

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](mailto: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.

<b>GROSS ACRES:</b>	<b>63.38±</b>
<b>TILLABLE ACRES</b>	<b>61.75</b>
<b>SOIL PI</b>	<b>139</b>
<b>EST. REAL ESTATE TAX:</b>	<b>\$3,409.26</b>
<b>PRICE:</b>	<b>\$21,000</b>



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.



To view drone footage of the property, please scan the QR code to the left with your phone.

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BRISTOL TWP.

SEE PAGE 26

# KENDALL

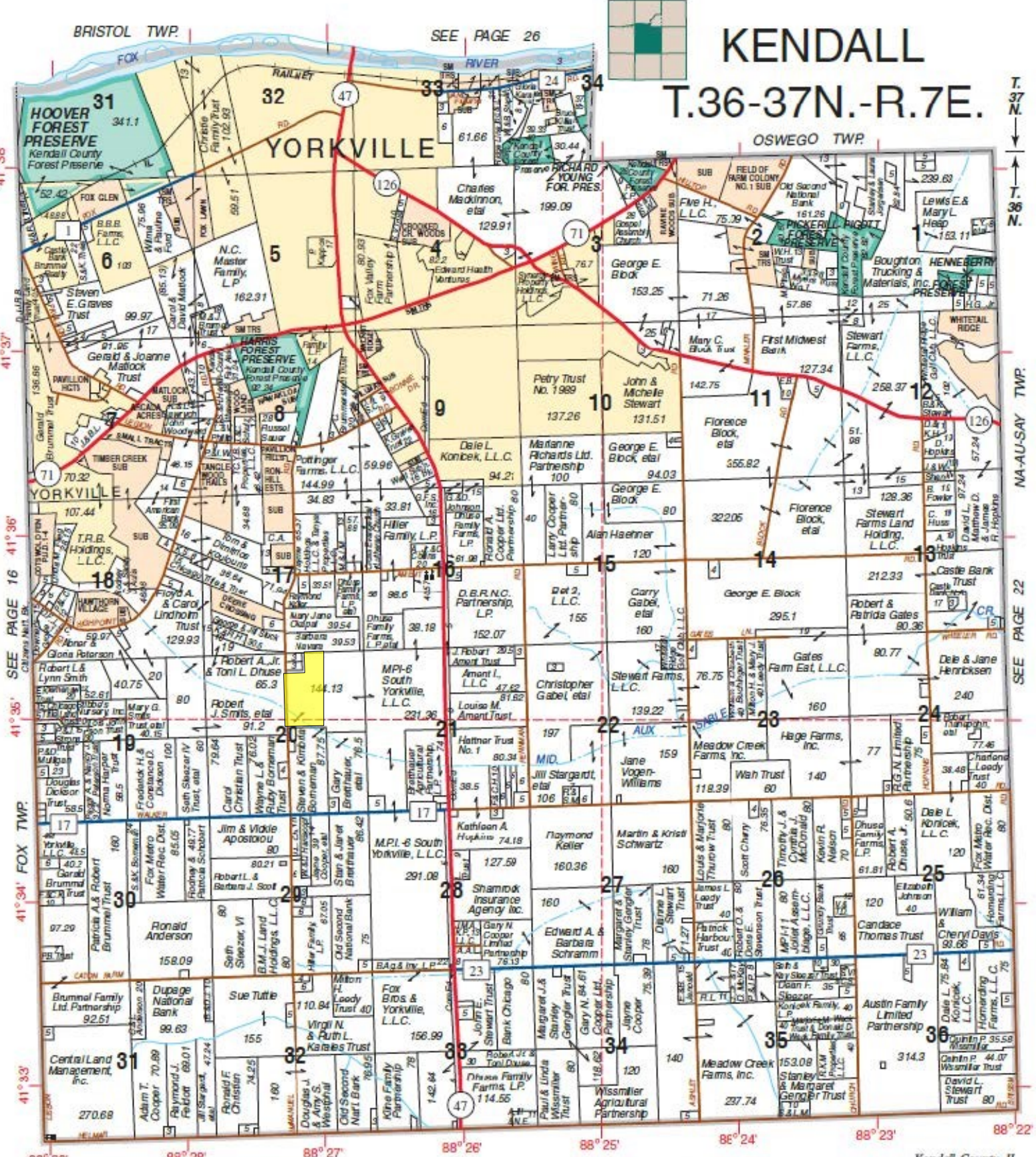
## T.36-37N.-R.7E.

