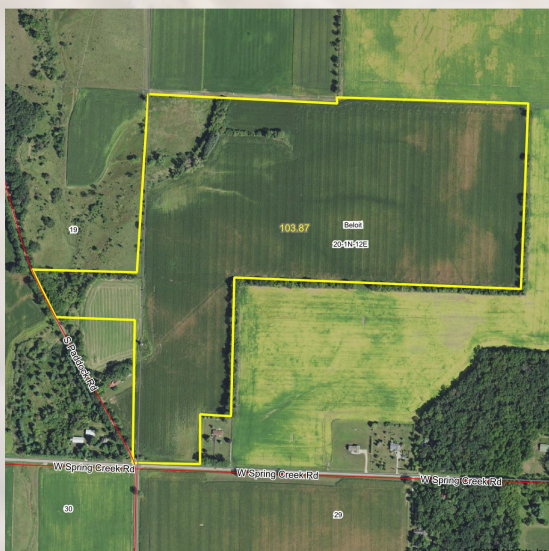




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R E A L T Y

The Beloit Farm



Rock County—Beloit Twp

103.87± acres

91.38± tillable acres

Located in sections 20 & 19 of
the Beloit Township in Rock
County, WI

**Adjacent 116 acres also
available.**

Listed At: \$10,950 Per Acre

Phone: (815) 333-4354

Email: kelly@roosterag.com

Web: www.roosterag.com

1100 S County Line Road

P.O. Box 297

Maple Park, IL 60151

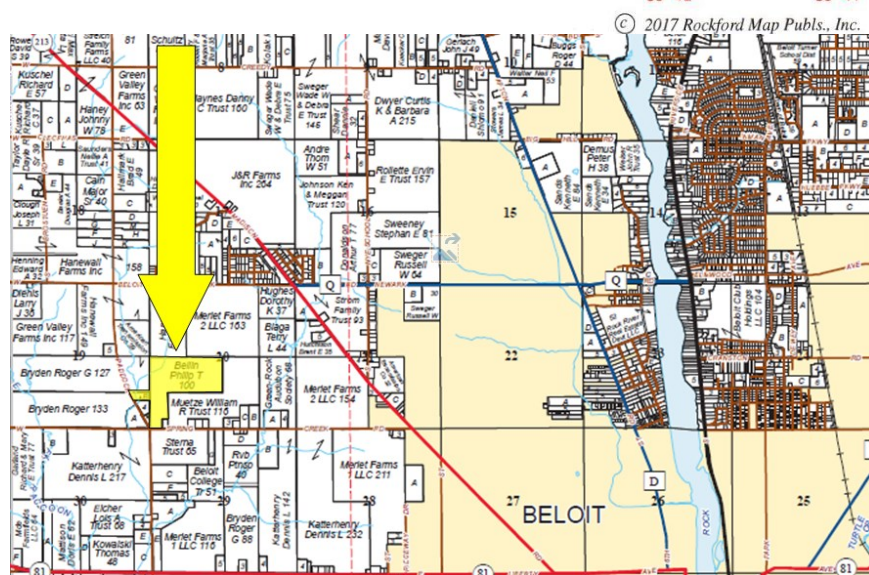
Kelly Ludwig 630-546-8267

Designated Managing Broker



Rooster Ag'

R E A L T Y



PROPERTY SPECIFICATIONS

GROSS ACRES:	103.87±
TILLABLE ACRES:	91.38±
SOIL NCCPI:	68.6
EST. REAL ESTATE TAX:	\$787.33
PRICE:	\$ 10,950 per acre

The Beloit Farm is located just west of the city of Beloit, just 2.5 miles from the hwy 213 & hwy 81 junction. The farm includes road frontage along S. Paddock Road & W. Spring Creek Road. Conveniently located near a power station.

Adjacent 116 acres also available!

