



# Rooster Ag'

R E A L T Y

## THE ROCKTON ROAD FARM



**Winnebago County — Roscoe Twp**

**146.88± acres**

**146.09± tillable acres**

99.5% tillable with good farm  
income potential.

Located at the NWC of Willowbrook  
Road & Rockton Road.

**DEVELOPMENT OPPORTUNITY!**

**Listed At: \$26,950 Per Acre**

**ROOSTER AG' REALTY**

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



**JOE LUDWIG**

Broker/Owner

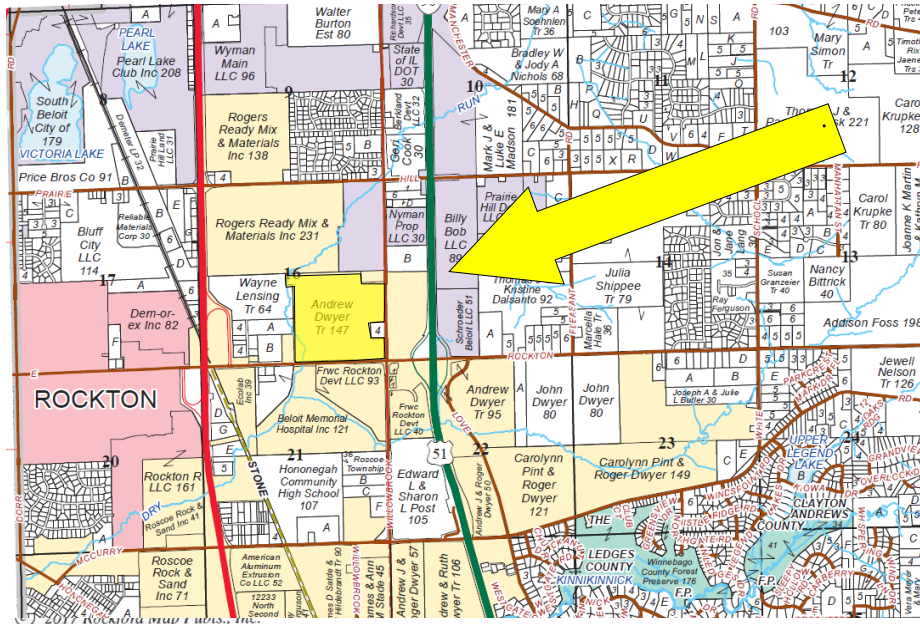
Email: [rooster@mc.net](mailto:rooster@mc.net)

Phone: 630.774.5887



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## PROPERTY SPECIFICATIONS

GROSS ACRES:	146.88±
TILLABLE ACRES:	146.09±
SOIL PI:	118.9
EST. REAL ESTATE TAX:	\$4,367.76
PRICE:	\$26,950 per acre

The Rockton Road Farm is Zoned Commercial Highway and Light Industrial. Road frontage on Willowbrook Road and Rockton Road. The farmland is 99.5% tillable with good farm income potential.

