



Rooster Ag'

R E A L T Y

THE MILLER ROAD FARM



McHenry County—Hebron Twp

23.21± acres

21.35± tillable acres

Buildable 20+ acre Parcel!

**Located SE of Hebron, IL on
Miller Road.**

Located 14 miles from Lake Geneva

Listed At: \$15,000 Per Acre

Phone: (815) 333-4354

Email: Rooster@mc.net

Web: www.roosterag.com

1100 S County Line Road

P.O. Box 297

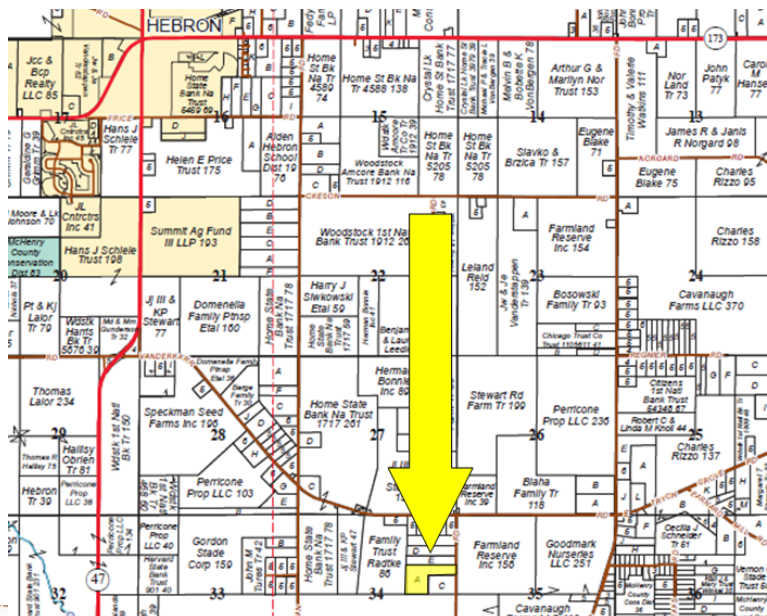
Maple Park, IL 60151

Joe Ludwig 630-774-5887



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PROPERTY SPECIFICATIONS

GROSS ACRES:	23.21±
TILLABLE ACRES:	21.35±
SOIL PI:	134.2
EST. REAL ESTATE TAX:	\$956.72
PRICE:	\$15,000 per acre

The Miller Road Farm is located southeast of Hebron, IL on the west side of Miller Road between Vanderkarr & Thayer Roads. 14 miles from Lake Geneva, 21.8 miles from Lake Delevan & 6 miles from Wonder Lakes.

Rare buildable 20+ acre lot. Excellent location, just east of Route 47.

