



Rooster Ag'

R E E A L T Y

THE GRANGE RD FARM



McHenry County, Riley Twp

34.36± acres

29.97± tillable acres

Located off Grange Road, west
of Route 23.

Listed At: \$7,100 per acre

Phone: (815) 451-1152

Email: tyler@roosterag.com

Web: www.roosterag.com

1100 S County Line Road

P.O. Box 297

Maple Park, IL 60151

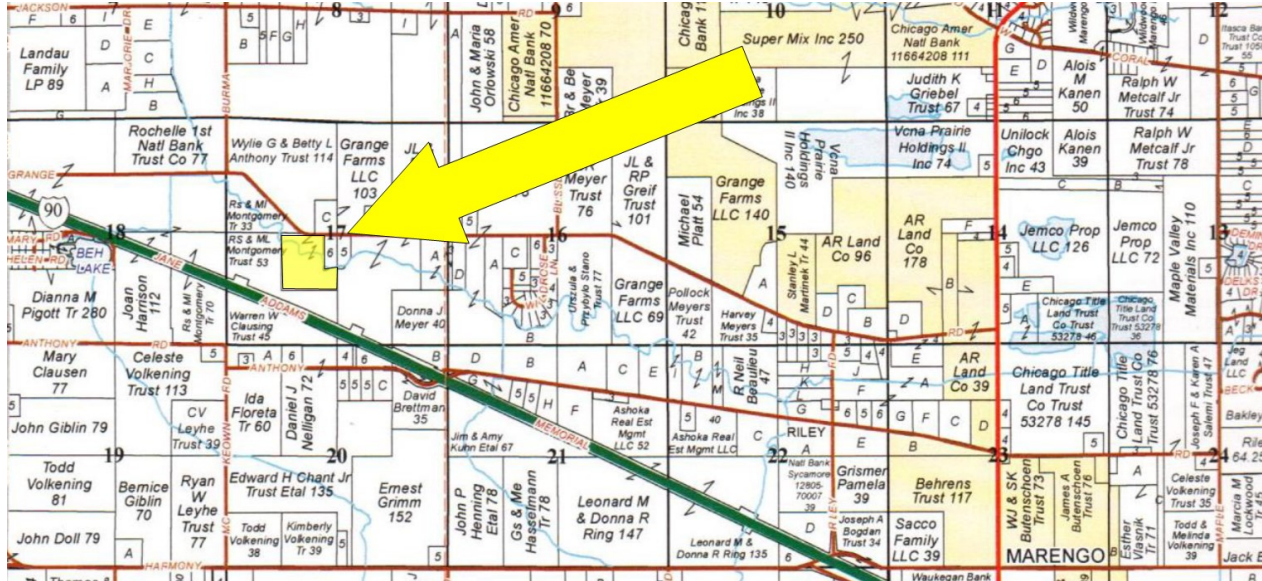
Joe Ludwig 630-774-5887

Tyler Creath 815-451-1152



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R E A L T Y



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PROPERTY SPECIFICATIONS

GROSS ACRES:	34.36±
TILLABLE ACRES:	29.97±
SOIL PI:	133.6
EST. REAL ESTATE TAXES:	\$1,112.66
PRICE:	\$7,100 per acre

Excellent mix of income producing farmland & recreational/hunting property.
Located just north west of the new Route 23 & I-90 interchange.

