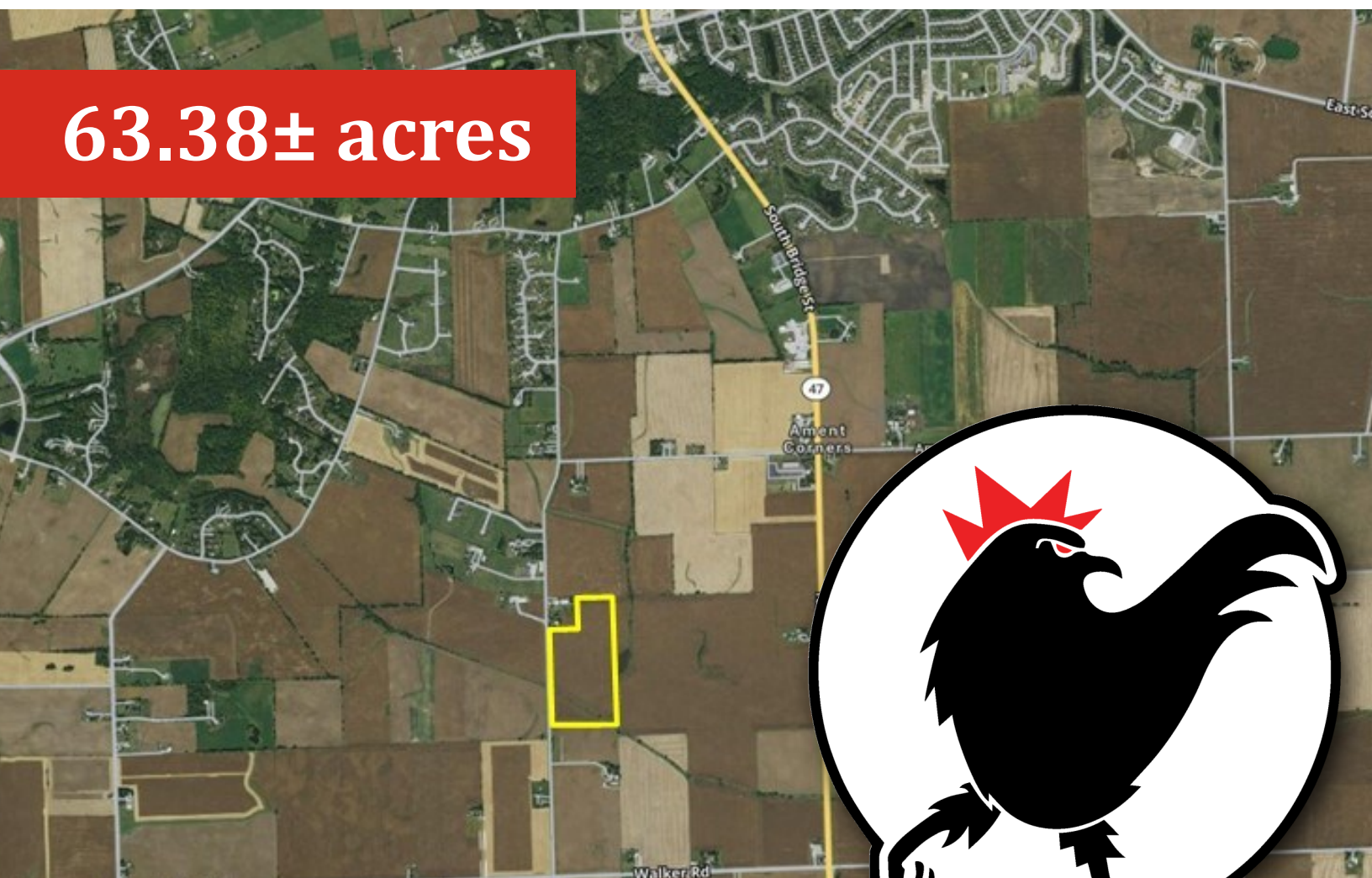


ROOSTER AG'

