



Rooster Ag'

R E A L T Y

THE CARR FARM



DeKalb County—Cortland Twp

25.00± acres

23.77± tillable acres

Located south of E. North
Ave on the east side of
Cortland.

Limited Time Opportunity

Listed At: \$15,700 Per Acre

Phone: (815) 333-4354

Email: Rooster@mc.net

Web: www.roosterag.com

1100 S County Line Road

P.O. Box 297

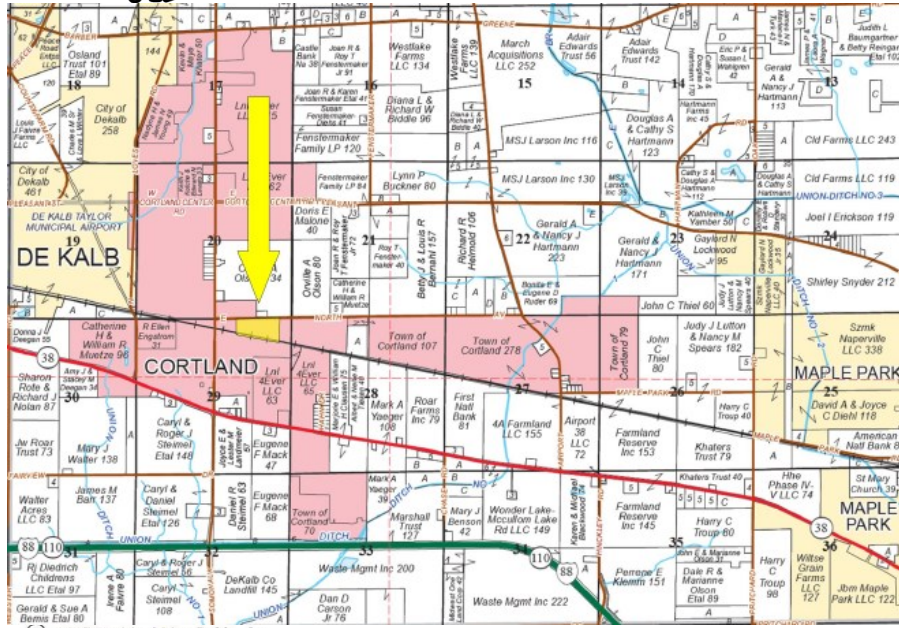
Maple Park, IL 60151

Joe Ludwig 630-774-5887



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PROPERTY SPECIFICATIONS

GROSS ACRES:	25.00±
TILLABLE ACRES:	23.77±
SOIL PI:	140.5
EST. REAL ESTATE TAX:	\$1,301.76
PRICE:	\$15,700 per acre

The Carr Farm is located on the east side of Cortland on the south side of E. North Ave.

Income generating—high quality farmland.

