



Rooster Ag'

R E A L T Y

THE GARDEN PRAIRIE FARM



Boone County Spring Township

- 118.68± acres
- 116.62± tillable acres
- Well Drained
- Good cash rental income potential, lease back available.

Listed At: \$11,000 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

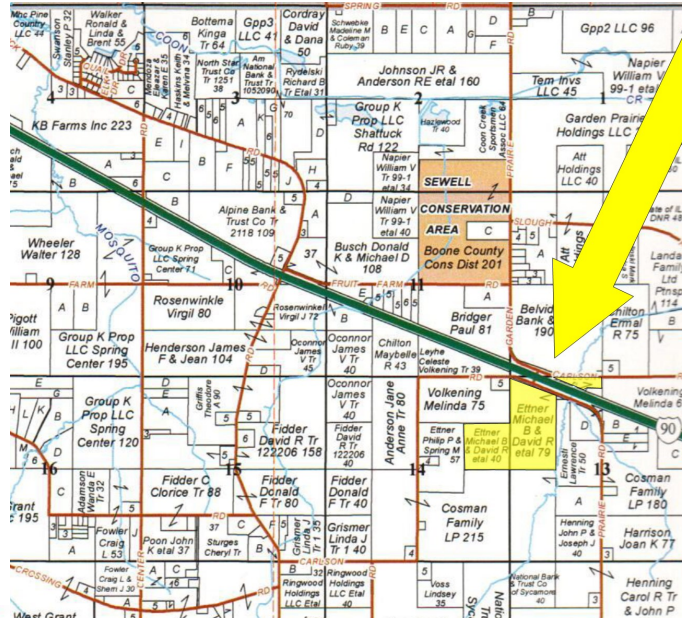
Joe Ludwig 630-774-5887

Tyler Creath 815-451-1152



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PROPERTY SPECIFICATIONS

GROSS ACRES:	118.68±
TILLABLE ACRES:	116.62±
SOIL PI:	135.4
ESTIMATED REAL ESTATE TAX	\$5,512.58
PRICE:	\$11,000 per acre

Located south of Garden Prairie off Carlson Road & Garden Prairie Road.

Seller leaseback available.

Well drained with recent tile improvements. (See tile map)

