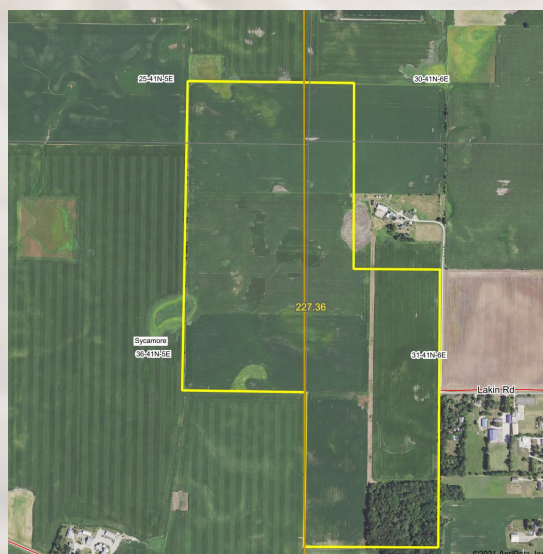




Rooster Ag'

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

Web: www.roosterag.com

1100 S County Line Road

P.O. Box 297

Maple Park, IL 60151

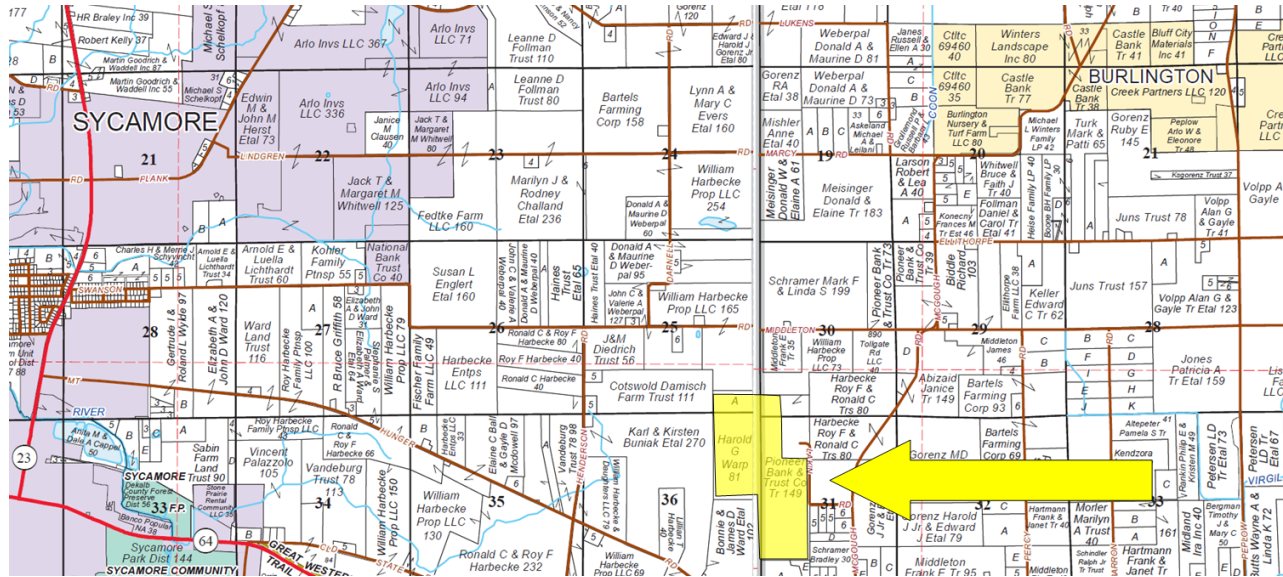
Joe Ludwig 630-774-5887

Tyler Creath 815-451-1152



Rooster Ag'

R E A L T Y



© 2017 Rockford Map Publs., Inc.