ROOSTER AG' REALTY

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



JOE LUDWIG

Broker/Owner
Email: rooster@mc.net

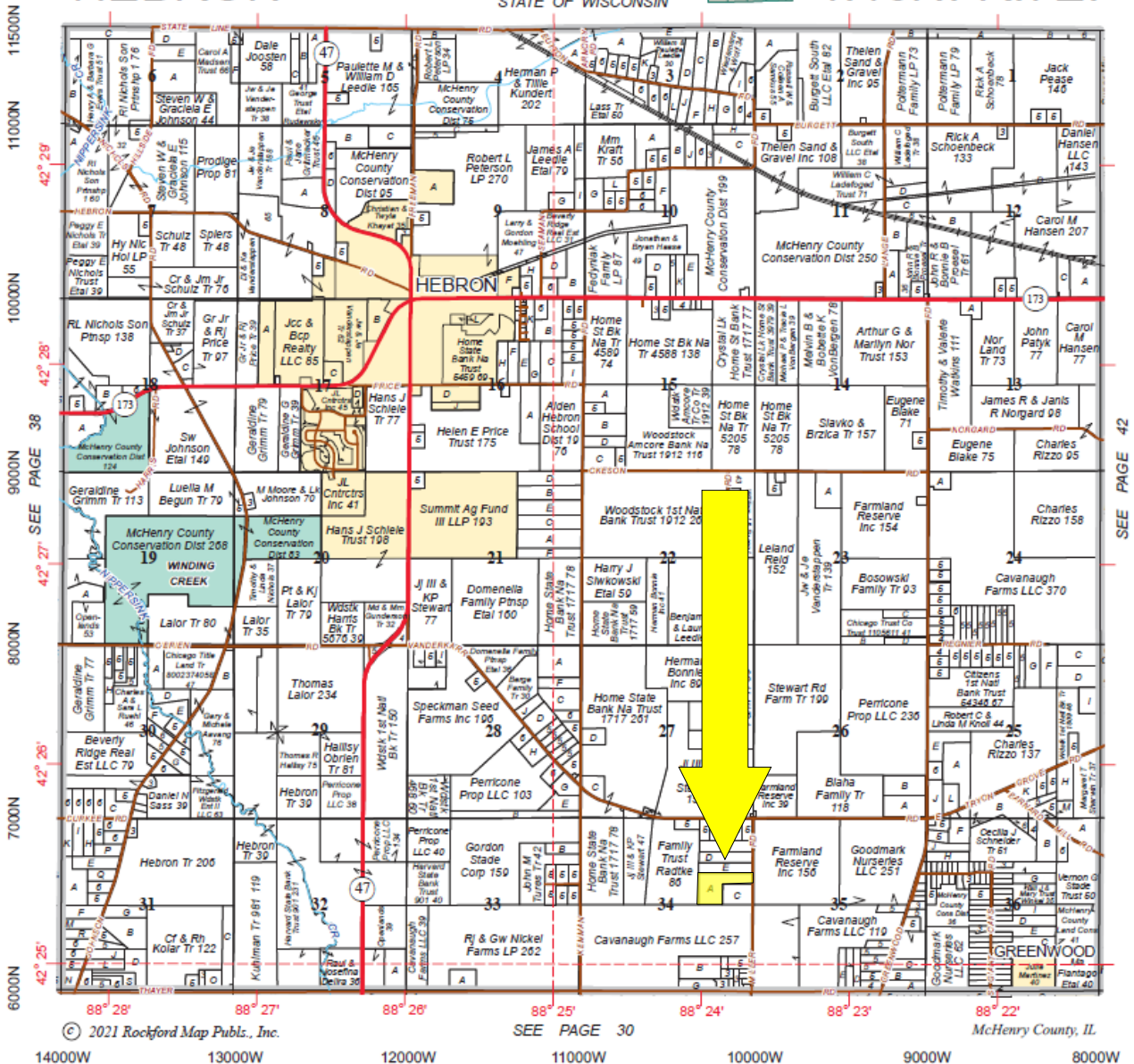
HEBRON

STATE OF WISCONSIN



Refer to page 62 for keyed parcels

T.46N.-R.7E.





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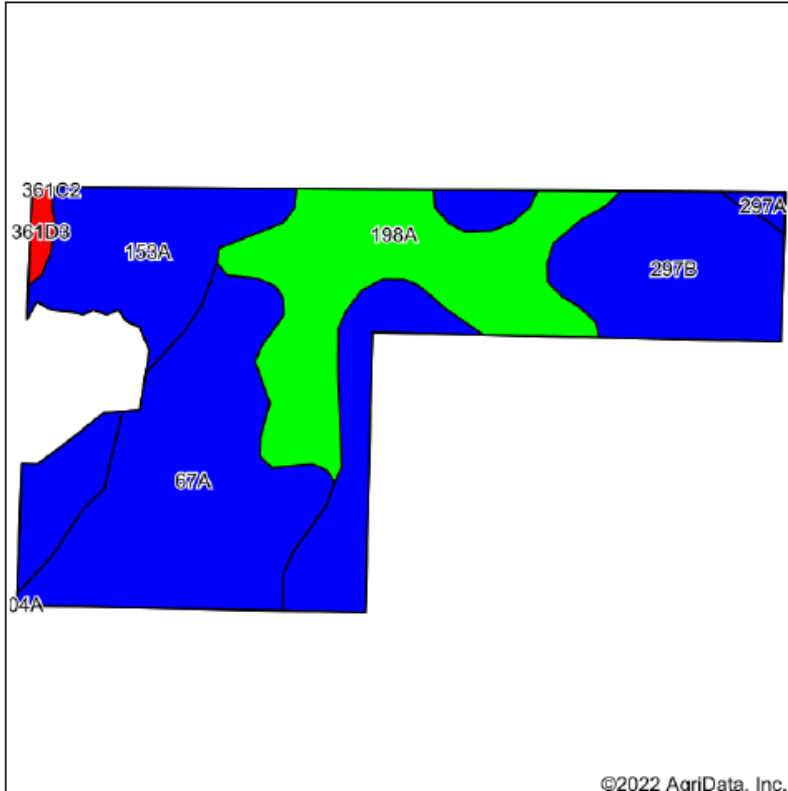
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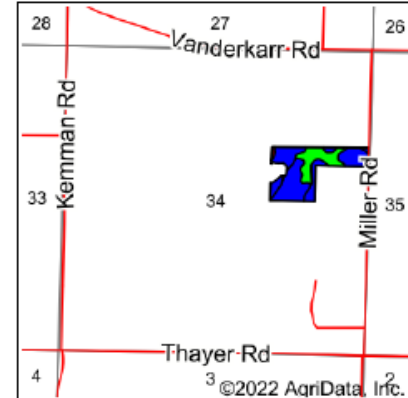
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Soils Map



