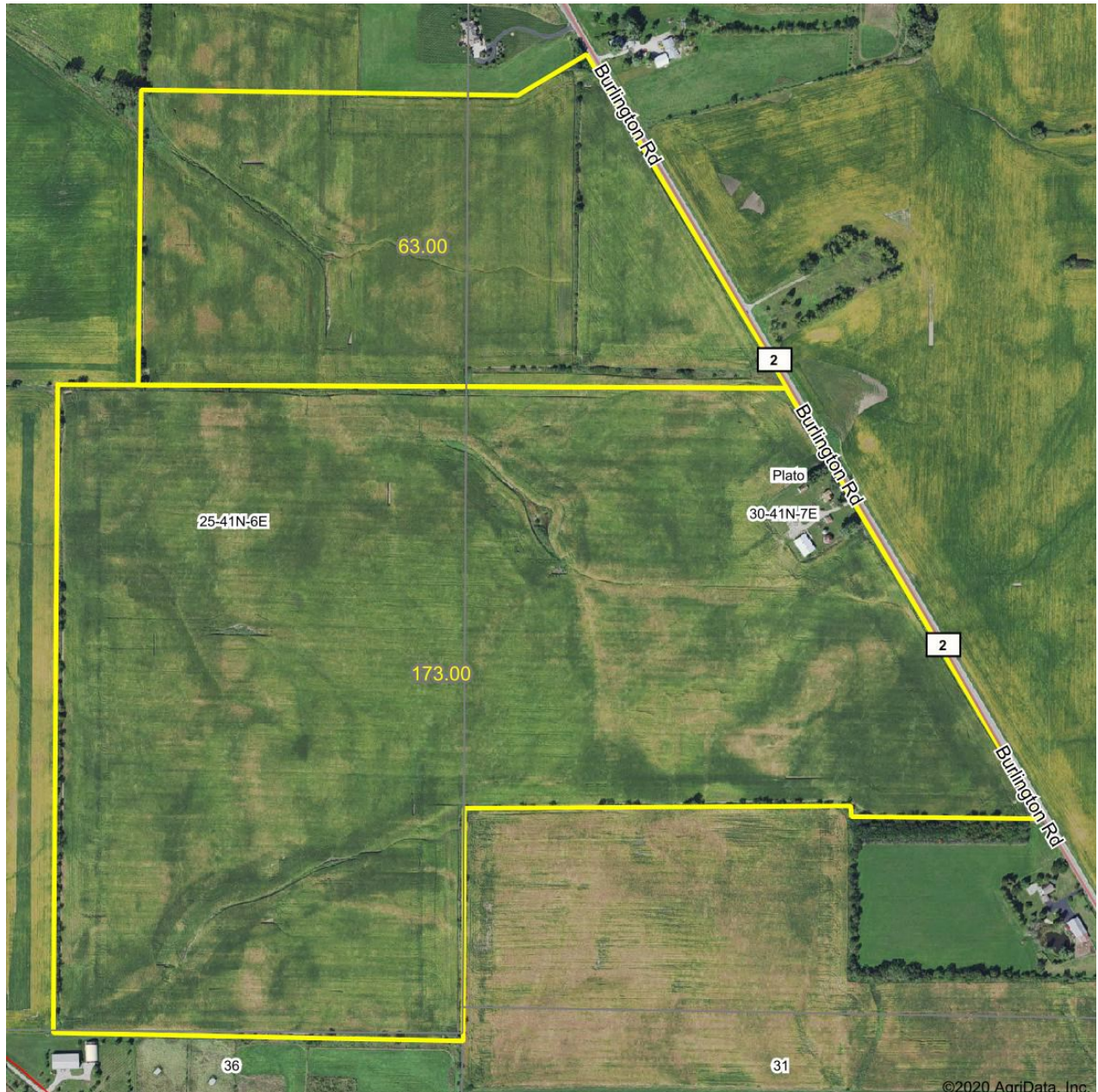
Crop Insurance

Appraisals



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