



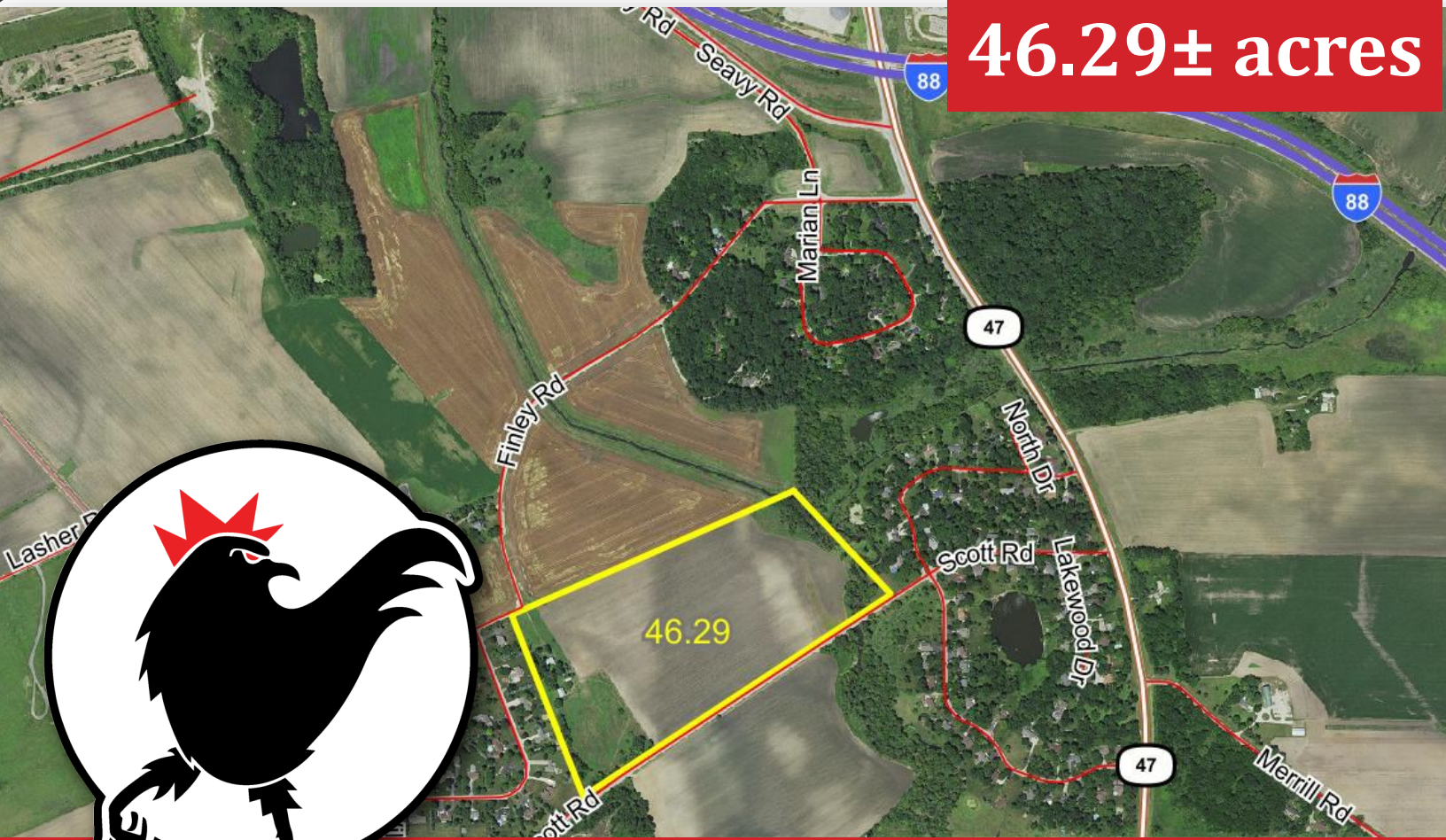
Commercial

R E A L T Y

A Rooster Ag' Realty, Inc. Company

Kane County, IL Blackberry Twp.

