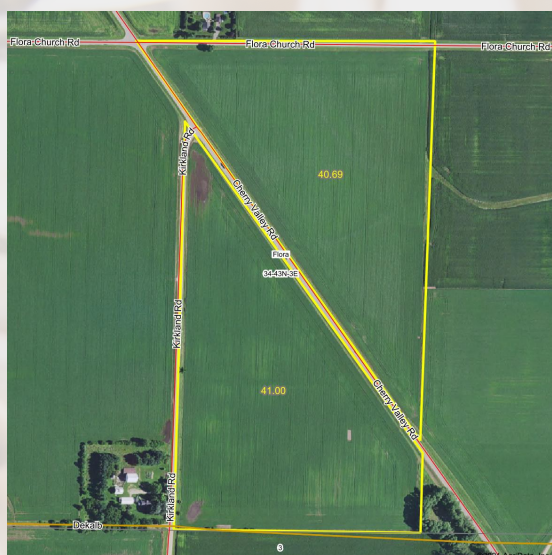




Rooster Ag'

R E A L T Y

THE CHERRY VALLEY FARM



Boone County

Flora Twp

81.69± acres

75.88± tillable acres

**Excellent Location, High
Quality Soils!**

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

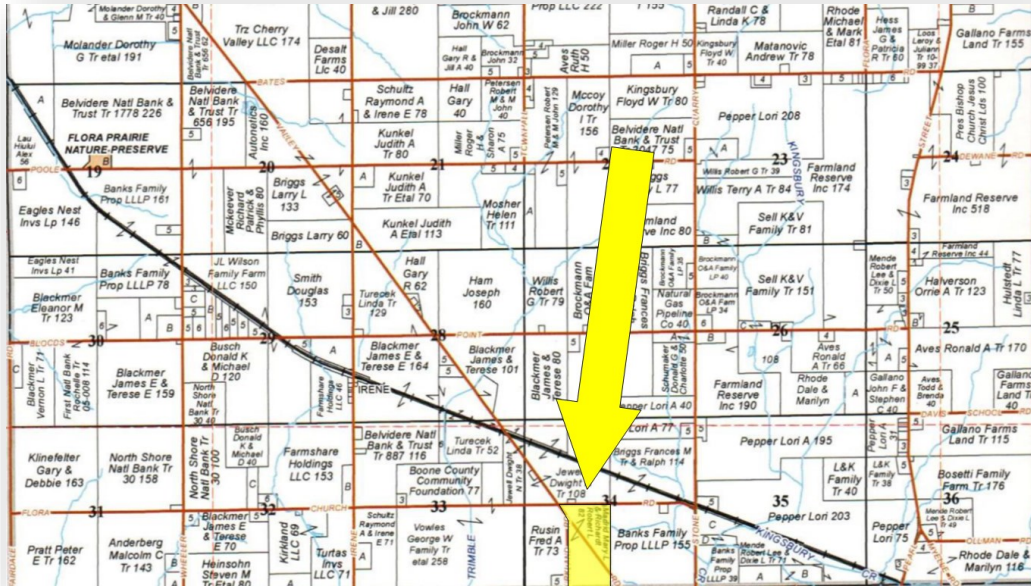
Joe Ludwig 630-774-5887

Tyler Creath 815-451-1152



Rooster Ag'

R E A L T Y



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PROPERTY SPECIFICATIONS

GROSS ACRES:	81.69±
TILLABLE ACRES:	75.88±
SOIL PI:	138.0
EST. REAL ESTATE TAX:	\$3,194.38
PRICE:	\$11,000 per acre

The Cherry Valley Farm is located on the Boone County/DeKalb County Line with frontage along Cherry Valley Road, Flora Church Road & Kirkland Road.

Excellent soils with good cash rental income potential.

