



# Rooster Ag'

R E A L T Y

## THE LILY LAKE FARM



### Kane County Campton Township

- 168± acres
- 104± tillable acres
- Farmland /Recreational/  
Hunting Property

**Listed At: \$8,950 Per Acre**

Phone: (815) 333-4354

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

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

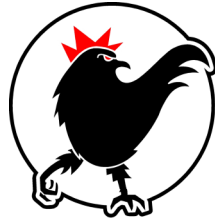
1100 S County Line Road

P.O. Box 297

Maple Park, IL 60151

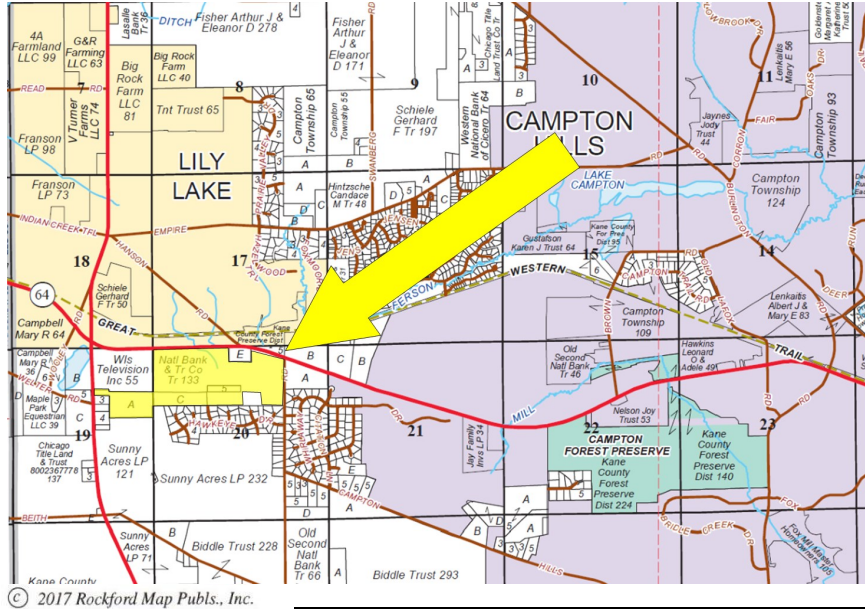
Joe Ludwig 630-774-5887

Tyler Creath 815-451-1152



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## PROPERTY SPECIFICATIONS

GROSS ACRES:	168.51±
TILLABLE ACRES:	103.78±
SOIL PI:	123.3
ESTIMATED REAL ESTATE TAX	\$4,240.64
PRICE:	\$8,950 per acre

Excellent location in Lily Lake with road frontage along Route 47, Route 64 & Anderson Road.

Excellent mix of income producing farmland & recreational/hunting land.

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1100 S. County Line Rd  
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### JOE LUDWIG