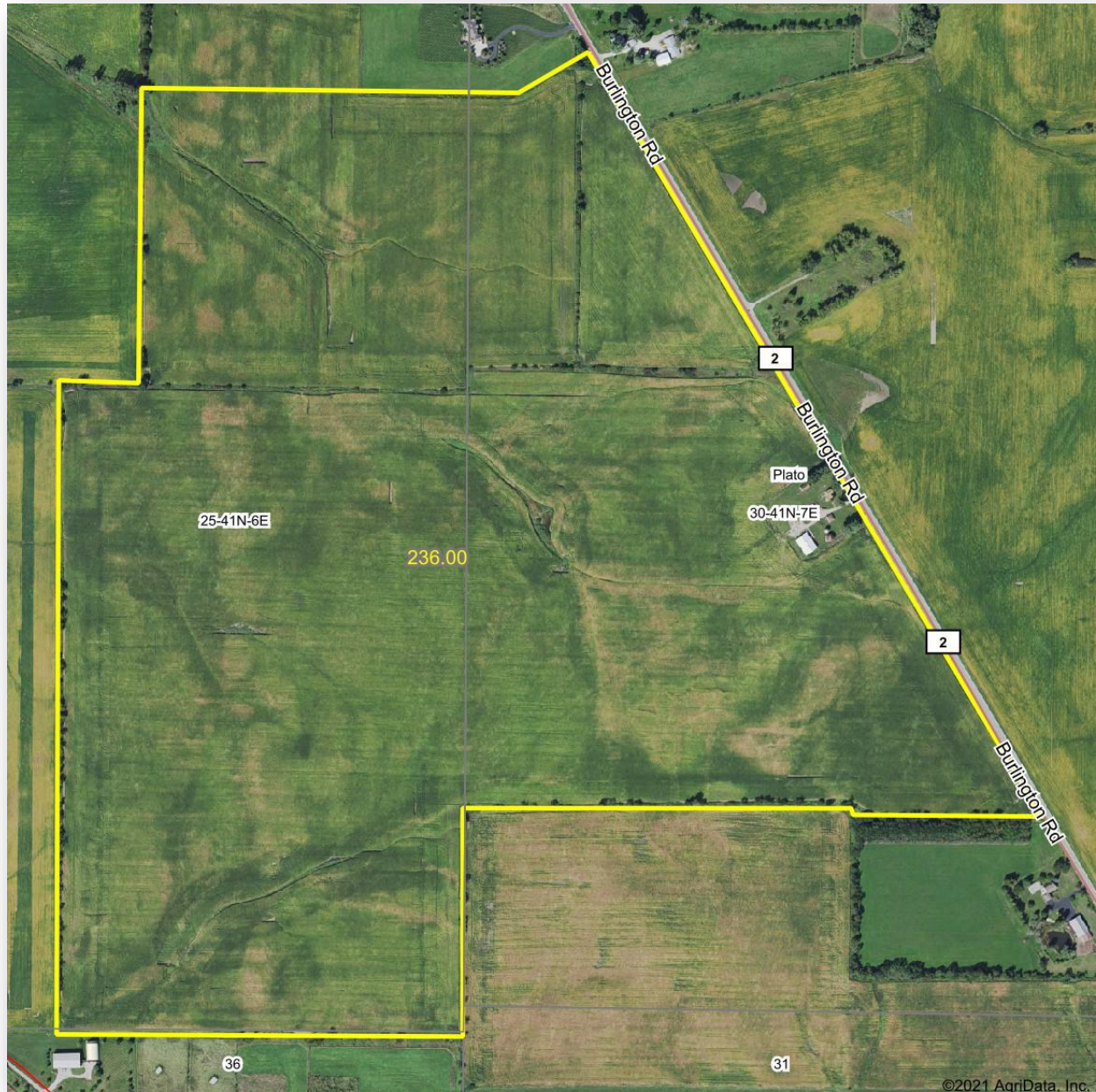
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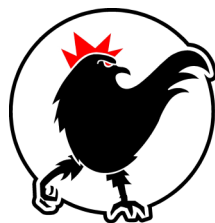