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

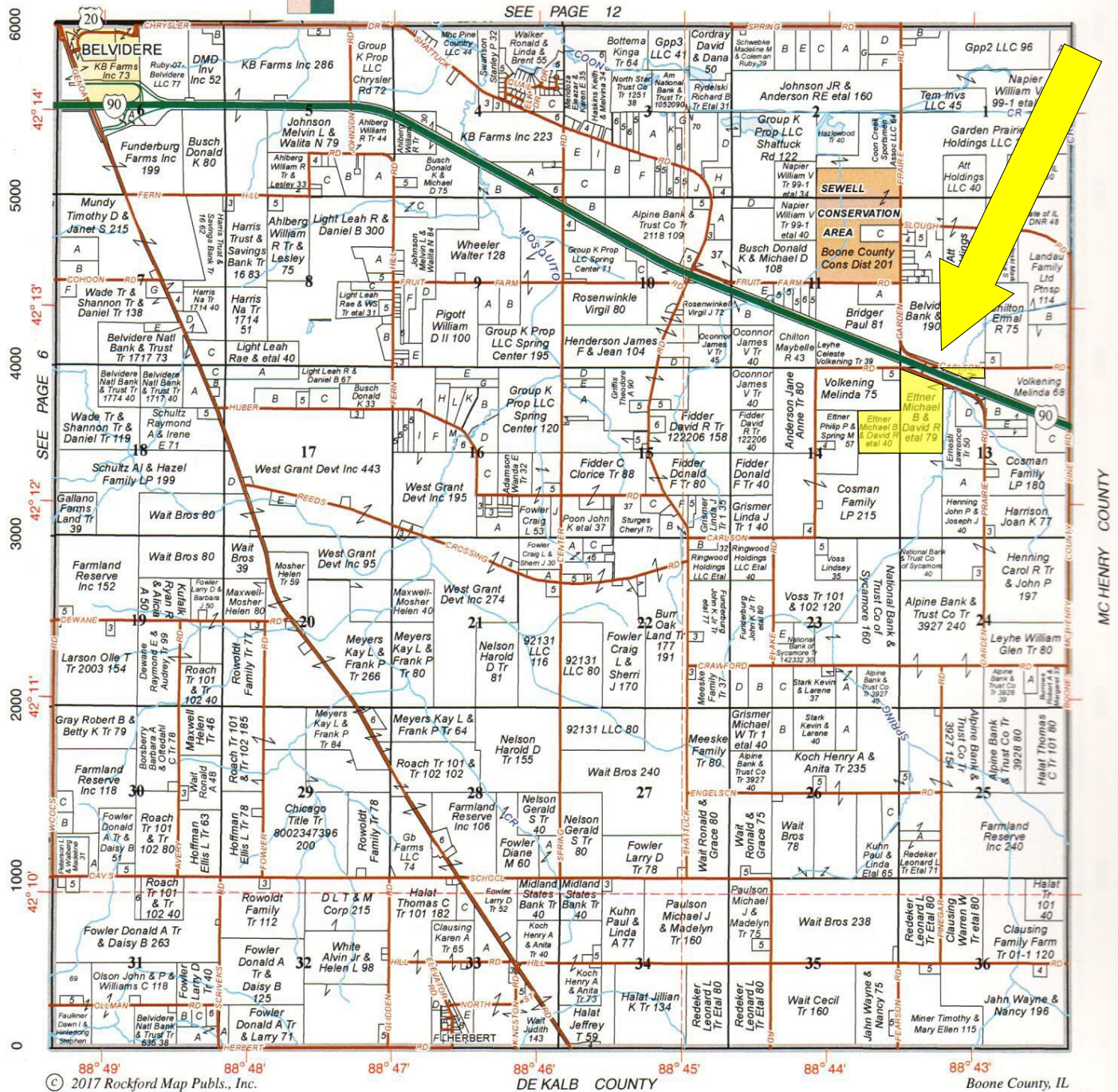
Crop Insurance

Appraisals

SPRING

SEE PAGE 12

Refer to page 26 for keyed parcels
T.43N.-R.4E.



