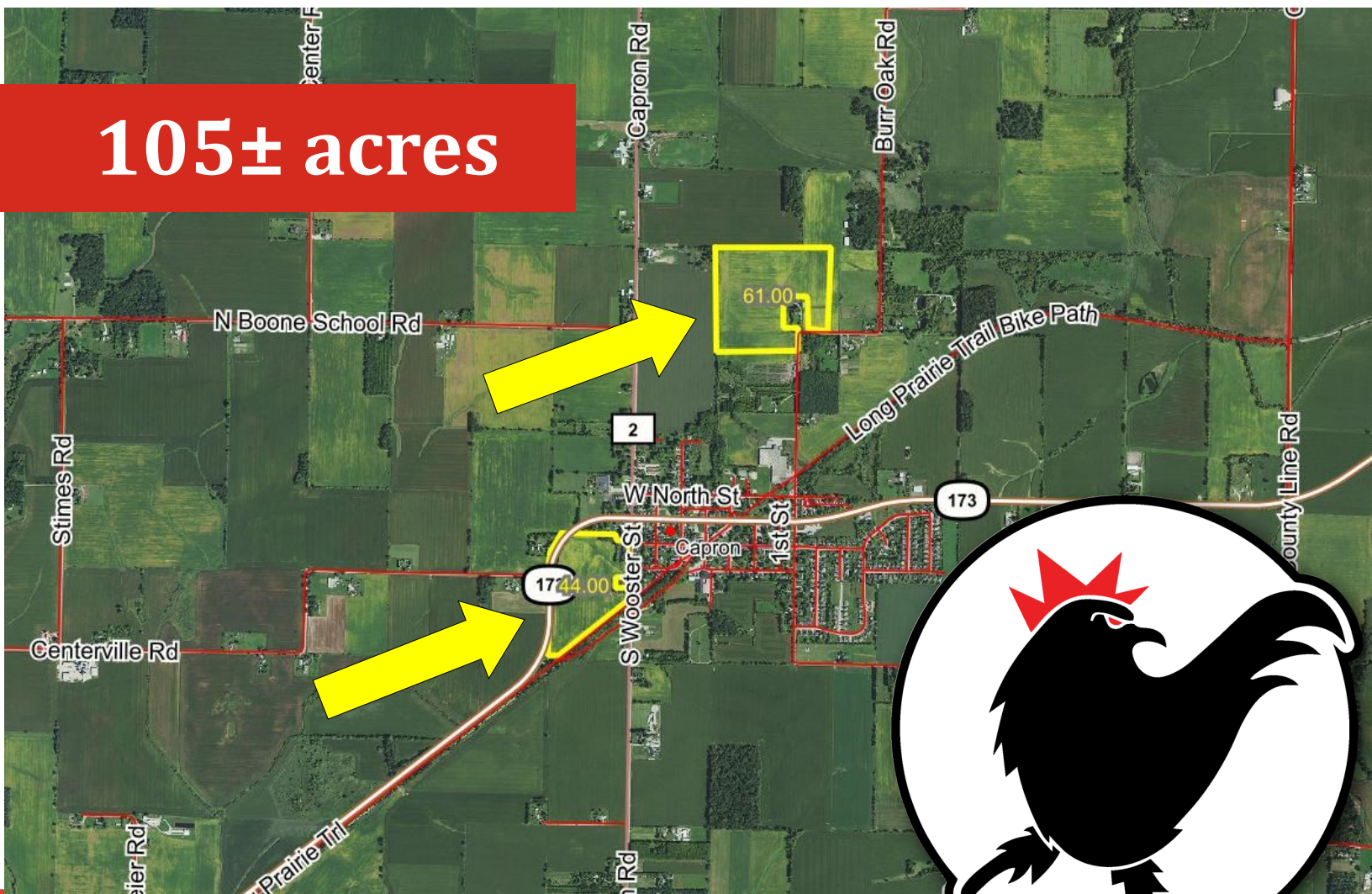


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REAL ESTATE

Boone County, IL

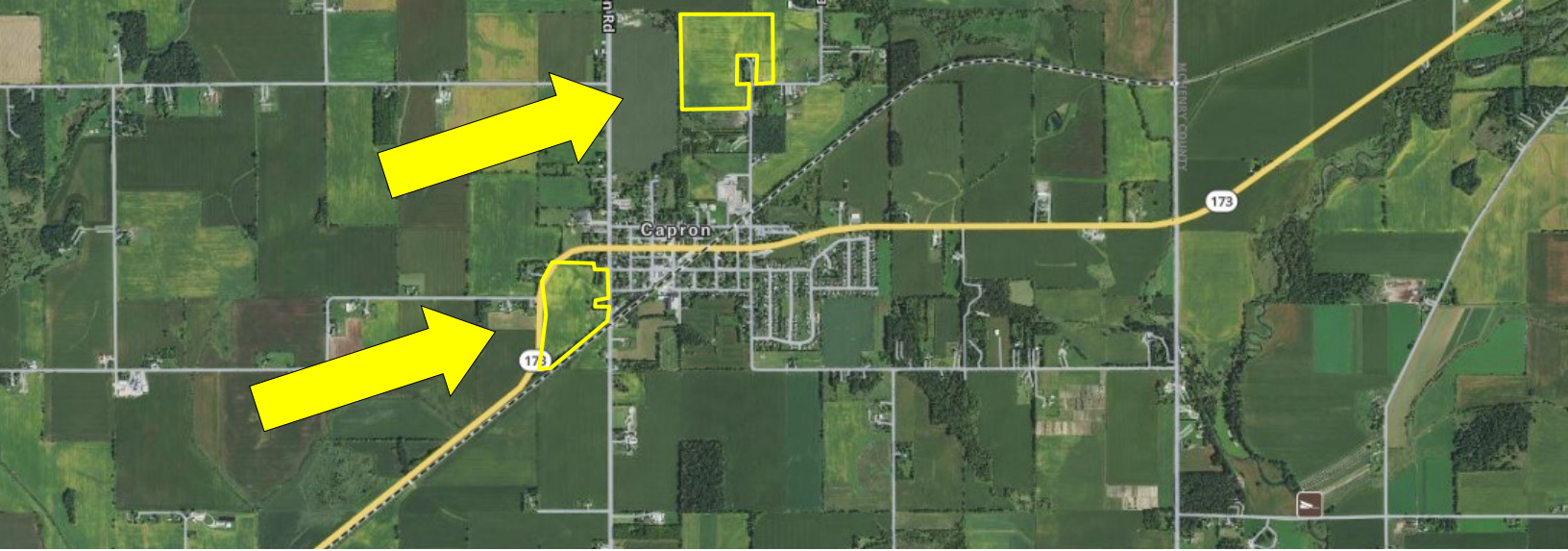
105± acres



\$12,950 Per Surveyed Acre

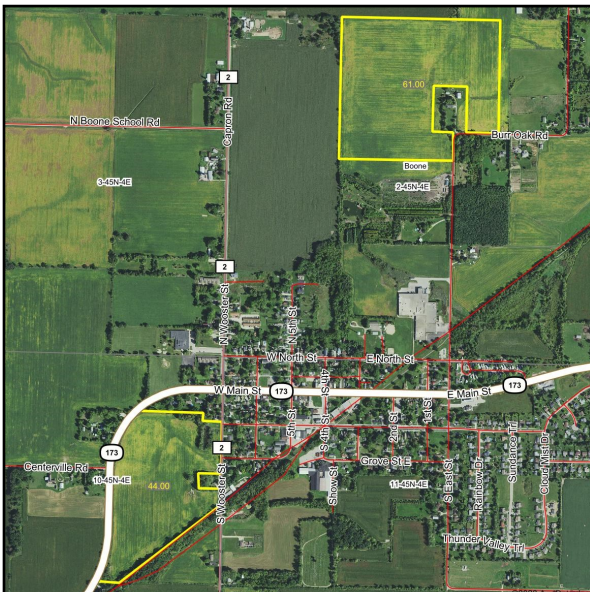
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Maple Park, IL 60151

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Broker
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Phone: 815.451.1152



About the Property

The Capron Farm is 105± acres located in Sections 2 & 10 of Boone Township, Boone County, IL.



