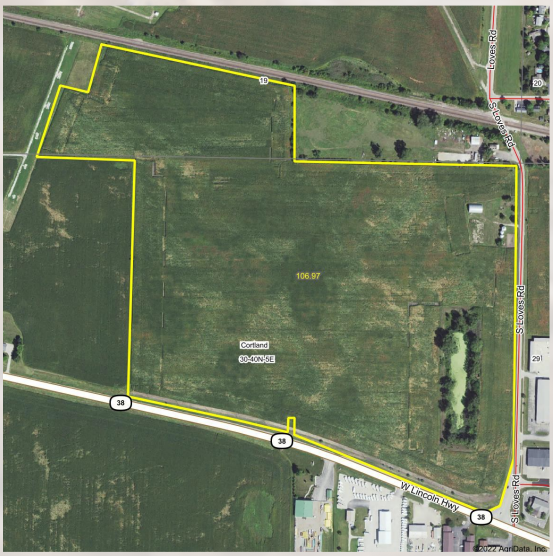
RoosterAg'
REALTY

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

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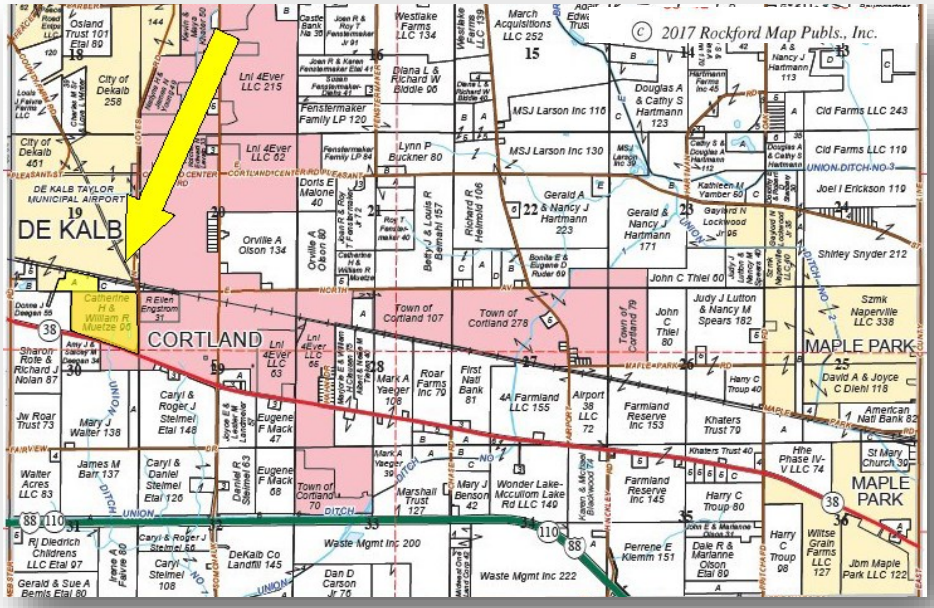
REALTY