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Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **McHenry**
 Location: **34-46N-7E**
 Township: **Hebron**
 Acres: **21.35**
 Date: **5/16/2022**



Maps Provided By:



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www.AgriDataInc.com



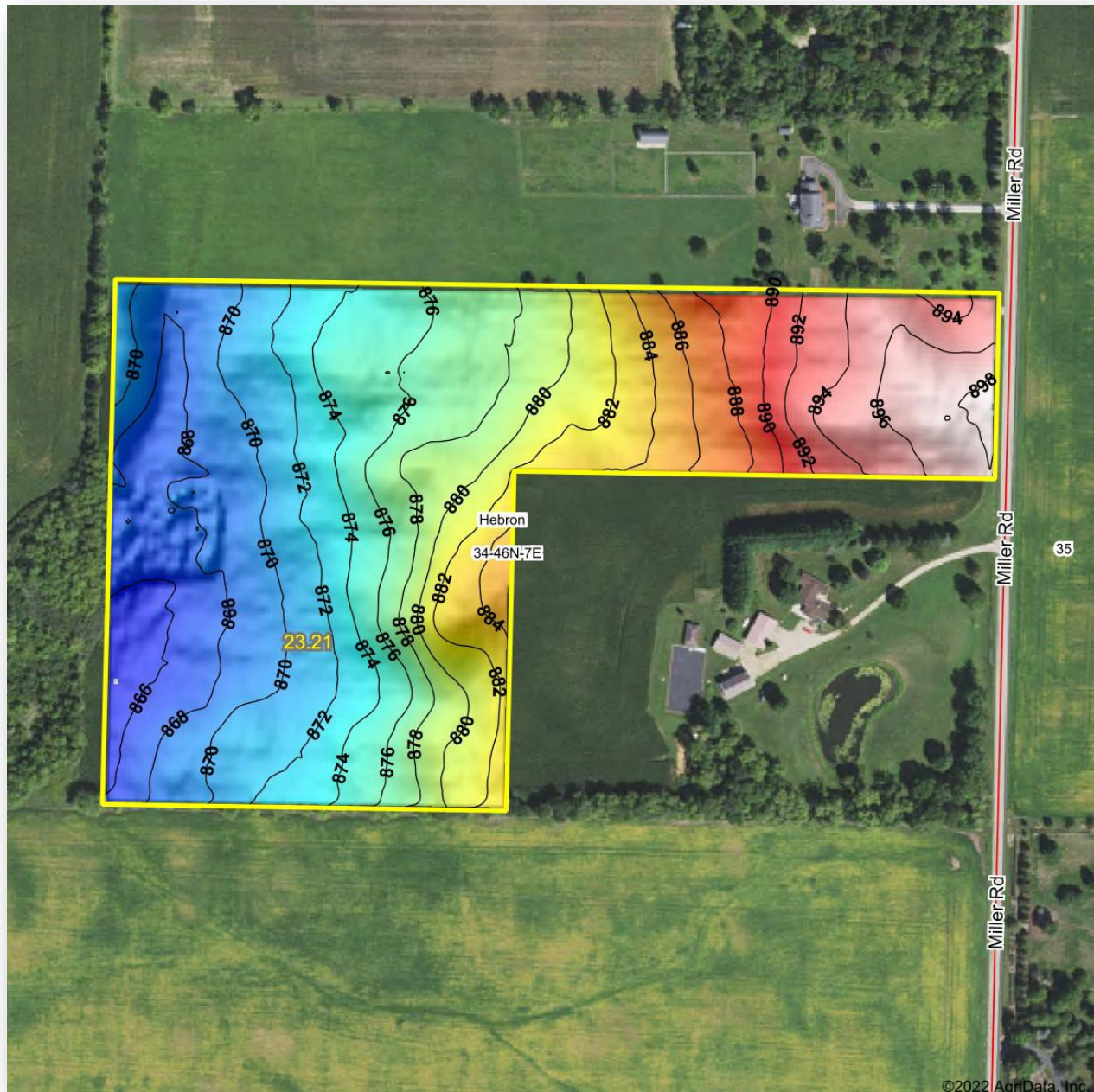
Area Symbol: IL111, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
67A	Harpster silty clay loam, 0 to 2 percent slopes	6.20	29.0%		182	57	133
**297B	Ringwood silt loam, 2 to 4 percent slopes	5.70	26.7%		**173	**55	**128
198A	Elburn silt loam, cool, 0 to 2 percent slopes	5.19	24.3%		197	61	143
153A	Pella silty clay loam, cool, 0 to 2 percent slopes	3.90	18.3%		183	60	136
**361D3	Kidder clay loam, 6 to 12 percent slopes, severely eroded	0.21	1.0%		**118	**40	**88
297A	Ringwood silt loam, 0 to 2 percent slopes	0.15	0.7%		175	56	129
Weighted Average					182.7	57.8	134.2



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