Zoning: I-1 Light Industrial

ROOSTER AG' REALTY

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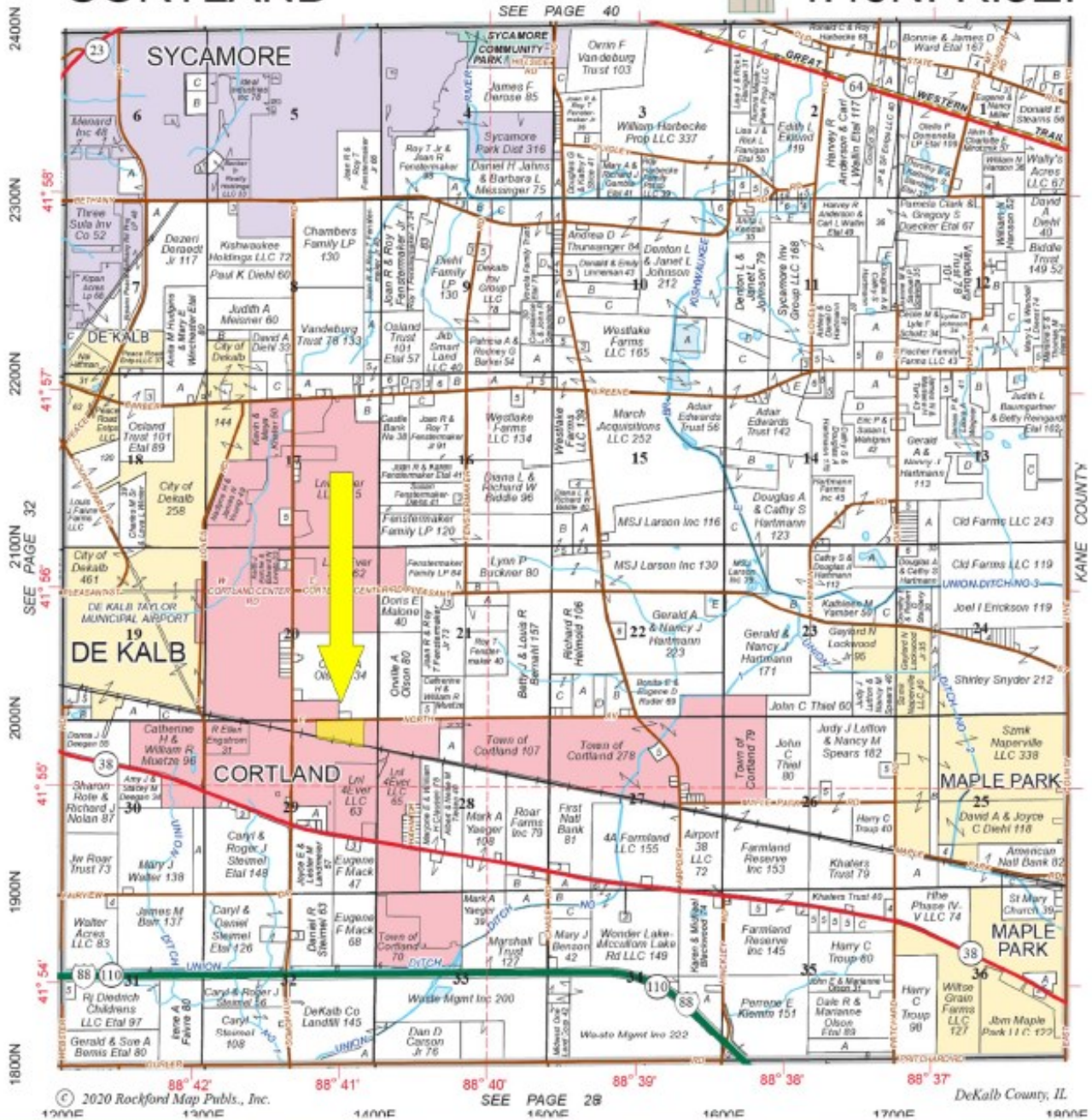
JOE LUDWIG

Broker/Owner

Email: rooster@mc.net

CORTLAND

T.40N.-R.5E.



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



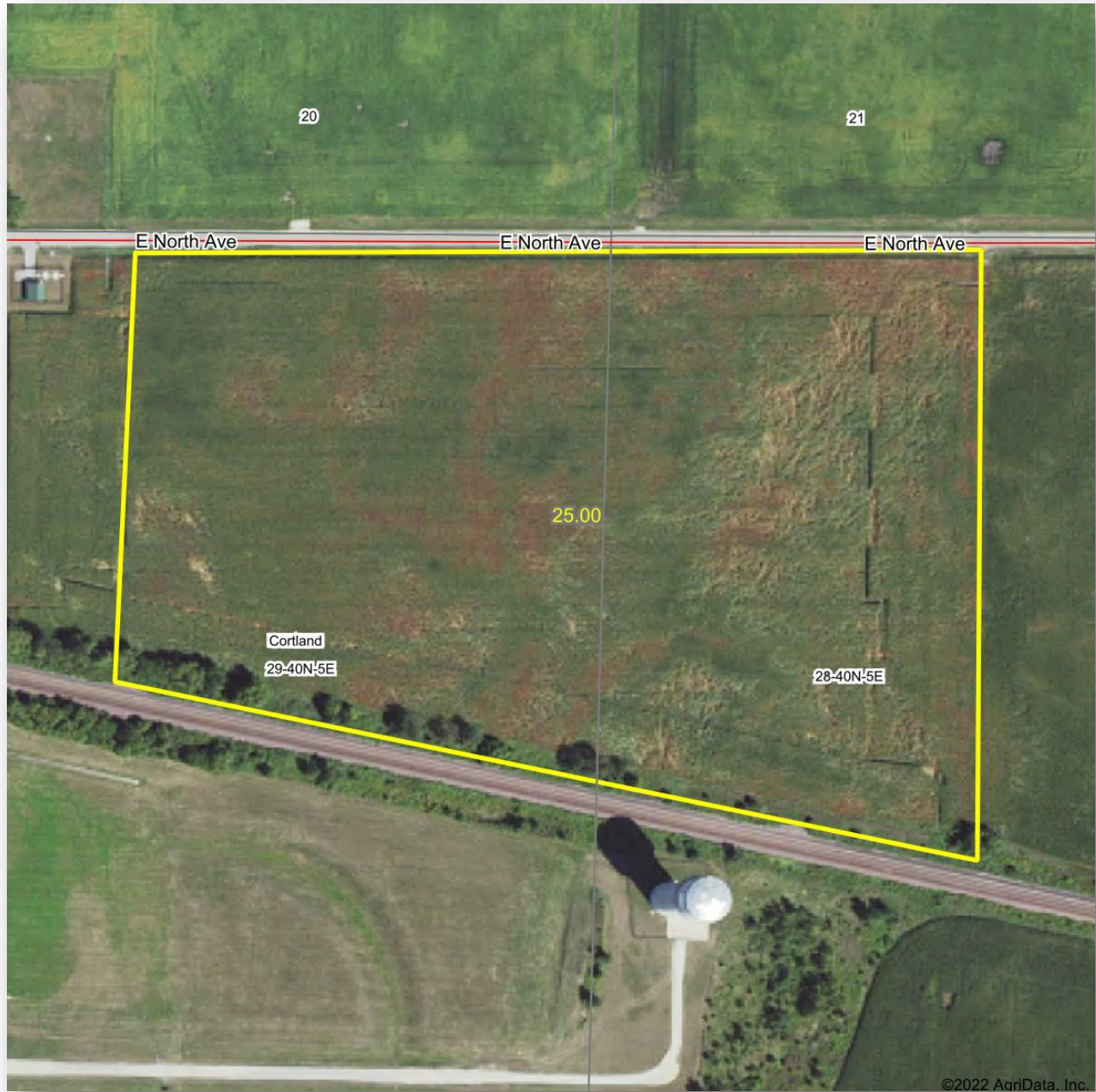
Rooster Ag'
www.RoosterAg.com
815 233 4264