46.29± acres

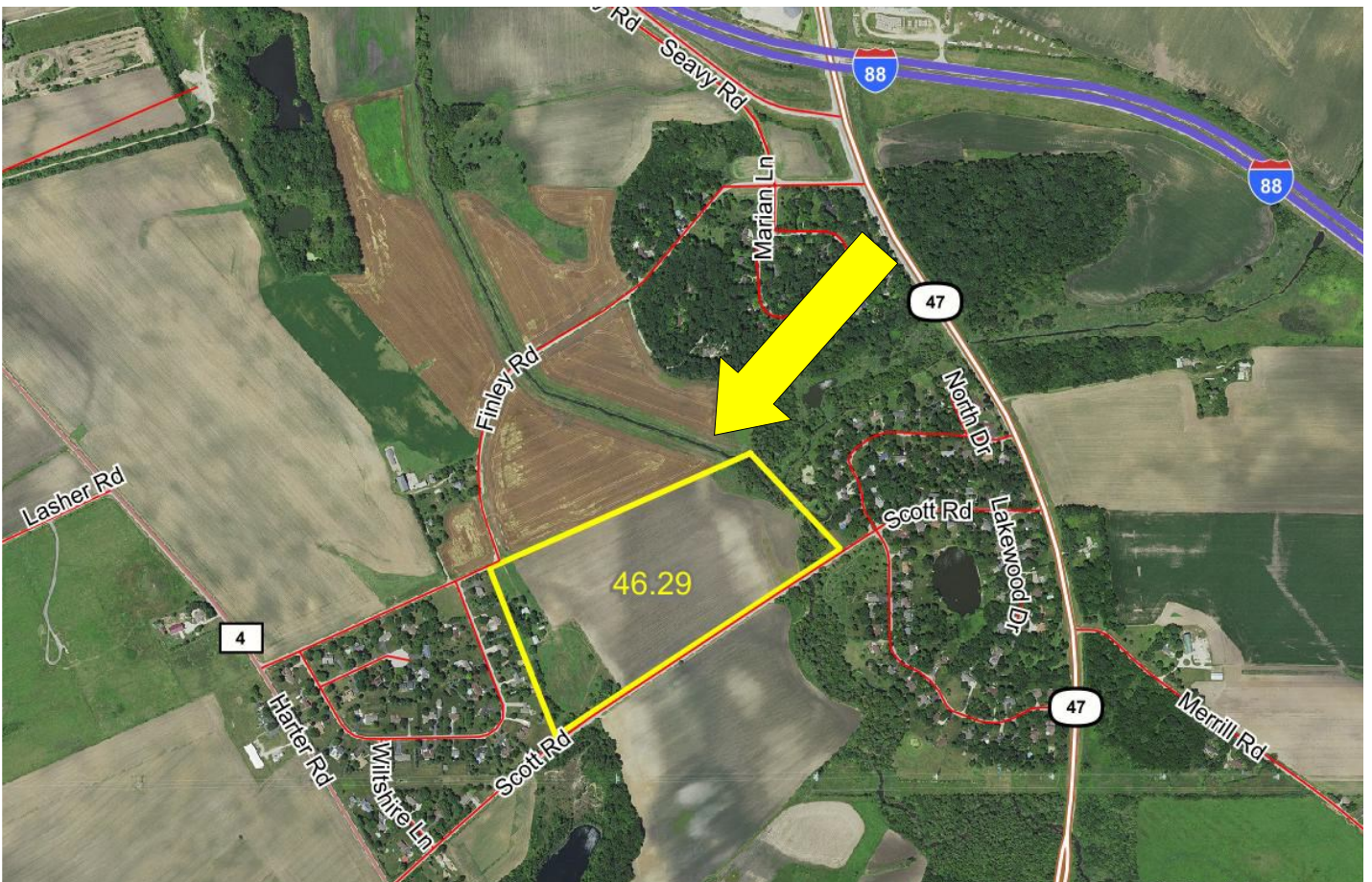


ROOSTER AG' COMMERCIAL REALTY

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

TYLER CREATH

Broker
Email: tyler@roosterag.com
Phone: 815.451.1152



About the Property

- Excellent location SW of the new Route 47 & I88 Interchange in Sugar Grove, IL.
- Situated between the Blackberry Woods & Earl Estates subdivisions.
- Fixer-upper house & buildings on property.

