

ROOSTER AG

REAL ESTATE

Kendall County, IL

63.38± acres



\$19,950 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:	\$19,950



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

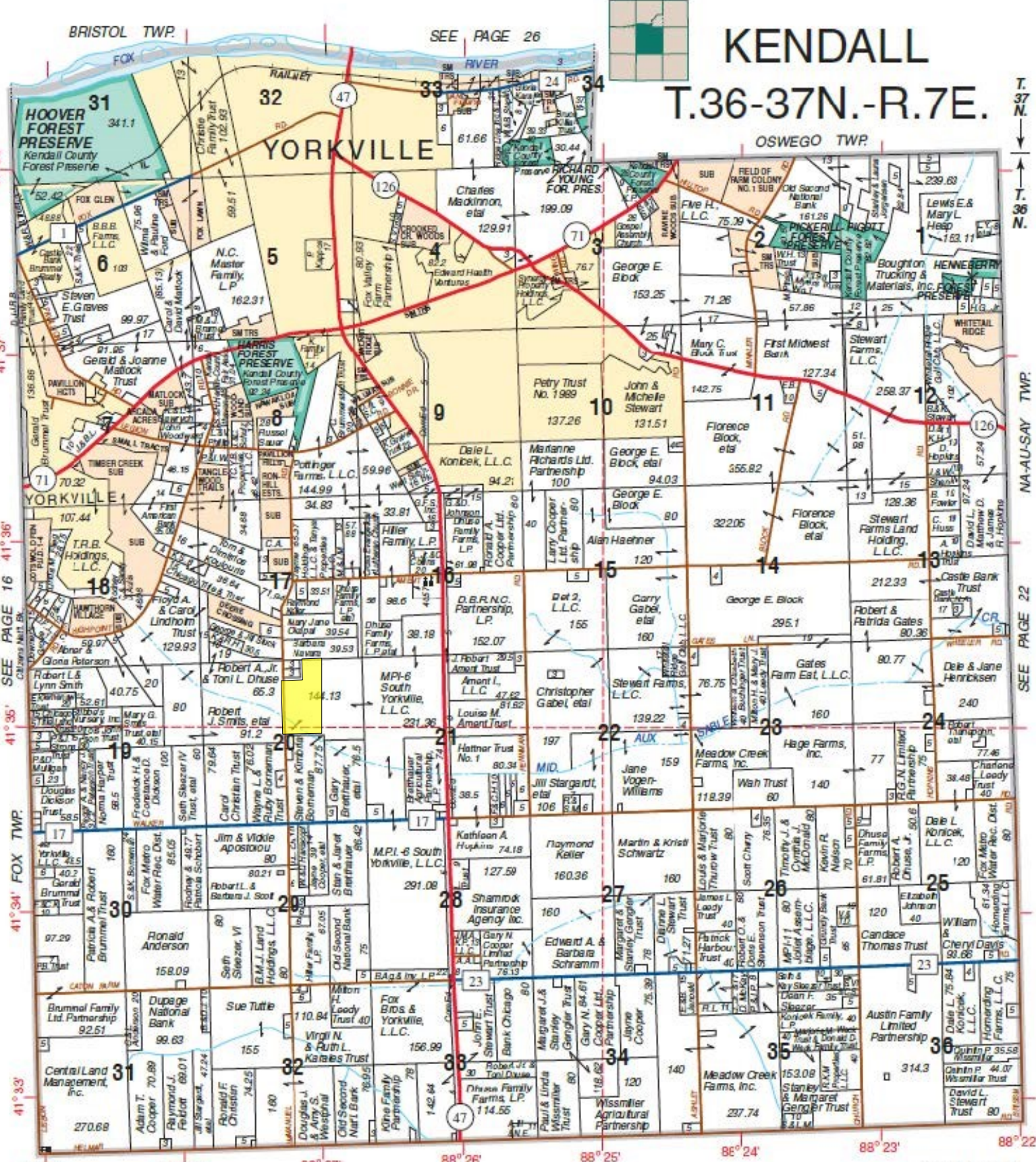
T.36-37N.-R.7E.

