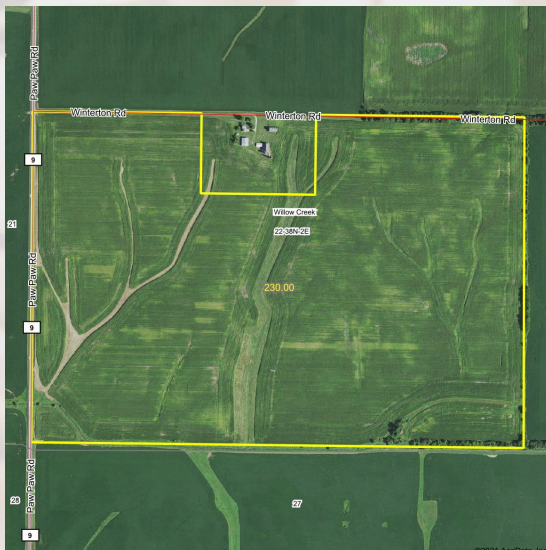




Rooster Ag

R E A L T Y

THE PAW PAW ROAD FARM



Lee County—Willow Creek Twp

230± acres

214± tillable acres

Located east of Route 39 at
the SEC of Paw Paw Road &
Winterton Road

Listed At: \$10,950 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

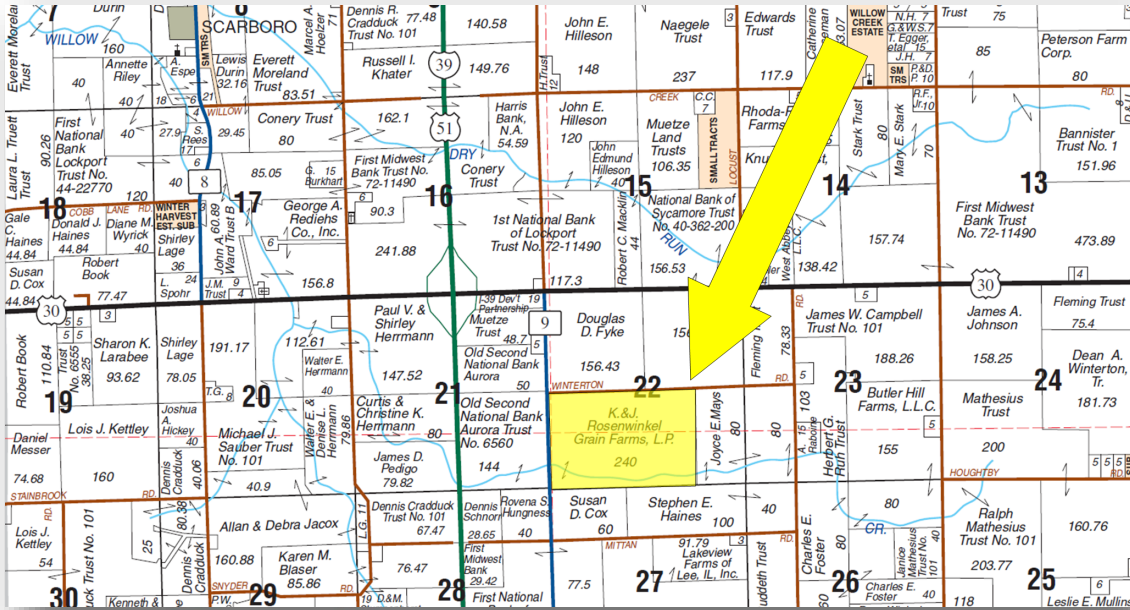
Joe Ludwig 630-774-5887

Tyler Creath 815-451-1152



Rooster Ag'

R E A L T Y



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PROPERTY SPECIFICATIONS

GROSS ACRES:	230.00±
TILLABLE ACRES:	214.00±
SOIL PI:	126.2
EST. REAL ESTATE TAX:	\$6,674.24
PRICE:	\$10,950 per acre

The Paw Paw Road Farm is located just south east of the Route 39 & Route 30 interchange.

The farm is 93% tillable and has excellent cash rental income.