GROSS ACRES:	46.29±
TILLABLE ACRES:	34.61±
SOIL PI:	137.70
EST. REAL ESTATE TAX:	6,196.56
PRICE PER SURVEYED ACRE:	\$21,400.00

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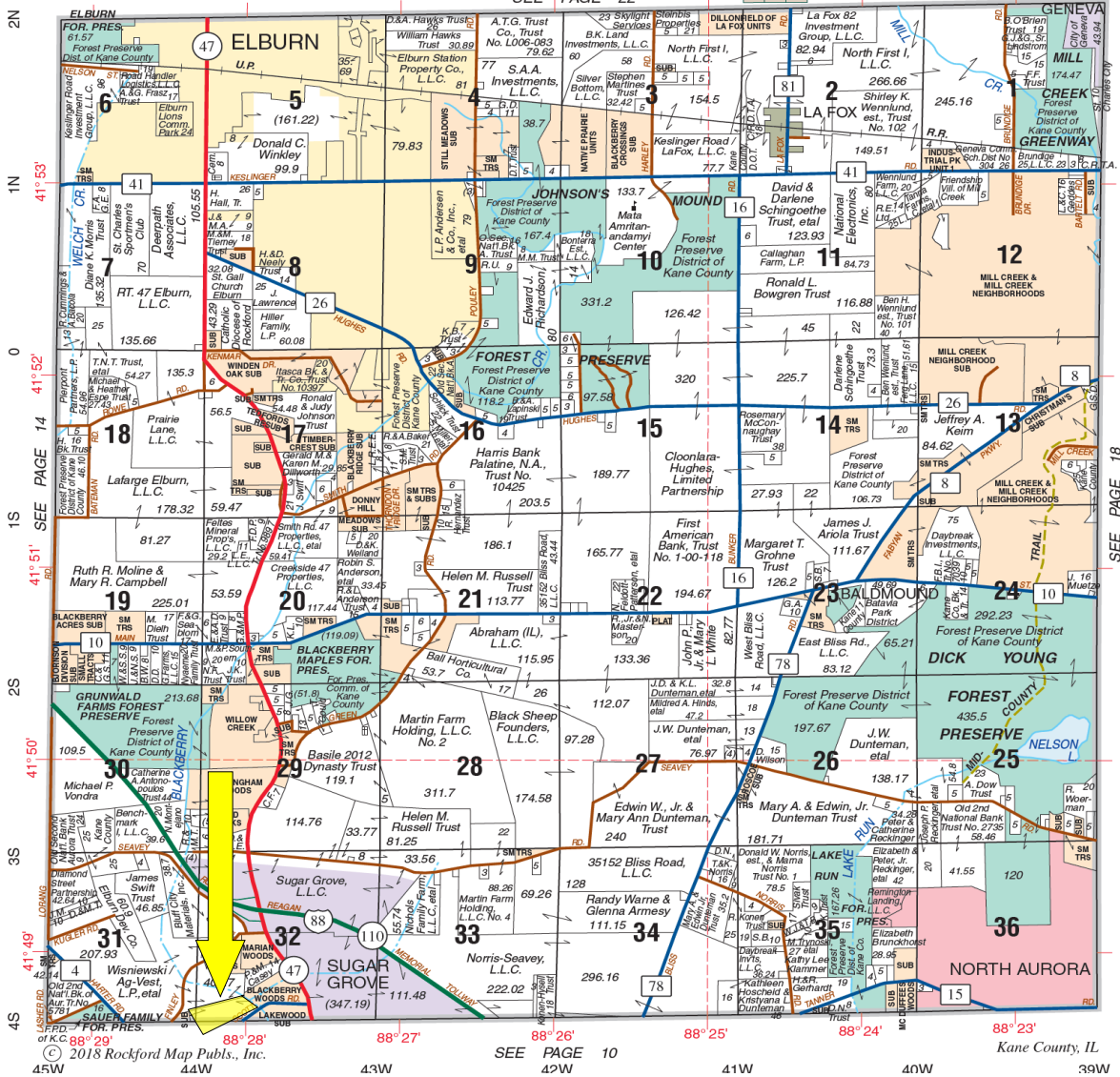


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BLACKBERRY

T.39N.-R.7E.



