



Rooster Ag'

R E A L T Y

THE LAKEWOOD FARM



McHenry County—Grafton Twp

71.50± acres

66.71 ± tillable acres

Excellent location in Lakewood Village with road frontage on Haligus & Ackman Road.

Listed At: \$18,950 Per Acre

Phone: (815) 333-4354

Email: Rooster@mc.net

Web: www.roosterag.com

Maple Park, IL 60151

1100 S County Line Road

P.O. Box 297

Tyler Creath

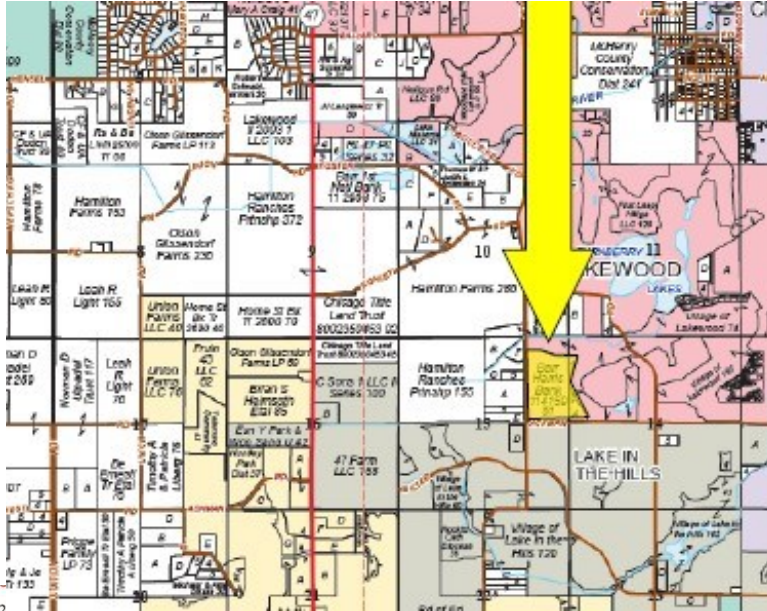
815-451-1152

Broker



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PROPERTY SPECIFICATIONS

GROSS ACRES:	71.50±
TILLABLE ACRES:	66.71±
SOIL PI:	113.40
EST. REAL ESTATE TAX:	\$1,698.52
PRICE:	\$18,950 per acre

The Lakewood Farm is located on the East side of Haligus Road and on the North side of Ackman Road Lakewood, IL.

Excellent farm investment property with potential for future development uses.