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DE KALB COUNTY

Boone County, IL

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



Rooster Ag
www.RoosterAg.com
815.322.4254

**NORTHERN ILLINOIS
AG CENTER**

**FARMERS MAKE
AMERICA GREAT!**



REAL ESTATE

**FARM
MANAGEMENT**

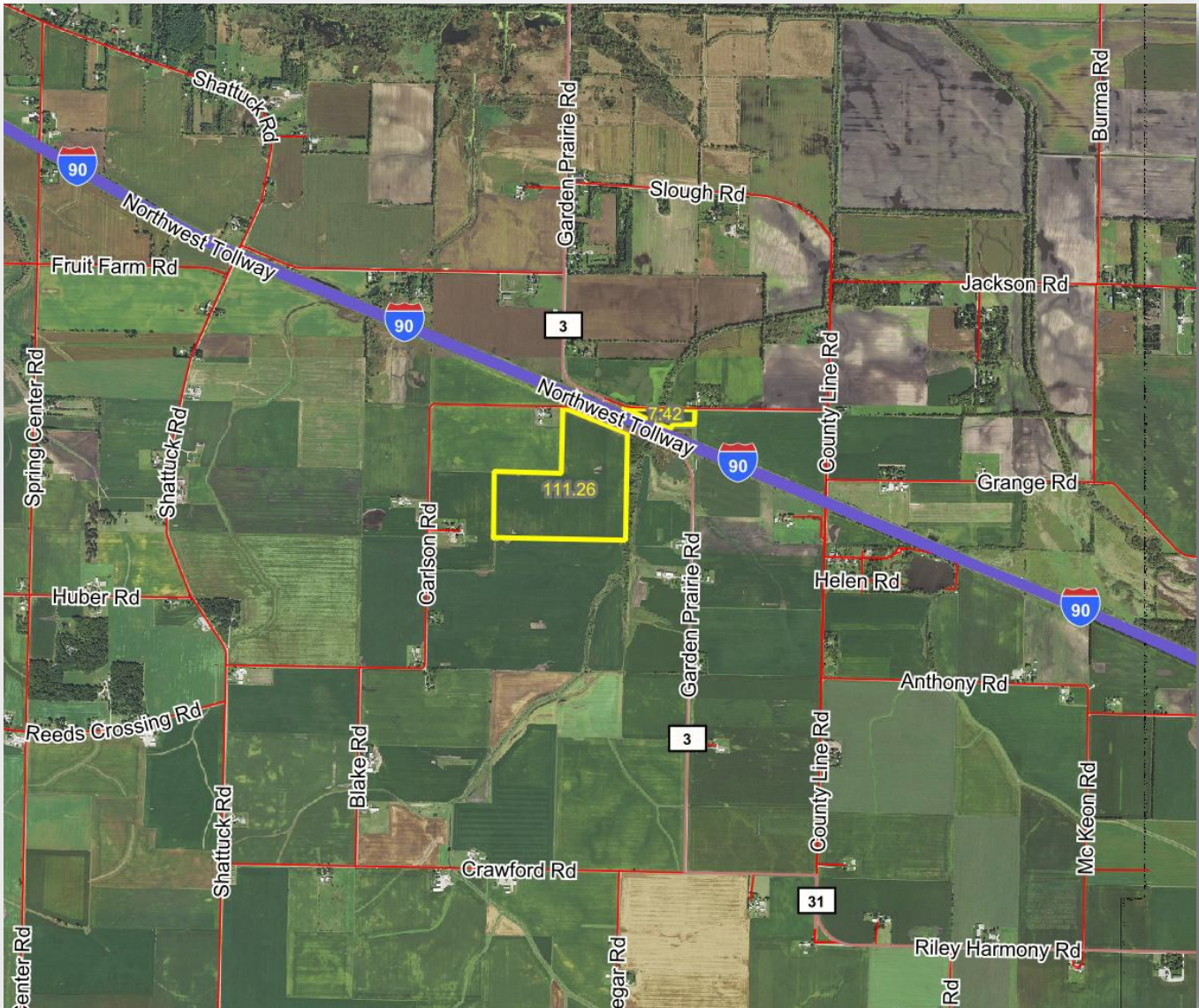
**FEDERAL CROP
INSURANCE**

**FARMLAND
APPRAISALS**



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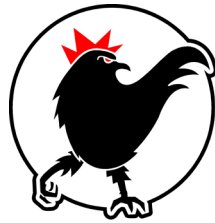
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Farm Management

