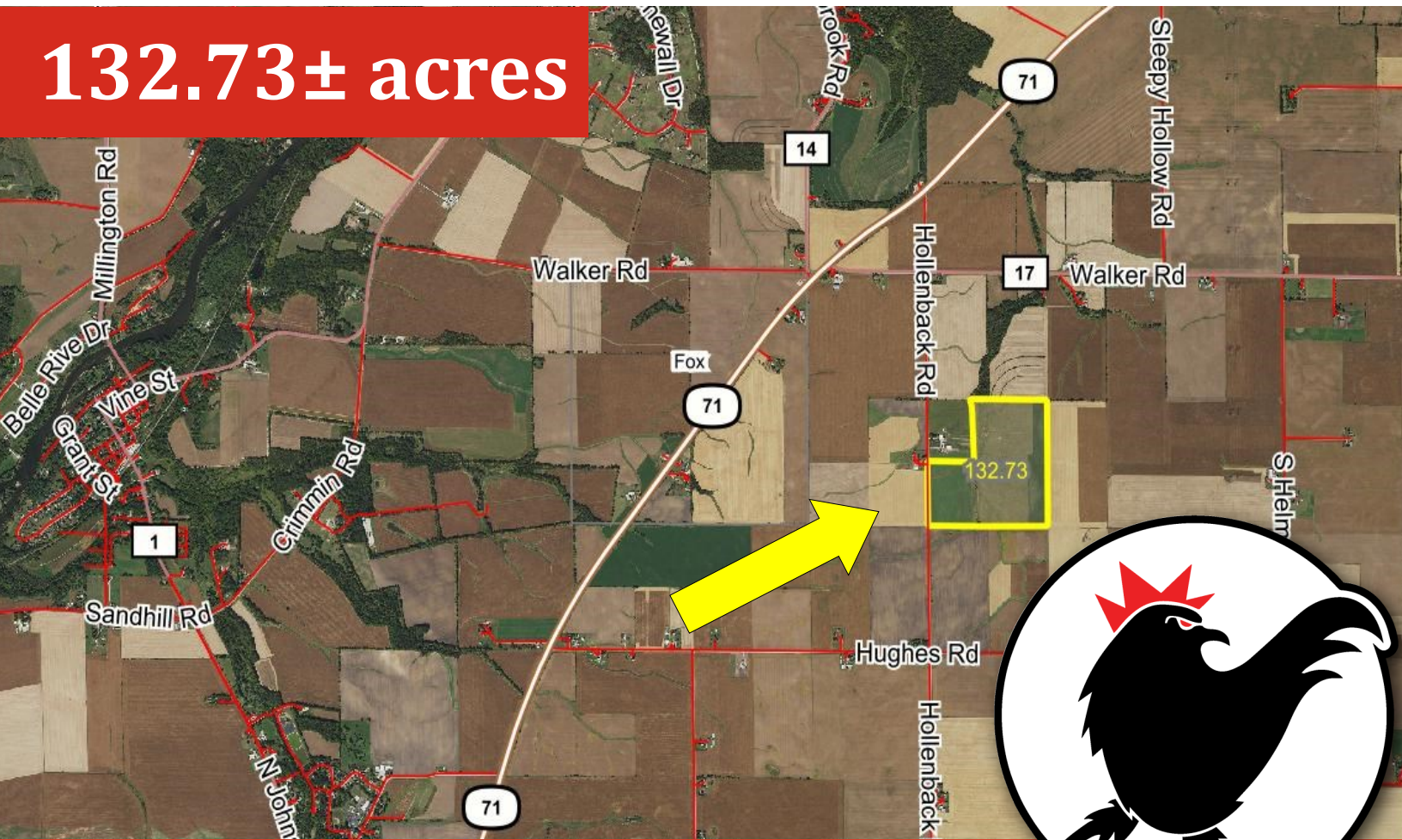


ROOSTER AG

REAL ESTATE

Kendall County, IL

132.73± acres



\$12,950 Per Acre



ROOSTER AG' REALTY

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

JOE LUDWIG

Broker
Email: Roosteragrealty@aol.com
Phone: 630.774.5887



About the Property

The Newark Farm is 132.73± acres located in Section 27 Fox Township, Kendall County, IL.