Broker/Owner  
Email: rooster@mc.net  
Phone: 630.774.5887

Real Estate

Farm Management

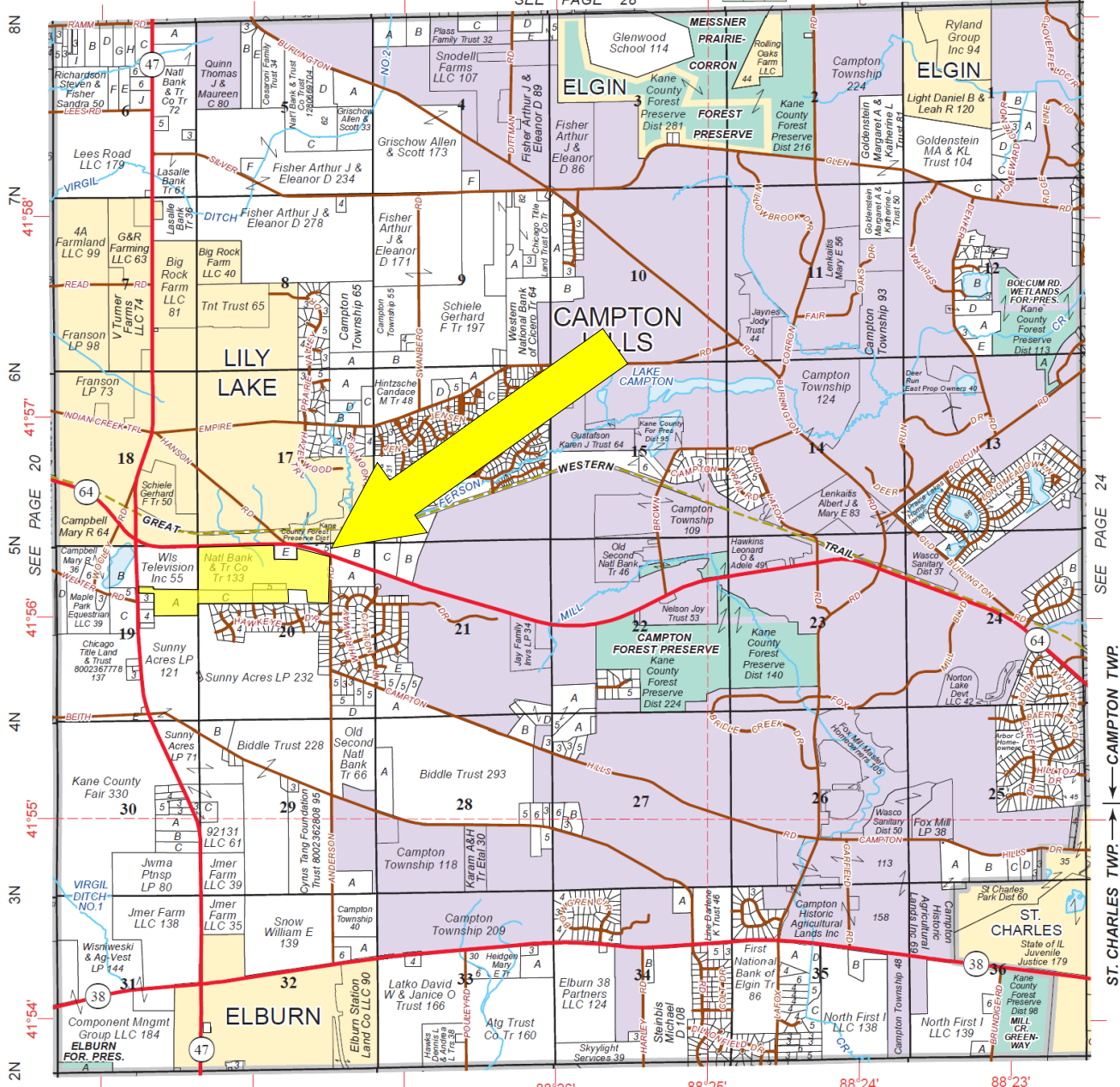
Crop Insurance

Appraisals

# CAMPTON WEST PART ST. CHARLES T.40N.-R.7E.

Refer to page 43 for keyed parcels

SEE PAGE 28



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SEE PAGE 16

Kane County, IL

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



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www.RoosterAg.com  
815 332 4354