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

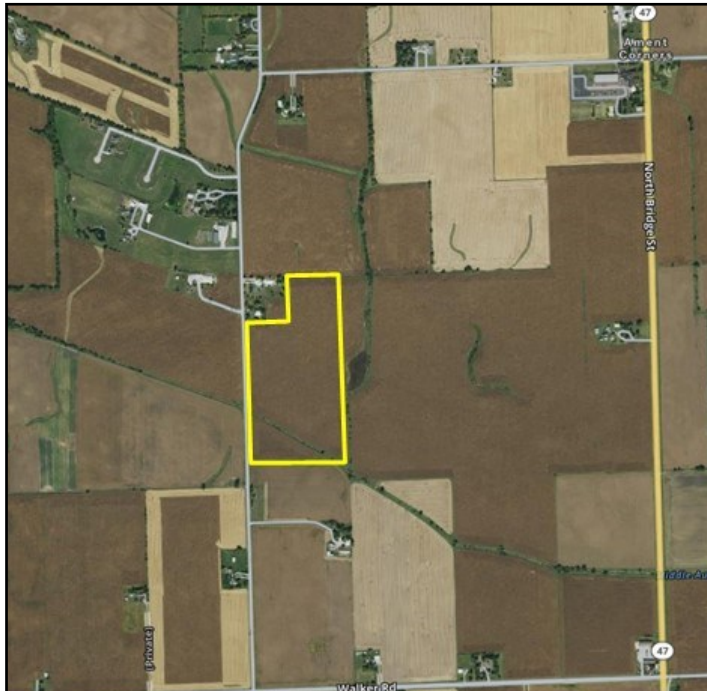
Email: Steve@roosterag.com

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.