GROSS ACRES:	132.73±
TILLABLE ACRES	120.76
SOIL PI	133.4
EST. REAL ESTATE TAXES PER ACRE	\$39.00
PRICE PER ACRE:	\$12,950.00

Located just south of Route 71 between Yorkville & Newark, IL. Excellent farm investment opportunity with great soils and a creek bisecting the farm which offers an excellent opportunity for drainage tile outlets.



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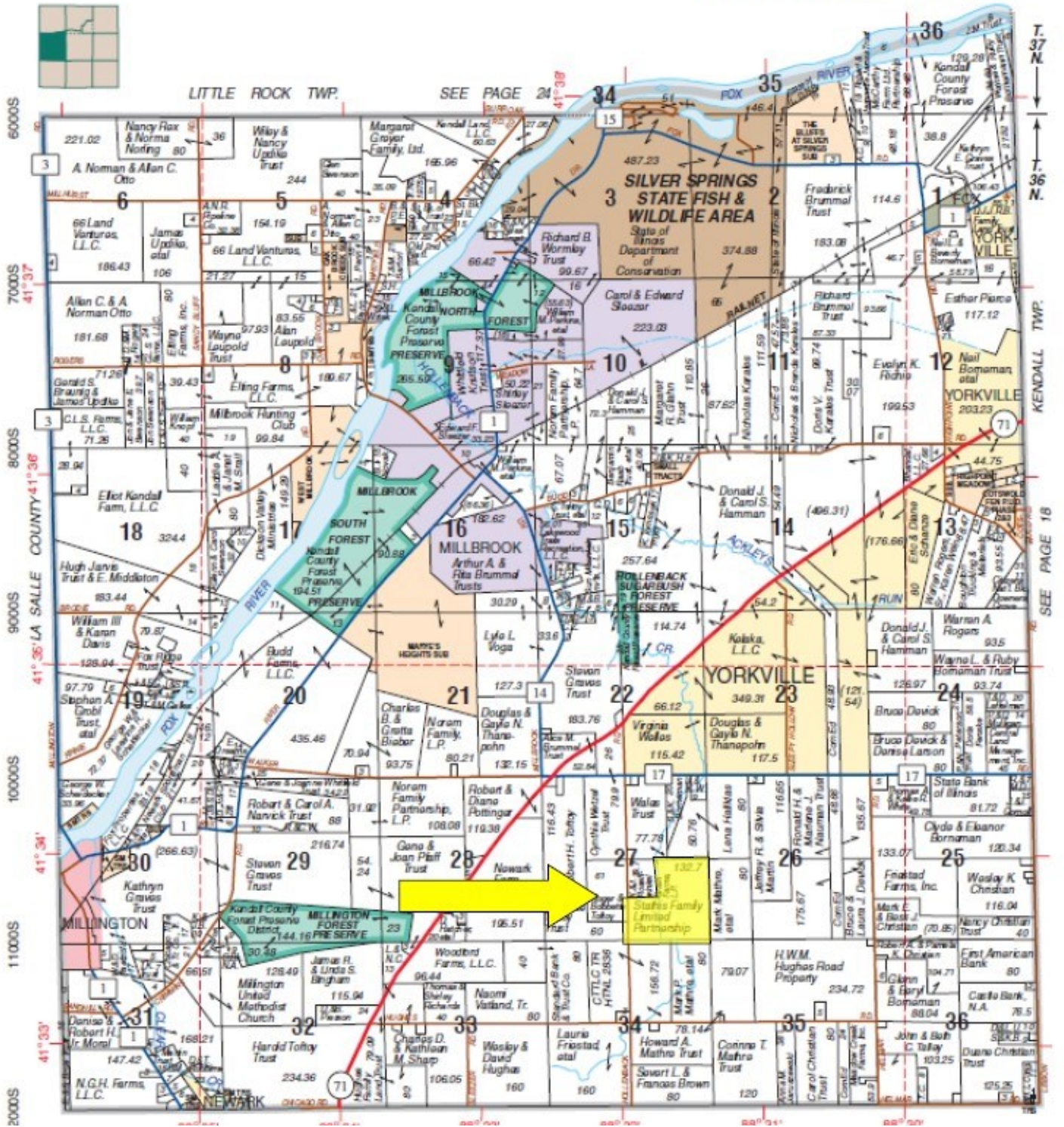


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FOX

T.36-37N.-R.6E.