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

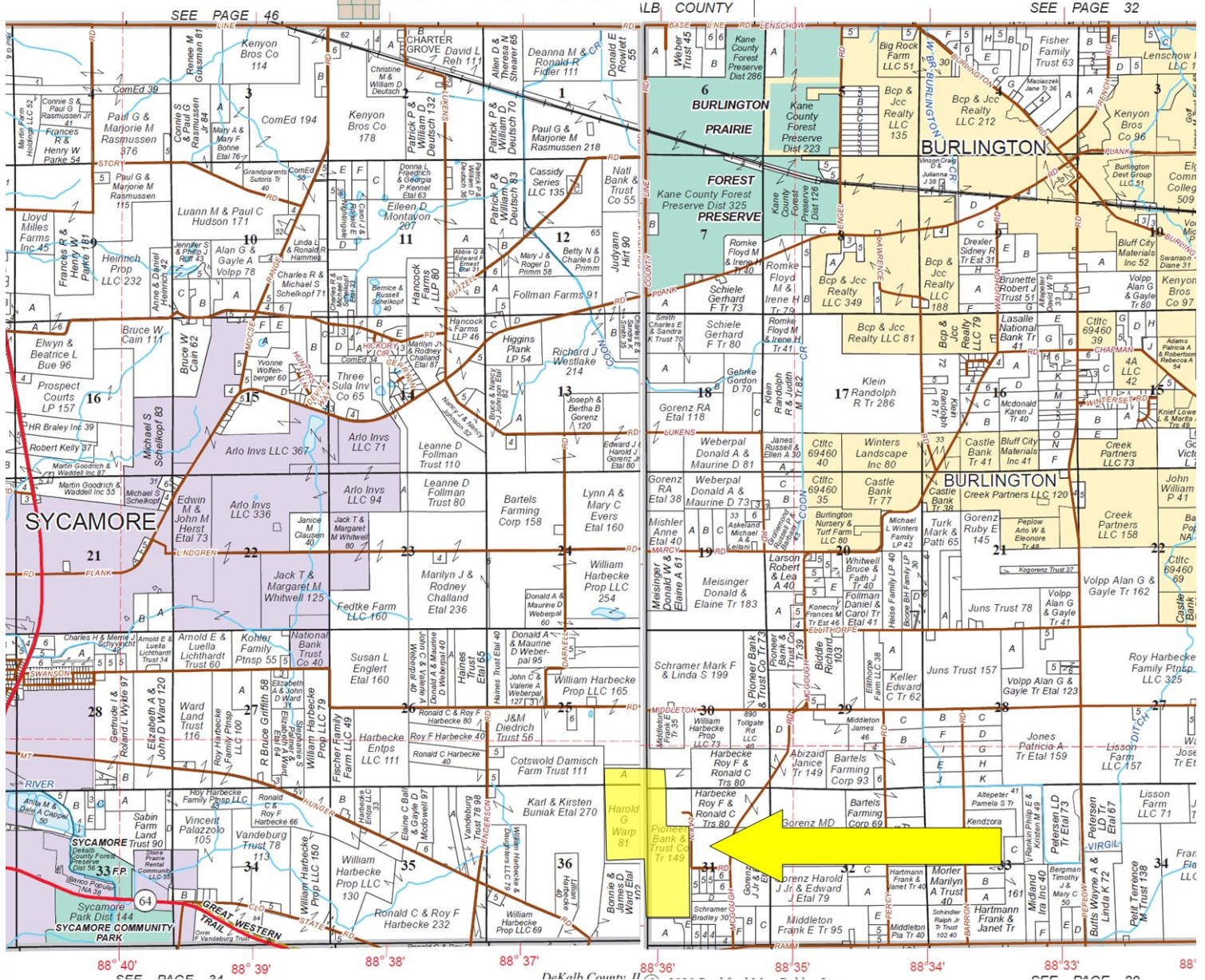
Farm Management

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