T. 37 N.
T. 36 N.

OSWEGO TWP.

NA-AU-SAY TWP.

SEE PAGE 22



6000S
7000S
8000S
9000S
10000S
11000S
12000S

41°38'
41°37'
41°36'
41°35'
41°34'
41°33'

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

SEE PAGE 12 LISBON TWP. Kendall County, IL.

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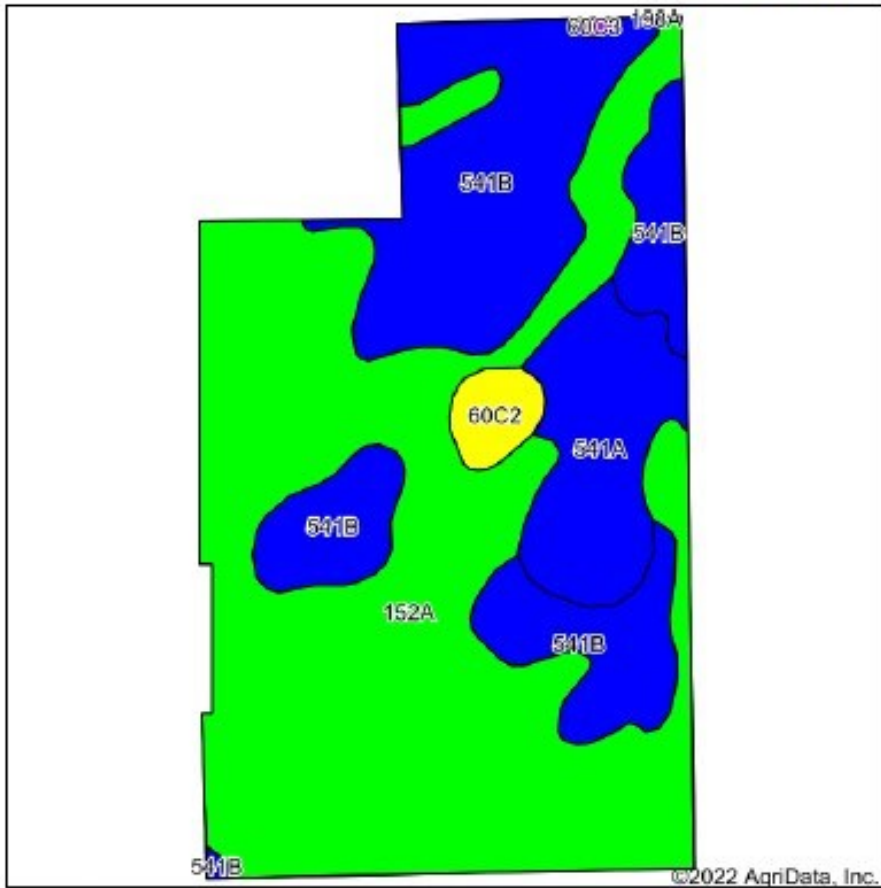
1100 S. County Line Rd
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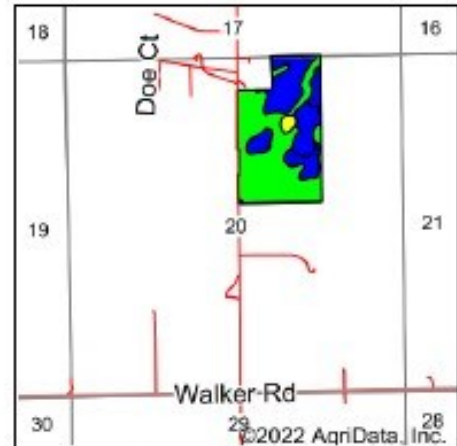
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Soils Map



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.