**DEVELOPMENT OPPORTUNITY!** Excellent location, less than a mile away from I-90.

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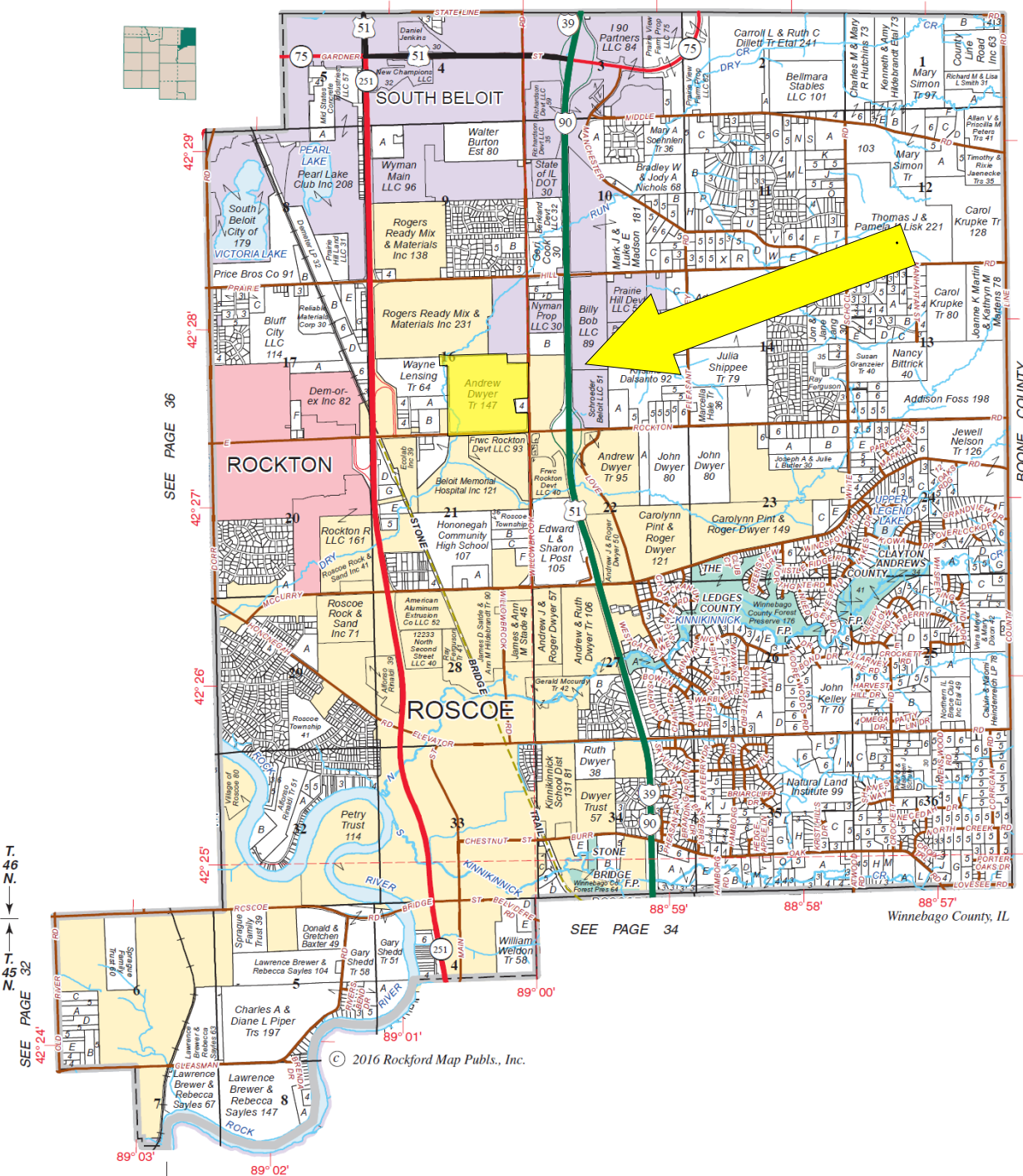