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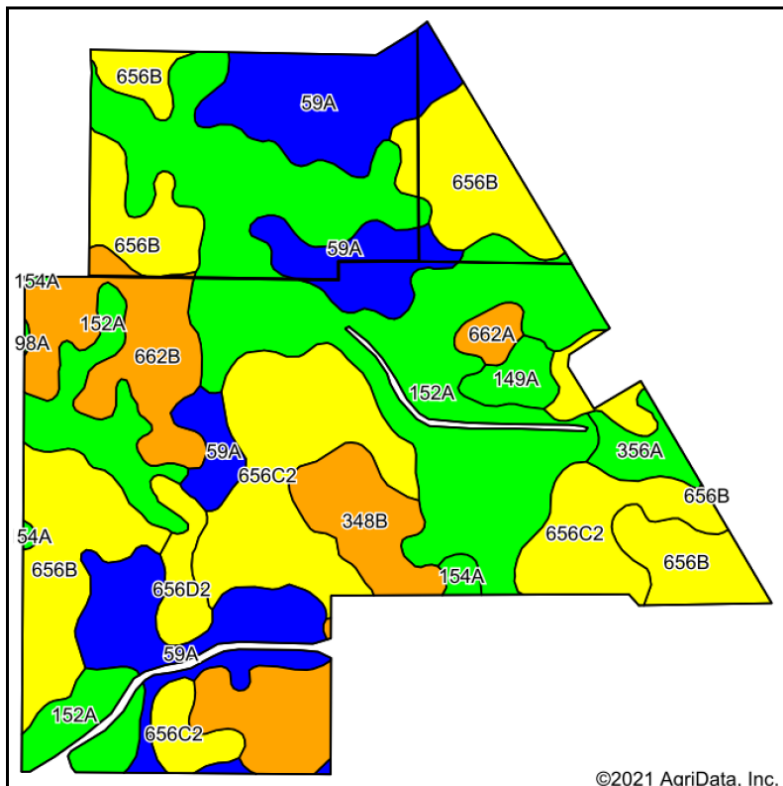
Appraisals



