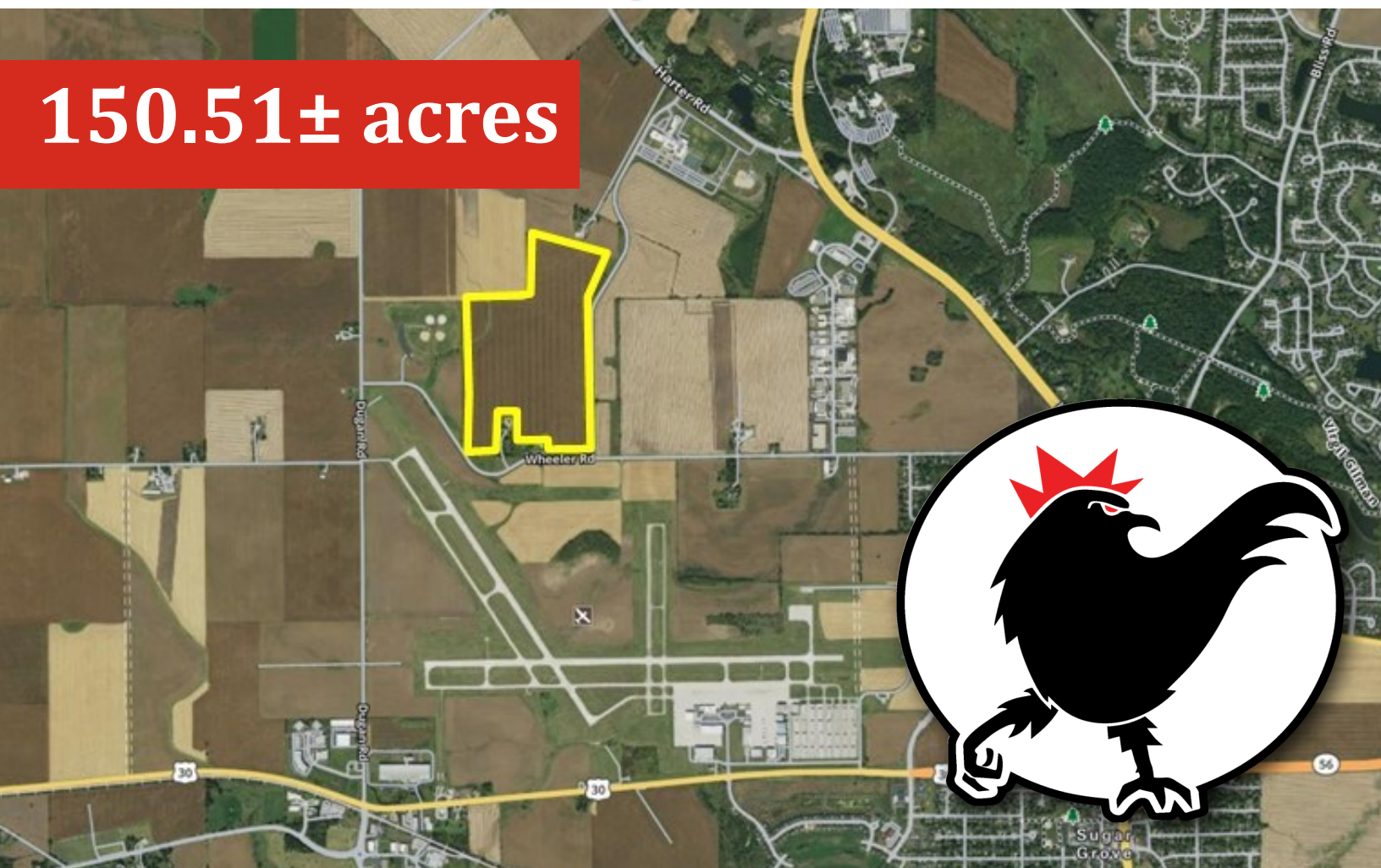


ROOSTER AG'