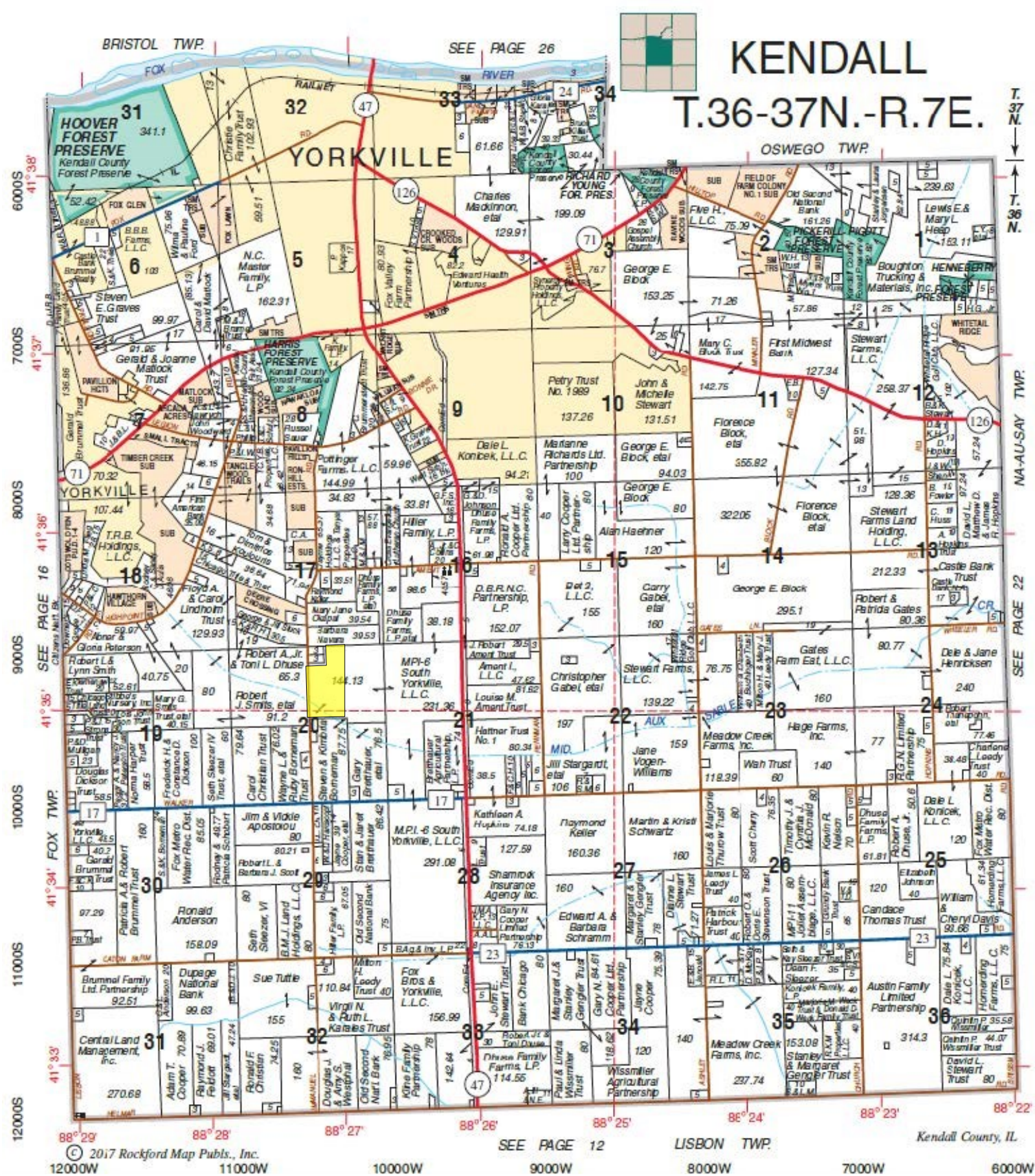
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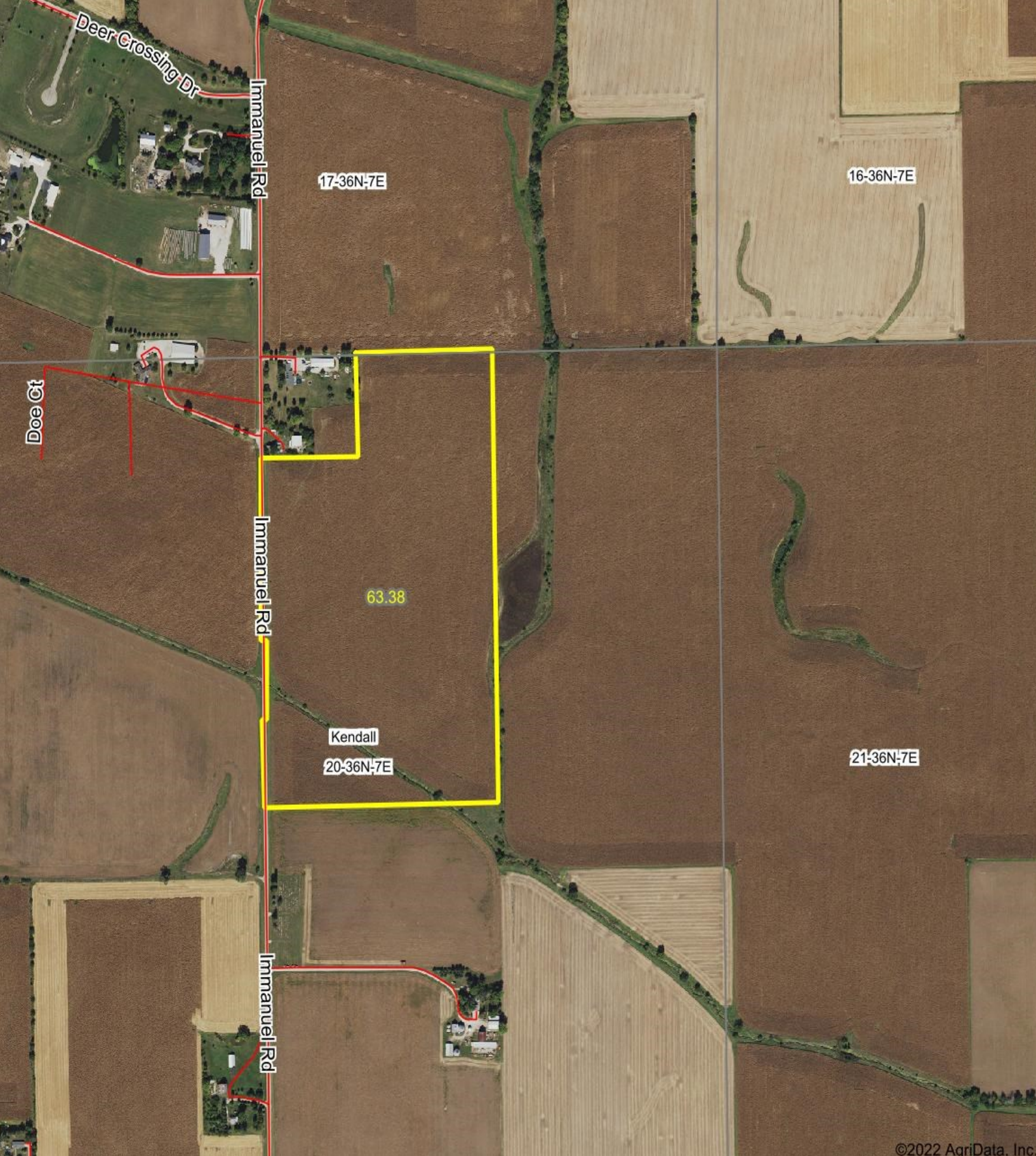
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