# ROSCOE

Refer to page 49 for keyed parcels

# T.45-46N.-R.2E.

STATE OF WISCONSIN



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



**Rooster Ag'**  
www.RoosterAg.com  
815-333-4354



**REAL ESTATE**



**FARM  
MANAGEMENT**



**FEDERAL CROP  
INSURANCE**



**GOLD STANDARD  
FARMLAND  
APPRAISALS**





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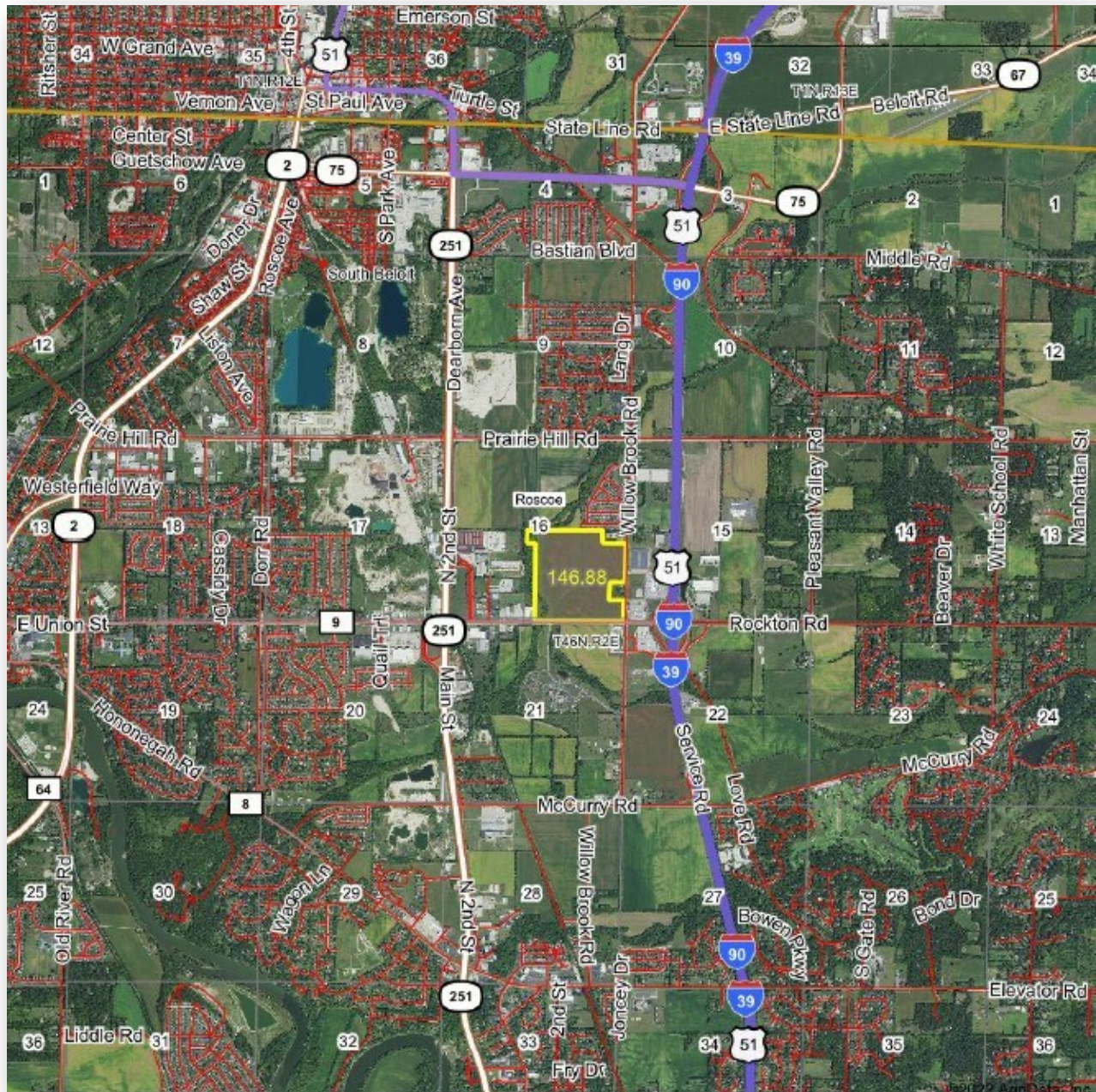
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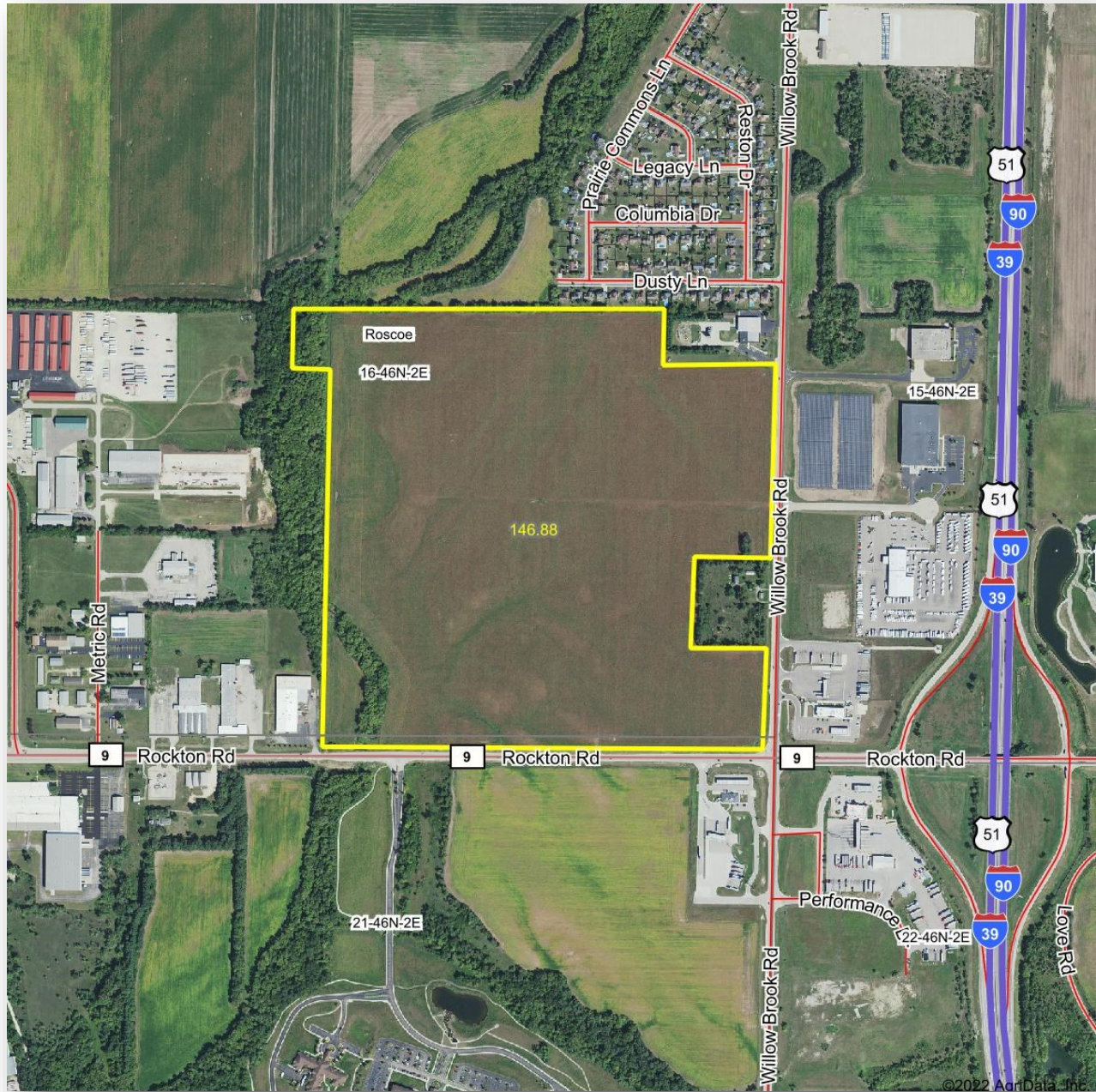
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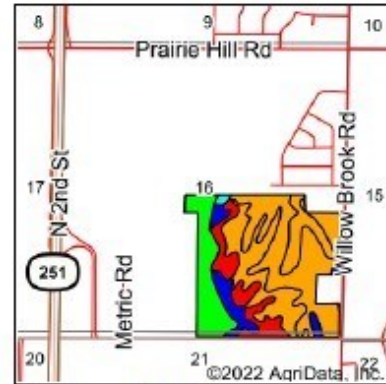
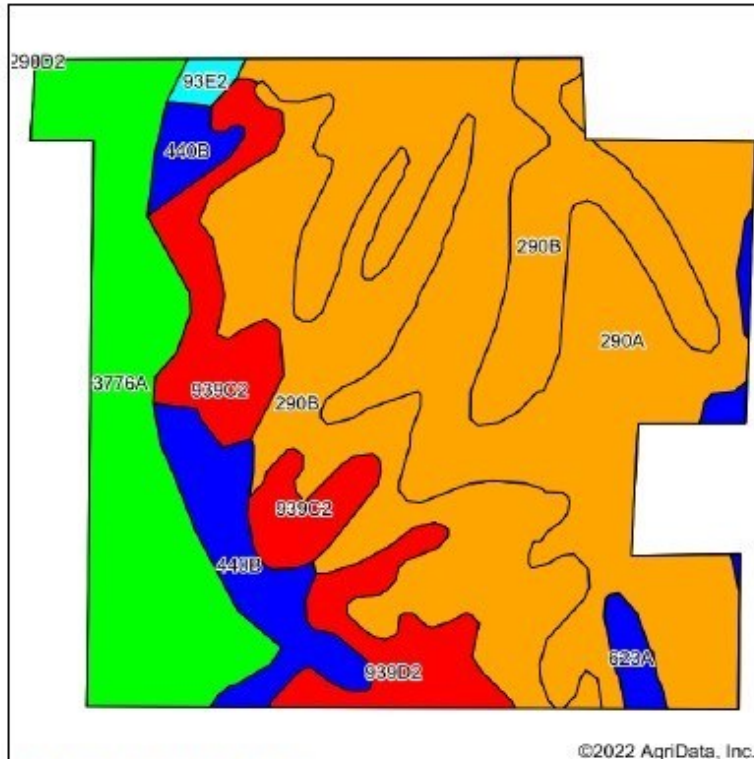




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## Soils Map



State: Illinois  
 County: Winnebago  
 Location: 16-46N-2E  
 Township: Roscoe  
 Acres: 146.88  
 Date: 8/17/2022



Maps Provided By  
**surety**  
 CUSTOMER ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IL201, Soil Area Version: 17							
Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
290A	Warsaw loam, 0 to 2 percent slopes	50.54	34.4%		161	52	119
**290B	Warsaw loam, 2 to 4 percent slopes	40.77	27.8%		**159	**51	**118
3776A	Comfrey loam, 0 to 2 percent slopes, frequently flooded	24.48	16.7%		185	61	138
**939C2	Rodman-Warsaw complex, 4 to 6 percent slopes, eroded	11.21	7.6%		**116	**41	**91
**440B	Jasper silt loam, 2 to 5 percent slopes	9.68	6.6%		**173	**56	**129
**939D2	Rodman-Warsaw complex, 6 to 12 percent slopes, eroded	6.72	4.6%		**113	**40	**88
623A	Kishwaukee silt loam, 0 to 2 percent slopes	2.56	1.7%		182	58	135
**93E2	Rodman gravelly loam, 12 to 20 percent slopes, eroded	0.92	0.6%		**85	**30	**66
Weighted Average					159.5	52.1	118.9

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