REAL ESTATE

Kane County, IL
Sugar Grove

150.51± acres



BID BASIS OFFERED AT \$19,950 PER ACRE

ROOSTER AG' REALTY

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

Joe Ludwig

Broker/Owner

Email: roosteragrealty@aol.com

Phone: 630.774.5887

Website: roosterag.com

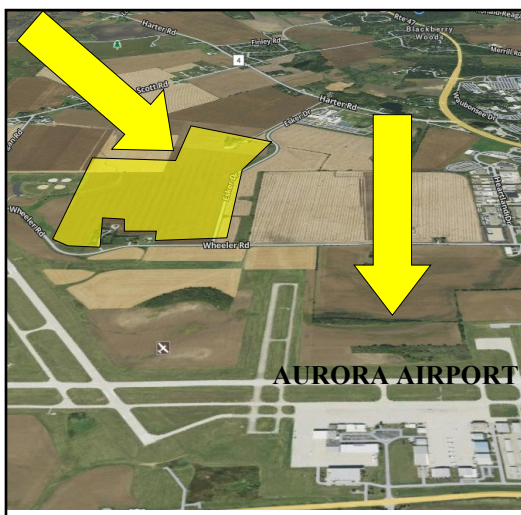


About the Property

The Wheeler Road property is 150.51± acres located in Section 7, Sugar Grove Township, Kane County, IL. The property is zoned F-1 'farm' and is in the Kane County Land Plan under Resource Management, meaning it is planned for development.

Located just 1/4 miles away from the Aurora Airport, 1/2 mile to Kaneland Harter Middle School, 3/4 mile from Sugar Grove Industrial Park, 1 1/2 miles away from Route 47, 2 1/2 miles away from

GROSS ACRES:	150.51±
TILLABLE ACRES	147.16±
SOIL PI	134.3
EST. REAL ESTATE TAX:	\$11,500.00
BID BASIS OFFERPRICE:	\$19,950 per acre



The Wheeler Road 150.51± acre property is being offered on a **Bid Basis**, determined on the best possible bid price and the best possible terms. *Sellers reserve the right to refuse any and all bids procured through the bidding process.*

All offers are to be submitted by 5 PM November 22, 2022 to Rooster Ag'.

Please contact Steve Edwards at 630.774.7470 or Joe Ludwig at 630.774.5887 with any questions you may have.

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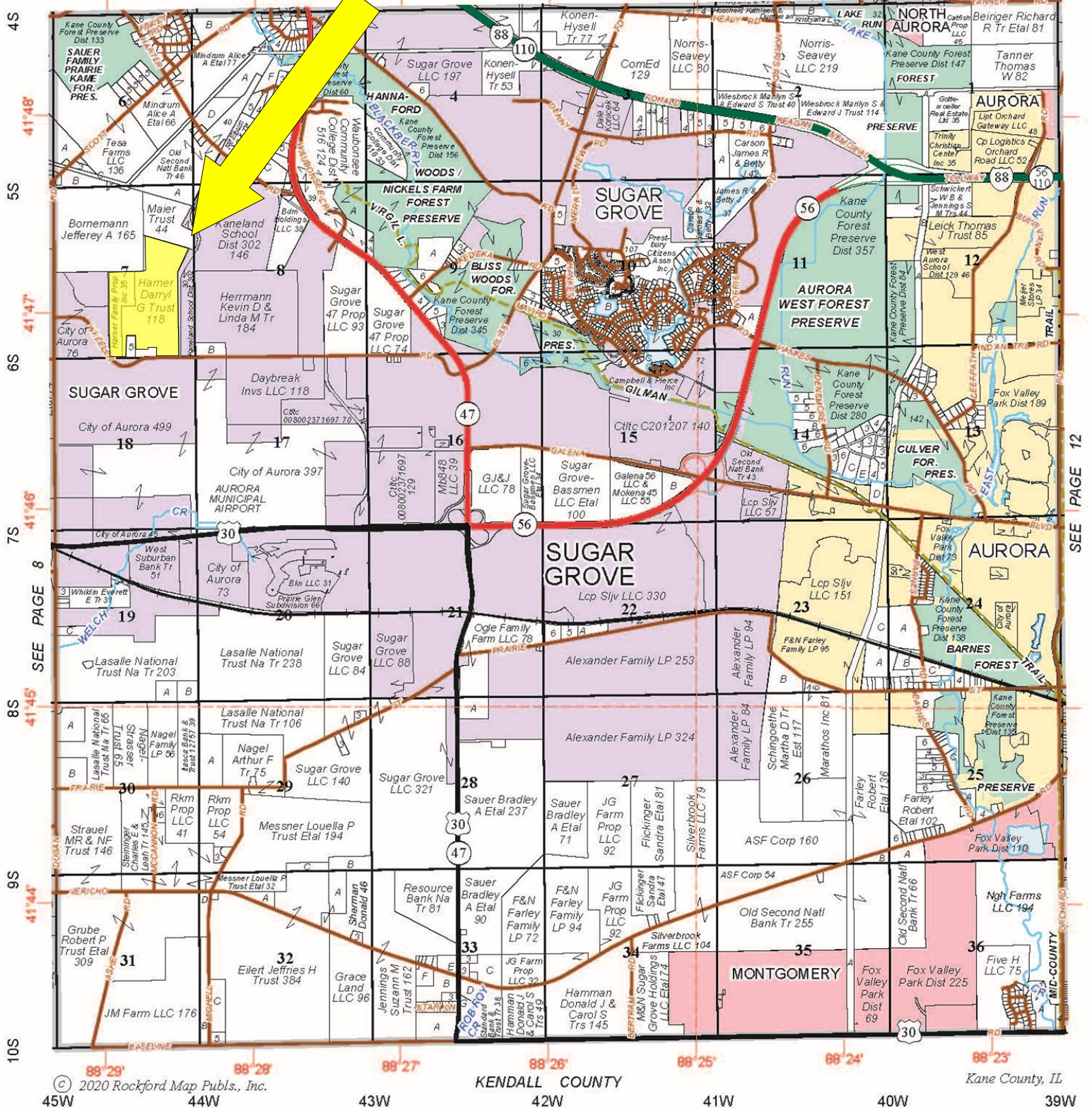
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SUGAR GROVE