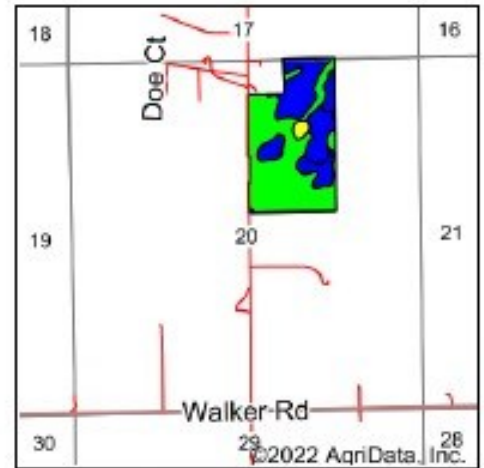
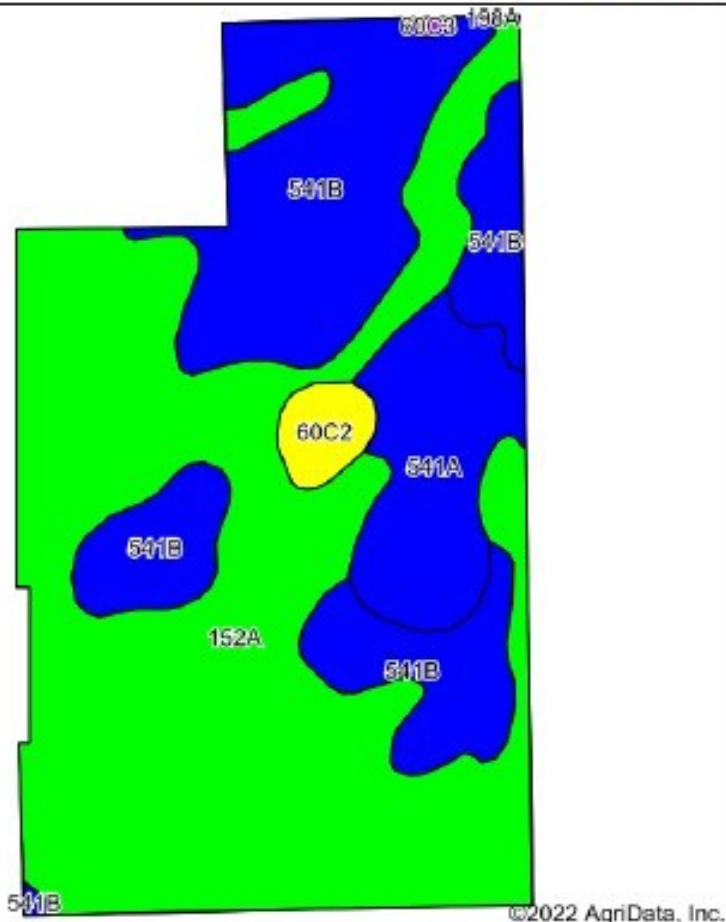
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Soils Map



