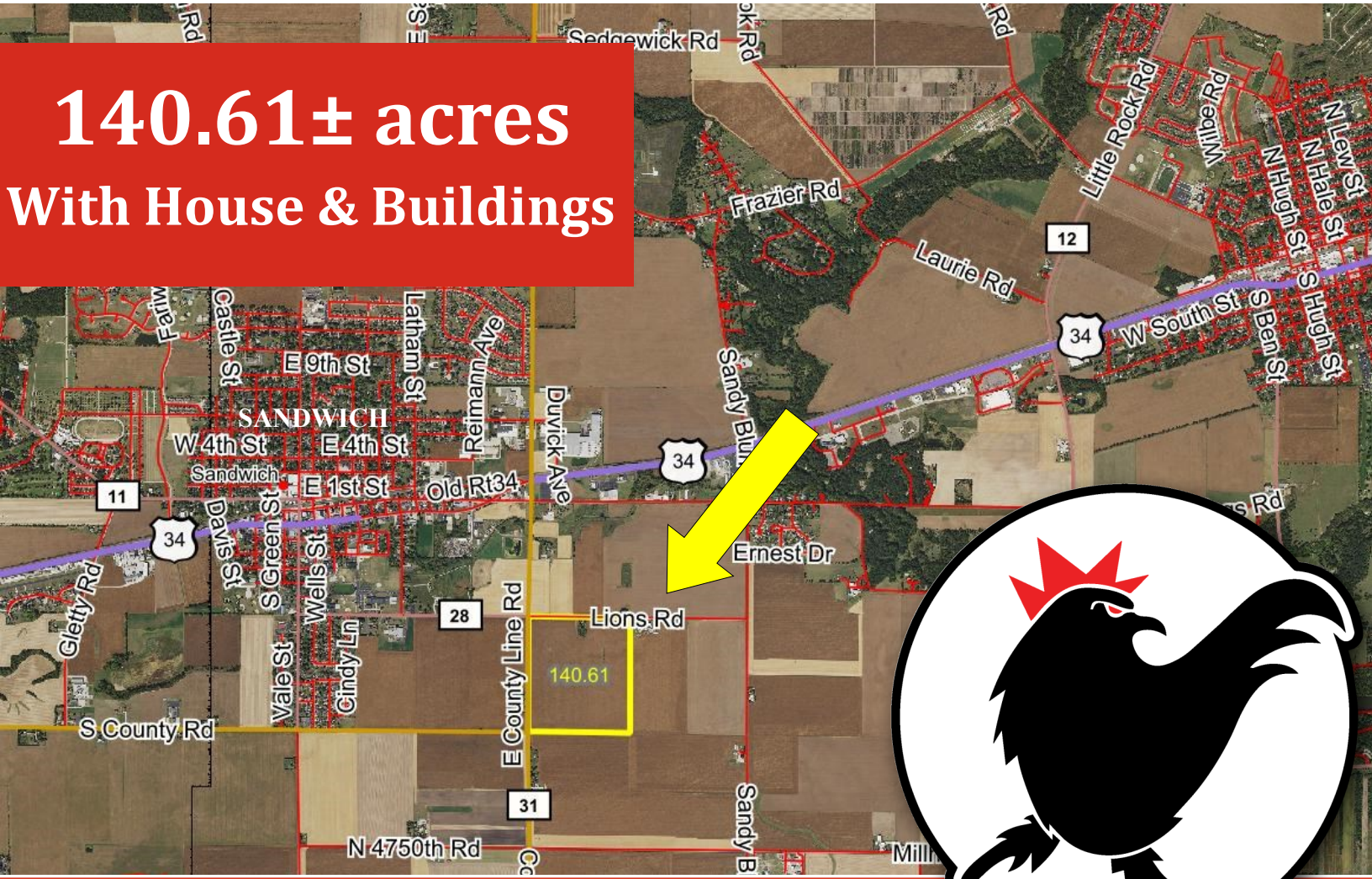


ROOSTER AG

REAL ESTATE

Kendall County, IL

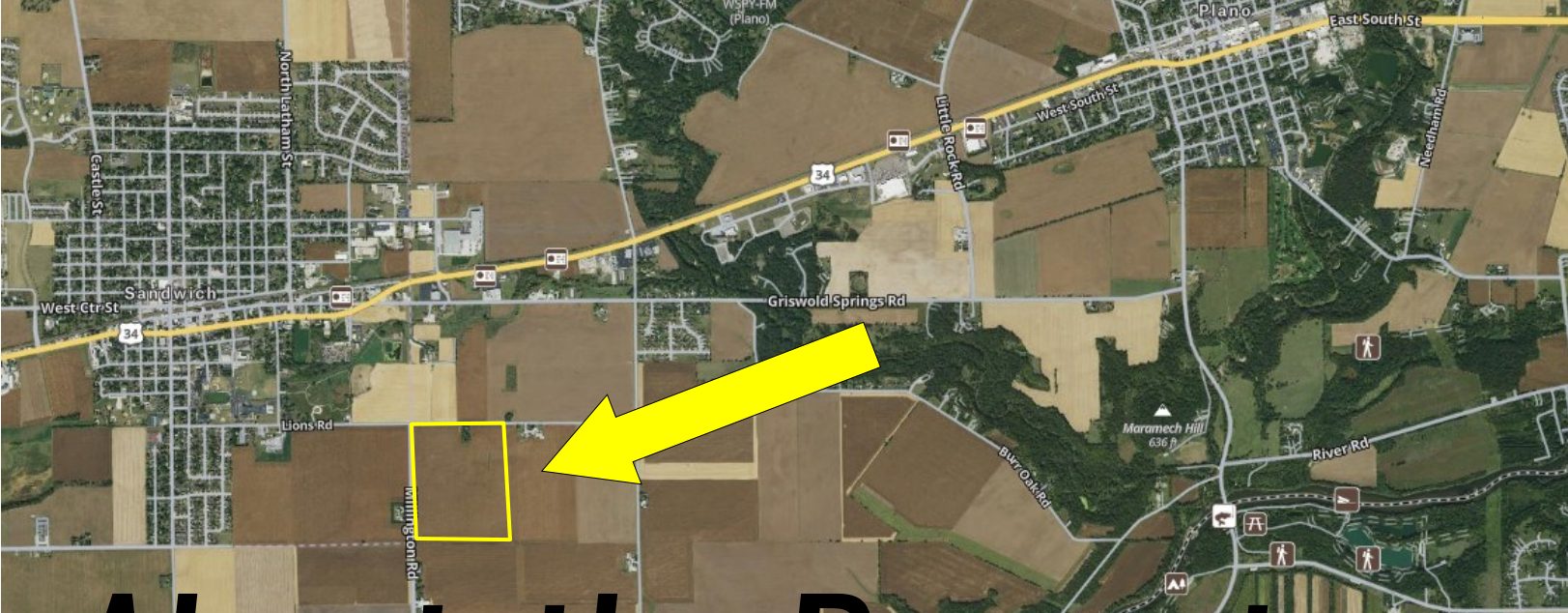
140.61± acres
With House & Buildings



\$19,995 Per Acre

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PO Box 297
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KELLY LUDWIG
Managing Broker
Email: Kelly@roosterag.com
Phone: 630.546.8267



About the Property

The Sandwich Farm is 140.61± acres located in Section 31 Little Rock Township, Kendall County, IL.

GROSS ACRES:	140.61±
TILLABLE ACRES:	138.89±
SOIL PI	138.1
EST. REAL ESTATE TAX PER ACRE INCLUDING BUILDINGS & FARMLAND:	\$41.66
PRICE PER ACRE	\$19,995



The 140.61± Sandwich Farm has 138.89± tillable acres with a soil PI of 138.1. Road frontage off of Lions and Millington Road. Farm includes a house and buildings.

This parcel is in Sandwich’s future land use plan for low density residential!

Aerial drone footage of this property coming soon!