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



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JOE LUDWIG

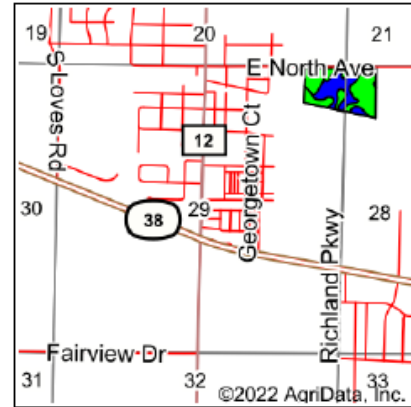
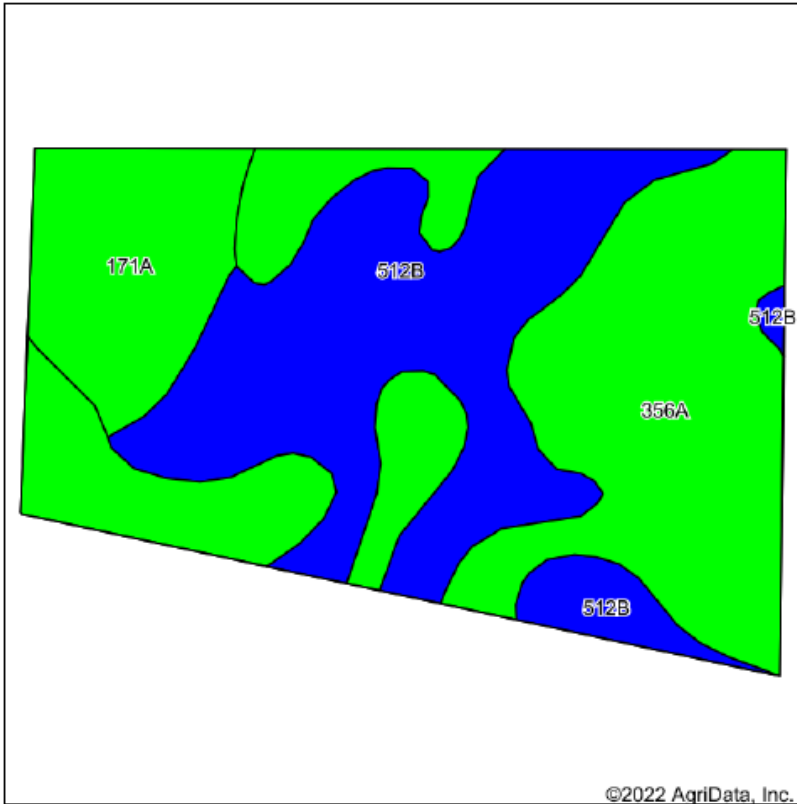
Broker/Owner
Email: rooster@mc.net



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Soils Map



State: **Illinois**
 County: **DeKalb**
 Location: **29-40N-5E**
 Township: **Cortland**
 Acres: **23.77**
 Date: **6/7/2022**



Rooster Ag'
 GOLD STANDARD
 APPRAISALS

Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING

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Soils data provided by USDA and NRCS.

