

ROOSTER AG

REAL ESTATE

Kendall County, IL

63.38± acres



\$21,000 Per Acre

ROOSTER AG' REALTY

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

STEVE EDWARDS

Broker

Email: Steve@roosterag.com

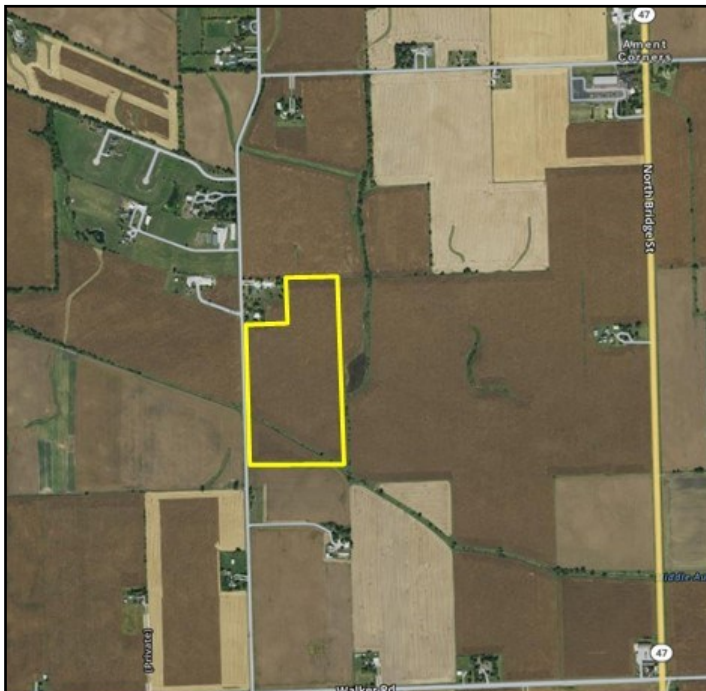
Phone: 630.774.7470



About the Property

The Tuttle Farm is 63.38 +/- acres located in Section 20, Kendall Township, Kendall County, IL.

| | |
|------------------------------|-------------------|
| GROSS ACRES: | 63.38± |
| TILLABLE ACRES | 61.75 |
| SOIL PI | 139 |
| EST. REAL ESTATE TAX: | \$3,409.26 |
| PRICE: | \$21,000 |



The 63.38 acre Tuttle Farm is 61.75 tillable acres. The farm has road frontage off of Immanuel Road. Located just 2 miles from the city limits of Yorkville.

Drone footage coming soon to view aerial footage of this property.

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KENDALL

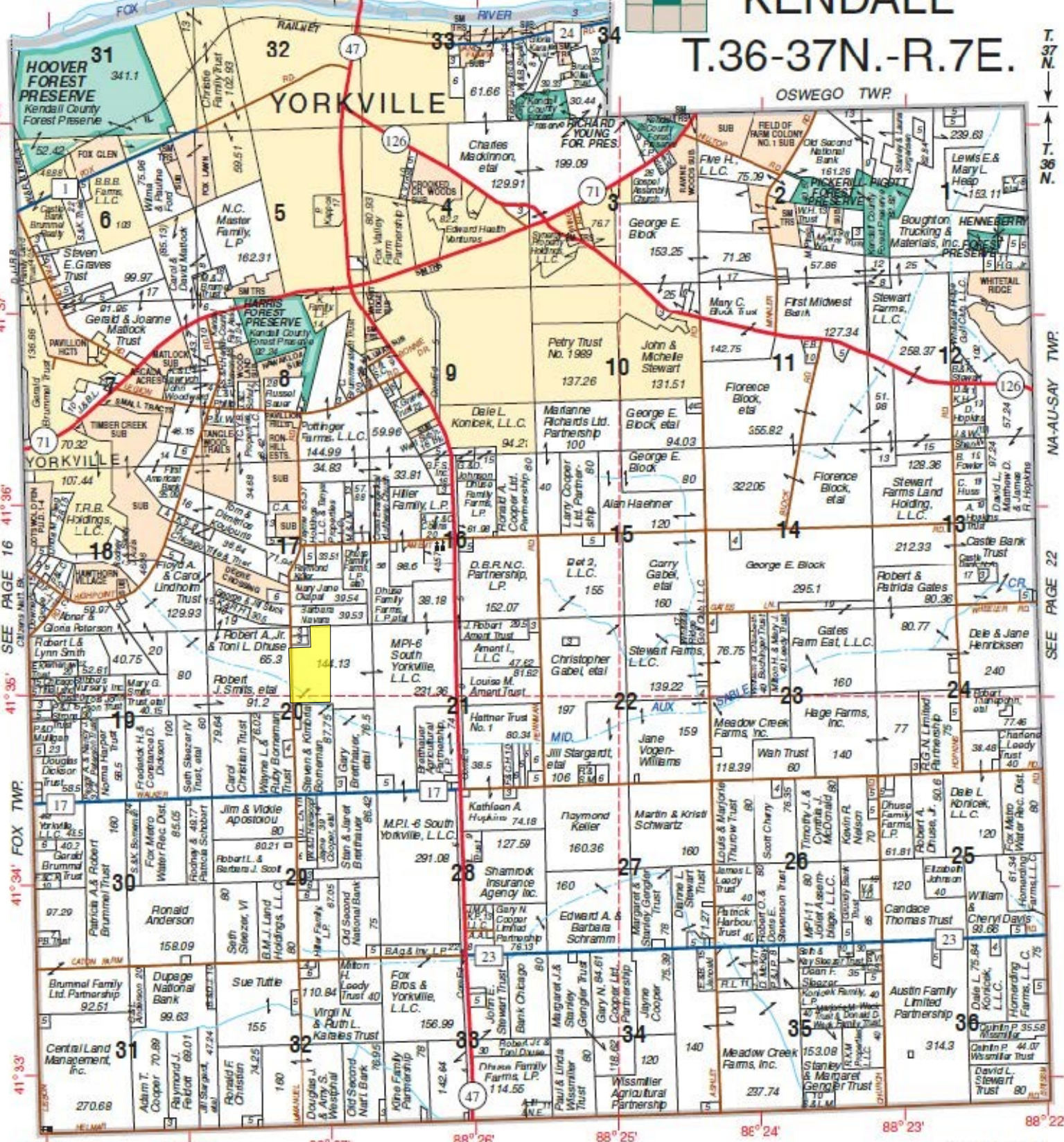
T.36-37N.-R.7E.