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

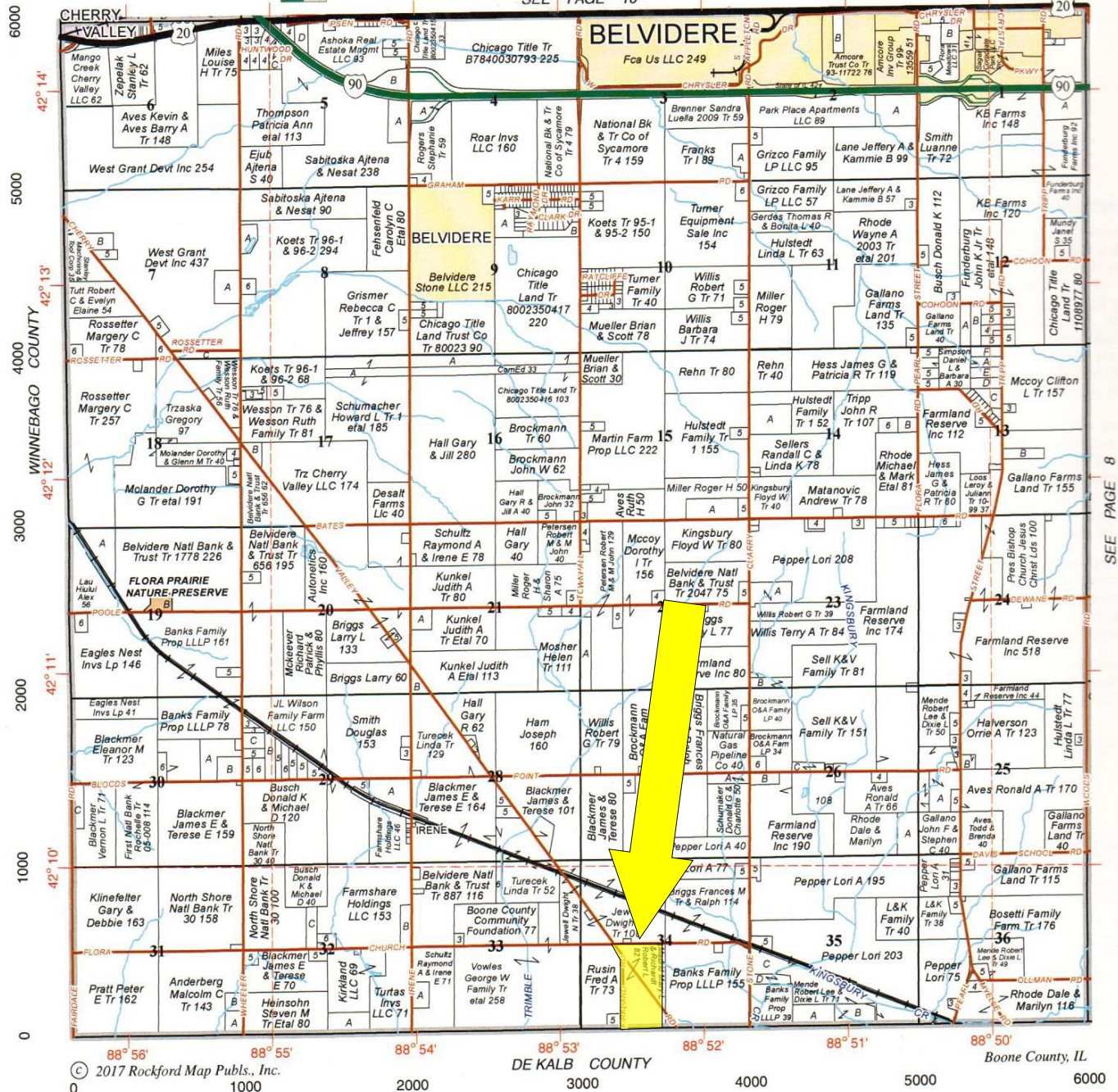
Farm Management

Crop Insurance

Appraisals

T.43N.-R.3E.