GROSS ACRES:	105±
TILLABLE ACRES:	102.16±
SOIL PI:	129
EST. REAL ESTATE TAX:	\$5,126.34
PRICE PER SURVEYED ACRE:	\$12,950

The Capron Farm includes 44 acres located off of 173 adjacent to the village of Capron and 61 acres located off Burr Oak Road.

Mostly tillable with good soils & good rental income potential.

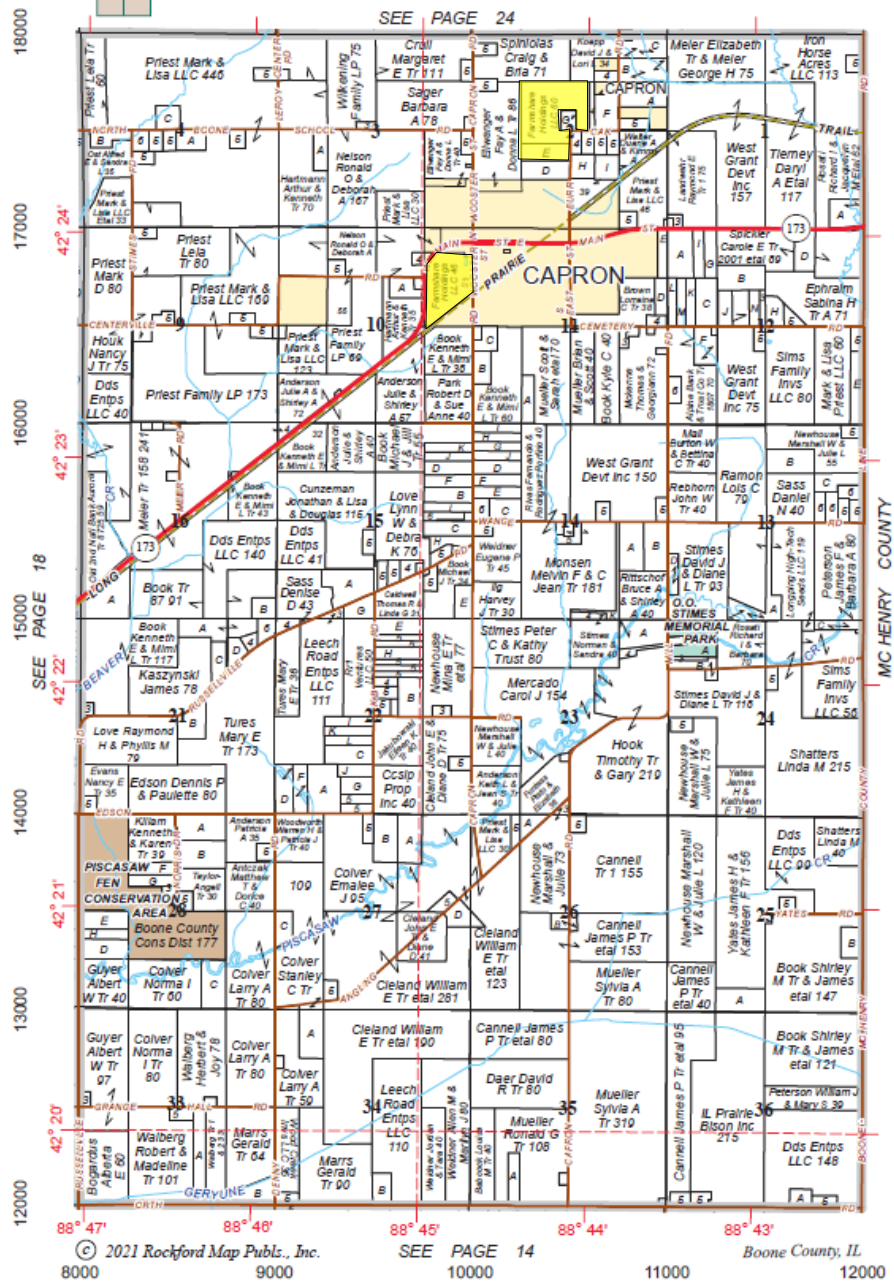
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BOONE

Refer to page 31 for keyed parcels
T.45N.-R.4E.



