

Rooster Ag'

R E A L T Y

THE MONTGOMERY FARM



- 234 ± acres
- Kane County, Aurora Twp & Kendall County, Oswego Twp.
- Located in the Village of Montgomery off of Route 30.

Listed At: \$12,950 Per Acre

Phone: (815) 333-4354
Email: Rooster@mc.net
Web: www.roosterag.com

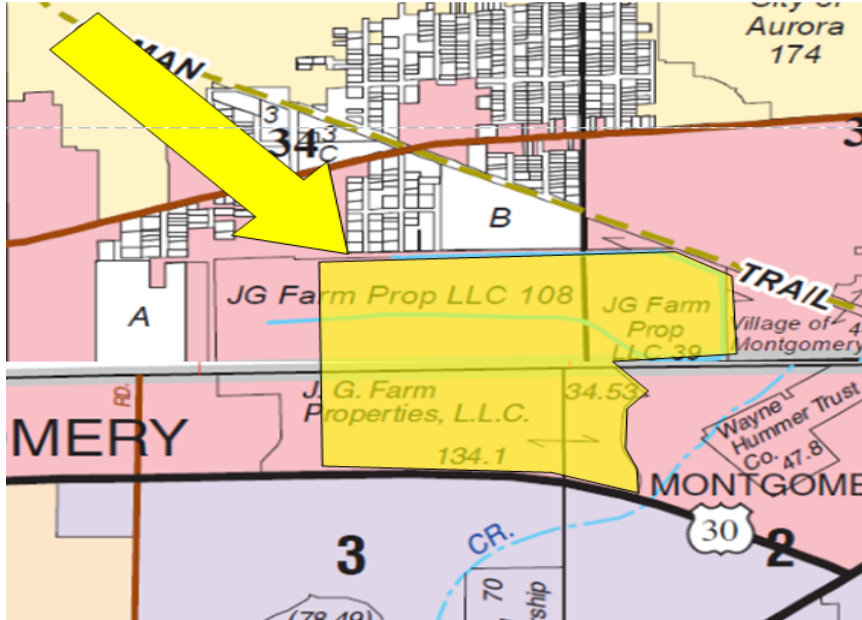
1100 S County Line Road
P.O. Box 297
Maple Park, IL 60151

Joe Ludwig 630-774-5887
Tyler Creath 815-451-1152
Steve Edwards 630-774-7470



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PROPERTY SPECIFICATIONS

GROSS ACRES:	234±
TILLABLE ACRES:	209.95
EST. REAL ESTATE TAXES:	\$8,190
SOIL PI:	139.8
PRICE:	\$12,950 per acre

Excellent location east of the Montgomery Farm & Fleet with road frontage along the north side of Route 30.

ROOSTER AG' REALTY

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JOE LUDWIG

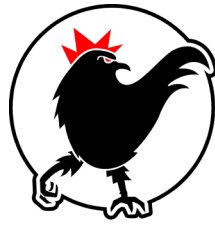
Broker/Owner
Email: rooster@mc.net
Phone: 630.774.5887