SEE PAGE 10



REAL ESTATE

**FARM
MANAGEMENT**

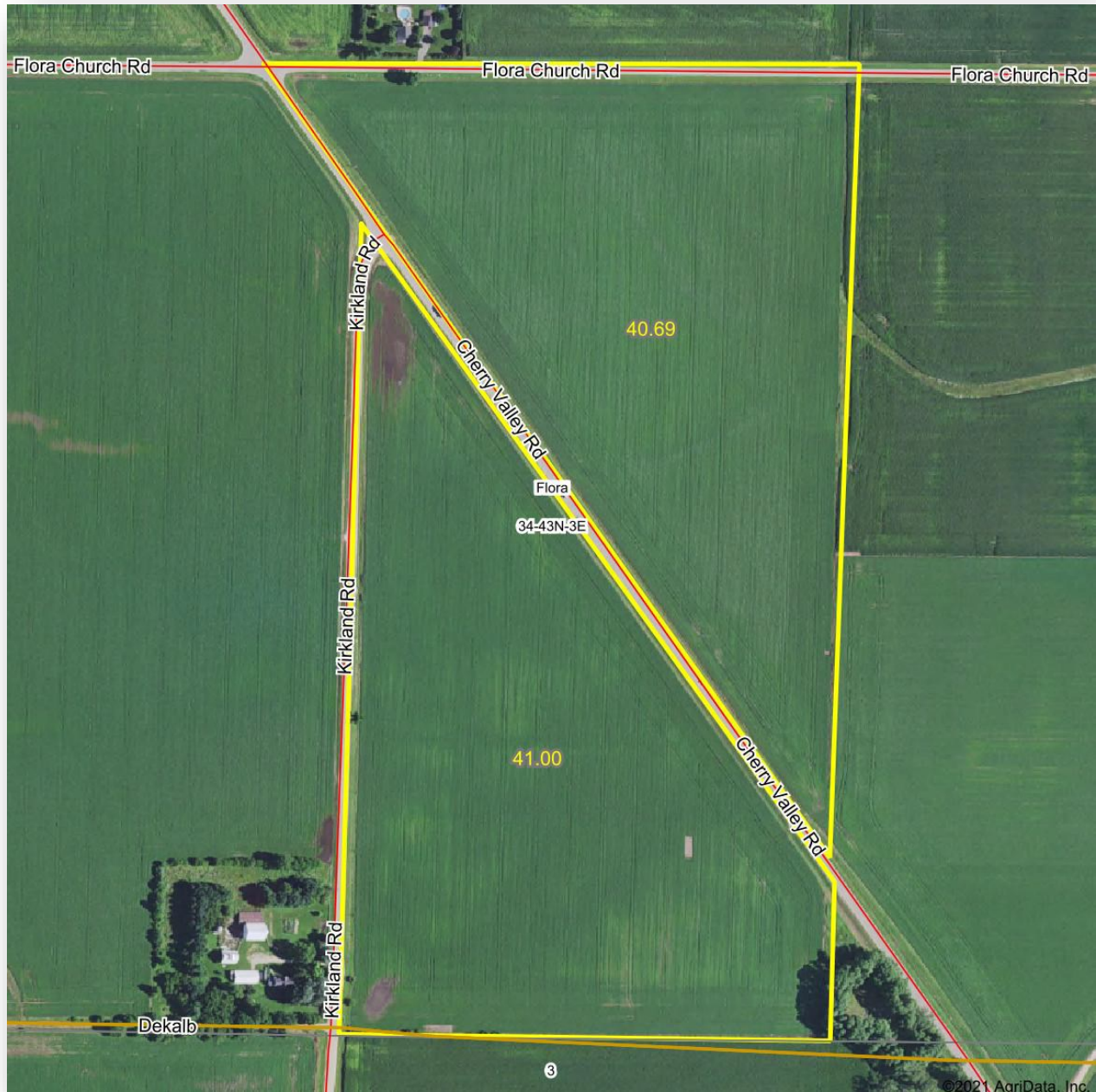
**FEDERAL CROP
INSURANCE**

**FARMLAND
APPRAISALS**



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Real Estate

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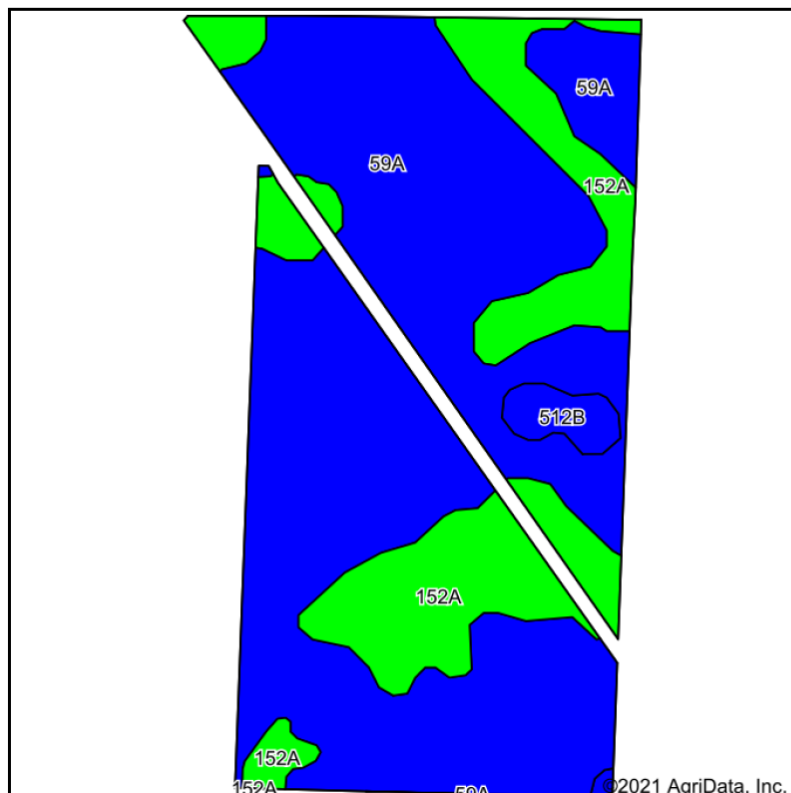
Appraisals



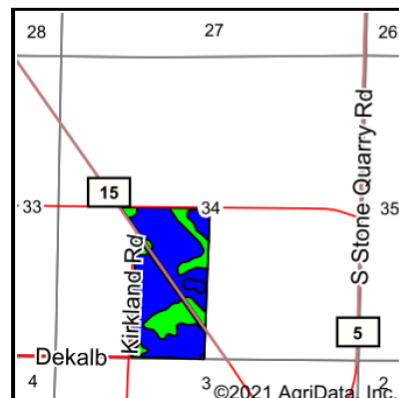
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R E A L T Y