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



Soils data provided by USDA and NRCS.

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
52A	Drummer silty clay loam, 0 to 2 percent slopes	36.95	58.3%		195	63	1
*541B	Graymont silt loam, 2 to 5 percent slopes	18.96	29.9%		**181	**56	**1
41A	Graymont silt loam, 0 to 2 percent slopes	6.10	9.6%		183	57	1
*60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	1.25	2.0%		**148	**48	**1
*60C3	La Rose clay loam, 5 to 10 percent slopes, severely eroded	0.12	0.2%		**137	**45	**1
Weighted Average					188.6	60	1

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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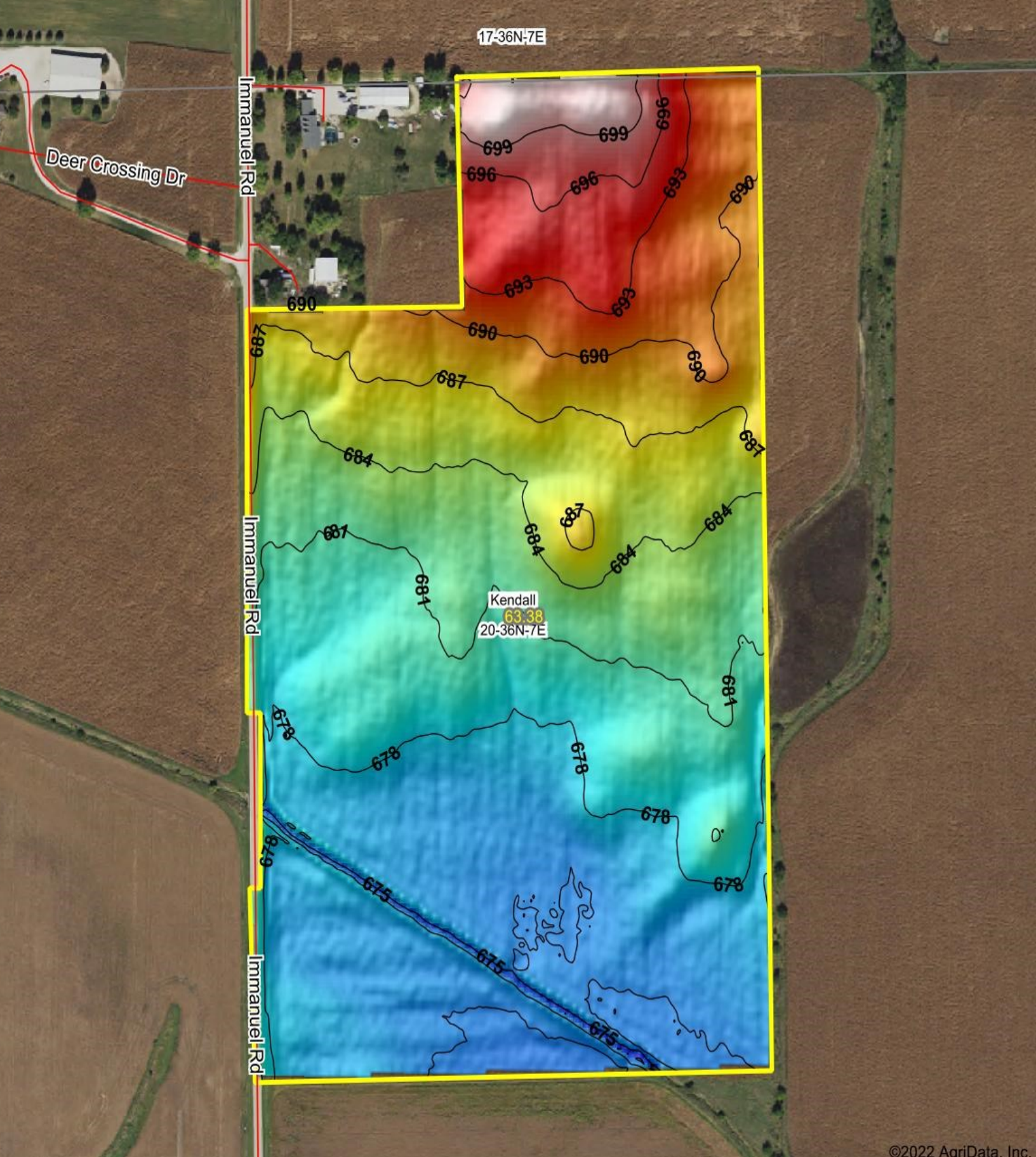


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