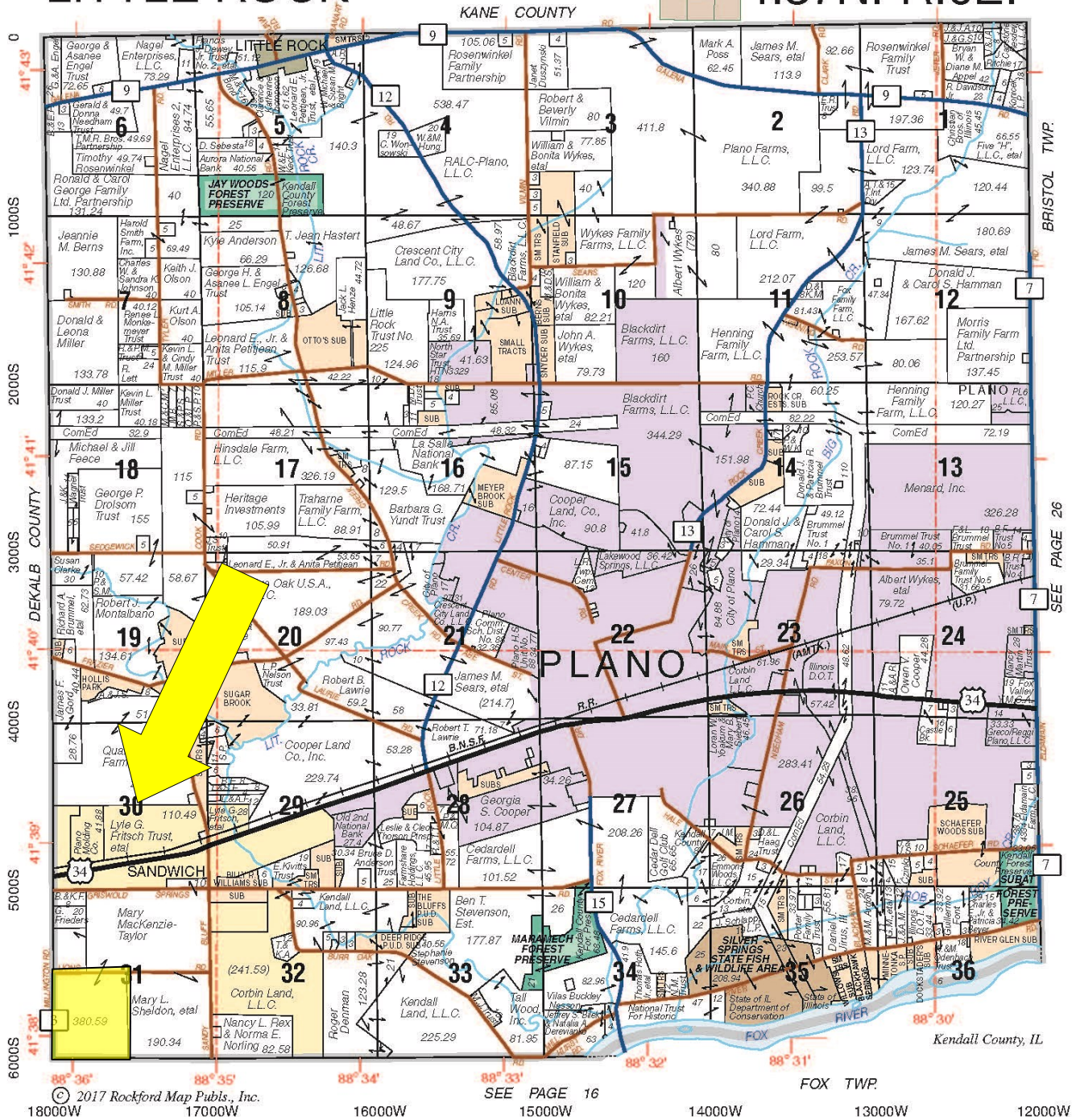
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LITTLE ROCK

T.37N.-R.6E.