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Boone**
 Location: **34-43N-3E**
 Township: **Flora**
 Acres: **75.88**
 Date: **5/11/2021**



Rooster Ag'

Maps Provided By:



Area Symbol: IL007, Soil Area Version: 14
 Area Symbol: IL037, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
59A	Lisbon silt loam, 0 to 2 percent slopes	55.94	73.7%		188	59	136
152A	Drummer silty clay loam, 0 to 2 percent slopes	18.29	24.1%		195	63	144
**512B	Danabrook silt loam, 2 to 5 percent slopes	1.65	2.2%		**185	**58	**137
Weighted Average					189.6	59.9	138

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

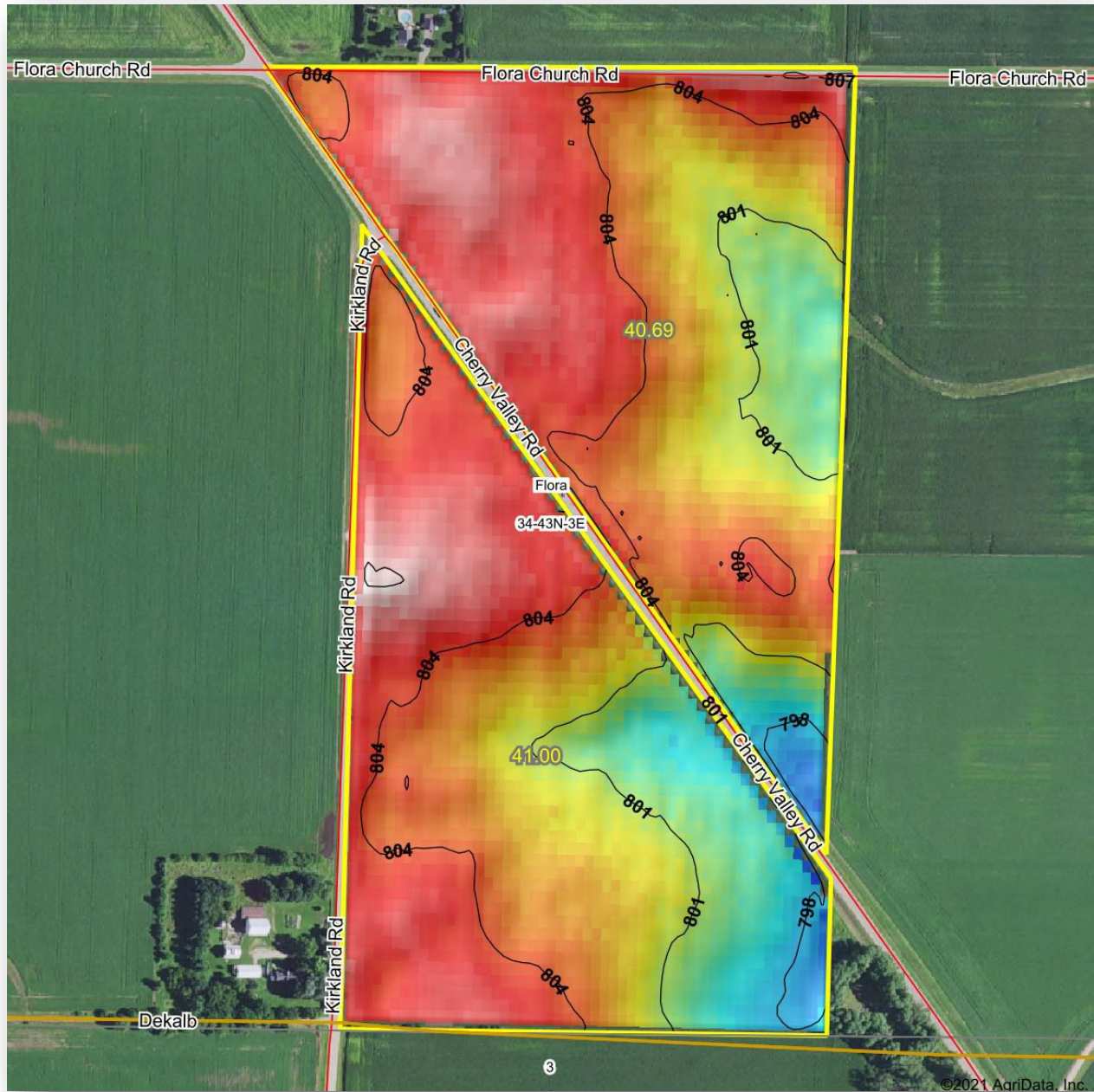
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



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