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Real Estate

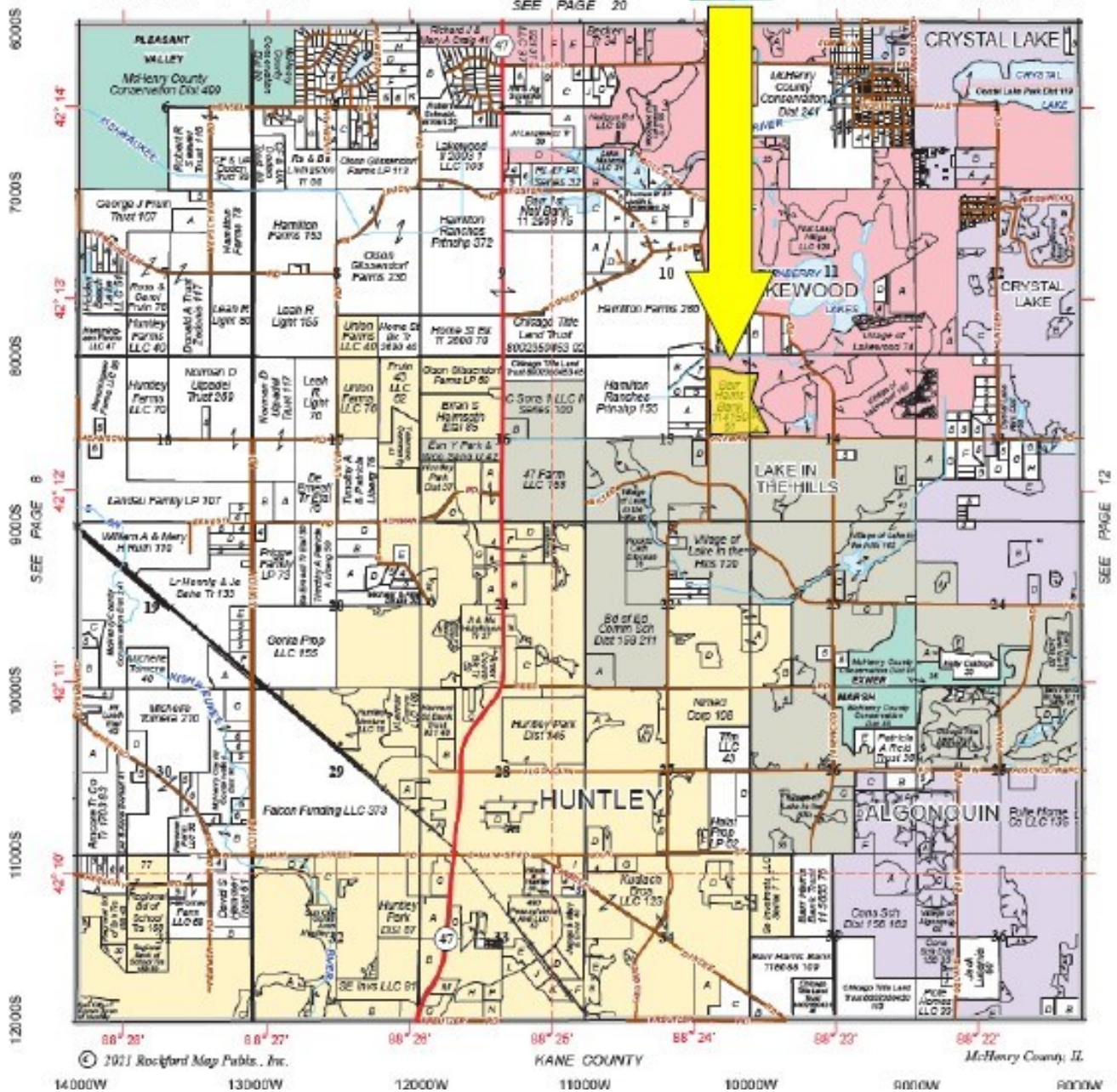
Farm Management

Crop Insurance

Appraisals

GRAFTON

Refer to page 48 for keyed parcels
T.43N.-R.7E.



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



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REAL ESTATE



FARM
MANAGEMENT



FEDERAL CROP
INSURANCE



GOLD STANDARD
FARMLAND
APPRAISALS



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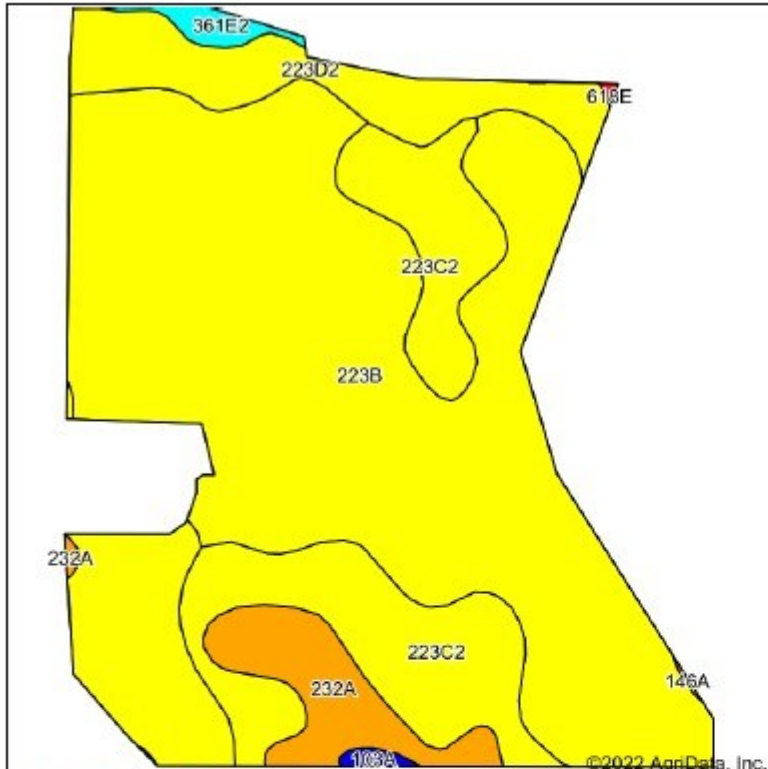
Appraisals



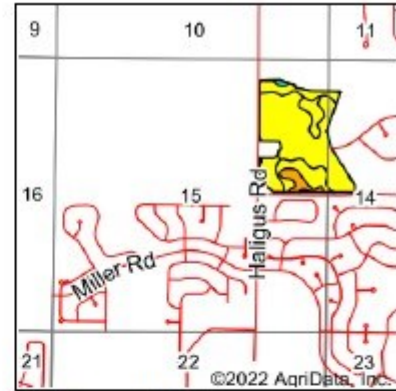
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Soils Map



Soils data provided by USDA and NRCS.