T. 37 N.
T. 36 N.

OSWEGO TWP.

NA-AU-SAY TWP.

SEE PAGE 22



88° 29' 88° 28' 88° 27' 88° 26' 88° 25' 88° 24' 88° 23' 88° 22'

12000W 11000W 10000W 9000W 8000W 7000W 6000W

© 2017 Rockford Map Publs., Inc. SEE PAGE 12 LISBON TWP. Kendall County, IL.

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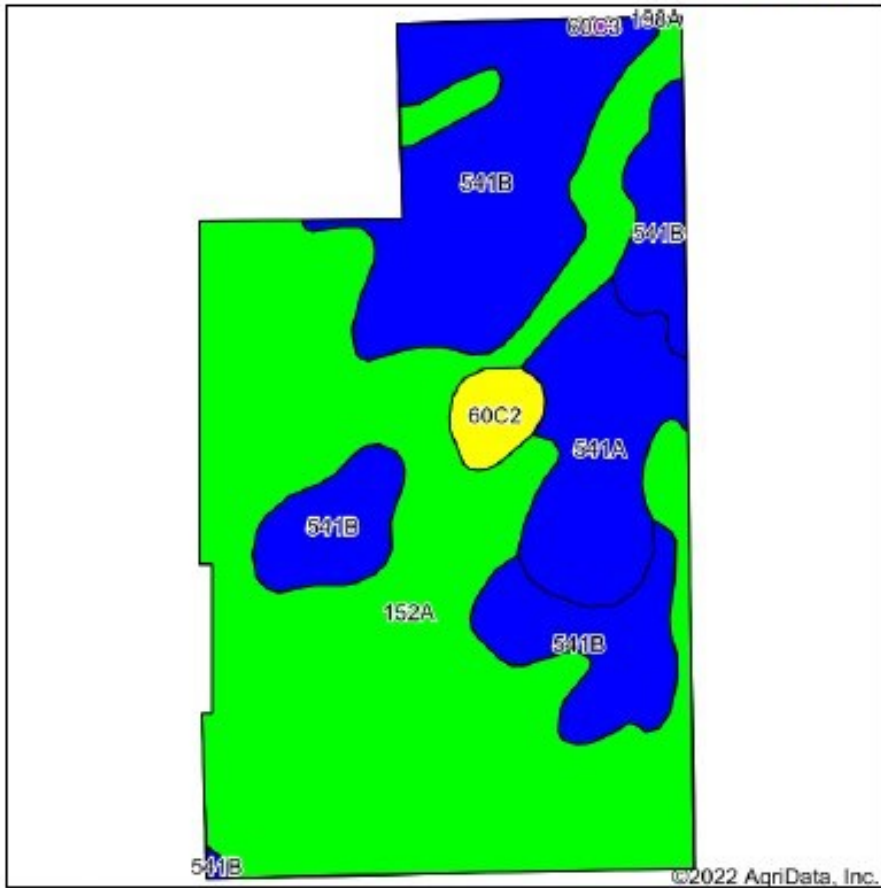
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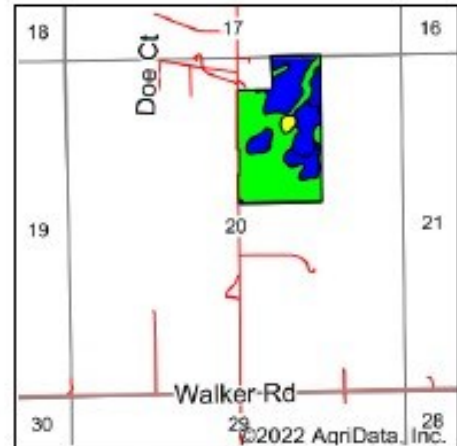
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Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Kendall**
 Location: **20-36N-7E**
 Township: **Kendall**
 Acres: **63.38**
 Date: **11/15/2022**