Rooster Ag'

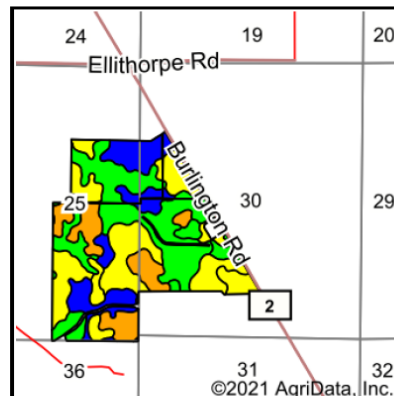
R E A L T Y

Soils Map



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Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Kane**
 Location: **30-41N-7E**
 Township: **Plato**
 Acres: **226.07**
 Date: **1/7/2021**



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Maps Provided By:



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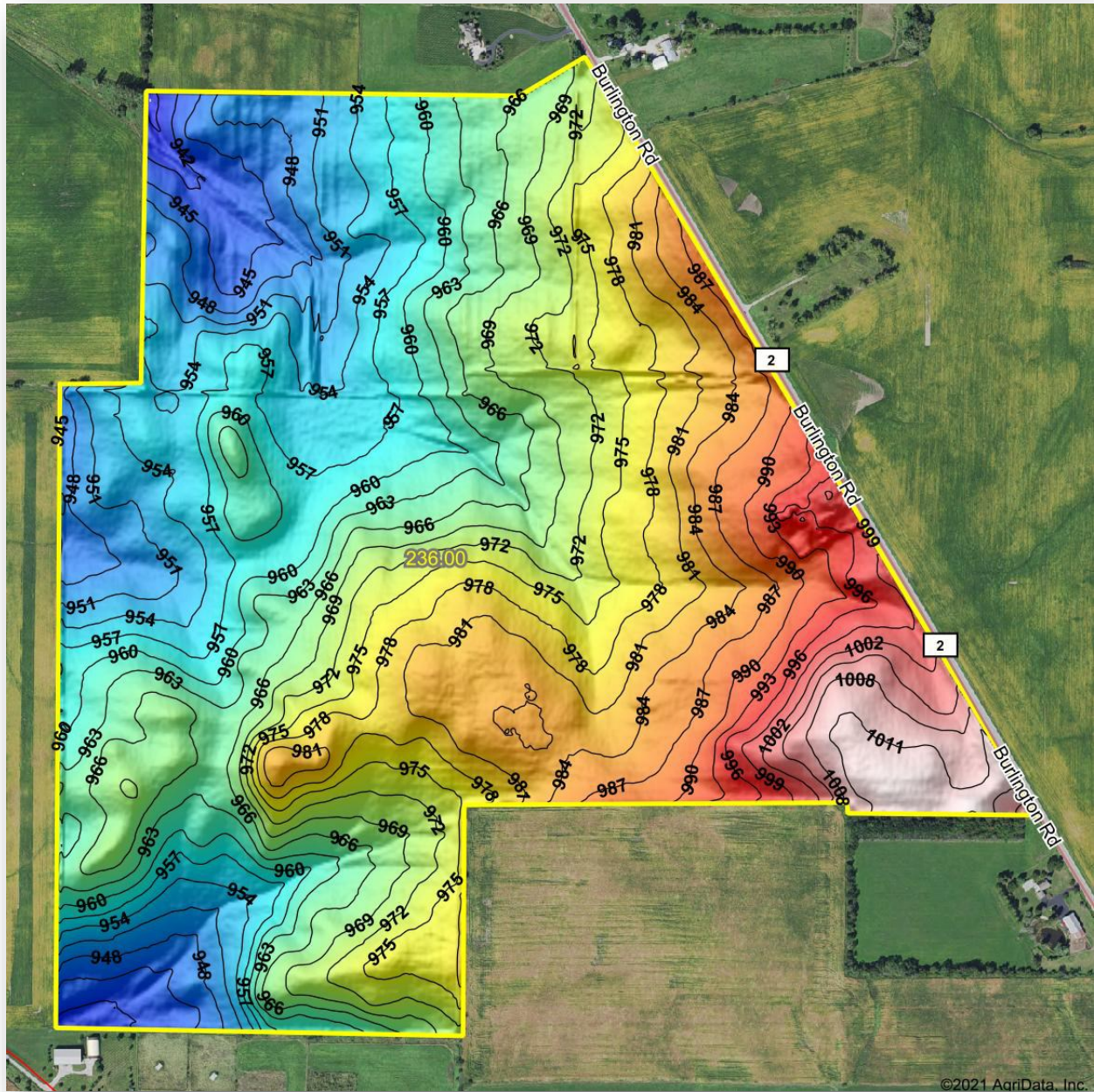


Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	70.92	31.4%		195	63	144
**656B	Octagon silt loam, 2 to 4 percent slopes	40.47	17.9%		**157	**51	**117
59A	Lisbon silt loam, 0 to 2 percent slopes	37.95	16.8%		188	59	136
**656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	33.51	14.8%		**151	**49	**112
**348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	16.00	7.1%		**163	**51	**120
**662B	Barony silt loam, 2 to 5 percent slopes	14.00	6.2%		**170	**52	**124
**656D2	Octagon silt loam, 6 to 12 percent slopes, eroded	3.83	1.7%		**148	**48	**110
356A	Elpaso silty clay loam, 0 to 2 percent slopes	3.27	1.4%		195	63	144
149A	Brenton silt loam, 0 to 2 percent slopes	2.95	1.3%		195	60	141
662A	Barony silt loam, 0 to 2 percent slopes	1.87	0.8%		172	53	125
154A	Flanagan silt loam, 0 to 2 percent slopes	1.21	0.5%		194	63	144
198A	Elburn silt loam, 0 to 2 percent slopes	0.09	0.0%		197	61	143
Weighted Average					175.7	56.2	129.4



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