**REAL ESTATE**

**FARM  
MANAGEMENT**

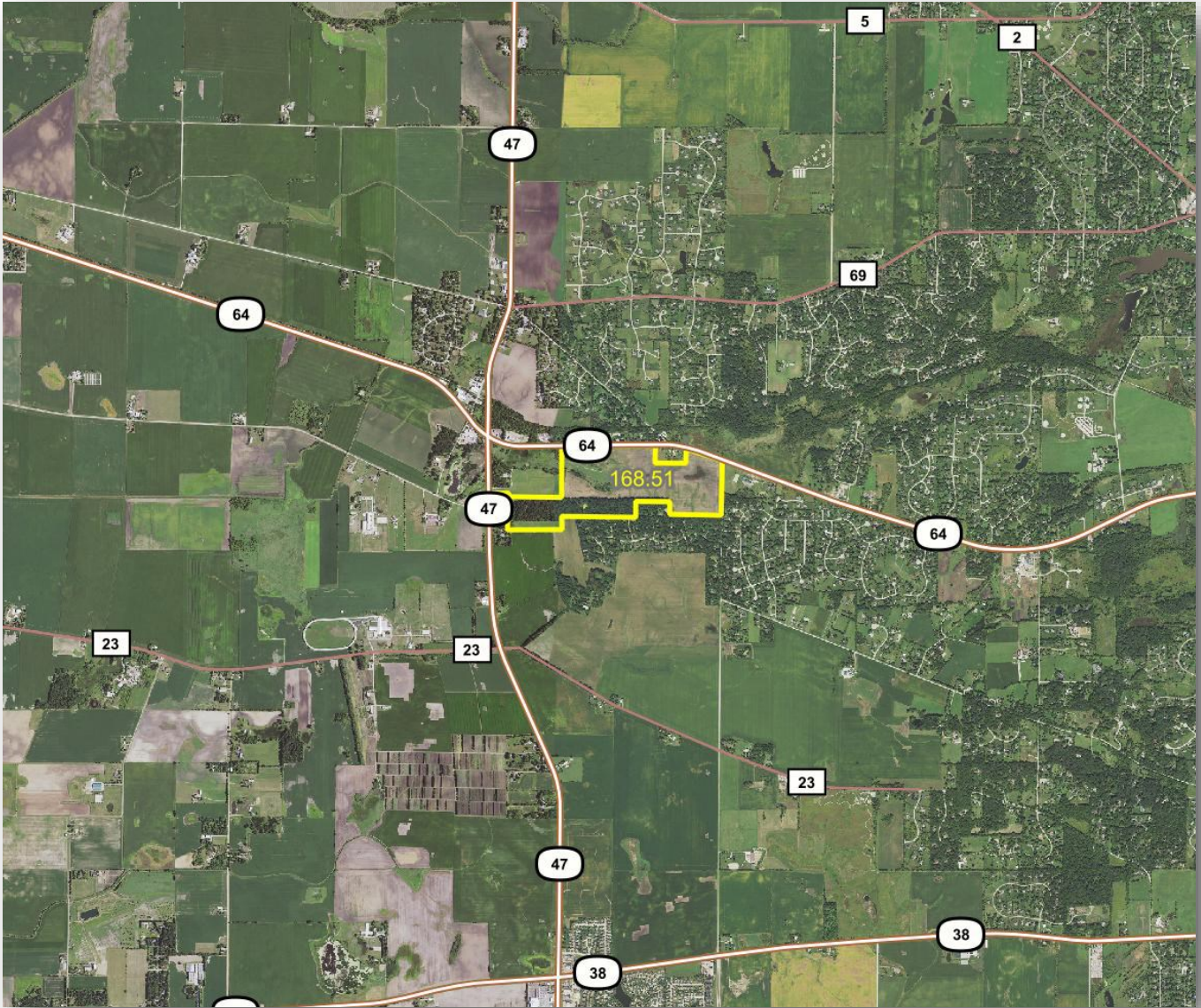
**FEDERAL CROP  
INSURANCE**

**FARMLAND  
APPRAISALS**