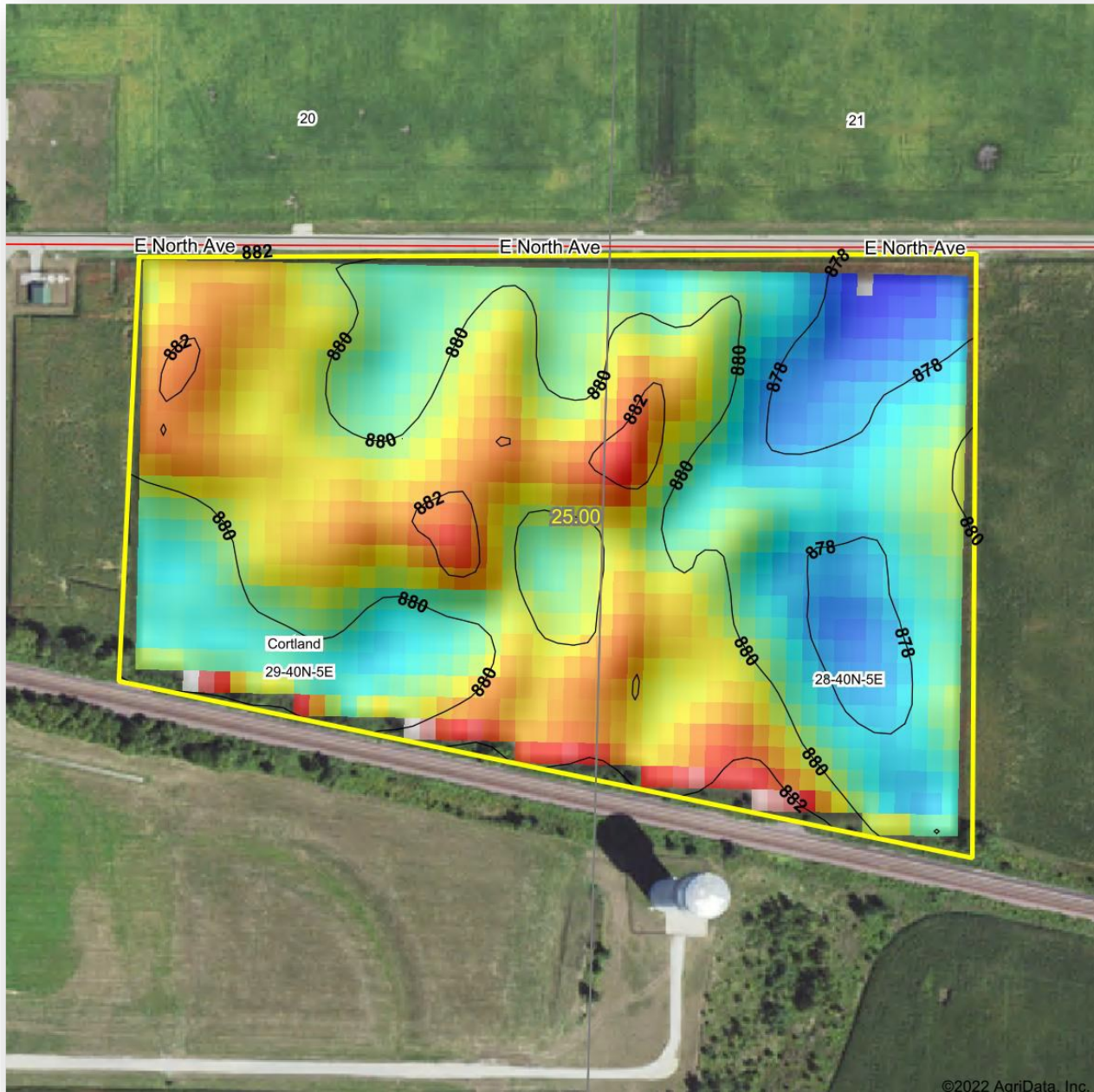
Area Symbol: IL037, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
356A	Elpaso silty clay loam, 0 to 2 percent slopes	11.51	48.4%		195	63	144
**512B	Danabrook silt loam, 2 to 5 percent slopes	8.94	37.6%		**185	**58	**137
171A	Catlin silt loam, 0 to 2 percent slopes	3.32	14.0%		187	59	138
Weighted Average					190.1	60.6	140.5



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