ROOSTER AG' REALTY

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



KELLY LUDWIG

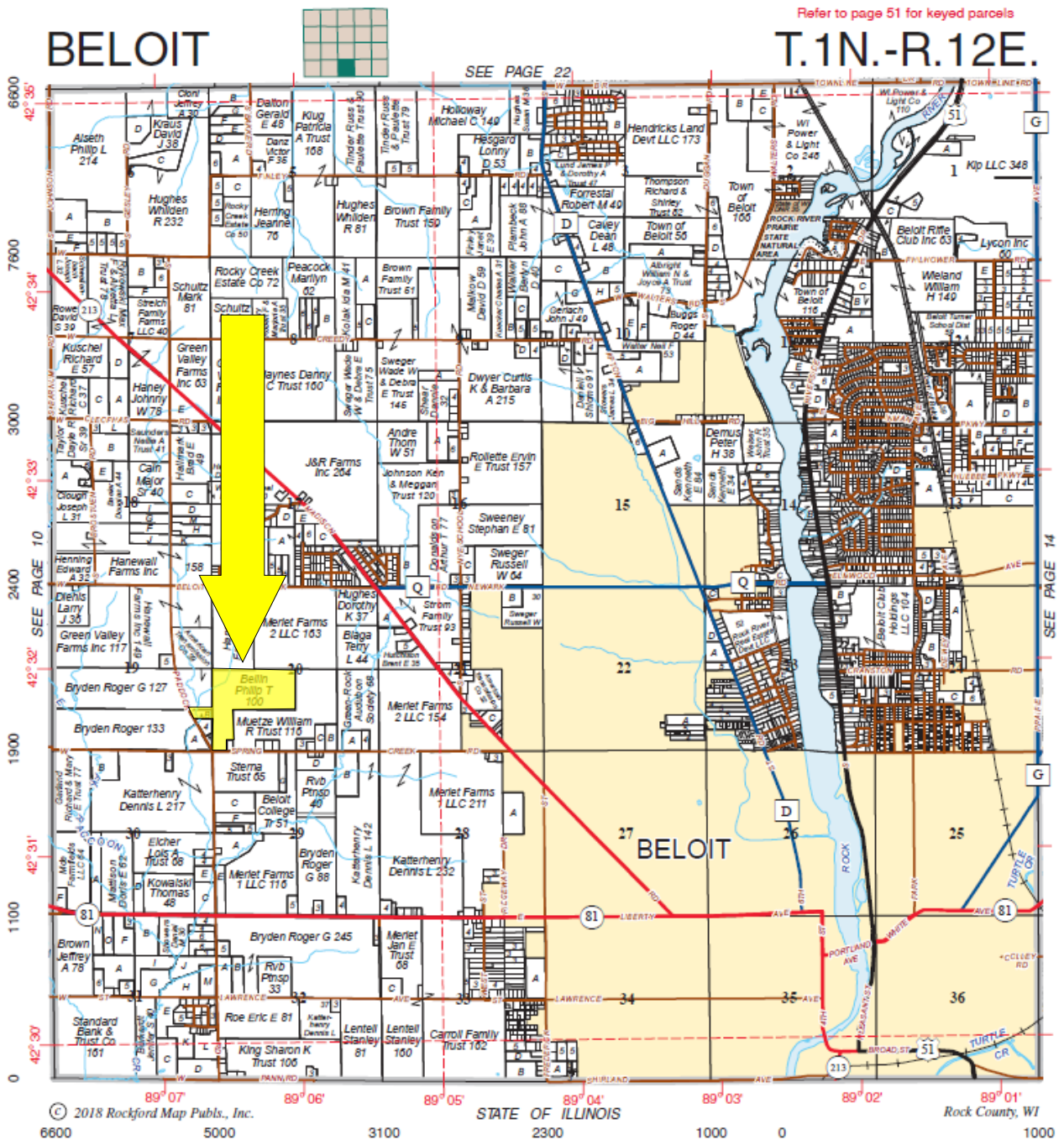
Designated Managing Broker
Email: kelly@roosterag.com
Phone: 630.774.5887

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Crop Insurance

Appraisals



**DON'T LET
YOUR MONEY
COLLECT
DUST, INVEST
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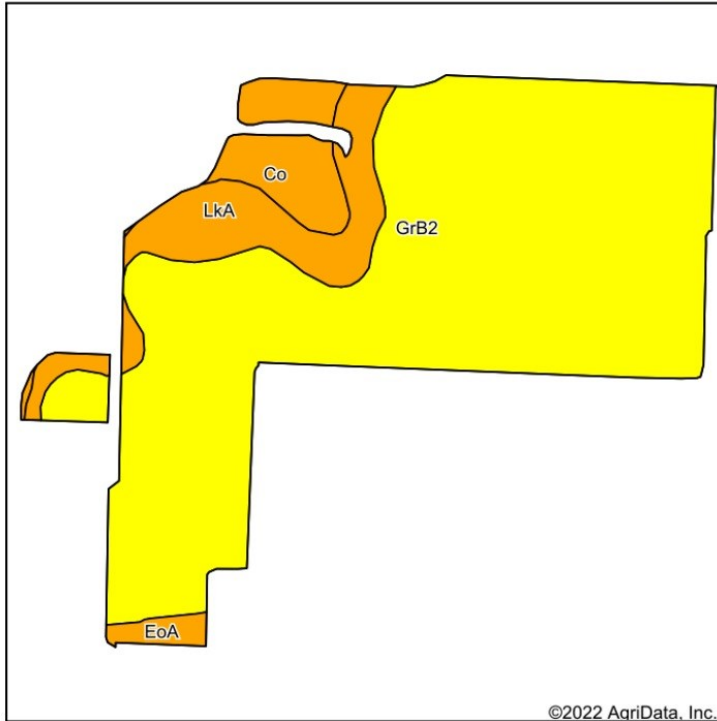
Appraisals



Rooster Ag'

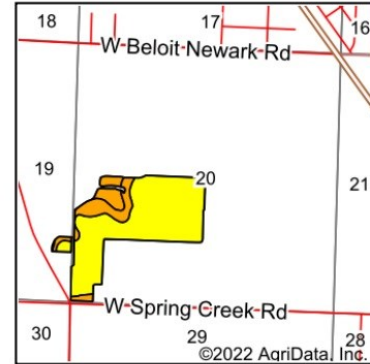
R E A L T Y

Soils Map



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Soils data provided by USDA and NRCS.