PROPERTY SPECIFICATIONS

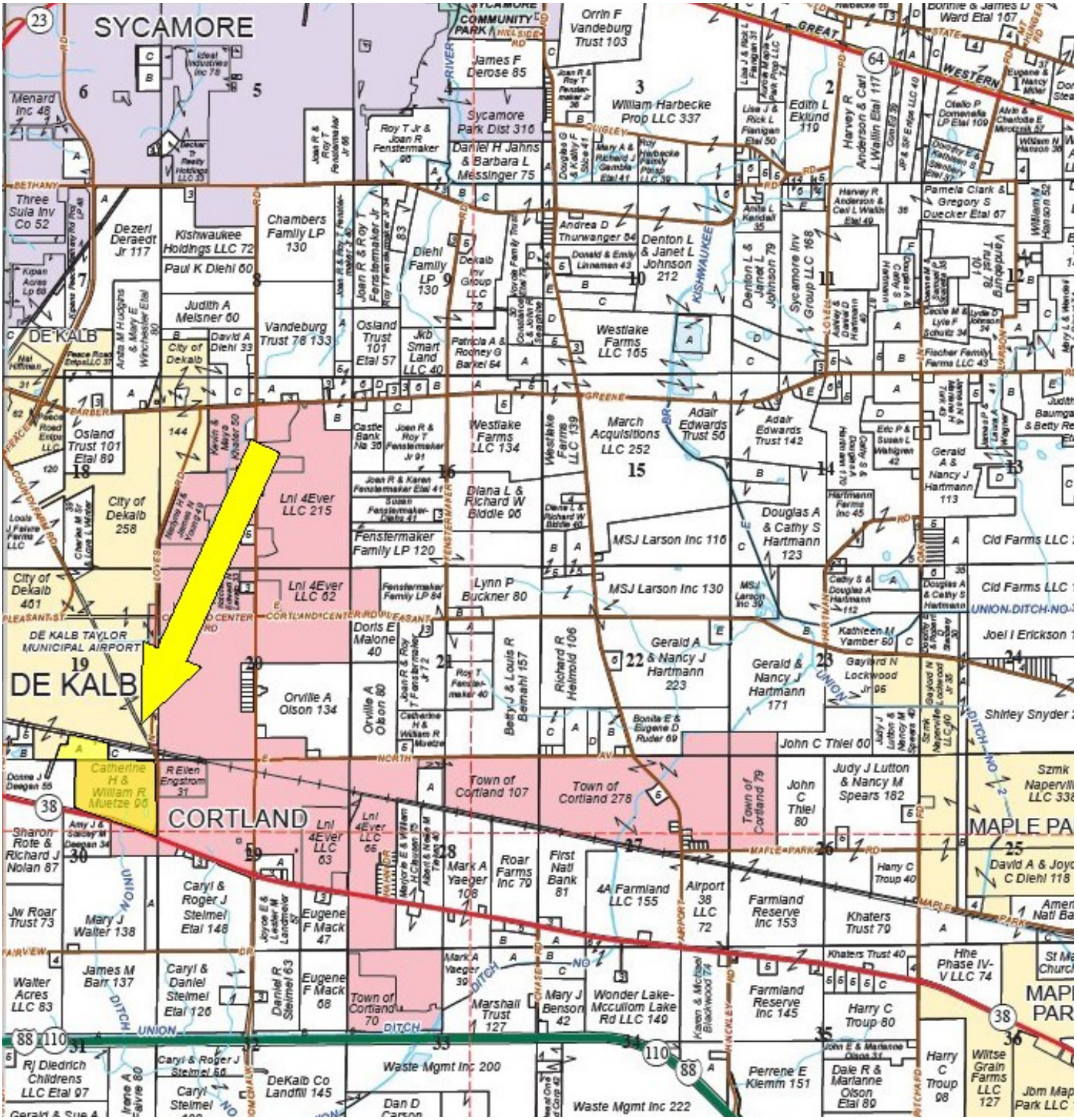
GROSS ACRES:	**107±**
TILLABLE ACRES:	**99±**
SOIL PI:	**134**
EST. REAL ESTATE TAX:	**$5,478.89**
PRICE:	**$ 11,000 per acre**

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.

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REAL ESTATE
FARM MANAGEMENT
FEDERAL CROP INSURANCE
FARMLAND APPRAISALS

