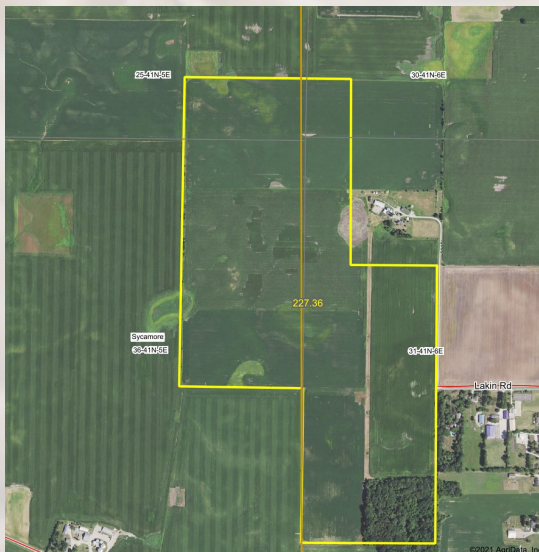




# Rooster Ag'

R E A L T Y

## THE LAKIN ROAD FARM



**KANE & DEKALB COUNTIES  
BURLINGTON & SYCAMORE TWPS**

**227.36± acres**

**212.05± tillable acres**

**134.8 SOIL PI**

**Rare Kane/DeKalb County  
Farm**

***Listed At: \$12,695 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

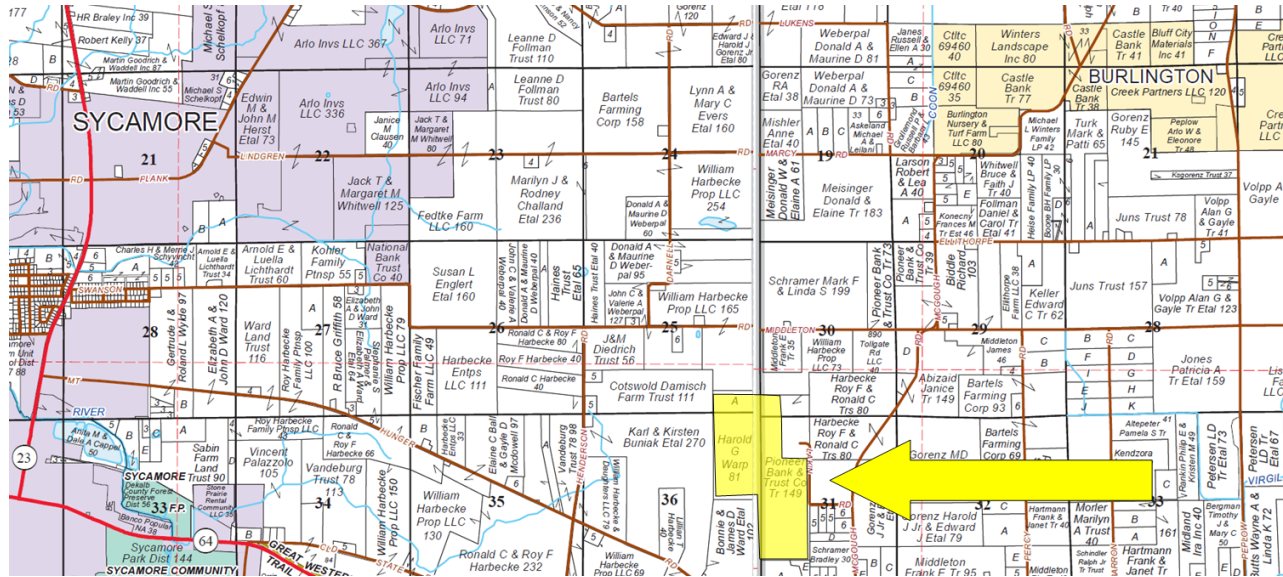
Joe Ludwig 630-774-5887

Tyler Creath 815-451-1152



# Rooster Ag'

## R E A L T Y



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### PROPERTY SPECIFICATIONS

GROSS ACRES:	227.36±
TILLABLE ACRES:	212.05±
SOIL PI:	134.8
EST. REAL ESTATE TAX:	\$10,640.94
PRICE:	\$12,695 per acre

The Lakin Road Farm is a rare farm located in Kane/DeKalb Counties, between Sycamore & Burlington, IL, just north of Route 64.

Mostly tillable with excellent soils. Soil PI 134.8!