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

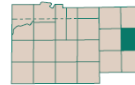
Farm Management

Crop Insurance

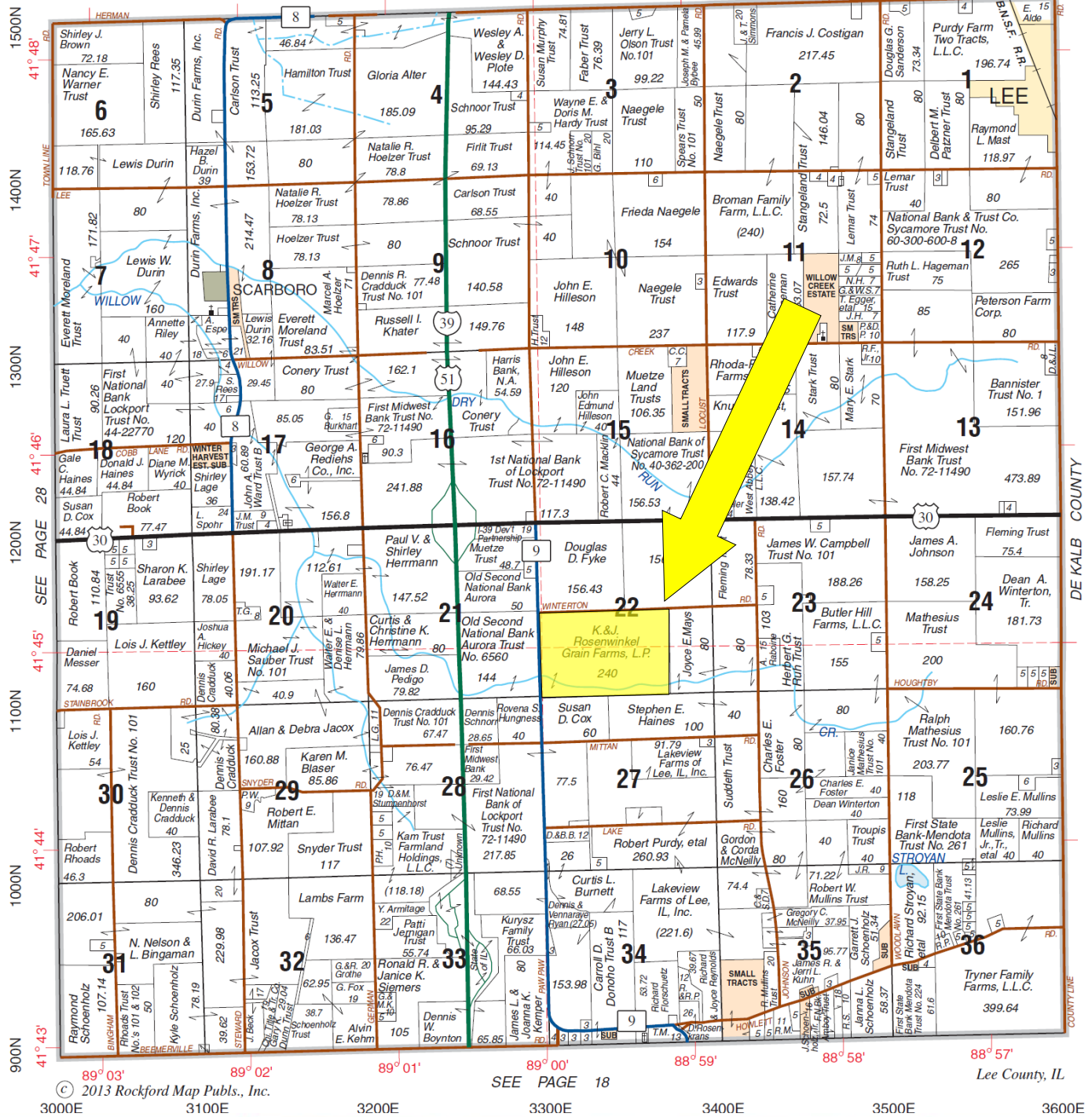
Appraisals

WILLOW CREEK

SEE PAGE 52



T.38N.-R.2E.