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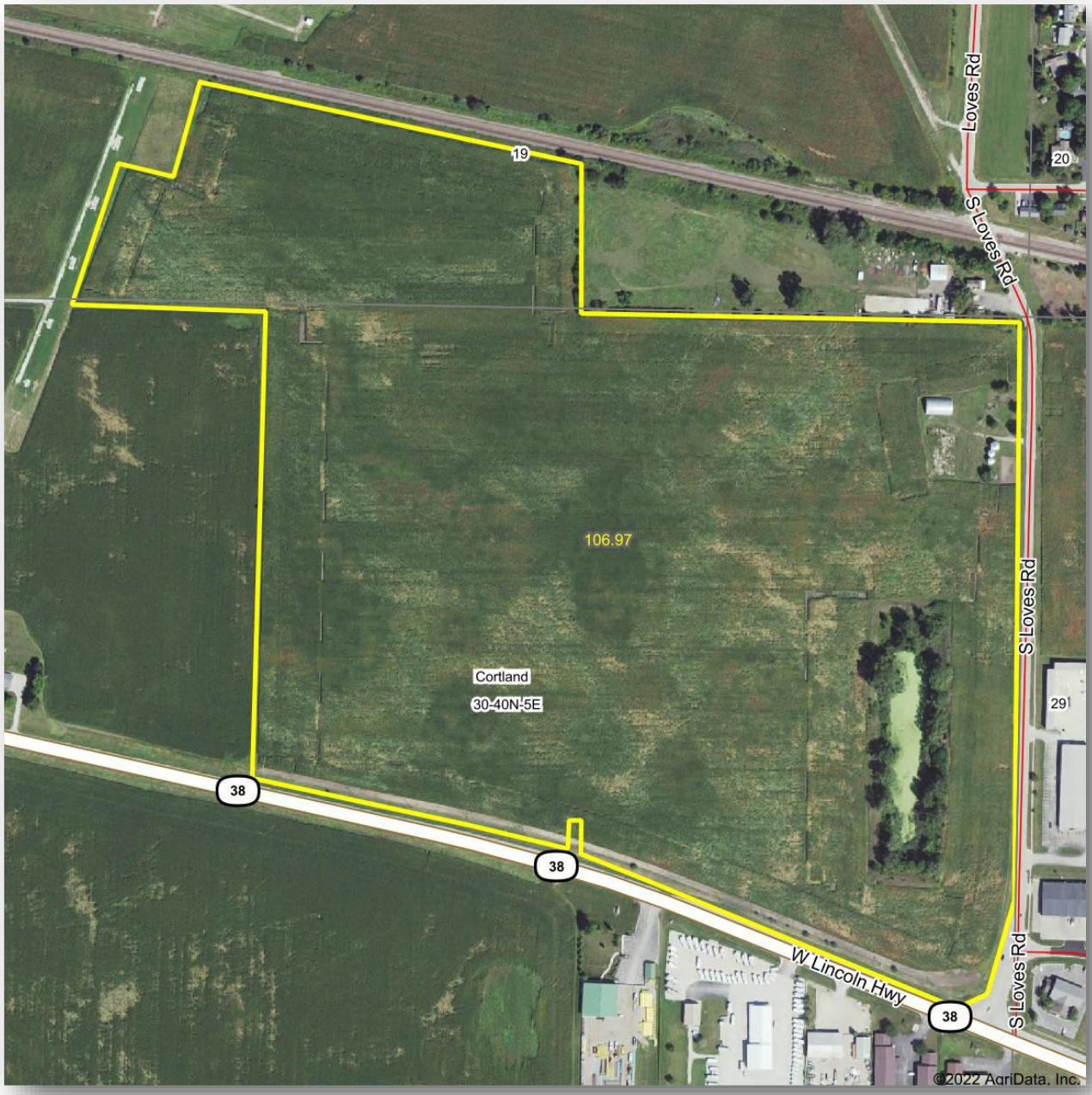

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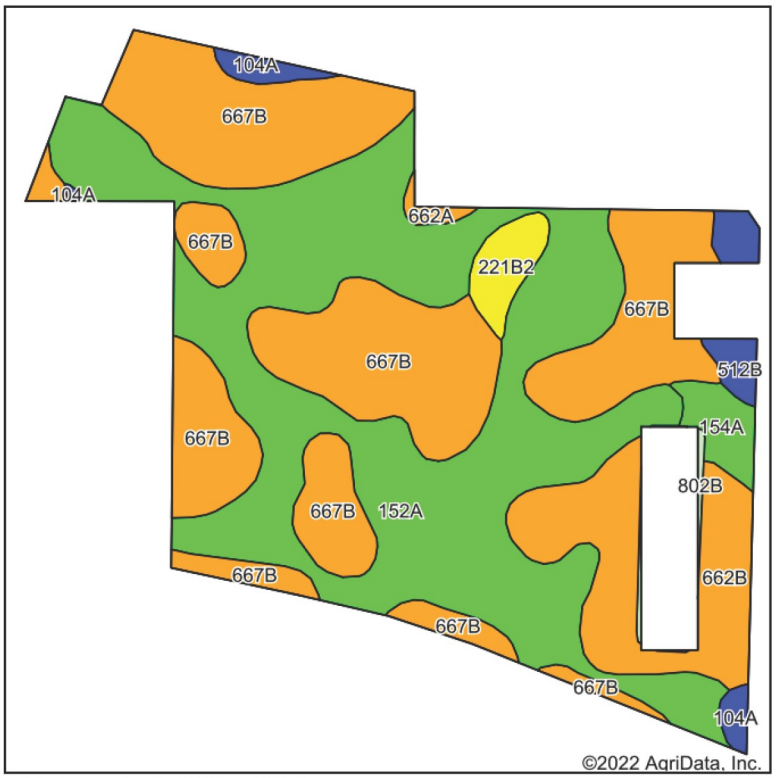
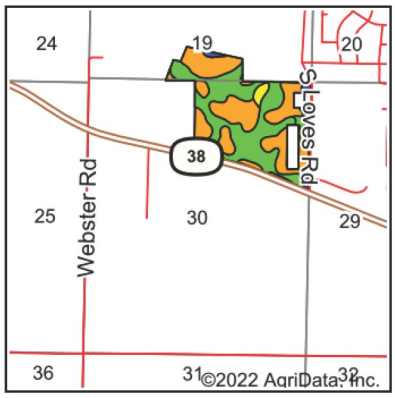
Soils Map



Soils data provided by USDA and NRCS.



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

RoosterAg'

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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N W E S

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.