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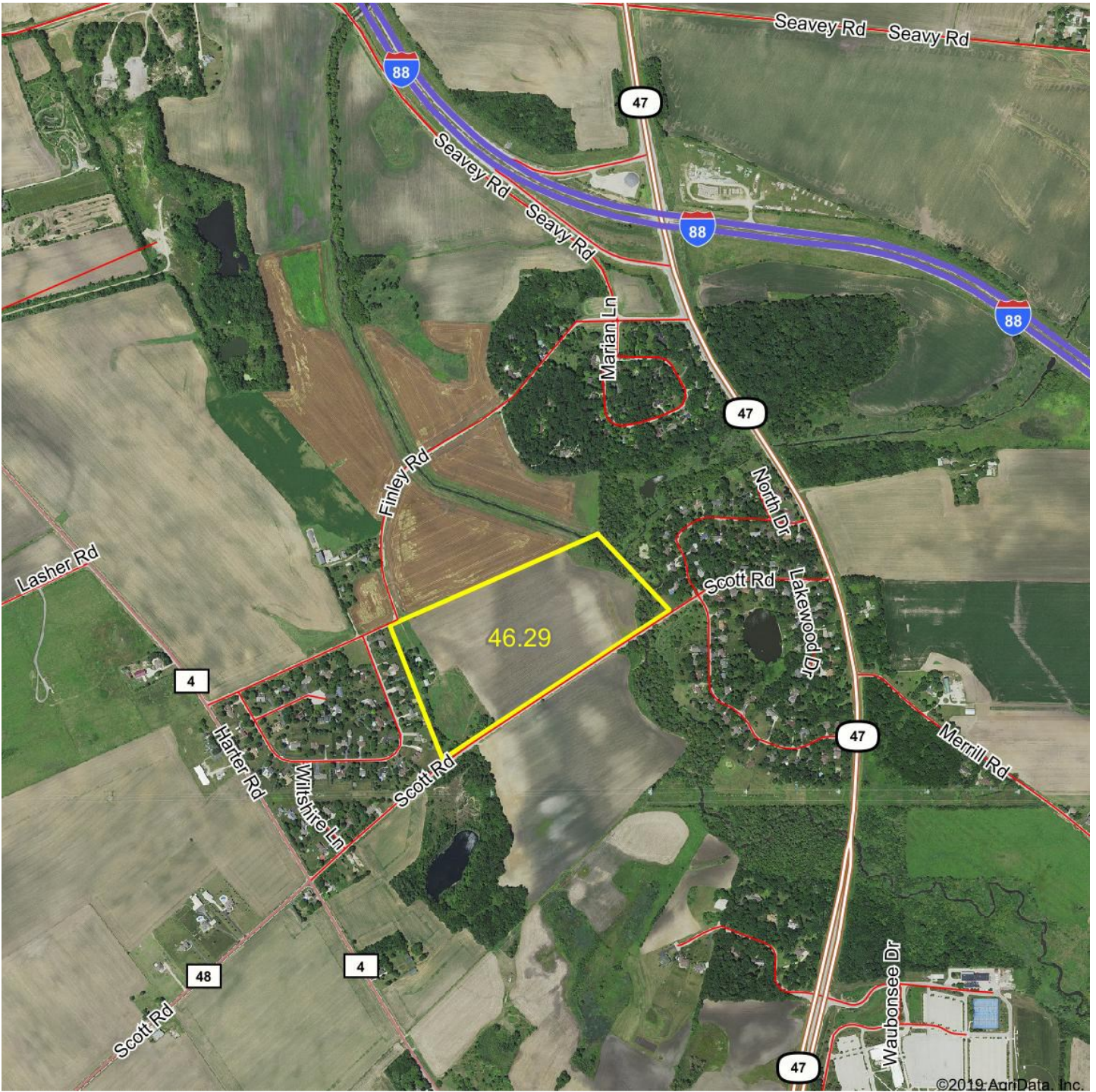