Real Estate

Farm Management

Crop Insurance

Appraisals

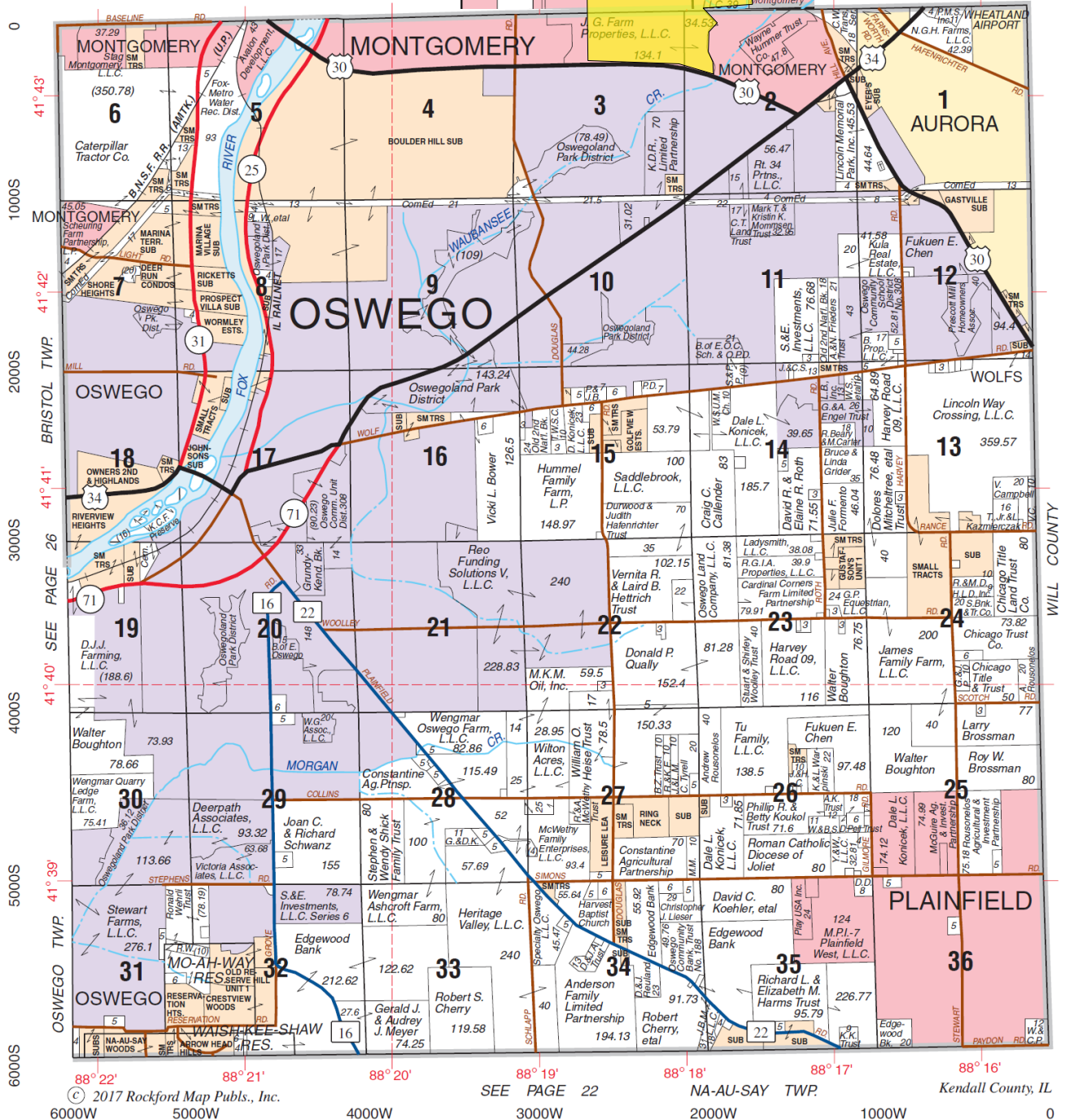


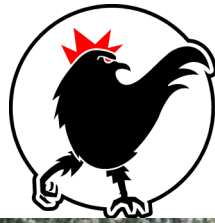
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R E A L T Y