ROOSTER AG' REALTY

1100 S. County Line Rd
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Maple Park, IL 60151



TYLER CREATH

Broker

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Phone: (815) 451-1152

Real Estate

Farm Management

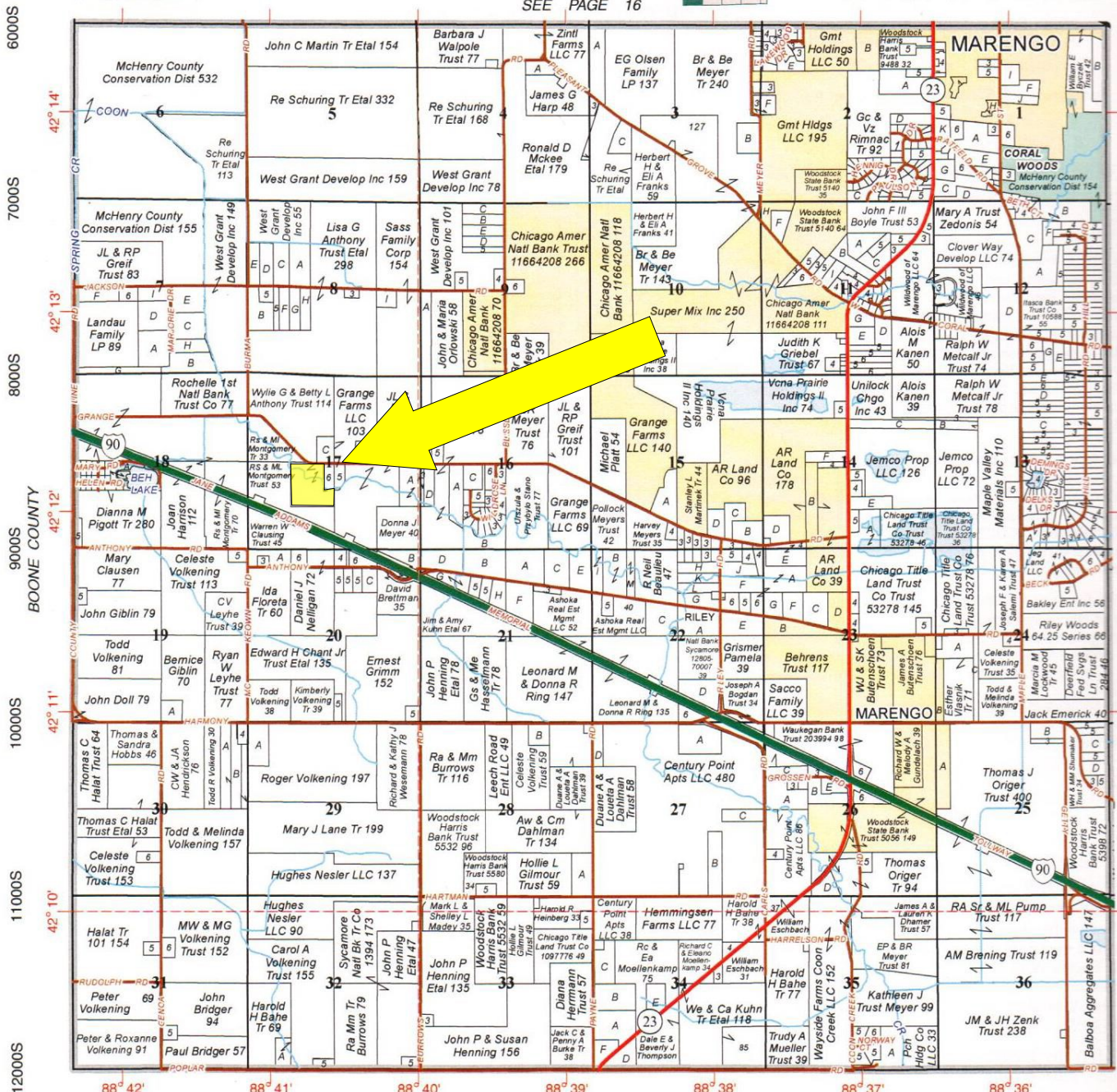
Crop Insurance

Appraisals

RILEY

SEE PAGE 16

Refer to page 46 for keyed parcels
T.43N.-R.5E.



SEE PAGE 8

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



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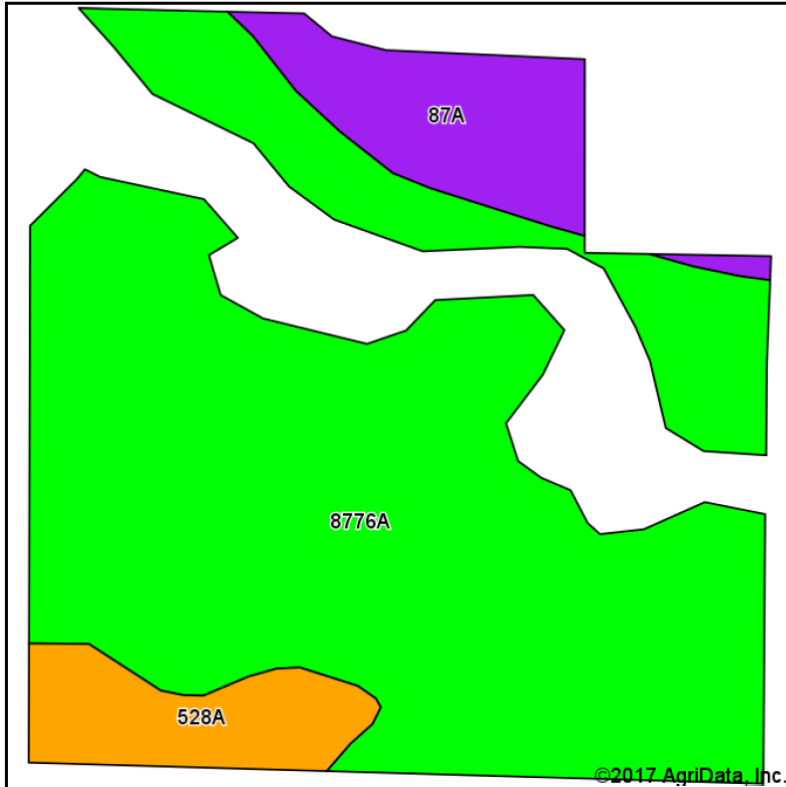
Appraisals