#### 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

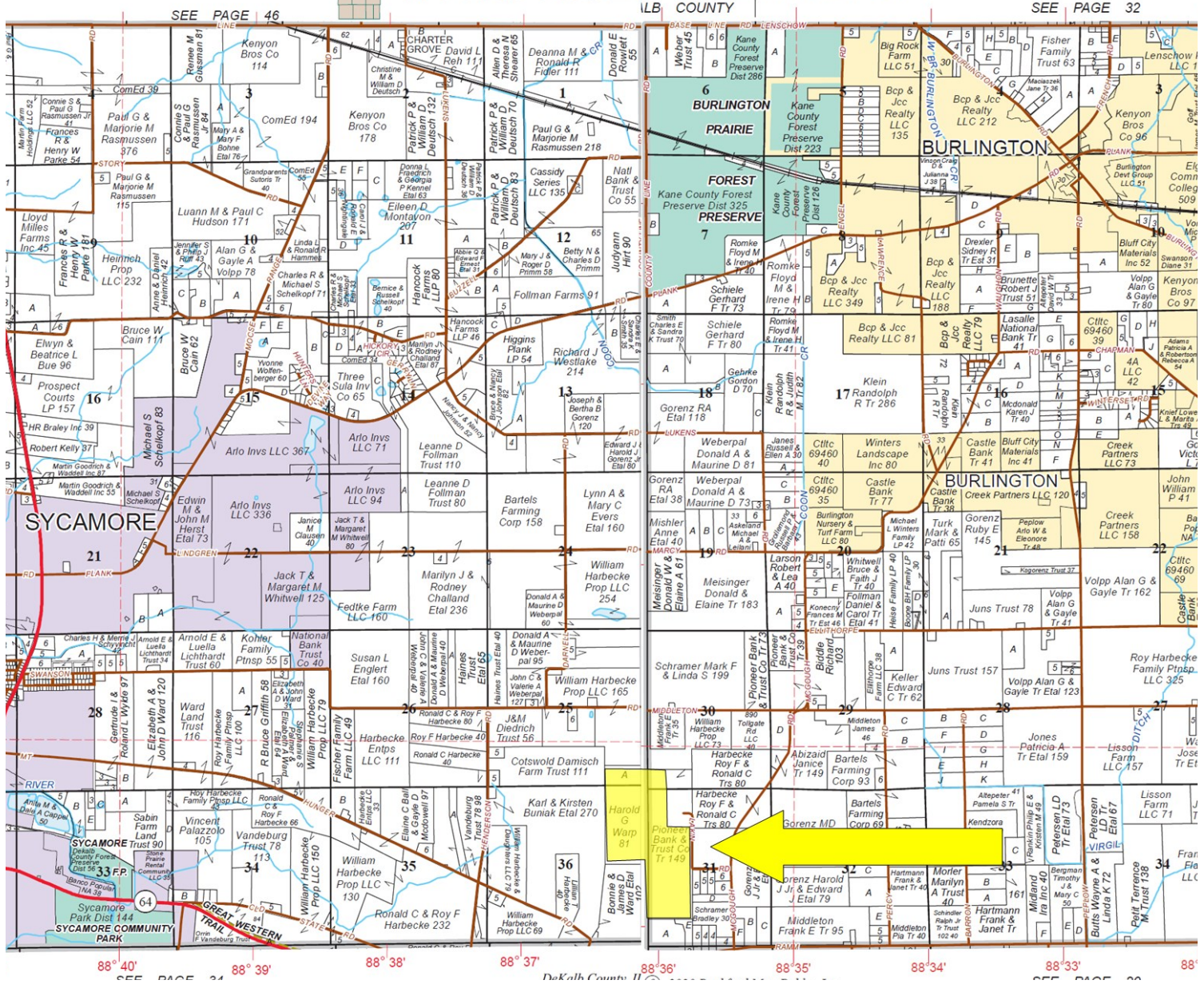
Crop Insurance

Appraisals



Refer to page 57 for keyed parcels

# T.41N.-R.5E.BURLINGTON



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