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SEE PAGE 16

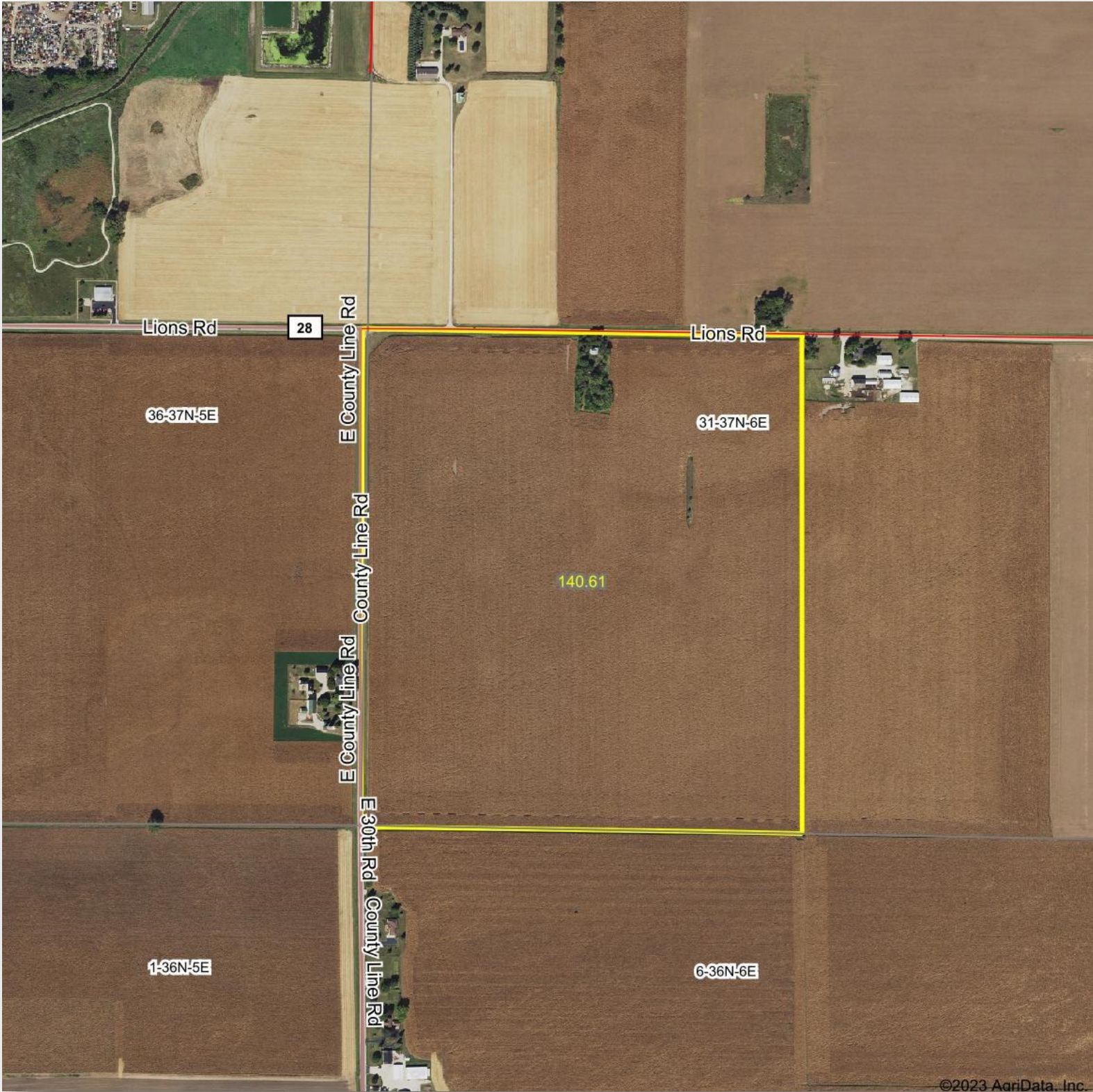
FOX TWP

18000W 17000W 16000W 15000W 14000W 13000W 12000W

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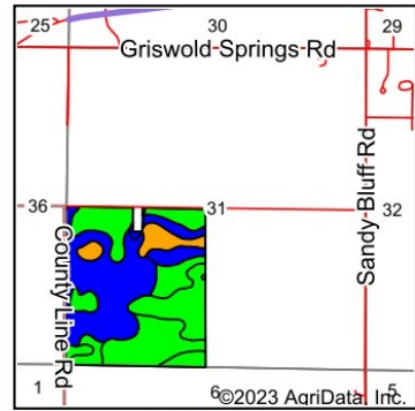
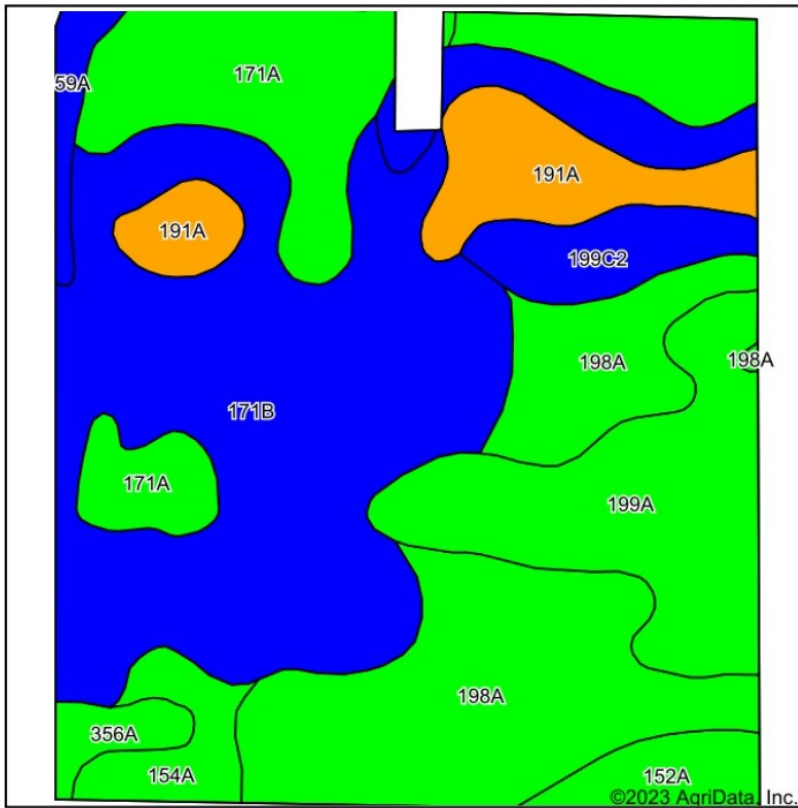


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Soils Map



State: **Illinois**
 County: **Kendall**
 Location: **31-37N-6E**
 Township: **Little Rock**
 Acres: **138.89**
 Date: **5/30/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IL093, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**171B	Catlin silt loam, 2 to 5 percent slopes	44.14	31.8%		**185	**58	**137
198A	Elburn silt loam, 0 to 2 percent slopes	27.77	20.0%		197	61	143
199A	Plano silt loam, 0 to 2 percent slopes	22.05	15.9%		194	60	142
171A	Catlin silt loam, 0 to 2 percent slopes	15.19	10.9%		187	59	138
**199C2	Plano silt loam, 5 to 10 percent slopes, eroded	9.35	6.7%		**180	**56	**132
191A	Knight silt loam, 0 to 2 percent slopes	9.33	6.7%		162	54	121
154A	Flanagan silt loam, 0 to 2 percent slopes	3.79	2.7%		194	63	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	3.53	2.5%		195	63	144
356A	Elpaso silty clay loam, 0 to 2 percent slopes	1.91	1.4%		195	63	144
59A	Lisbon silt loam, 0 to 2 percent slopes	1.83	1.3%		188	59	136
Weighted Average					187.8	59	138.1

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

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