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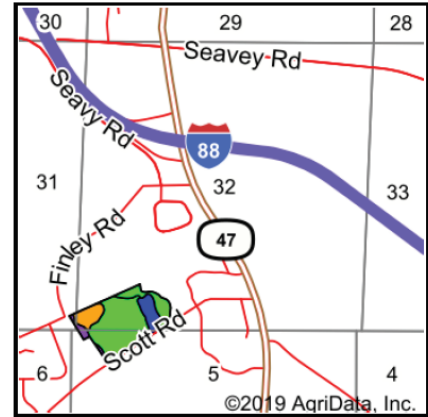
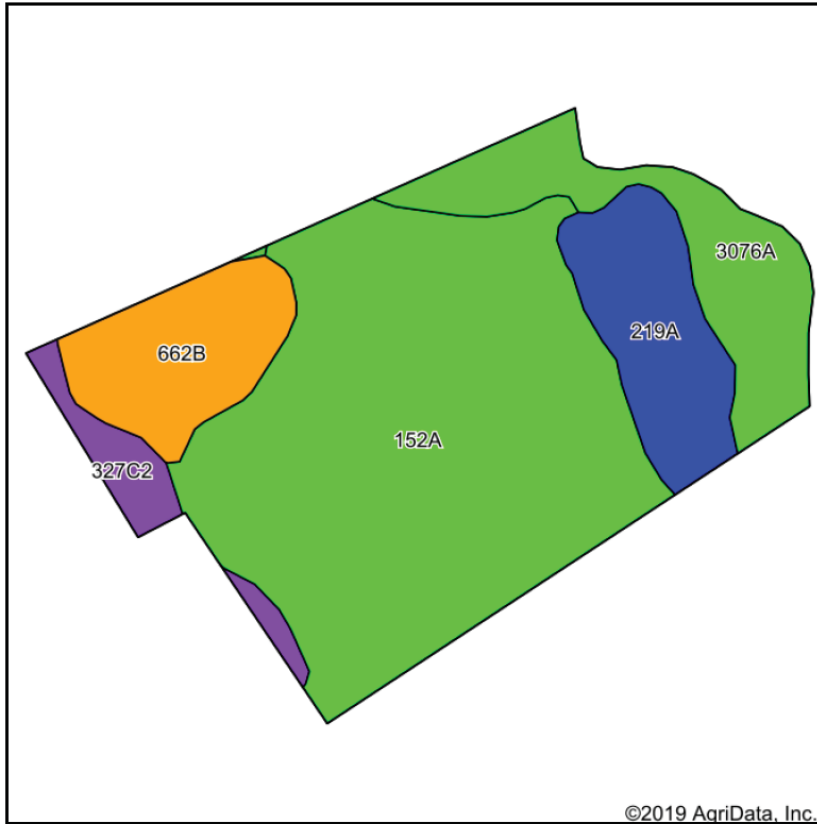
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Soils Map



State: **Illinois**
 County: **Kane**
 Location: **5-38N-7E**
 Township: **Sugar Grove**
 Acres: **34.61**
 Date: **10/2/2019**



Rooster Ag

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL089. Soil Area Version: 12							
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	20.47	59.1%		195	63	144
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	4.90	14.2%		186	61	139
219A	Millbrook silt loam, 0 to 2 percent slopes	4.03	11.6%		177	55	129
**662B	Barony silt loam, 2 to 5 percent slopes	3.77	10.9%		**170	**52	**124
**327C2	Fox silt loam, 4 to 6 percent slopes, eroded	1.44	4.2%		**142	**46	**104
Weighted Average					186.7	59.9	137.7