**Rooster Ag**  
www.RoosterAg.com  
815.333.4384



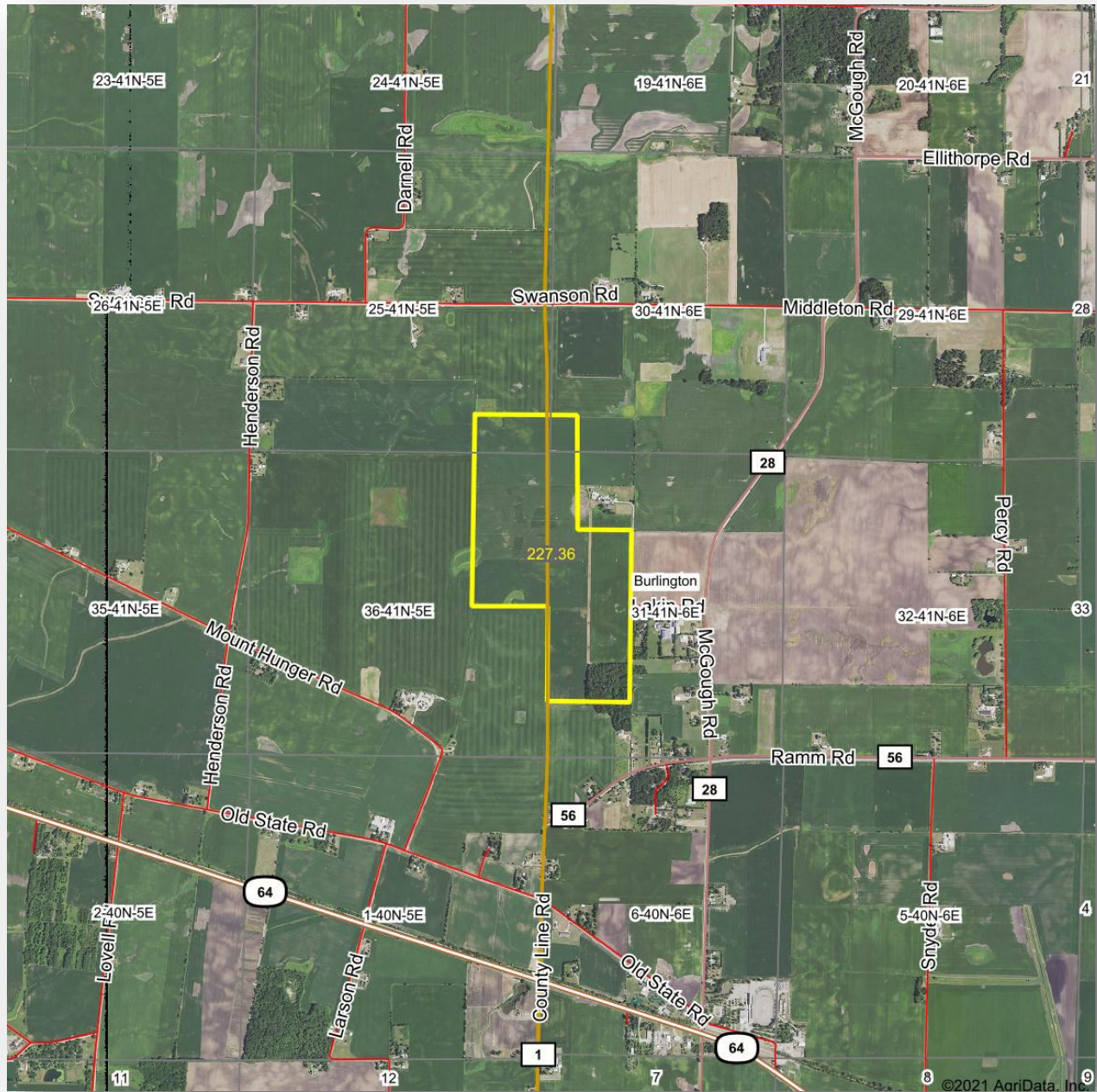
**REAL ESTATE**  
**FARM  
MANAGEMENT**  
**FEDERAL CROP  
INSURANCE**  
**FARMLAND  
APPRAISALS**