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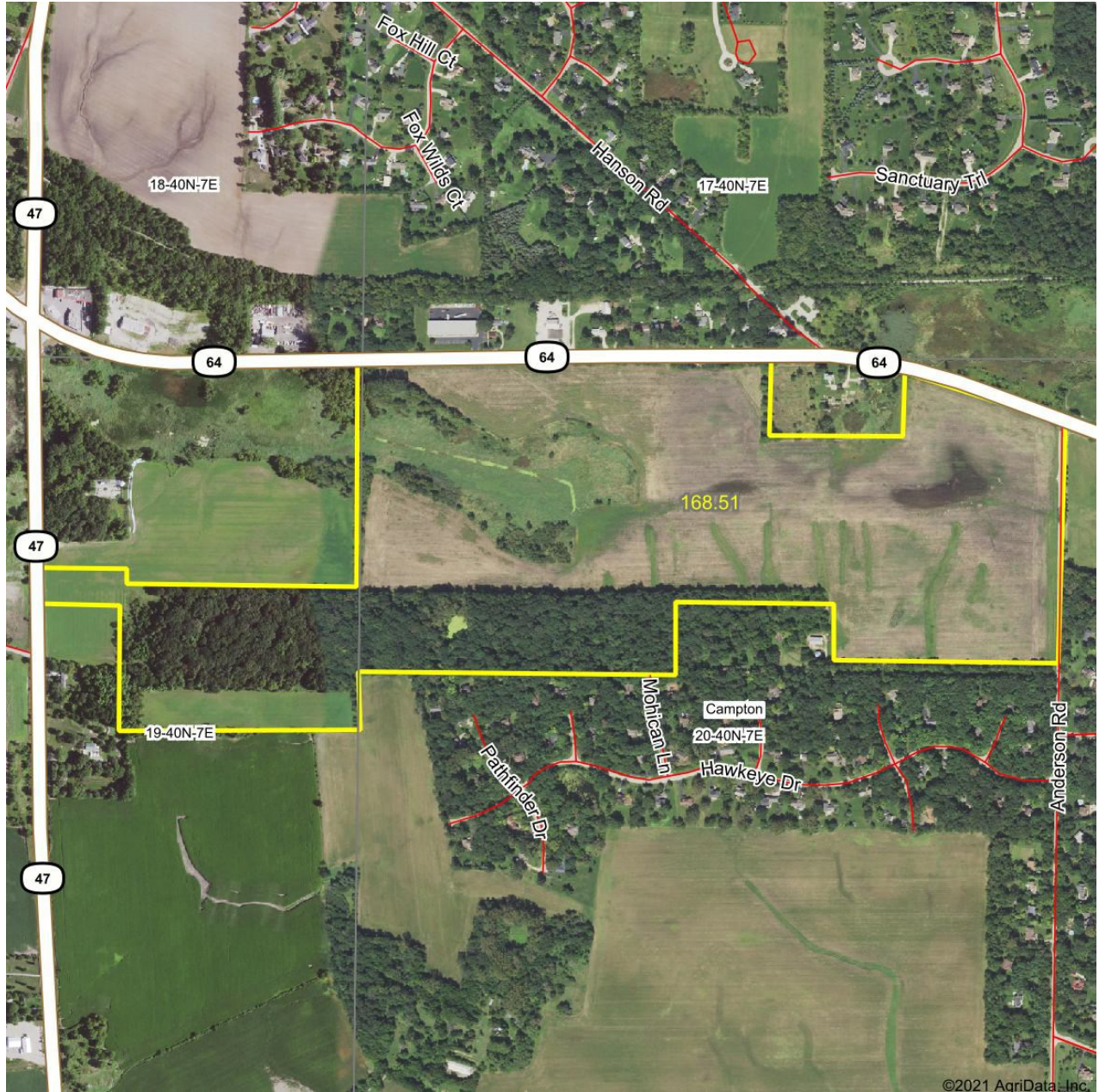
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