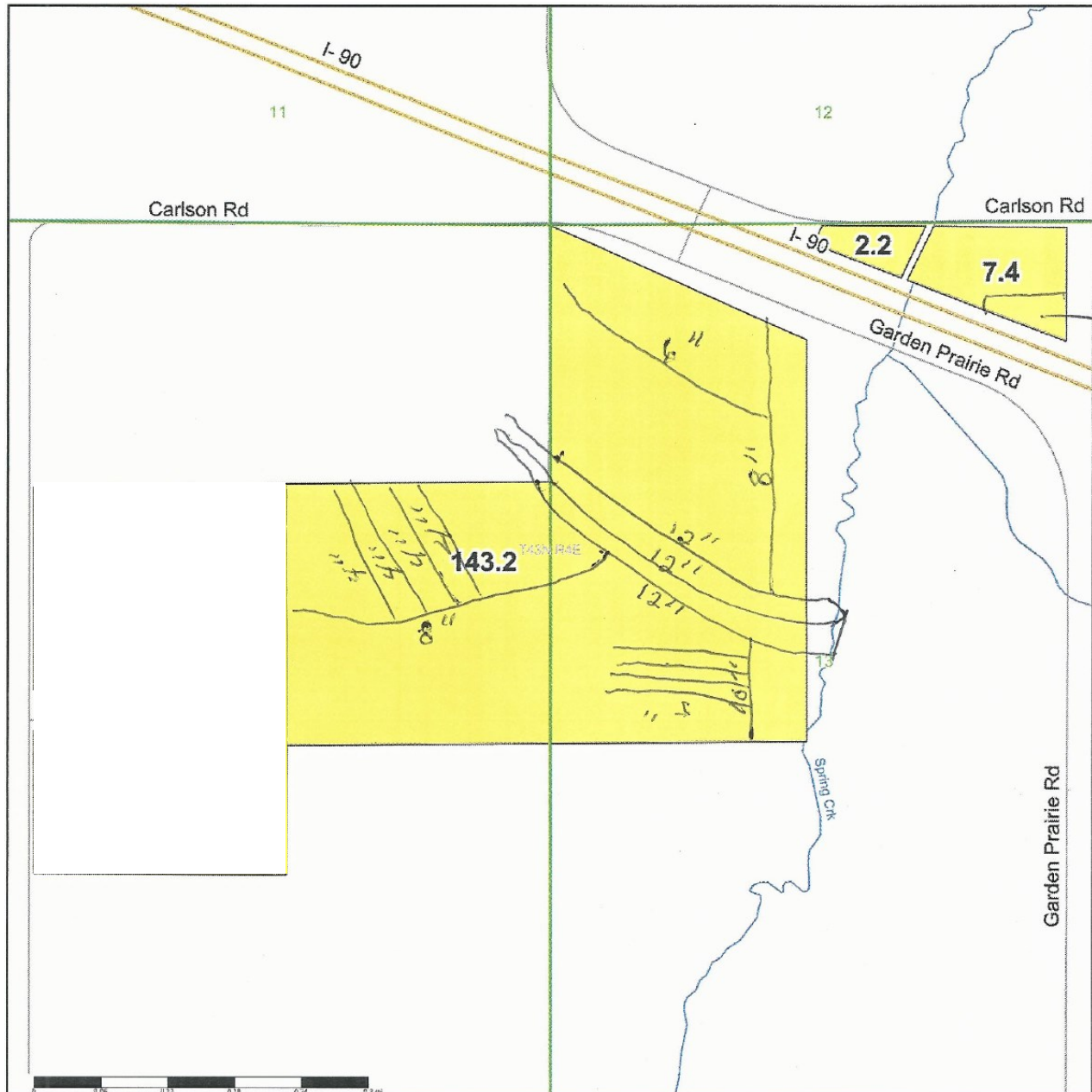
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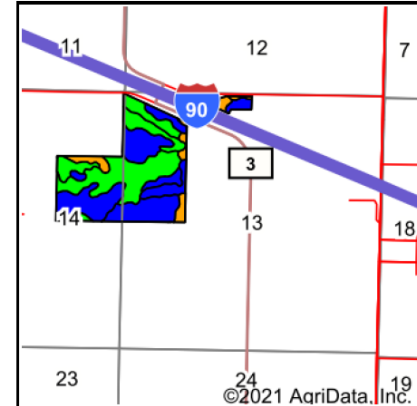
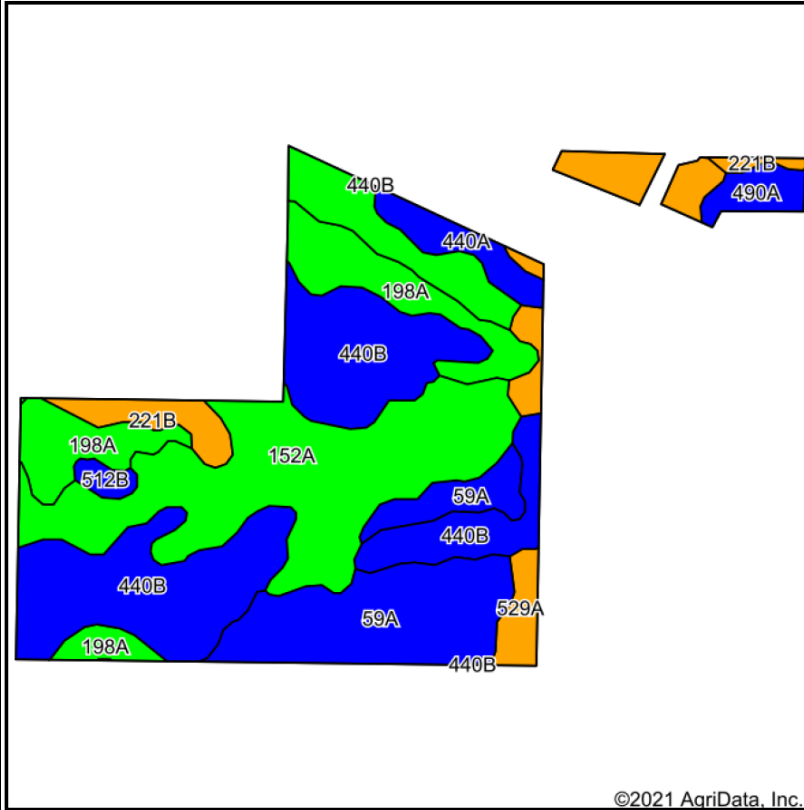
Appraisals



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Soils Map



State: **Illinois**
 County: **Boone**
 Location: **13-43N-4E**
 Township: **Spring**
 Acres: **116.62**
 Date: **4/9/2021**



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Maps Provided By:



Soils data provided by USDA and NRCS.