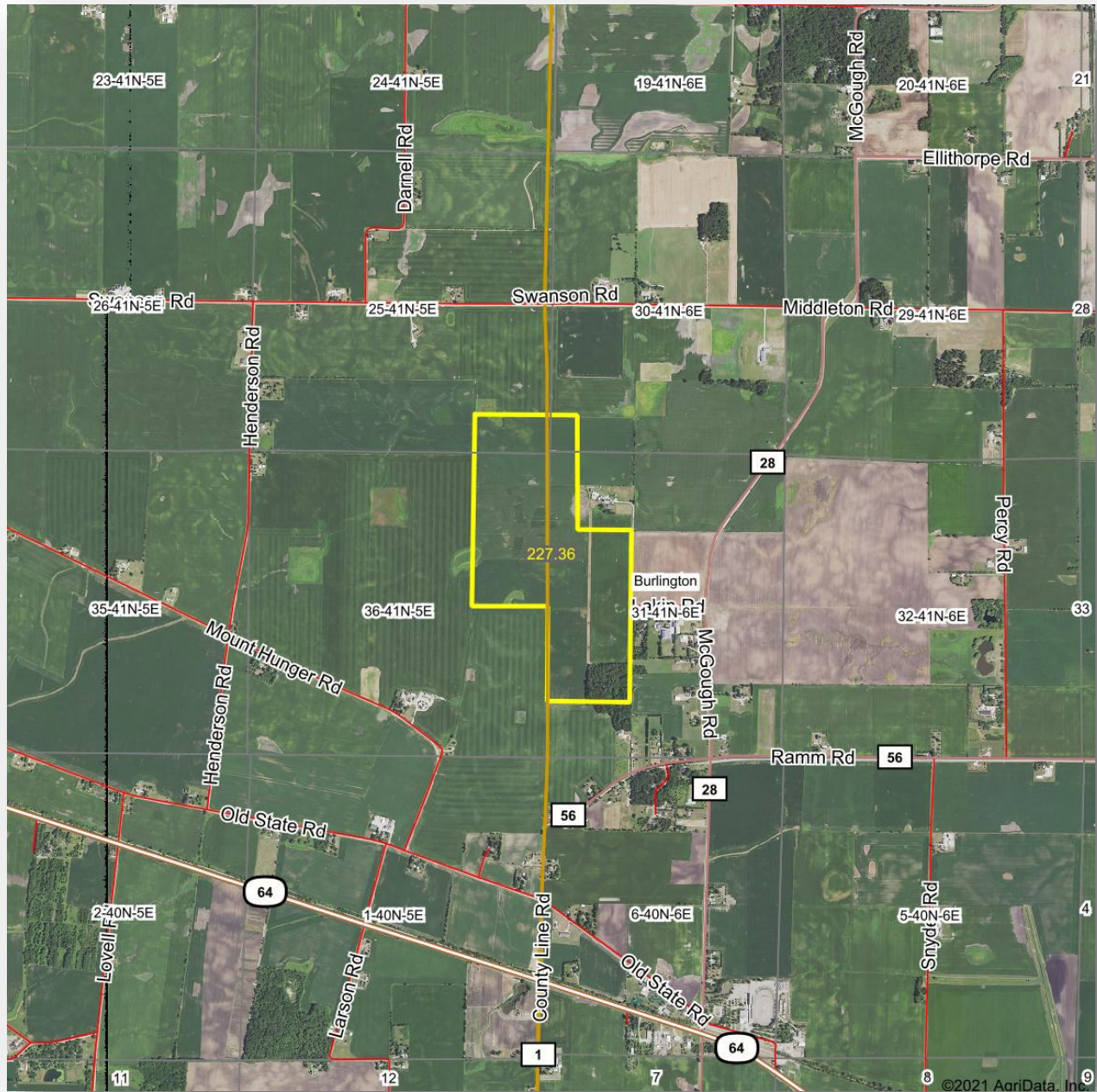


REAL ESTATE
**FARM
MANAGEMENT**
**FEDERAL CROP
INSURANCE**
**FARMLAND
APPRAISALS**



Rooster Ag'