State: **Wisconsin**
 County: **Rock**
 Location: **20-1N-12E**
 Township: **Beloit**
 Acres: **91.38**
 Date: **6/7/2022**



Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: W1105, Soil Area Version: 19								
Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Overall
GrB2	Griswold loam, 2 to 6 percent slopes, eroded	73.41	80.3%		Ile	115	38	67
LkA	Locke loam, 0 to 3 percent slopes	10.57	11.6%		Ilw	100	33	77
Co	Colwood silt loam, 0 to 2 percent slopes	6.20	6.8%		Ilw	100.9	33.3	71
EoA	Elburn silt loam, overwash, 0 to 3 percent slopes	1.20	1.3%		Illw	160	53	79
Weighted Average					2.01	112.9	37.3	*n 68.6

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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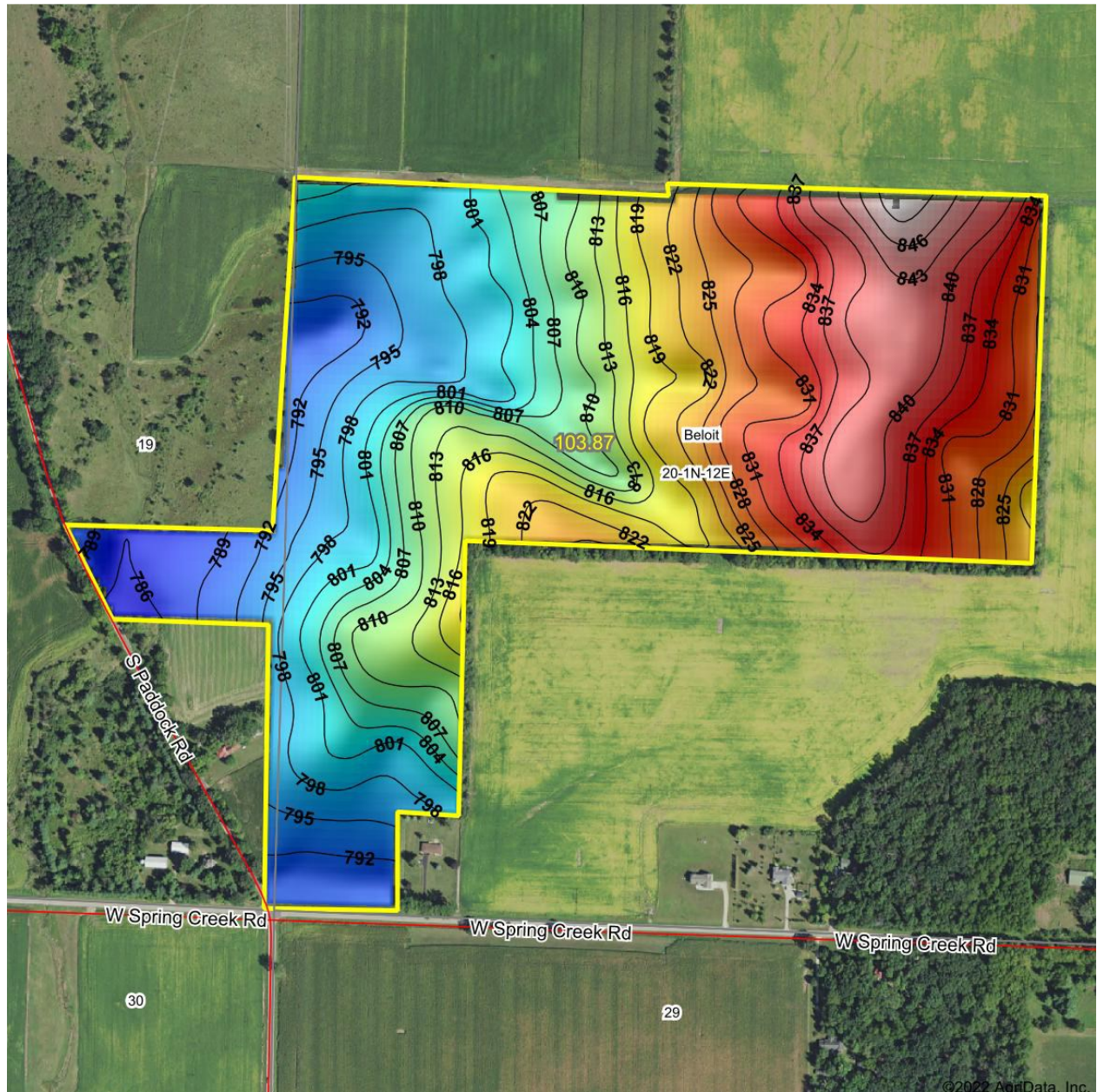
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