T. 37 N.  
T. 36 N.

OSWEGO TWP.

NA-AU-SAY TWP.

SEE PAGE 22



© 2017 Rockford Map Publs., Inc. SEE PAGE 12 LISBON TWP. Kendall County, IL.  
 12000W 11000W 10000W 9000W 8000W 7000W 6000W

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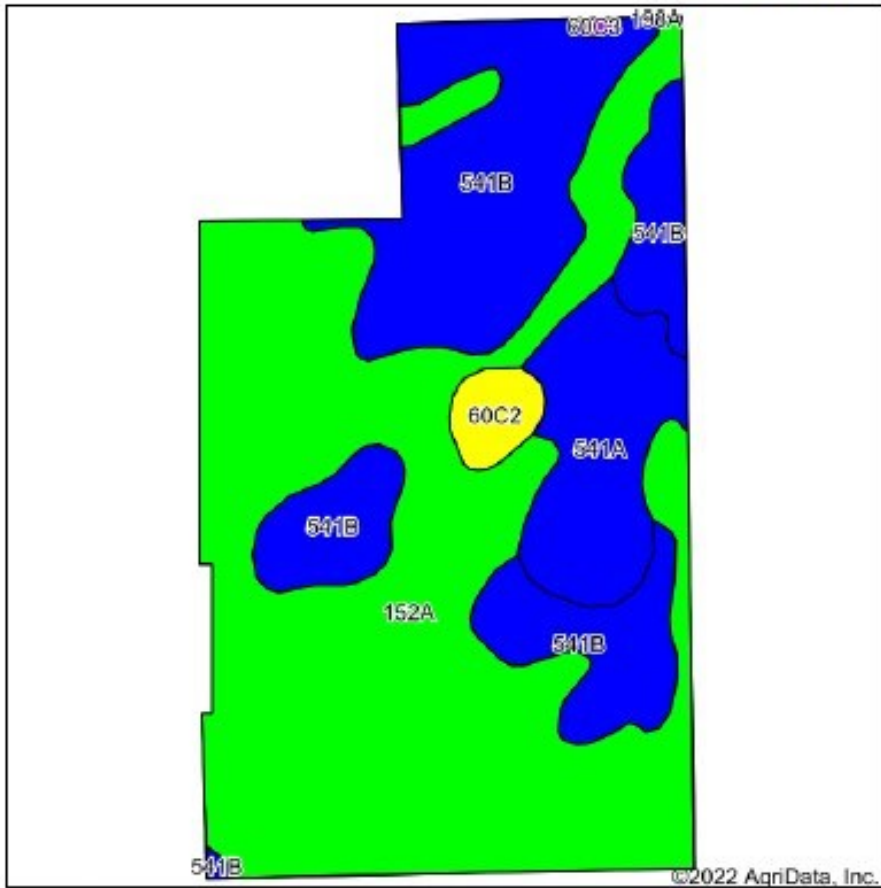
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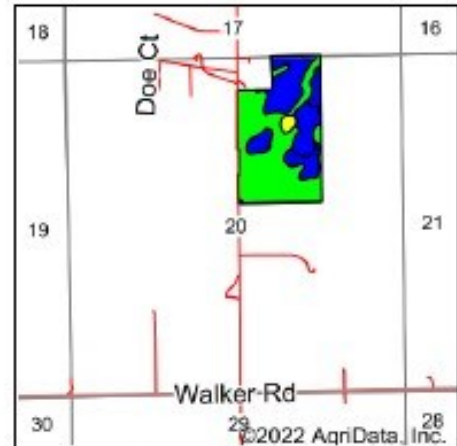
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## Soils Map