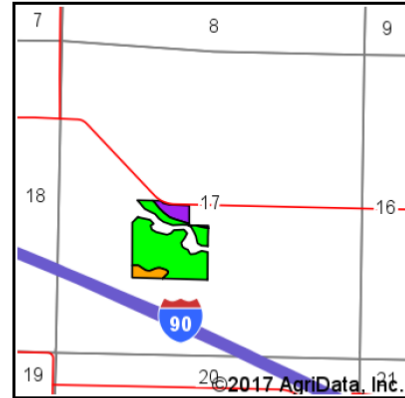
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Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **McHenry**
 Location: **17-43N-5E**
 Township: **Riley**
 Acres: **29.97**
 Date: **8/29/2017**



Maps Provided By



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Area Symbol: IL111. Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
8776A	Comfrey loam, 0 to 2 percent slopes, occasionally flooded	24.59	82.0%		185	61	138
87A	Dickinson sandy loam, 0 to 2 percent slopes	3.09	10.3%		142	46	104
528A	Lahoguess loam, 0 to 2 percent slopes	2.29	7.6%		170	55	126
Weighted Average					179.4	59	133.6

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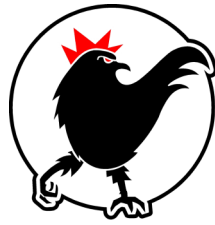
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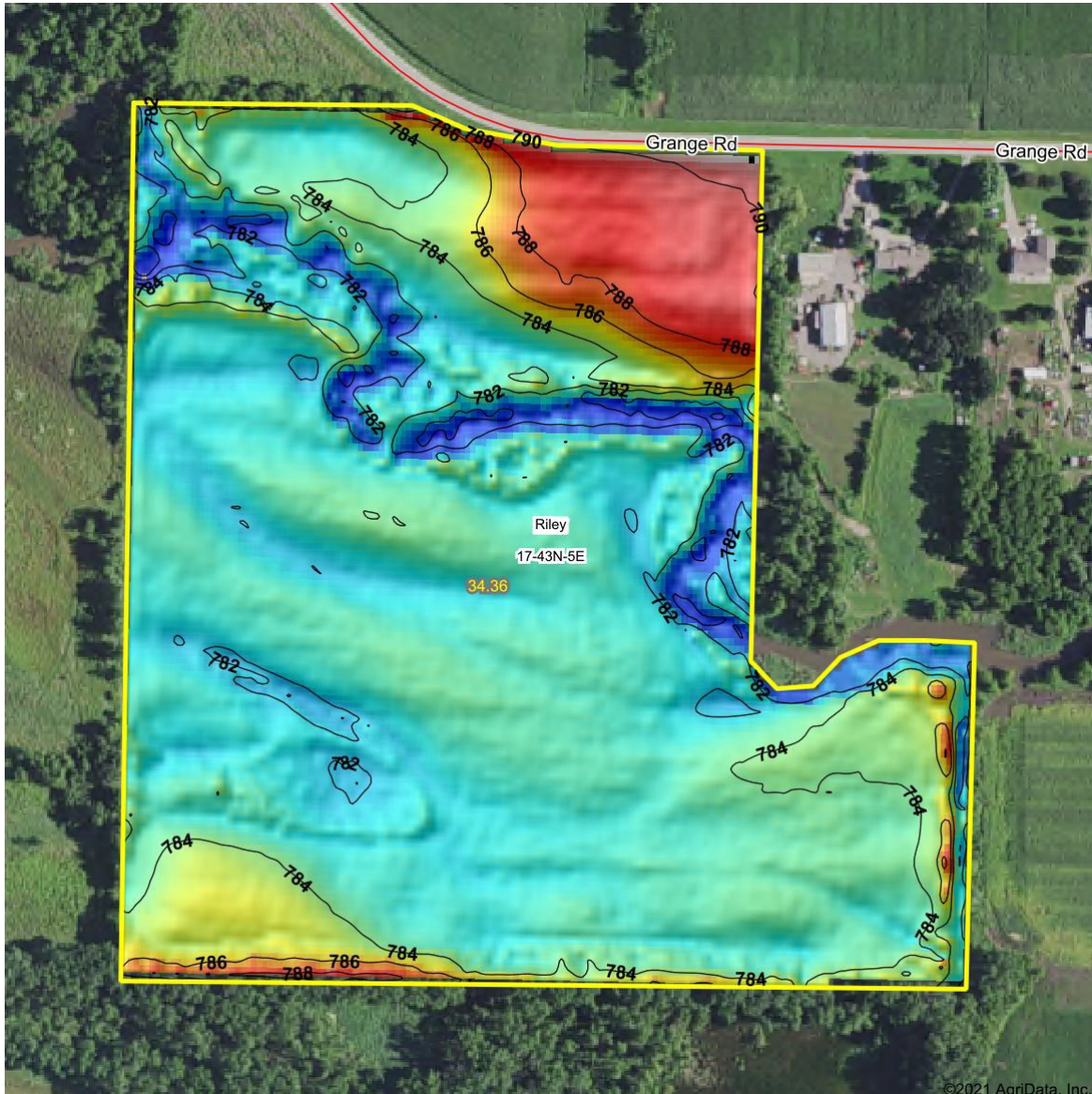
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