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Farm Management

Crop Insurance

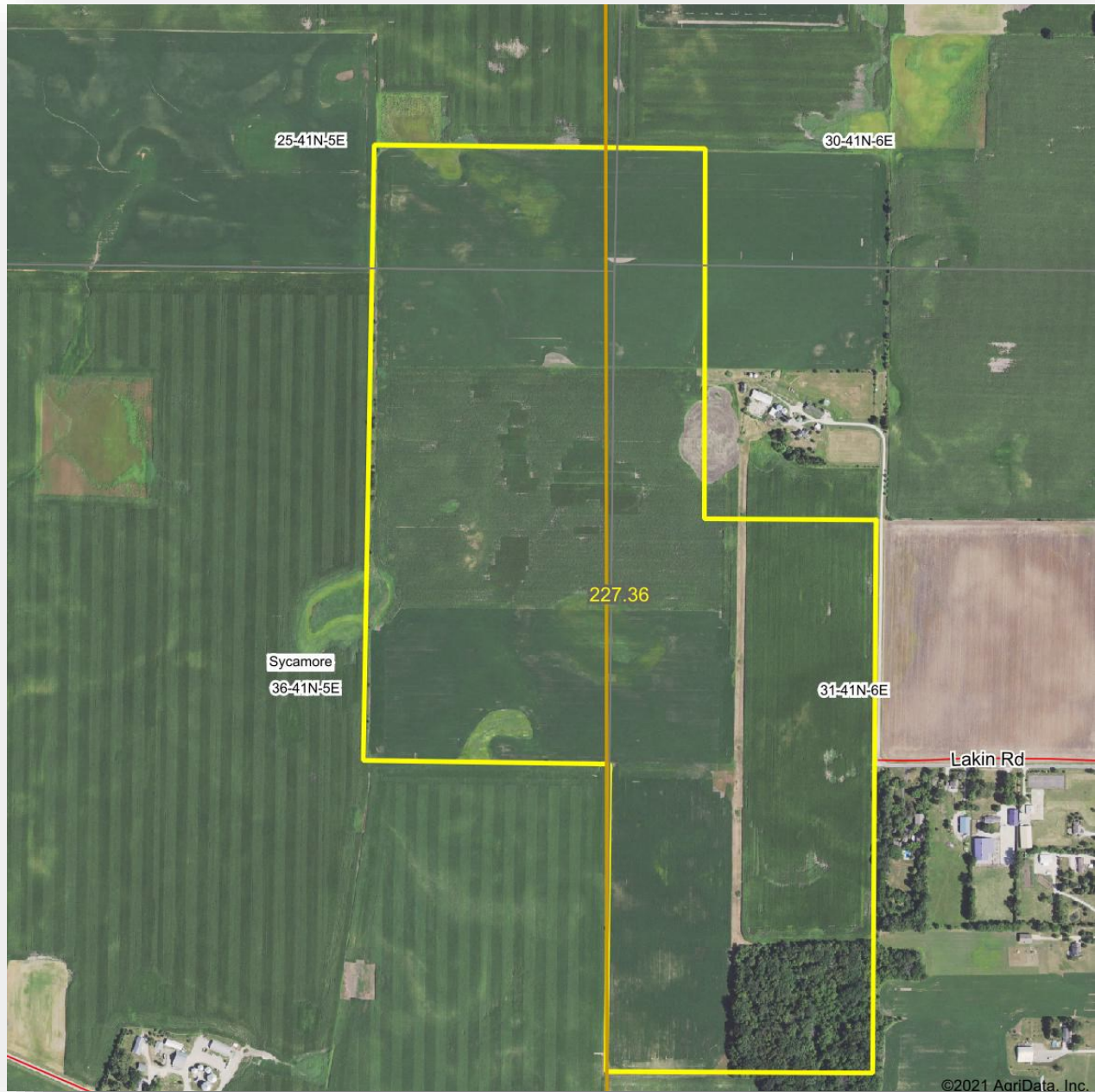
Appraisals





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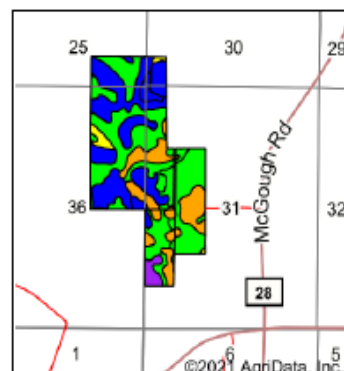
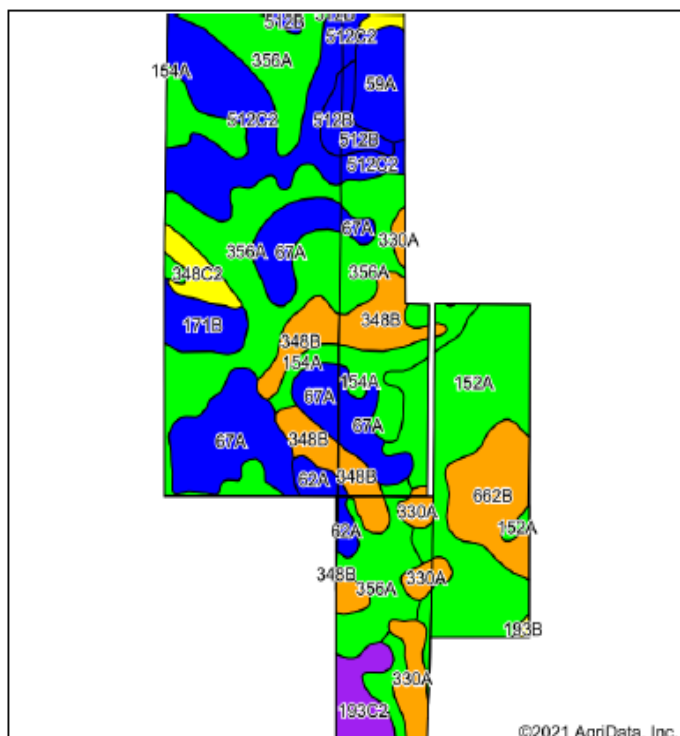
Real Estate