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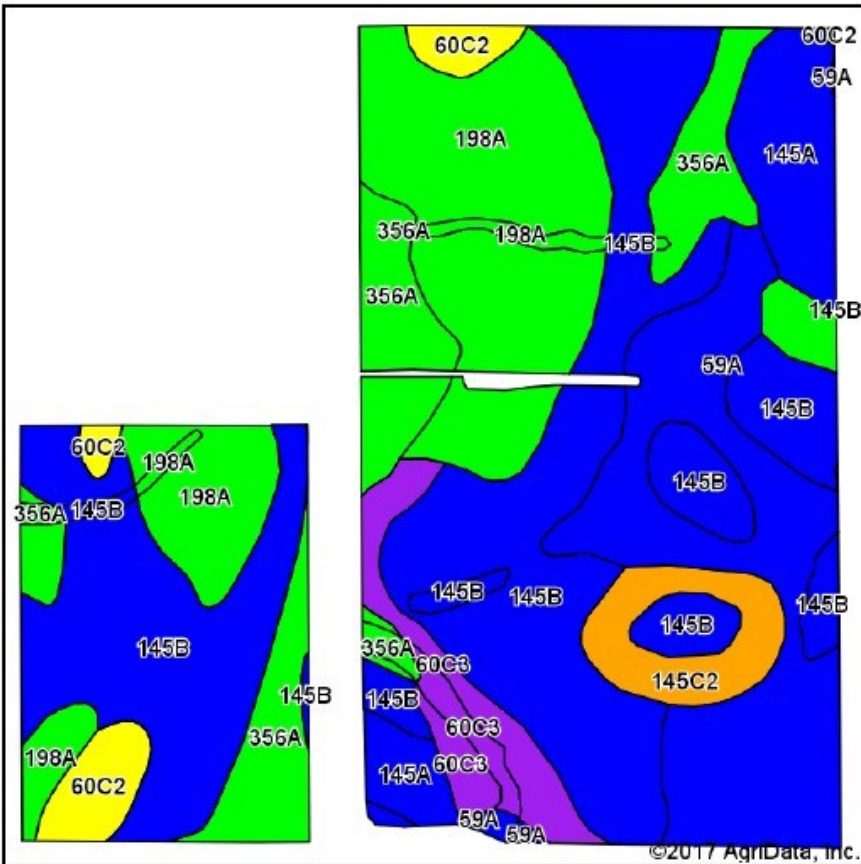
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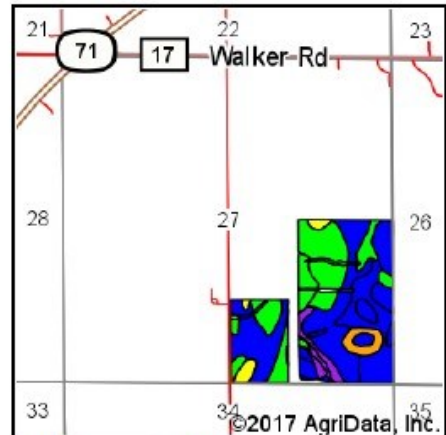
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Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Kendall**
 Location: **27-36N-6E**
 Township: **Fox**
 Acres: **120.76**
 Date: **2/15/2017**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL093, Soil Area Version: 12