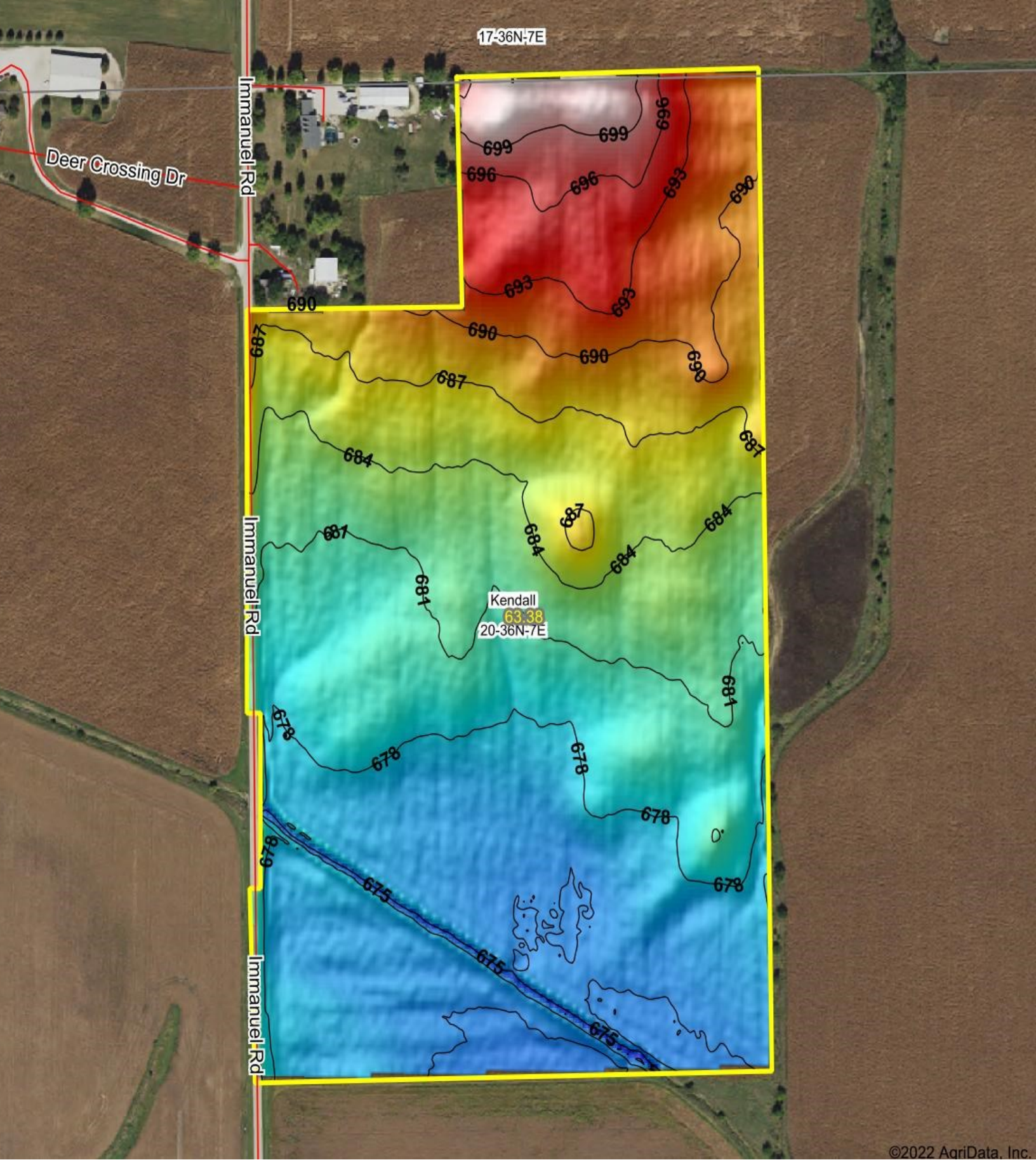
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17-36N-7E

Immanuel Rd

Deer Crossing Dr

690

689

Immanuel Rd

Immanuel Rd

Kendall
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20-36N-7E

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