R E A L T Y



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

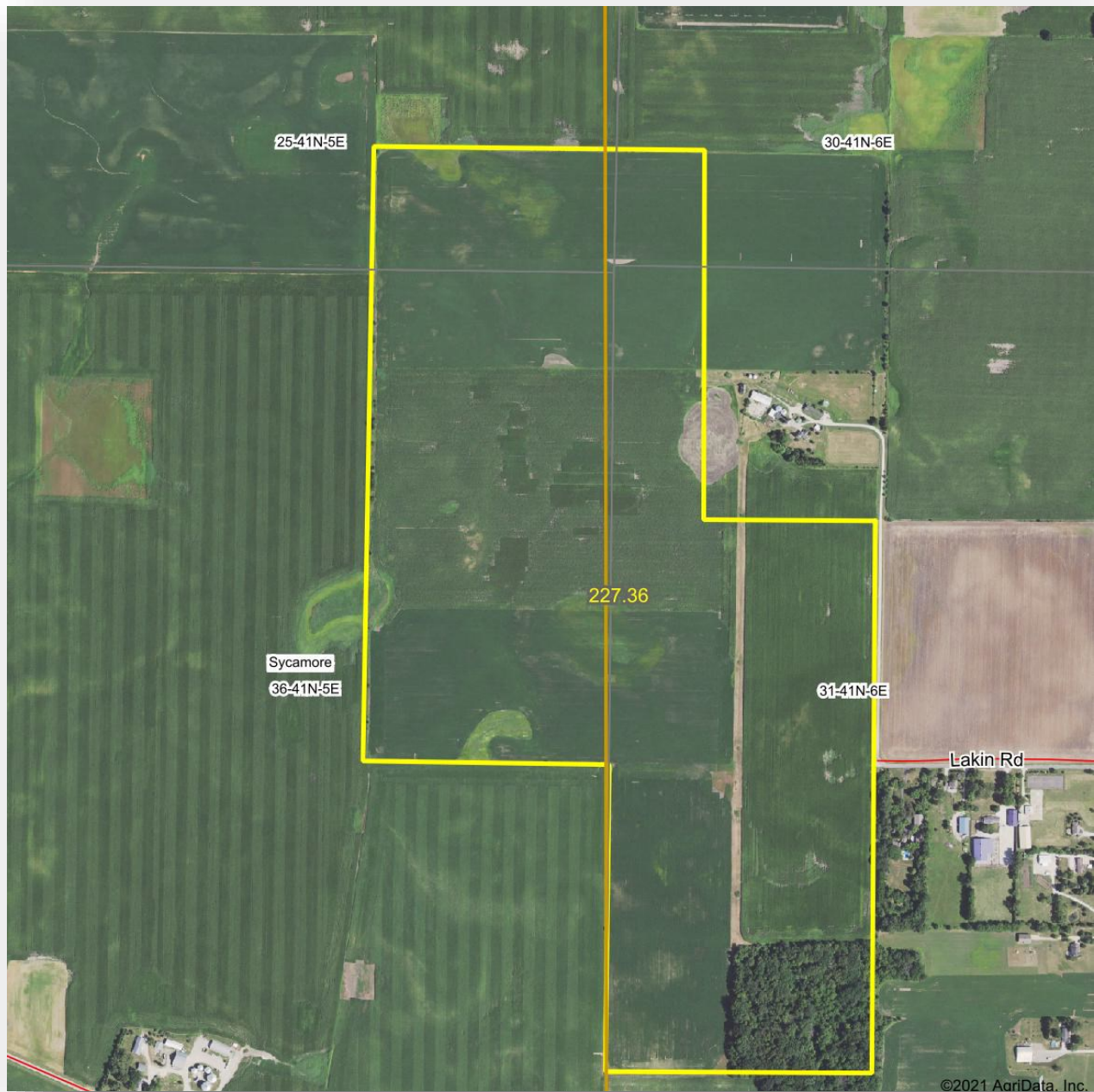
Crop Insurance

Appraisals



Rooster Ag'