T.38N.-R.7E.

SEE PAGE 16

Refer to page 40 for keyed parcels



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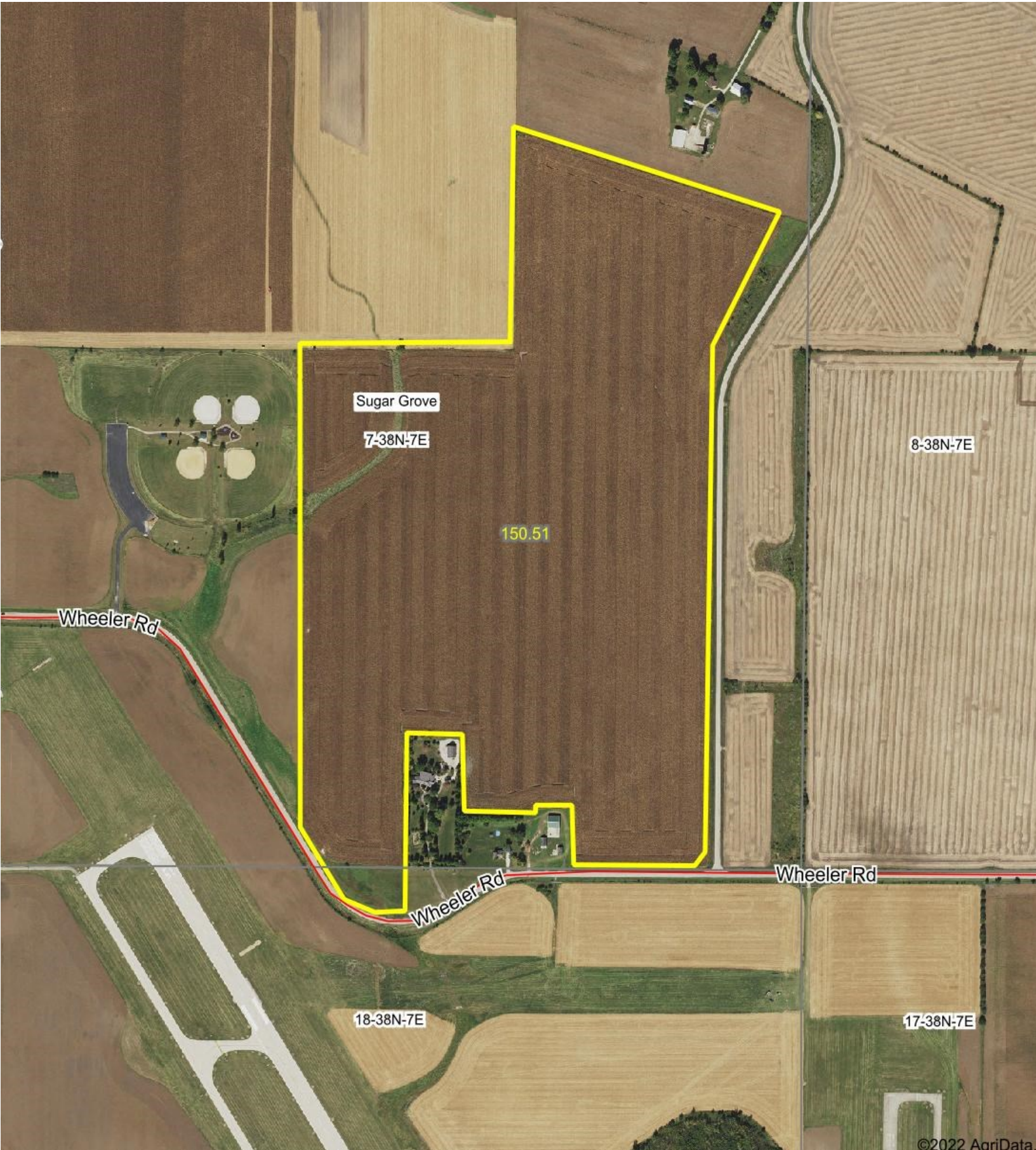
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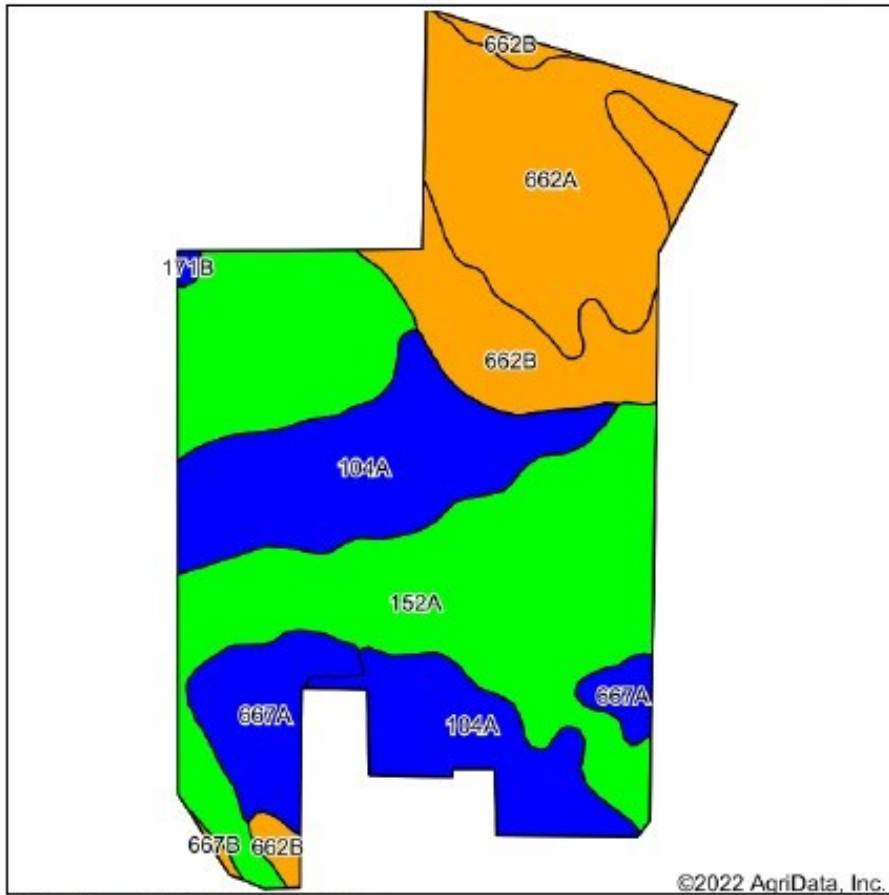
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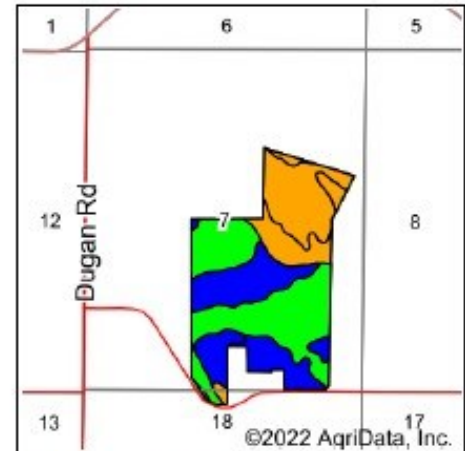
Phone: 630.774.5887

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Soils Map



Soils data provided by USDA and NRCS.