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SEE PAGE 18

Lee County, IL

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



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NORTHERN ILLINOIS AG CENTER

FARMERS MAKE AMERICA GREAT!

REAL ESTATE

FARM MANAGEMENT

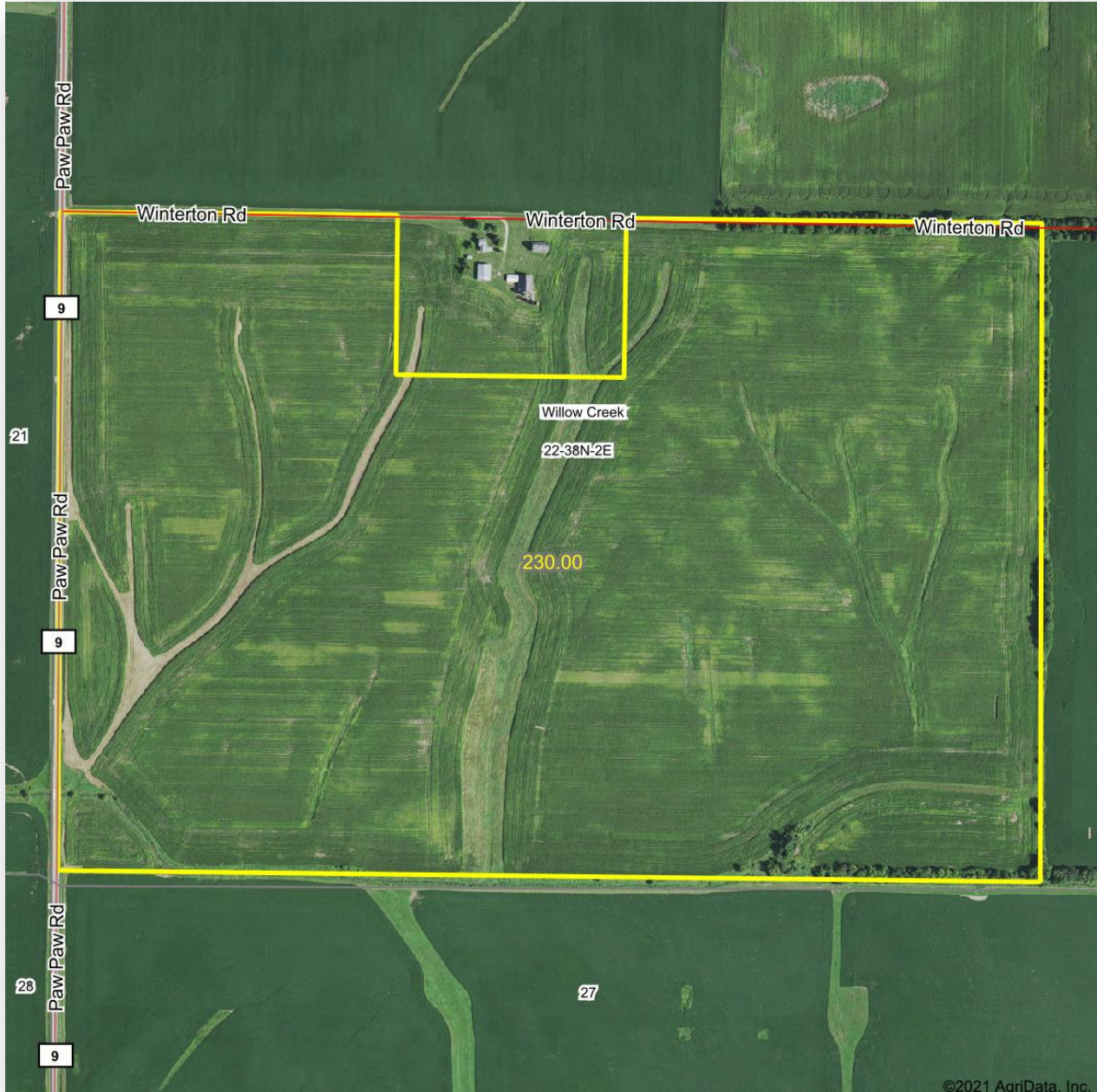
FEDERAL CROP INSURANCE

FARMLAND APPRAISALS



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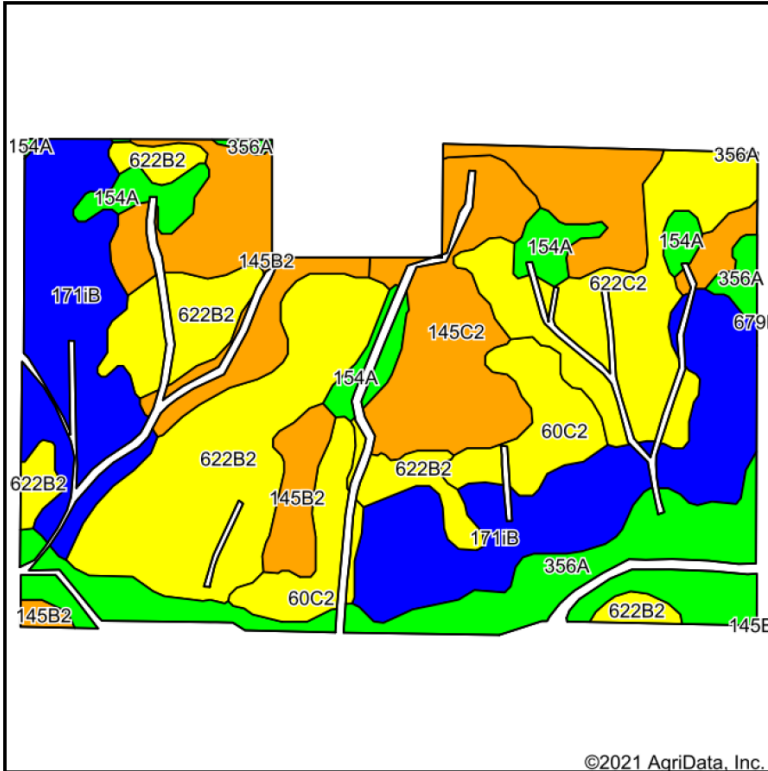
Appraisals



Rooster Ag'

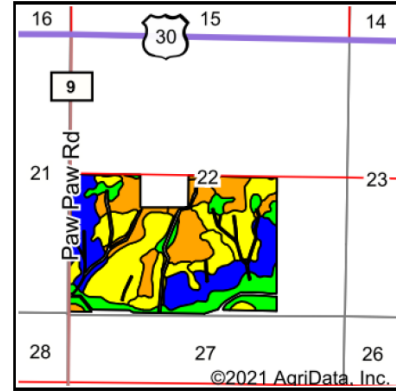
R E A L T Y

Soils Map



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Soils data provided by USDA and NRCS.



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State: **Illinois**
 County: **Lee**
 Location: **22-38N-2E**
 Township: **Willow Creek**
 Acres: **214**
 Date: **1/11/2021**

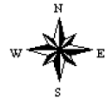


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Maps Provided By:

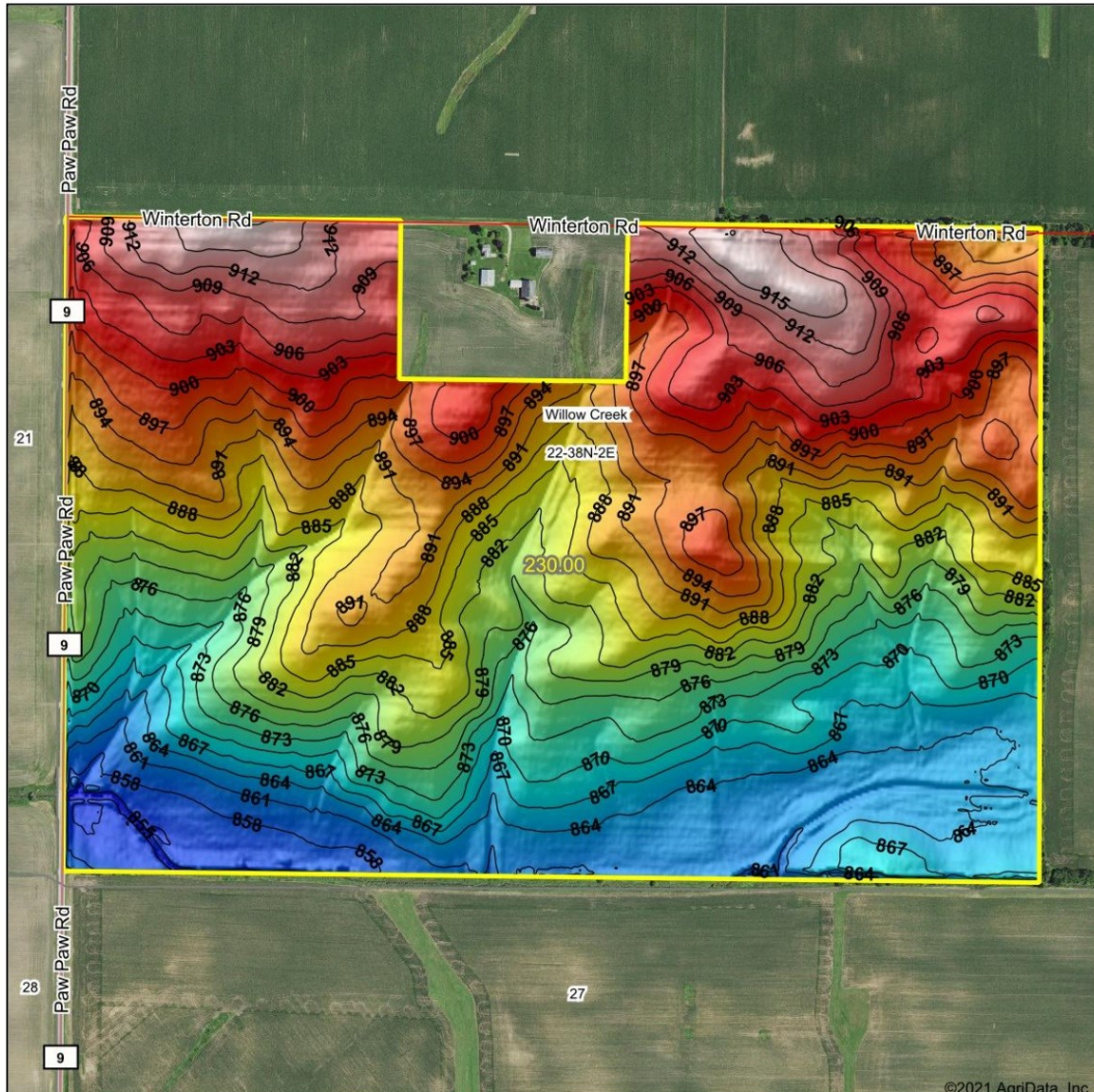


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Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**171iB	Catlin silt loam, Illinois till plain, 2 to 5 percent slopes	49.93	23.3%		**185	**58	**137
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	43.93	20.5%		**153	**50	**114
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	31.48	14.7%		**170	**54	**125
356A	Elpaso silty clay loam, 0 to 2 percent slopes	25.56	11.9%		195	63	144
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	20.60	9.6%		**150	**49	**112
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	19.07	8.9%		**166	**53	**123
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	14.38	6.7%		**148	**48	**110
154A	Flanagan silt loam, 0 to 2 percent slopes	9.05	4.2%		194	63	144
Weighted Average					170.3	54.6	126.2

Topography Hillshade



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Low Elevation High



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 851.9
 Max: 919.1
 Range: 67.2
 Average: 884.6
 Standard Deviation: 16.21 ft

0ft 636ft 1272ft



22-38N-2E
 Lee County
 Illinois

8/17/2021

map center: 41° 45' 12.16, -88° 59' 26.2

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 Maps Provided By
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 CUSTOMIZED ONLINE MAPPING
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 Phone: 630.774.5887

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