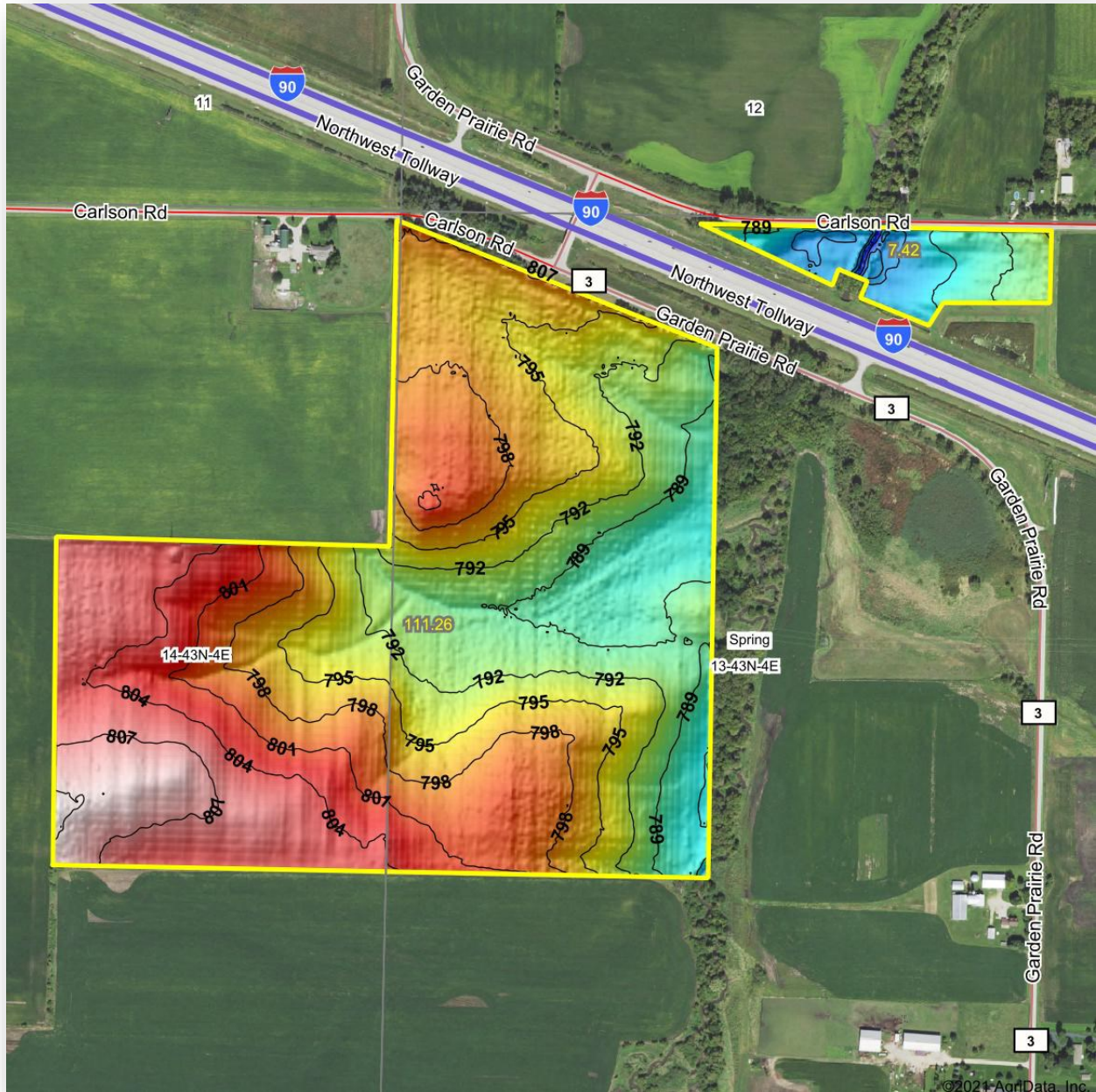
Area Symbol: IL007, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. 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	34.49	29.6%		195	63	144
**440B	Jasper silt loam, 2 to 5 percent slopes	32.66	28.0%		**173	**56	**129
59A	Lisbon silt loam, 0 to 2 percent slopes	17.59	15.1%		188	59	136
198A	Elburn silt loam, cool, 0 to 2 percent slopes	13.79	11.8%		197	61	143
529A	Selma silt loam, 0 to 2 percent slopes	7.49	6.4%		163	53	121
**221B	Parr silt loam, 2 to 5 percent slopes	3.69	3.2%		**157	**51	**118
440A	Jasper silt loam, 0 to 2 percent slopes	3.44	2.9%		175	57	130
490A	Odell silt loam, 0 to 2 percent slopes	2.45	2.1%		176	56	129
**512B	Danabrook silt loam, 2 to 5 percent slopes	1.02	0.9%		**185	**58	**137
Weighted Average					183.7	58.8	135.4



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