



Rooster Ag'

R E A L T Y

The Cortland Farm



DeKalb County—Cortland Twp

107± acres

99± tillable acres

**Located in sections 19 & 30 of
the Cortland Township in
DeKalb County, IL**

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

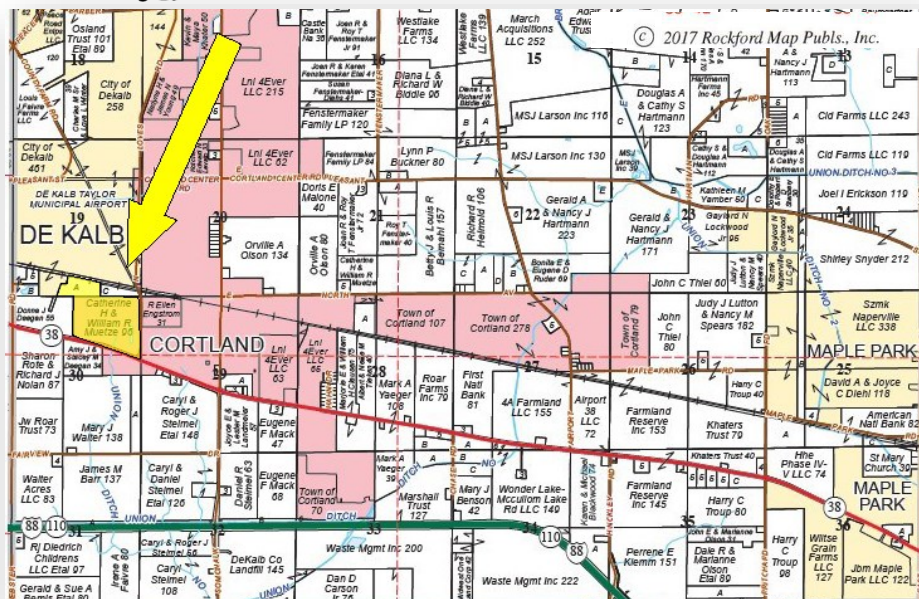
Maple Park, IL 60151

Joe Ludwig 630-774-5887



Rooster Ag'

R E A L T Y



PROPERTY SPECIFICATIONS

GROSS ACRES:	107±
TILLABLE ACRES:	99±
SOIL PI:	134
EST. REAL ESTATE TAX:	\$5,478.89
PRICE:	\$ 11,000 per acre

The Cortland Farm is located in sections 10 & 30 of the Courtland Township in Dekalb, County, IL.