Area Symbol: IL093, Soil Area Version: 19

| Code | Soil Description | Acres | Percent of field | Il. 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 | 36.95 | 58.3% | | 195 | 63 | 144 |
| **541B | Graymont silt loam, 2 to 5 percent slopes | 18.96 | 29.9% | | **181 | **56 | **133 |
| 541A | Graymont silt loam, 0 to 2 percent slopes | 6.10 | 9.6% | | 183 | 57 | 134 |
| **60C2 | La Rose silt loam, 5 to 10 percent slopes, eroded | 1.25 | 2.0% | | **148 | **48 | **110 |
| **60C3 | La Rose clay loam, 5 to 10 percent slopes, severely eroded | 0.12 | 0.2% | | **137 | **45 | **101 |
| Weighted Average | | | | | 188.6 | 60 | 139 |

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.

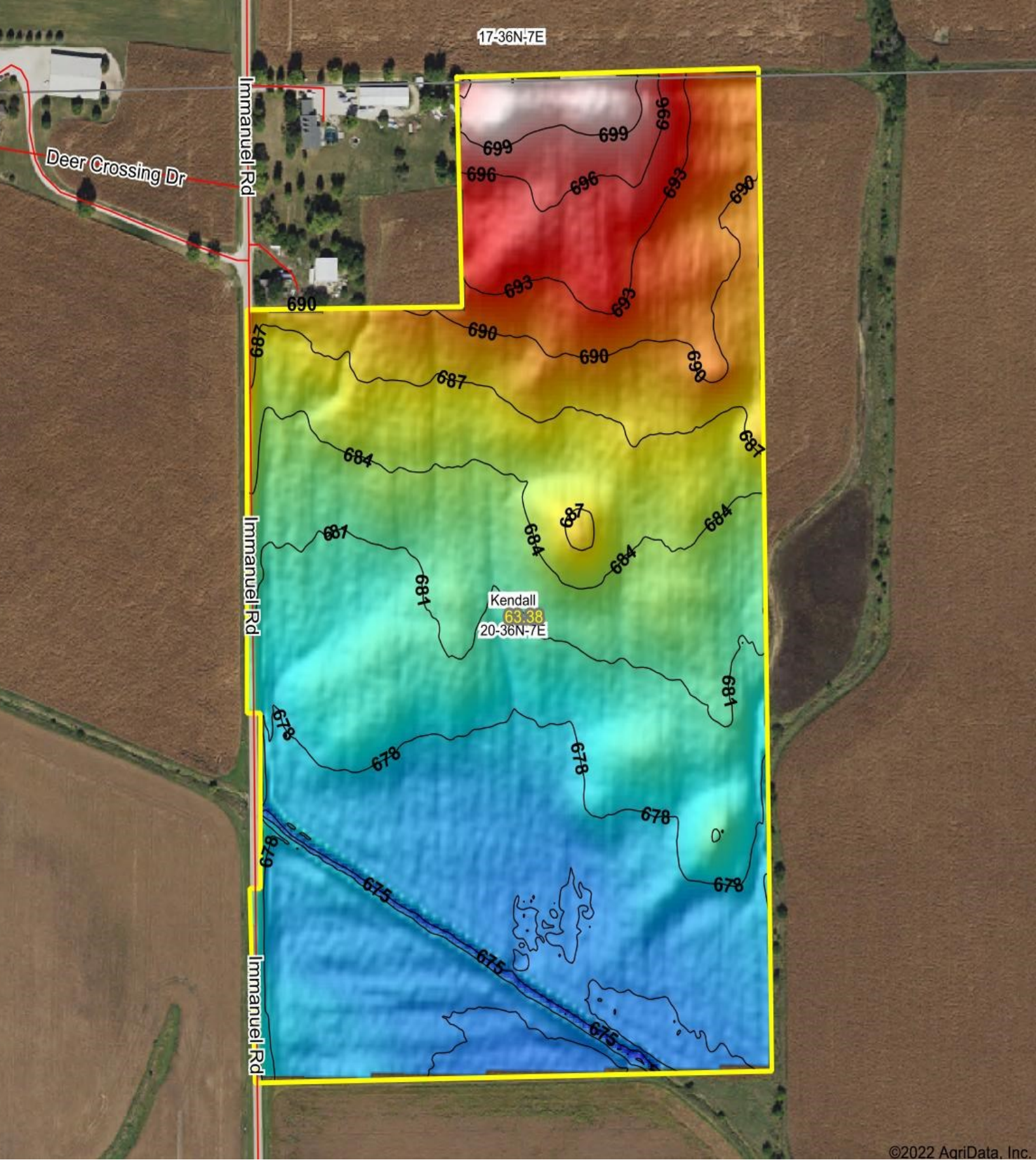
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17-36N-7E

Immanuel Rd

Deer Crossing Dr

690

689

Immanuel Rd

Immanuel Rd

Kendall
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