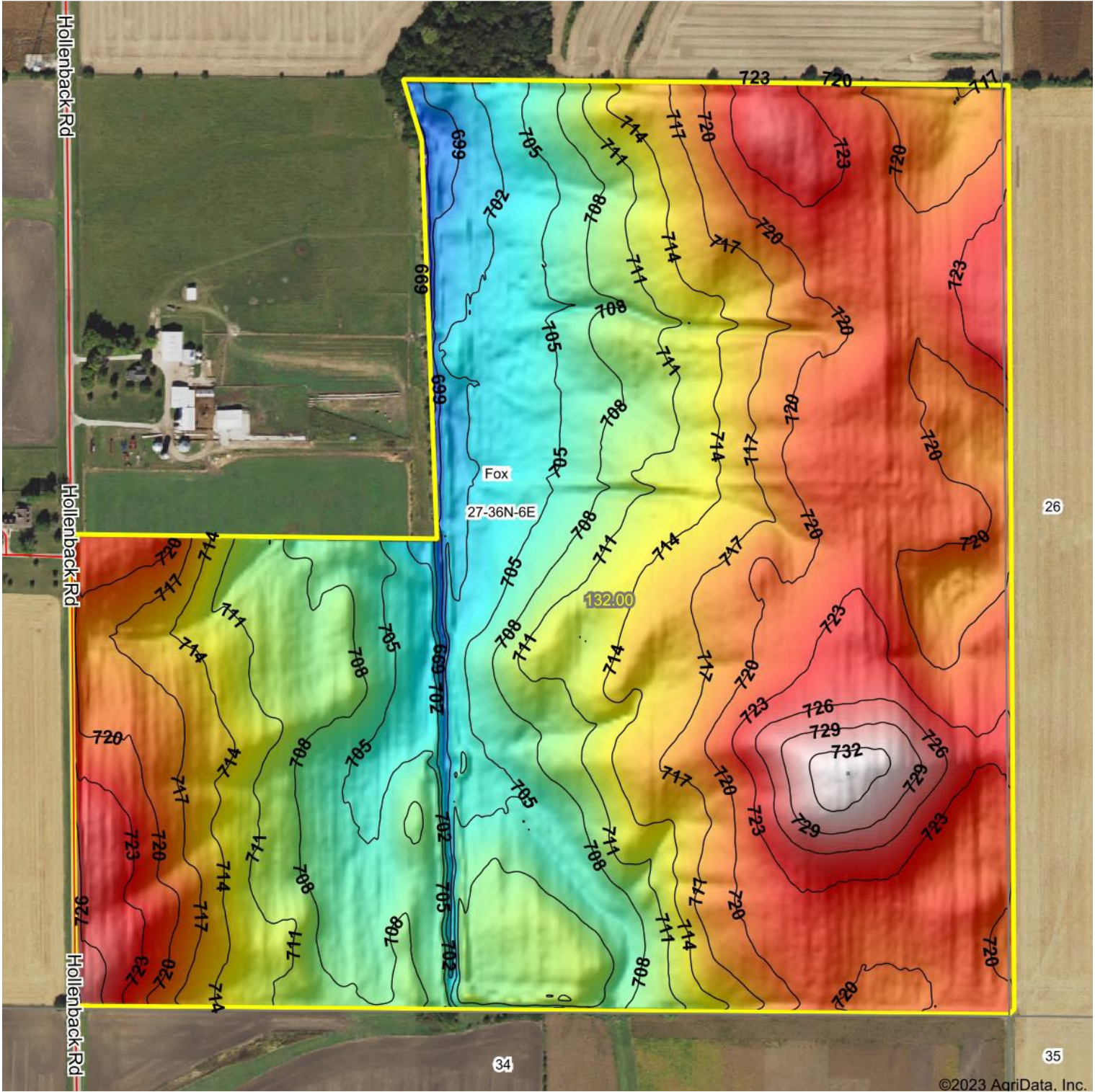
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**145B	Saybrook silt loam, 2 to 5 percent slopes	44.98	37.2%		**177	**56	**131
198A	Elburn silt loam, 0 to 2 percent slopes	23.73	19.7%		197	61	143
59A	Lisbon silt loam, 0 to 2 percent slopes	17.47	14.5%		188	59	136
356A	Elpaso silty clay loam, 0 to 2 percent slopes	14.33	11.9%		195	63	144
145A	Saybrook silt loam, 0 to 2 percent slopes	7.06	5.8%		179	57	132
**60C3	La Rose clay loam, 5 to 10 percent slopes, severely eroded	5.39	4.5%		**137	**45	**101
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	4.18	3.5%		**166	**53	**123
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	3.62	3.0%		**148	**48	**110
Weighted Average					181.7	57.5	133.4

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