Well maintained farmland with high farm income potential

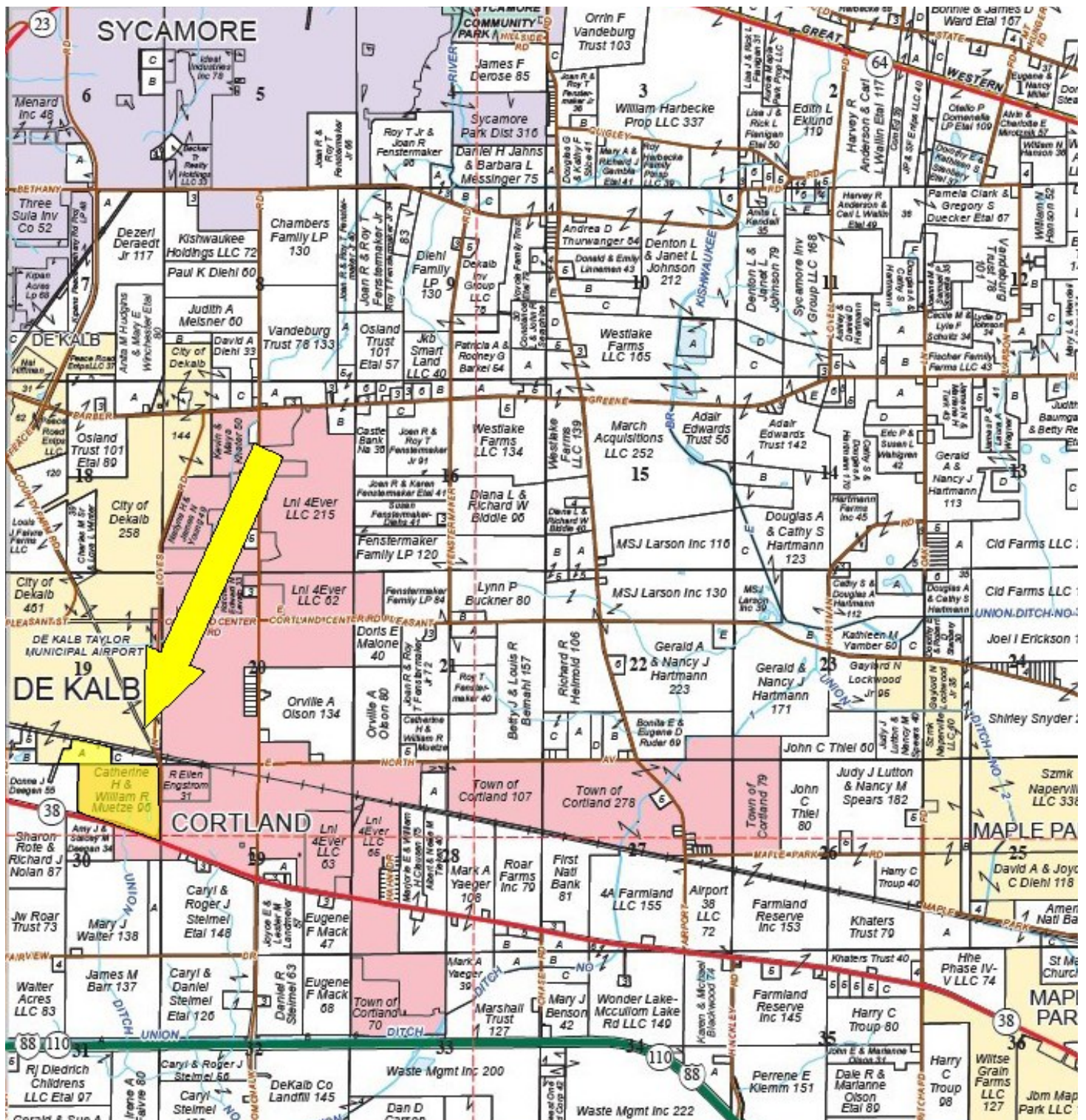
ROOSTER AG' REALTY

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



JOE LUDWIG

Broker/Owner
Email: rooster@mc.net



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


Rooster Ag®
www.RoosterAg.com
815.323.4354



REAL ESTATE

**FARM
MANAGEMENT**

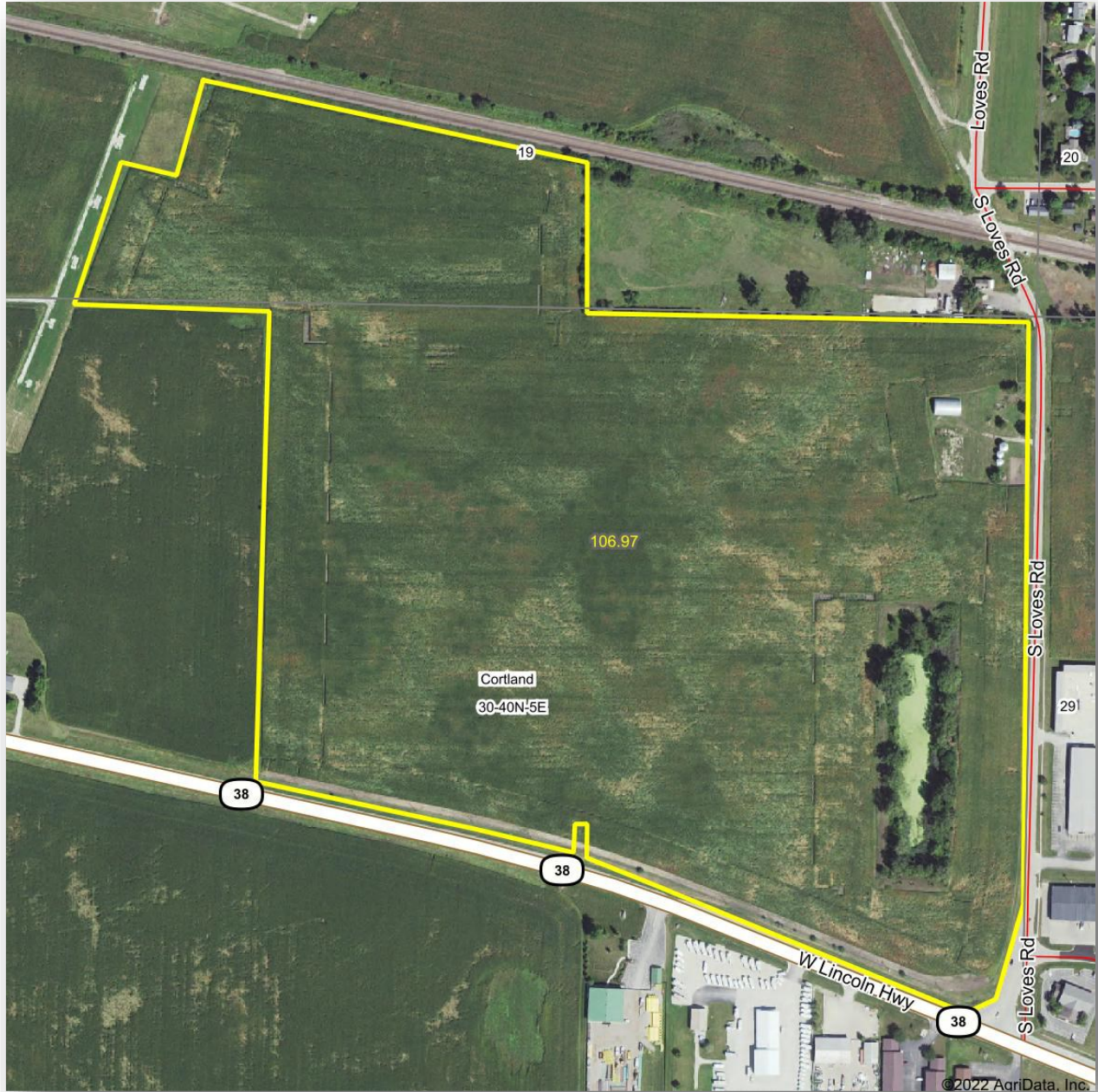
**FEDERAL CROP
INSURANCE**

**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

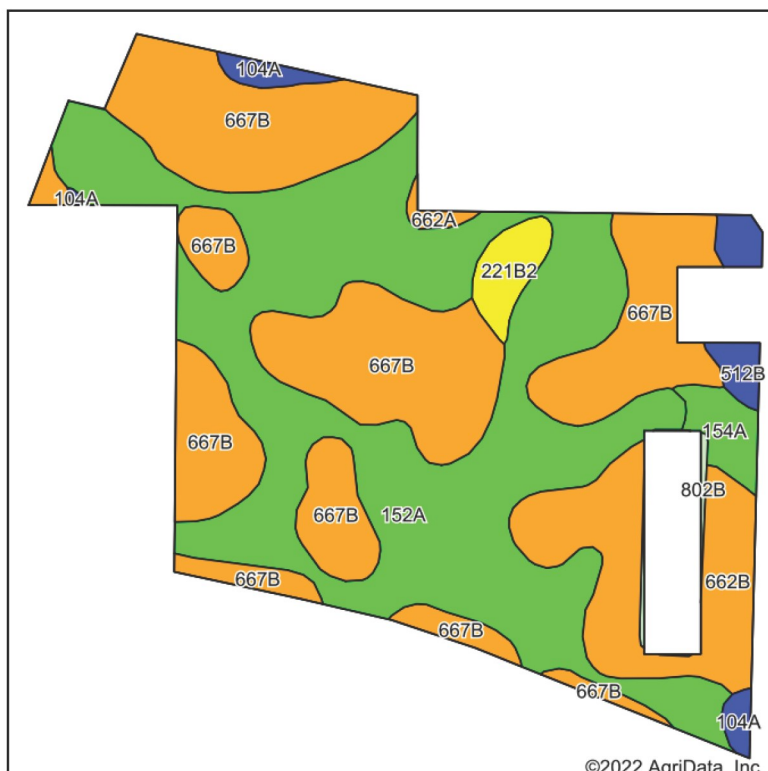
Broker/Owner
Email: rooster@mc.net



Rooster Ag'

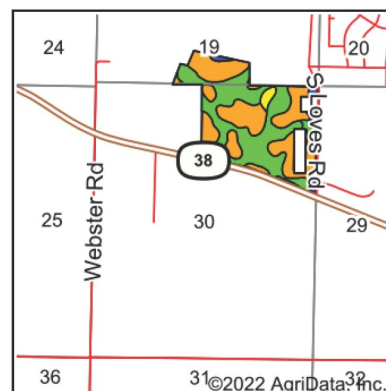
R E A L T Y

Soils Map



Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.



State: **Illinois**
 County: **De Kalb**
 Location: **30-40N-5E**
 Township: **Cortland**
 Acres: **99**
 Date: **1/19/2022**



Rooster Ag'

Maps Provided By:



Area Symbol: IL037, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	44.10	44.5%		195	63	144
**667B	Kaneville silt loam, 2 to 5 percent slopes	37.70	38.1%		**176	**54	**127
**662B	Barony silt loam, 2 to 5 percent slopes	9.71	9.8%		**170	**52	**124
**221B2	Parr silt loam, 2 to 5 percent slopes, eroded	1.91	1.9%		**151	**49	**113
154A	Flanagan silt loam, 0 to 2 percent slopes	1.81	1.8%		194	63	144
**512B	Danabrook silt loam, 2 to 5 percent slopes	1.61	1.6%		**185	**58	**137
104A	Virgil silt loam, 0 to 2 percent slopes	1.35	1.4%		182	56	132
662A	Barony silt loam, 0 to 2 percent slopes	0.43	0.4%		172	53	125
802B	Orthents, loamy, undulating	0.38	0.4%				
Weighted Average					183.3	57.8	134

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

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