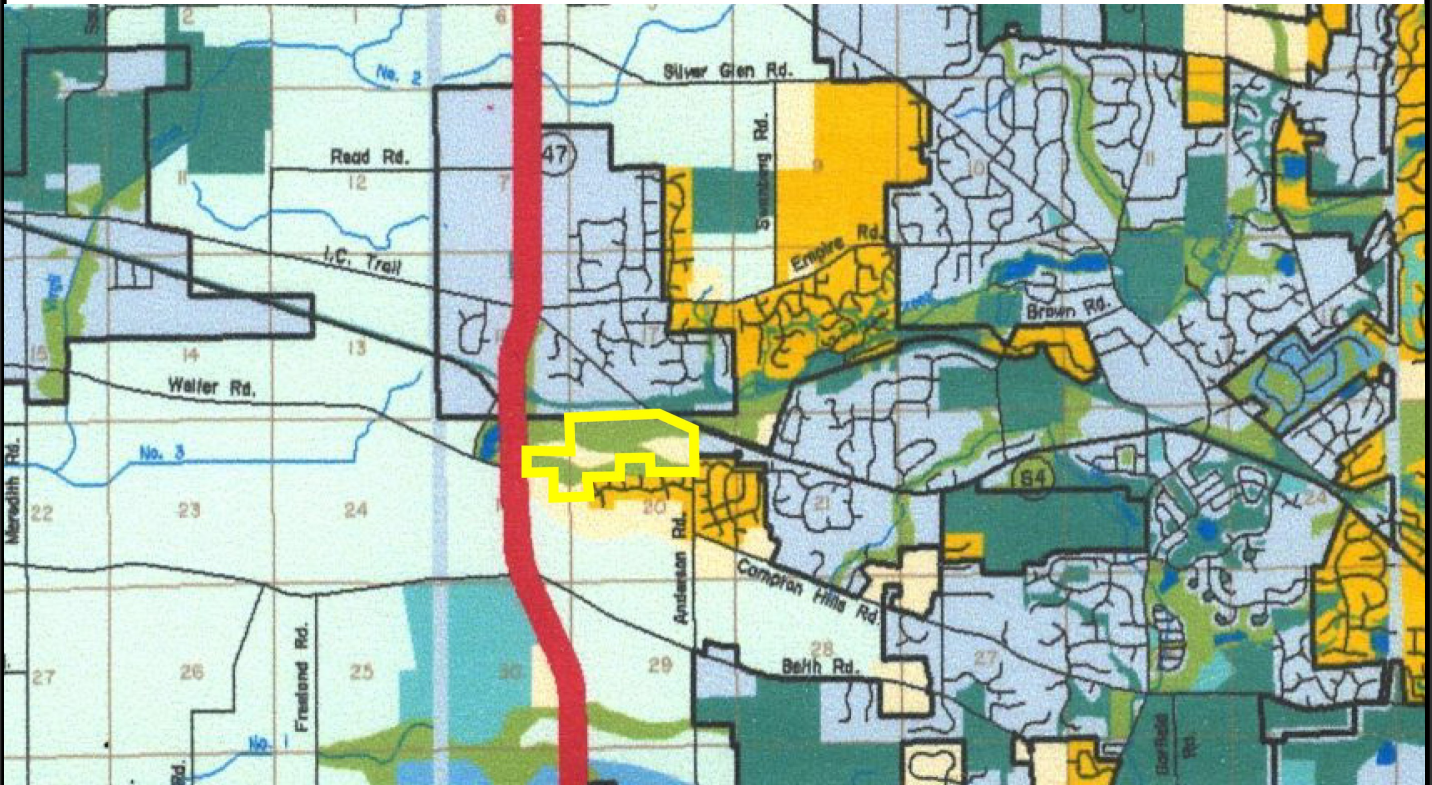
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# 2040 LAND USE