State: Illinois
County: Kane
Location: 7-38N-7E
Township: Sugar Grove
Acres: 150.51
Date: 11/2/2022



Rooster Ag'
GOLD STANDARD
APPRAISALS

Maps Provided By



surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL089, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	59.82	39.7%		195	63	144
104A	Virgil silt loam, 0 to 2 percent slopes	34.61	23.0%		182	56	132
662A	Barony silt loam, 0 to 2 percent slopes	27.68	18.4%		172	53	125
**662B	Barony silt loam, 2 to 5 percent slopes	17.13	11.4%		**170	**52	**124
667A	Kaneville silt loam, 0 to 2 percent slopes	10.67	7.1%		178	55	128
**171B	Catlin silt loam, 2 to 5 percent slopes	0.33	0.2%		**185	**58	**137
**667B	Kaneville silt loam, 2 to 5 percent slopes	0.27	0.2%		**176	**54	**127
Weighted Average					183.7	57.7	134.3

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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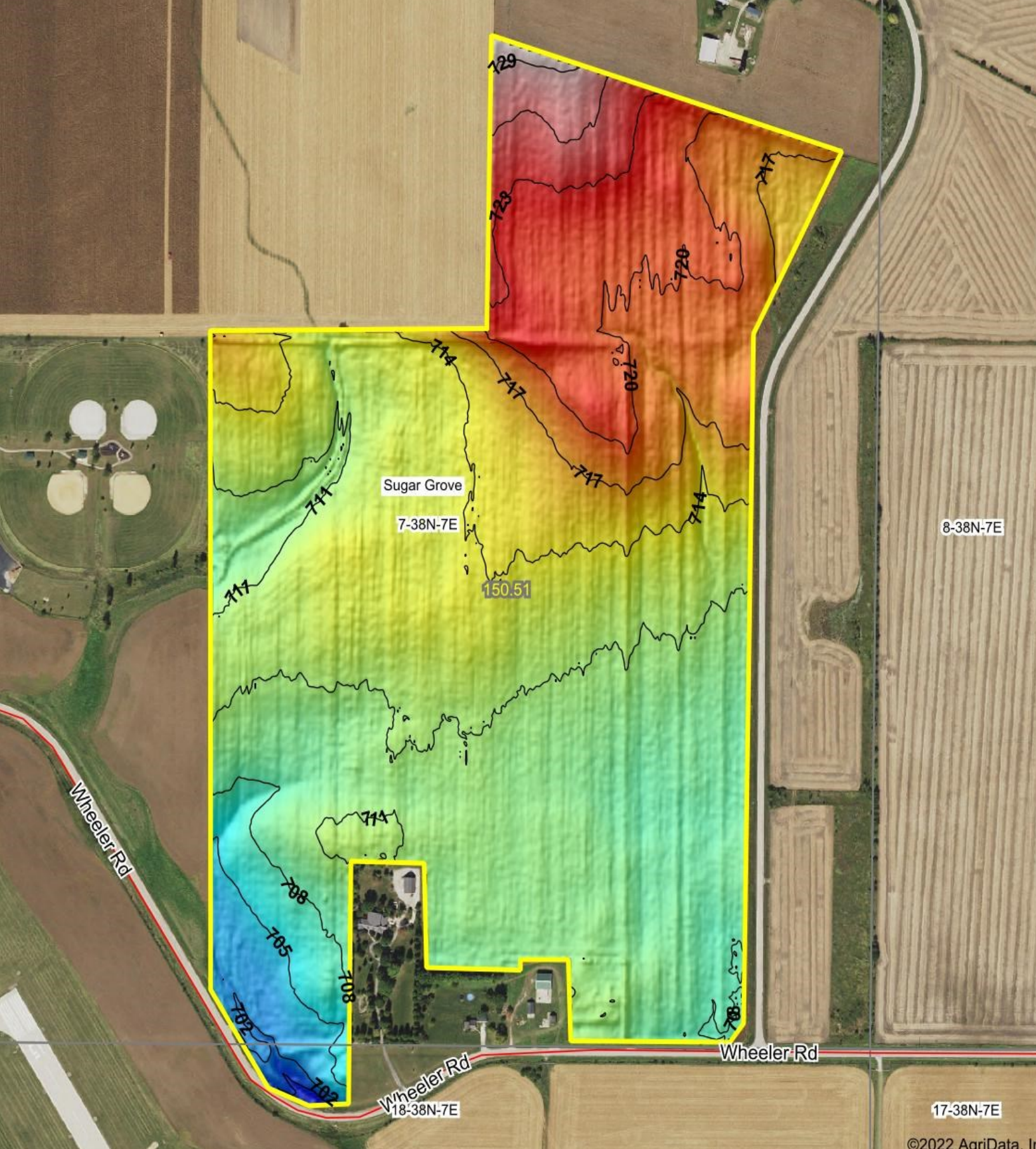
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