State: Illinois
County: McHenry
Location: 15-43N-7E
Township: Grafton
Acres: 66.71
Date: 4/4/2022



Rooster Ag'
GOLD STANDARD APPRAISALS

Maps Provided By



surety
CUSTOMIZED ONLINE MAPPING

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Area Symbol: IL111, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**223B	Varna silt loam, 2 to 4 percent slopes	39.62	59.4%		**156	**50	**115
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	12.04	18.0%		**150	**48	**110
**223D2	Varna silt loam, 6 to 12 percent slopes, eroded	10.47	15.7%		**147	**47	**108
232A	Ashkum silty clay loam, 0 to 2 percent slopes	3.75	5.6%		170	56	127
**361E2	Kidder loam, 12 to 20 percent slopes, eroded	0.63	0.9%		**112	**38	**84
103A	Houghton muck, 0 to 2 percent slopes	0.20	0.3%		175	57	130
Weighted Average					153.9	49.4	113.4

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/>

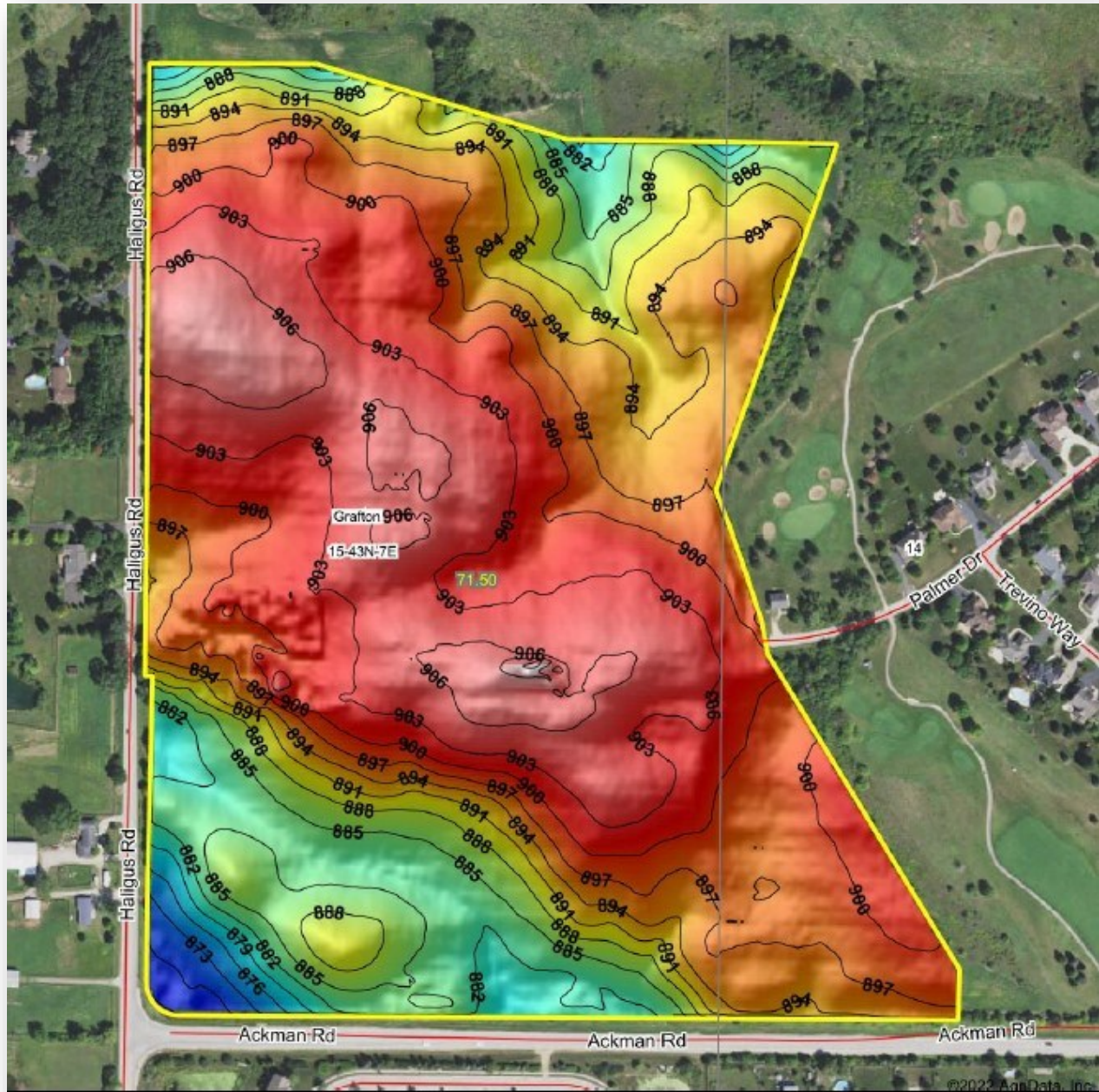
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



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