PROPOSED OPEN SPACE

COUNTRYSIDE/ESTATE RESIDENTIAL

- Existing Public Open Space
- Institutional/Private Open Space
- Proposed Open Space
- Agriculture
- Agricultural Business
- Countryside/Estate Residential
- Rural Residential
- Resource Management
- Urban Neighborhoods/Mixed Use Infill
- Commerce/Employment
- Transportation Corridors
- Transportation Improvement
- Transit
- Water
- Municipality

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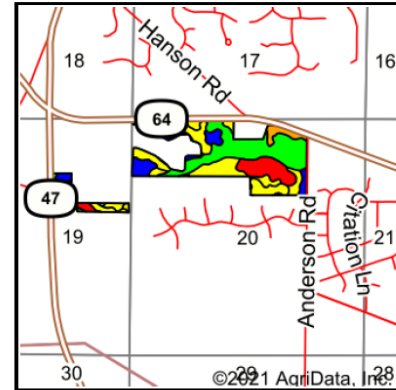
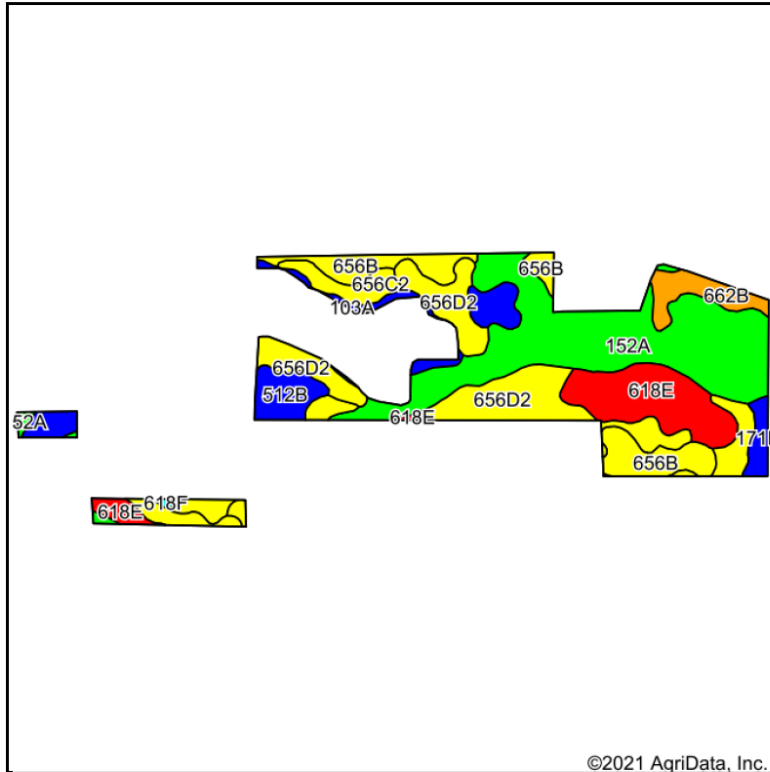
Appraisals



# Rooster Ag'

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## Soils Map



State: **Illinois**  
 County: **Kane**  
 Location: **19-40N-7E**  
 Township: **Campton**  
 Acres: **103.78**  
 Date: **3/21/2021**



Rooster Ag'

Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IL089, Soil Area Version: 14