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IN DIRT.



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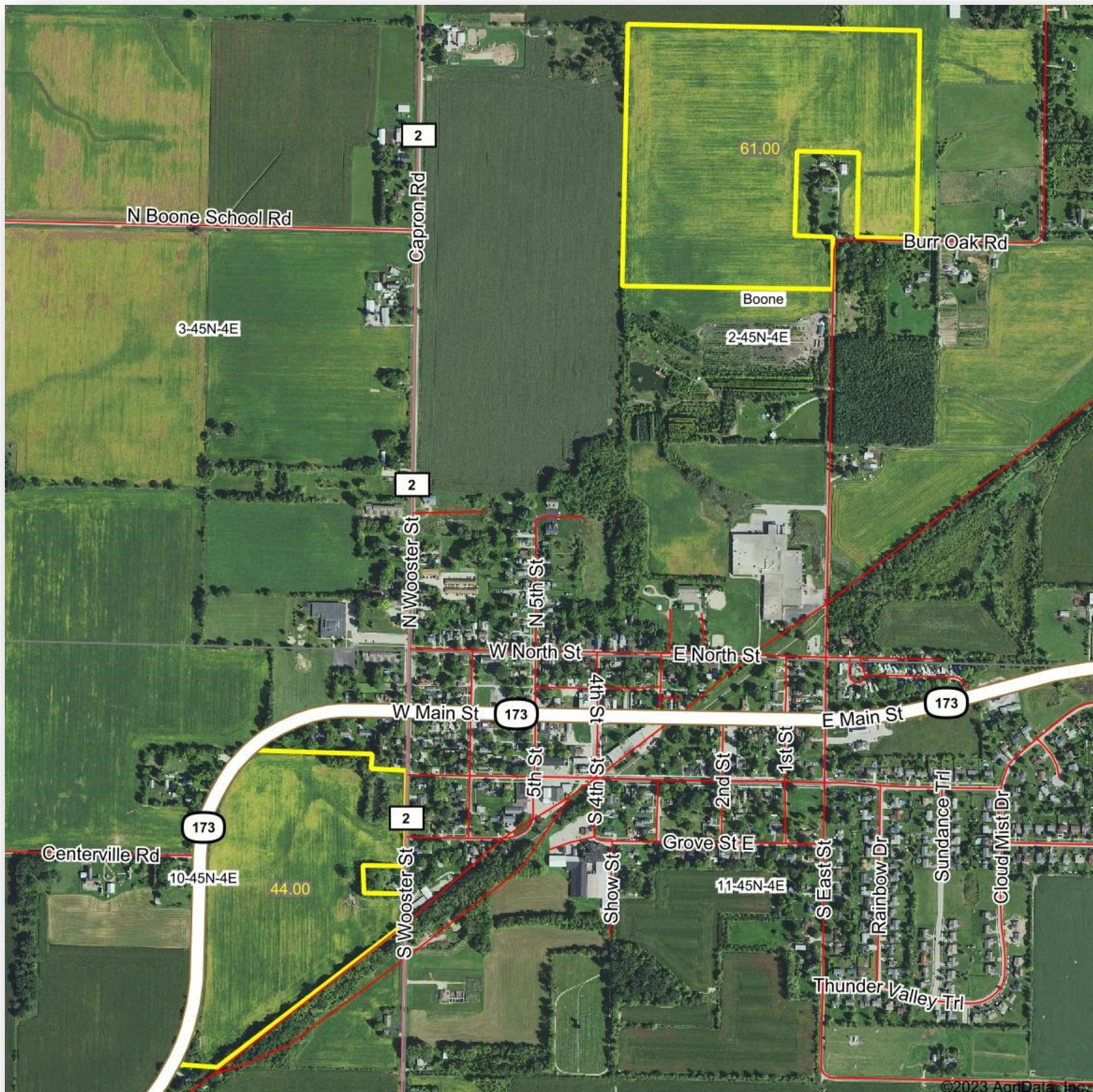
FARM
MANAGEMENT