EAST PART OSWEGO

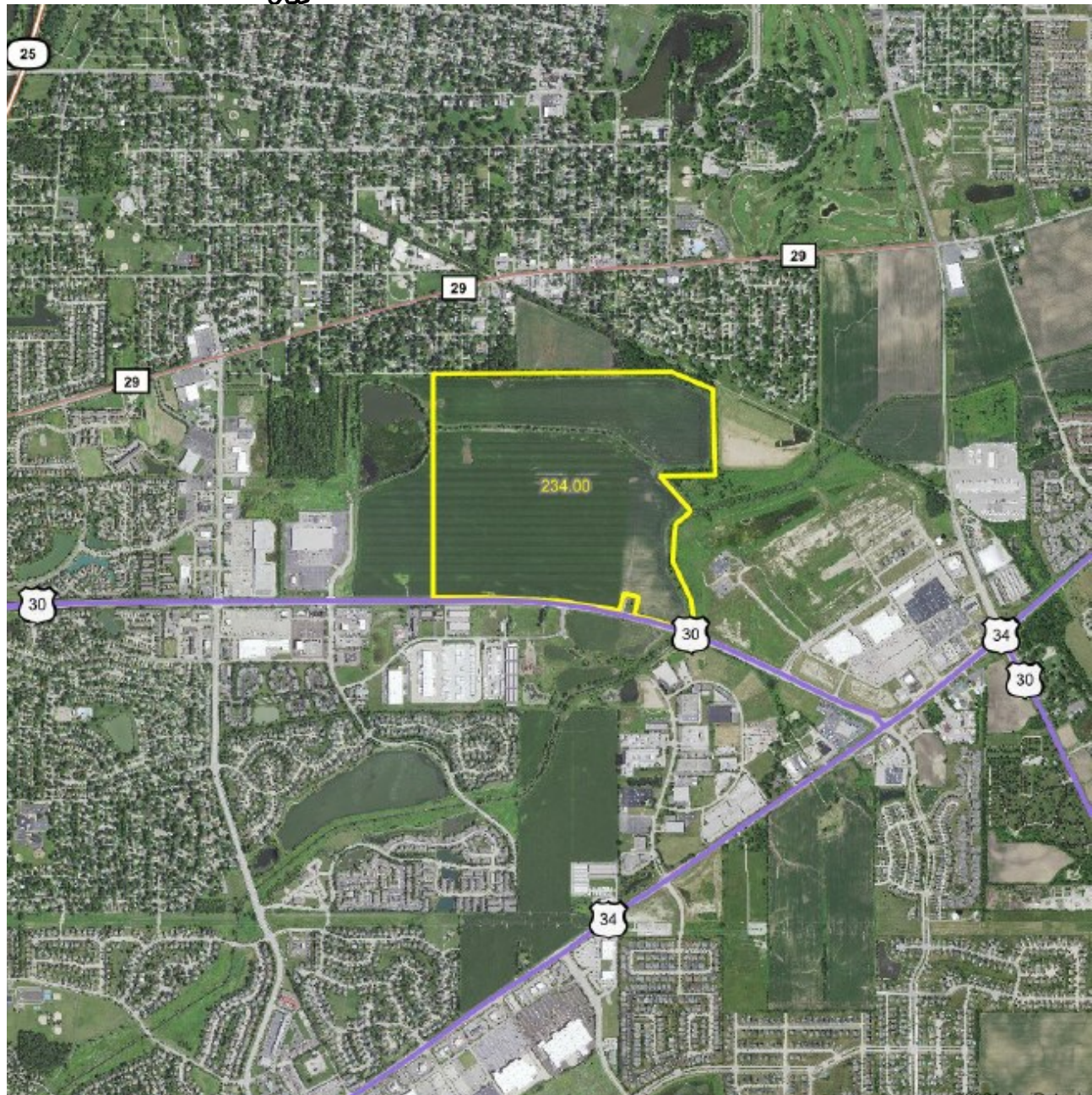
37N.-R.8E.





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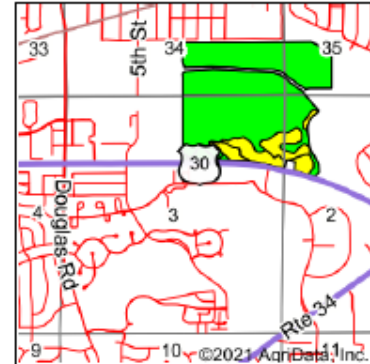
Appraisals



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Soils Map



State: Illinois
 County: Kane
 Location: 3-37N-8E
 Township: Aurora
 Acres: 209.95
 Date: 6/25/2021



Rooster Ag'

Maps Provided By



Soils data provided by USDA and NRCS.