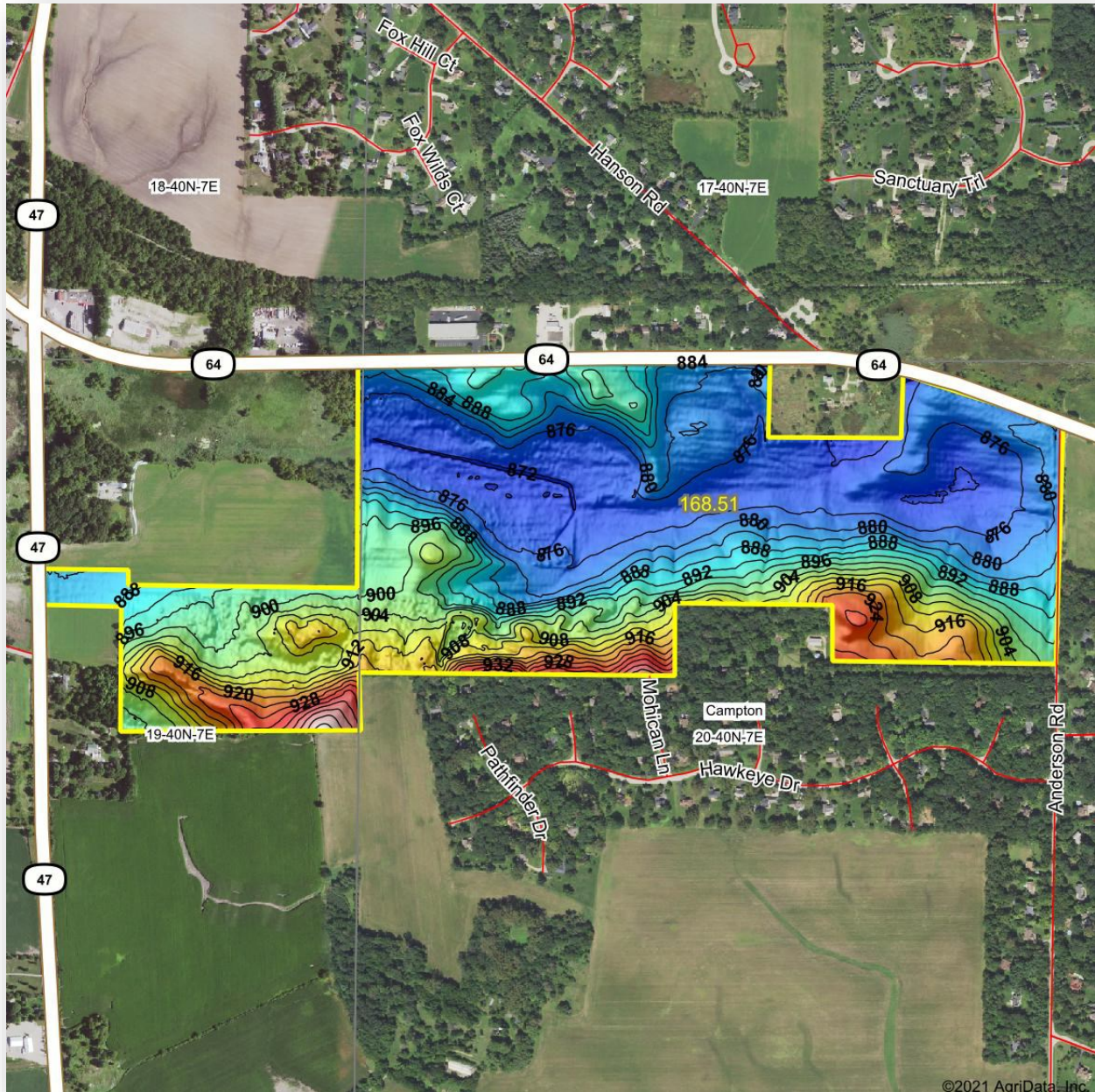
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	34.37	33.1%		195	63	144
**656D2	Octagon silt loam, 6 to 12 percent slopes, eroded	22.88	22.0%		**148	**48	**110
**618E	Senachwine silt loam, 12 to 20 percent slopes	13.15	12.7%		**127	**41	**93
**656B	Octagon silt loam, 2 to 4 percent slopes	12.38	11.9%		**157	**51	**117
**656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	4.62	4.5%		**151	**49	**112
**662B	Barony silt loam, 2 to 5 percent slopes	4.10	4.0%		**170	**52	**124
**512B	Danabrook silt loam, 2 to 5 percent slopes	3.95	3.8%		**185	**58	**137
104A	Virgil silt loam, 0 to 2 percent slopes	2.48	2.4%		182	56	132
103A	Houghton muck, 0 to 2 percent slopes	1.93	1.9%		175	57	130
**171B	Catlin silt loam, 2 to 5 percent slopes	1.82	1.8%		**185	**58	**137
667A	Kaneville silt loam, 0 to 2 percent slopes	1.60	1.5%		178	55	128
149A	Brenton silt loam, 0 to 2 percent slopes	0.31	0.3%		195	60	141
**618F	Senachwine silt loam, 20 to 30 percent slopes	0.19	0.2%		**117	**38	**86
<b>Weighted Average</b>					<b>166.9</b>	<b>53.7</b>	<b>123.3</b>





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