Farm Management

Crop Insurance

Appraisals





State: Illinois  
 County: Kane  
 Location: 31.41N-6E  
 Township: Burlington  
 Acres: 212.05  
 Date: 11/8/2021



Maps Provided By  
**surety**  
 CUSTOMER SERVICE: 800-847-7777  
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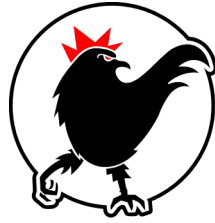


Soils data provided by USDA and NRCS.

Area Symbol: IL037, Soil Area Version: 16  
 Area Symbol: IL089, Soil Area Version: 15

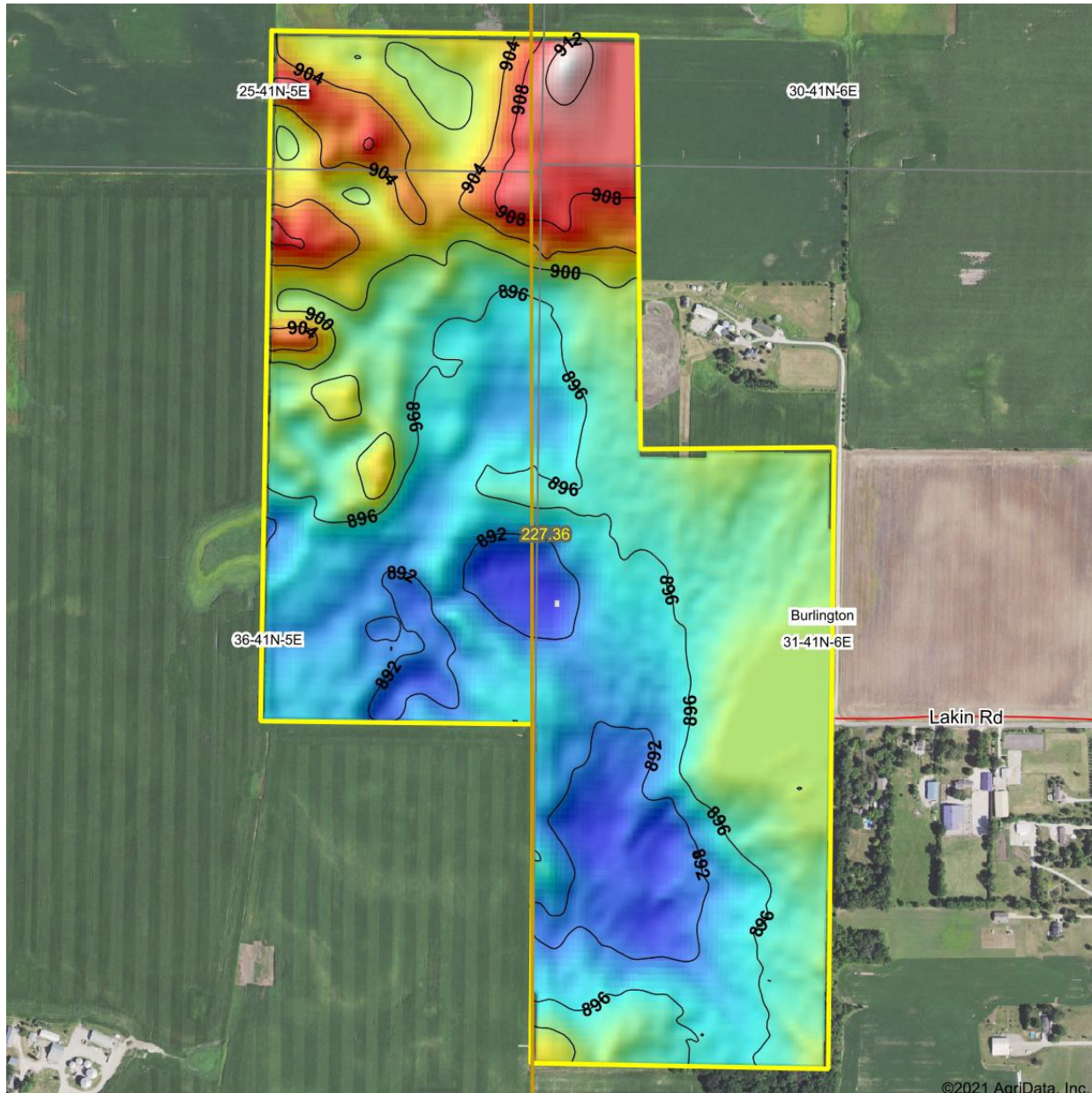
Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity Index for optimum management
356A	Elipaso silty clay loam, 0 to 2 percent slopes	39.13	18.5%		195	63	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	33.43	15.8%		195	63	144
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	21.49	10.1%		**174	**55	**128
67A	Harpster silty clay loam, 0 to 2 percent slopes	21.03	9.9%		182	57	133
356A	Elipaso silty clay loam, 0 to 2 percent slopes	16.90	8.0%		195	63	144
**662B	Barony silt loam, 2 to 5 percent slopes	10.85	5.1%		**170	**52	**124
**348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	9.43	4.4%		**163	**51	**120
330A	Peotone silty clay loam, 0 to 2 percent slopes	7.45	3.5%		164	55	123
154A	Fianagan silt loam, 0 to 2 percent slopes	6.97	3.3%		194	63	144
**348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	6.81	3.2%		**163	**51	**120
59A	Lisbon silt loam, 0 to 2 percent slopes	6.27	3.0%		188	59	136
67A	Harpster silty clay loam, 0 to 2 percent slopes	5.54	2.6%		182	57	133