Area Symbol: IL089, Soil Area Version: 14
 Area Symbol: IL093, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	94.04	44.8%		195	63	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	81.93	39.0%		195	63	144
**325B	Dresden silt loam, 2 to 4 percent slopes	15.77	7.5%		**156	**50	**115
325A	Dresden silt loam, 0 to 2 percent slopes	14.71	7.0%		158	51	116
149A	Brenton silt loam, 0 to 2 percent slopes	3.50	1.7%		195	60	141
Weighted Average					189.5	61.1	139.8

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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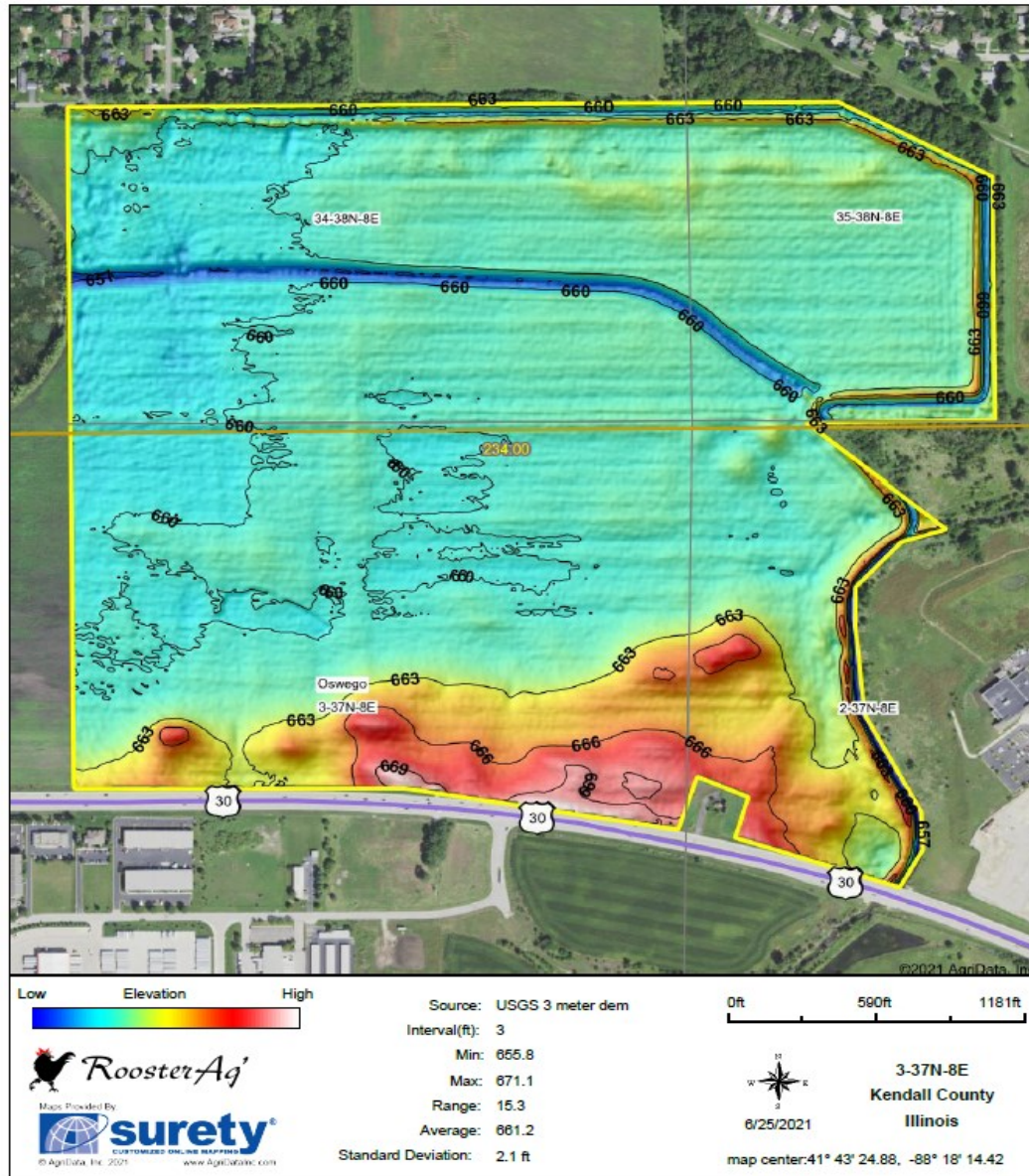
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Topography Hillshade



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