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
<b>Weighted Average</b>					<b>188.6</b>	<b>60</b>	<b>139</b>

**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.

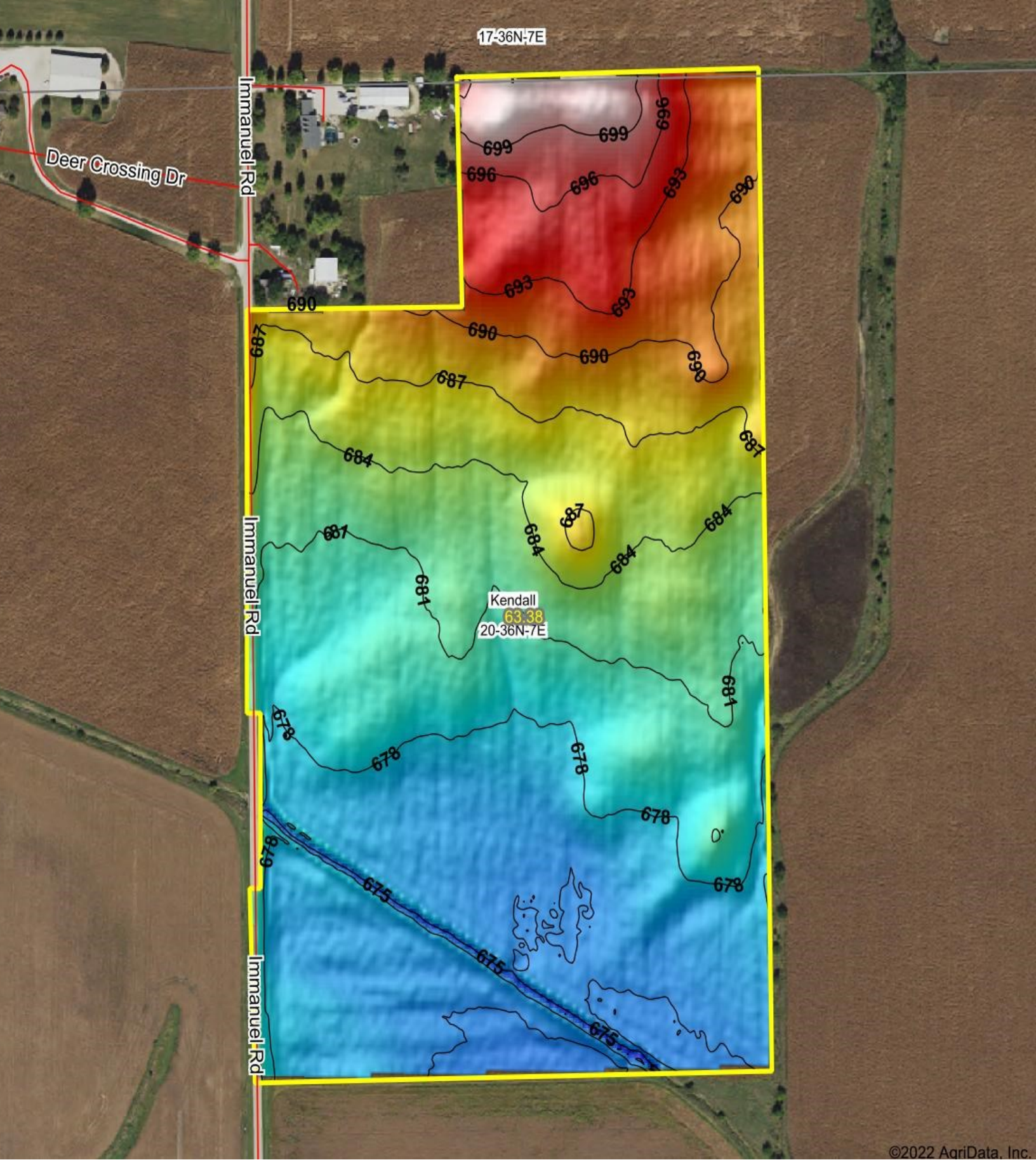
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