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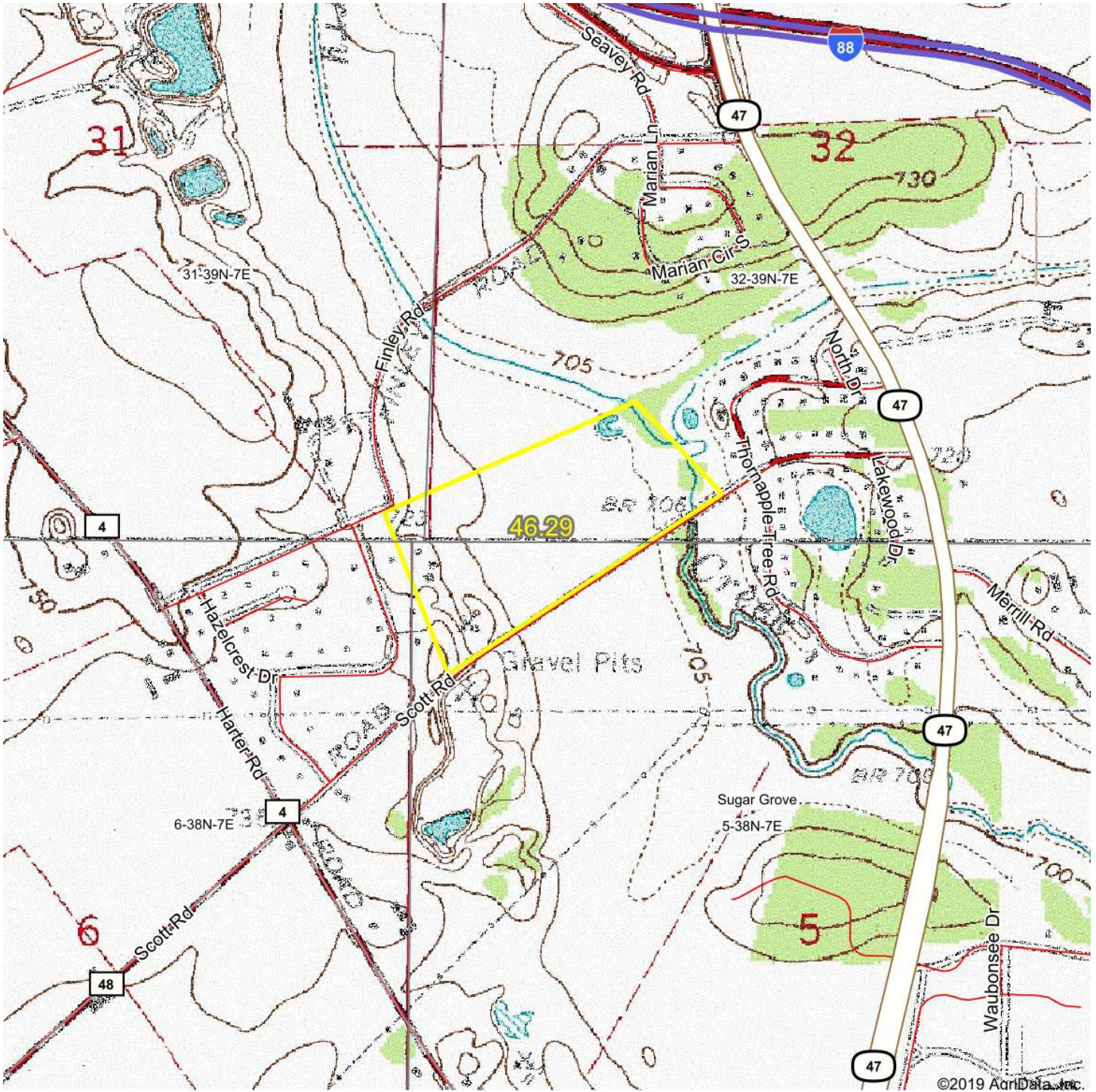


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