R E A L T Y



ROOSTER AG' REALTY

1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151



JOE LUDWIG

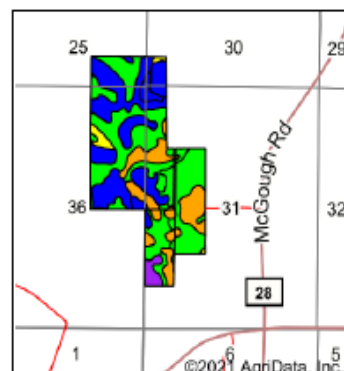
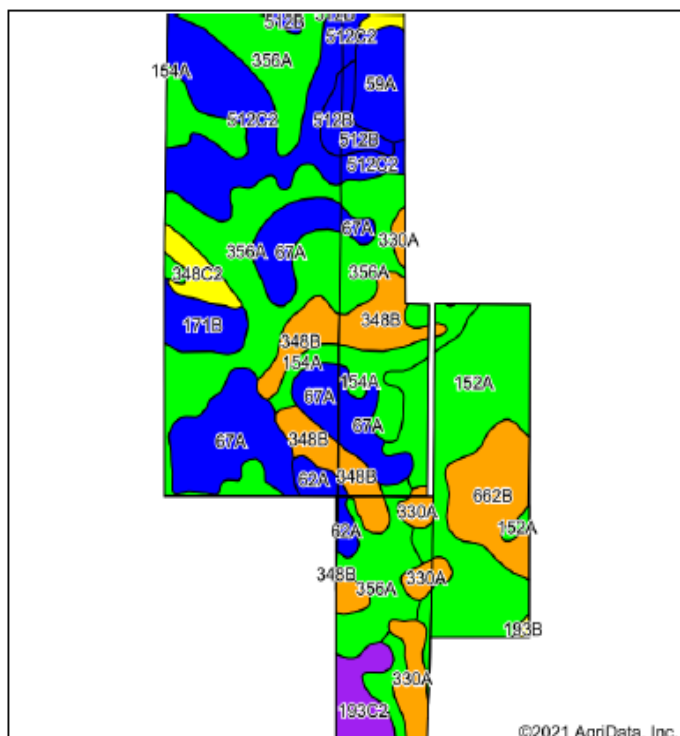
Broker/Owner
Email: rooster@mc.net
Phone: 630.774.5887

Real Estate

Farm Management

Crop Insurance

Appraisals



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



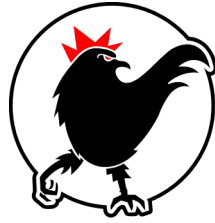
Maps Provided By
surety
 CUSTOMER SERVICE: 800-847-7777
 © AgriData, Inc. 2021 www.agridata.com



Soils data provided by USDA and NRCS.