**193C2	Mayville silt loam, 5 to 10 percent slopes, eroded	5.10	2.4%		**139	**46	**102
**171B	Catlin silt loam, 2 to 5 percent slopes	5.08	2.4%		**185	**58	**137
**348C2	Wingate silt loam, 5 to 10 percent slopes, eroded	3.29	1.6%		**153	**48	**113
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	3.02	1.4%		**174	**55	**128
**512B	Danabrook silt loam, 2 to 5 percent slopes	2.24	1.1%		**185	**58	**137
**512B	Danabrook silt loam, 2 to 5 percent slopes	2.11	1.0%		**185	**58	**137
154A	Fianagan silt loam, 0 to 2 percent slopes	1.84	0.9%		194	63	144
62A	Herbert silt loam, 0 to 2 percent slopes	1.78	0.8%		179	56	131
62A	Herbert silt loam, 0 to 2 percent slopes	1.24	0.6%		179	56	131
**656B	Octagon silt loam, 2 to 4 percent slopes	0.77	0.4%		**157	**51	**117
**193B	Mayville silt loam, 2 to 5 percent slopes	0.28	0.1%		**148	**49	**109
Weighted Average					183	58.4	134.8





# Rooster Ag'

R E A L T Y



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Phone: 630.774.5887

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*Rooster Ag'*  
R E A L T Y

Farm Location	<u>Lakin Road</u>
Total Acres	<u>227.36</u>
Tillable Acres	<u>212.05</u>
Asking Price	<u>\$12,695 per acre</u>

Projected Cash Rent Per Tillable Acre		<u>\$ 370.00</u>
<u>\$ 10,640.94</u> Total RE Taxes	<u>212.05</u> Tillable Acres	<u>\$ 50.18</u> Per Tillable Acre Tax
Net Cash Rent Per Acre		<u>\$ 319.82</u>
<u>\$ 319.82</u> Net Rent Per Acre	<u>212.05</u> Tillable Acres	<u>\$ 67,817.56</u> Net Rent Income
<b>\$12,695</b> per acre		
<u>\$ 67,817.56</u> Net Rent Income	<u>2.35%</u> ROI	<u>\$ 2,886,335.20</u> <b>Combined Formulated Price</b>