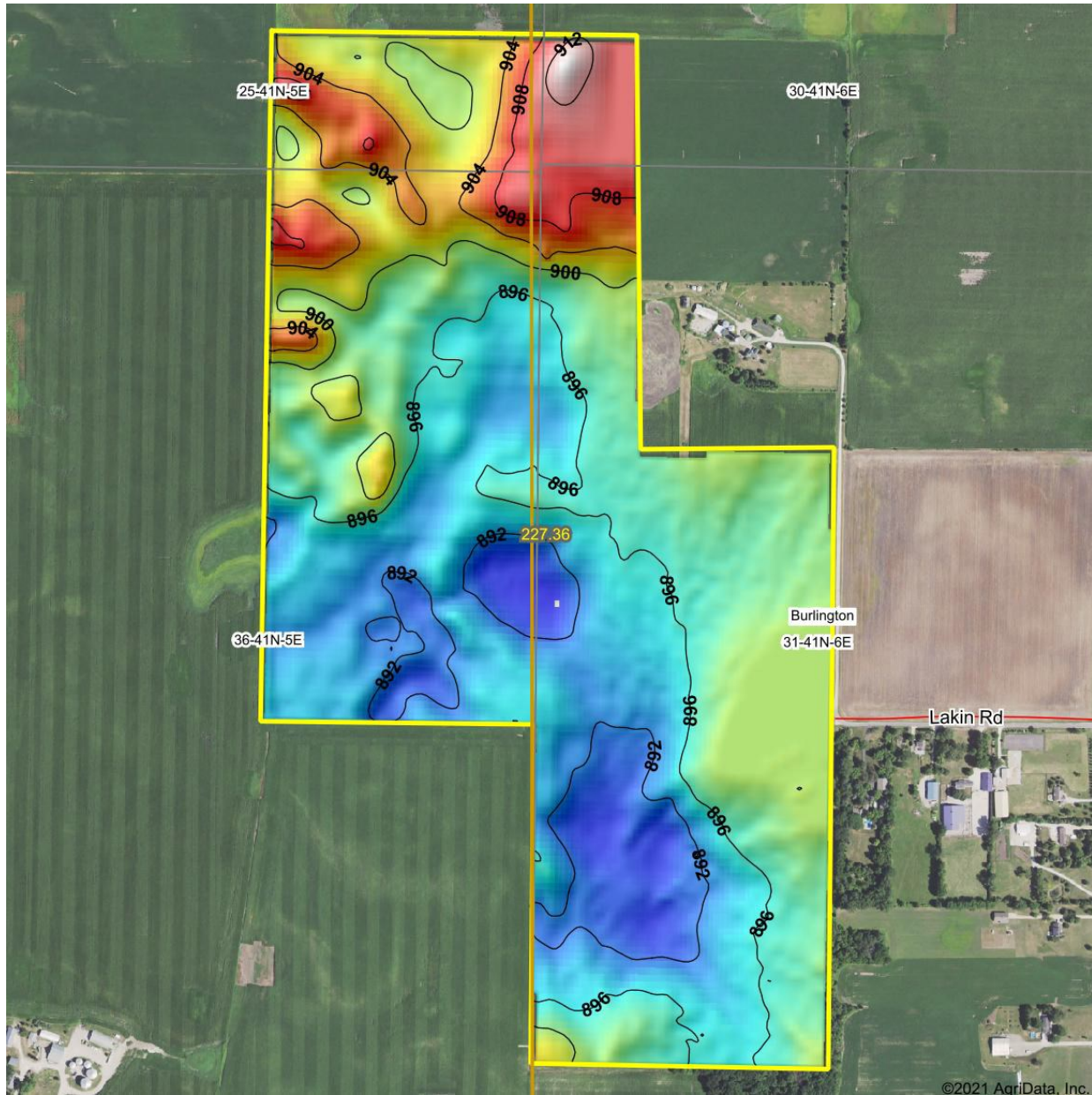
Area Symbol: IL037, Soil Area Version: 16
 Area Symbol: IL089, Soil Area Version: 15

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



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

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for examples only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



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
\$12,695 per acre		
<u>\$ 67,817.56</u> Net Rent Income	<u>2.35%</u> ROI	<u>\$ 2,886,335.20</u> Combined Formulated Price



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>\$ 360.00</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>\$ 309.82</u>
<u>\$ 309.82</u> Net Rent Per Acre	<u>212.05</u> Tillable Acres	<u>\$ 65,697.06</u> Net Rent Income
\$12,695 per acre <u>\$ 65,697.06</u> Net Rent Income	<u>2.28%</u> ROI	<u>\$ 2,886,335.20</u> Combined Formulated Price