FEDERAL CROP
INSURANCE



GOLD STANDARD
FARMLAND
APPRAISALS

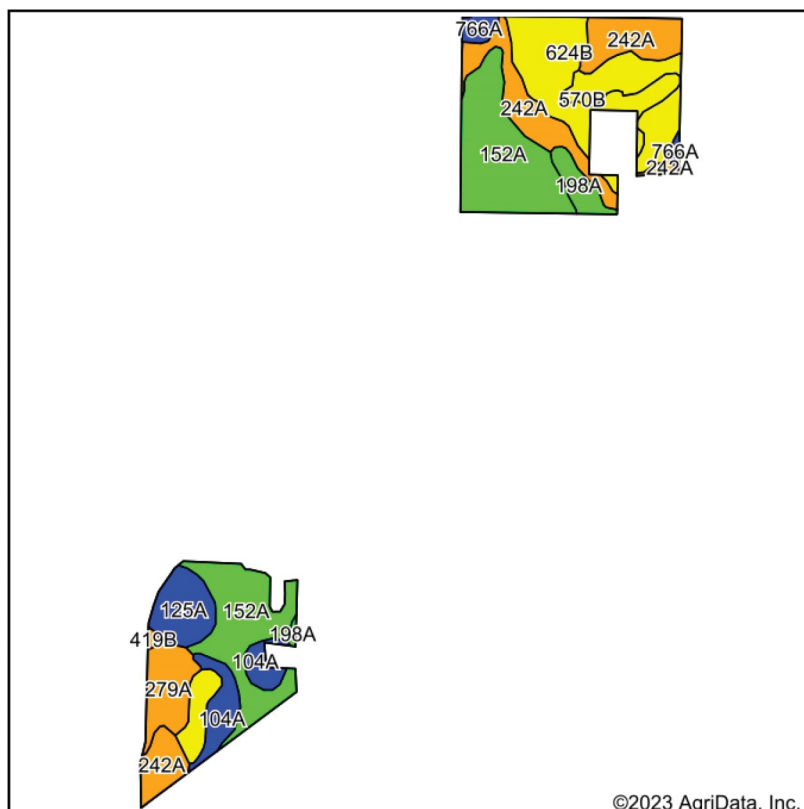


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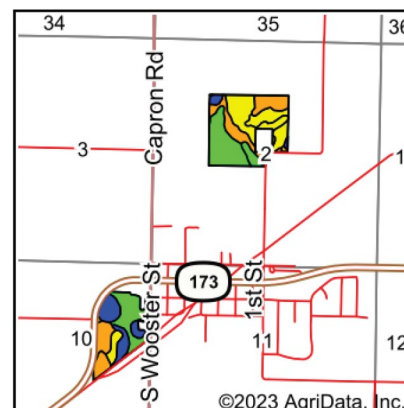
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Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
County: **Boone**
Location: **2-45N-4E**
Township: **Boone**
Acres: **102.16**
Date: **6/6/2023**



Maps Provided By:



Area Symbol: IL007, Soil Area Version: 16							
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	32.12	31.4%		195	63	144
242A	Kendall silt loam, 0 to 2 percent slopes	19.01	18.6%		172	53	125
**624B	Caprell silt loam, 2 to 4 percent slopes	17.39	17.0%		**155	**50	**114
**570B	Martinsville silt loam, 2 to 4 percent slopes	9.31	9.1%		**153	**49	**113
125A	Selma loam, 0 to 2 percent slopes	6.33	6.2%		176	57	129
279A	Rozetta silt loam, 0 to 2 percent slopes	6.32	6.2%		164	51	120
104A	Virgil silt loam, 0 to 2 percent slopes	6.04	5.9%		182	56	132
198A	Elburn silt loam, cool, 0 to 2 percent slopes	3.23	3.2%		197	61	143
766A	Lamartine silt loam, 0 to 2 percent slopes	1.79	1.8%		182	58	133
**543B	Piscasaw silt loam, 2 to 4 percent slopes	0.31	0.3%		**166	**51	**121
**419B	Flagg silt loam, 2 to 5 percent slopes	0.31	0.3%		**160	**51	**118
Weighted Average					175.9	55.9	129

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/>

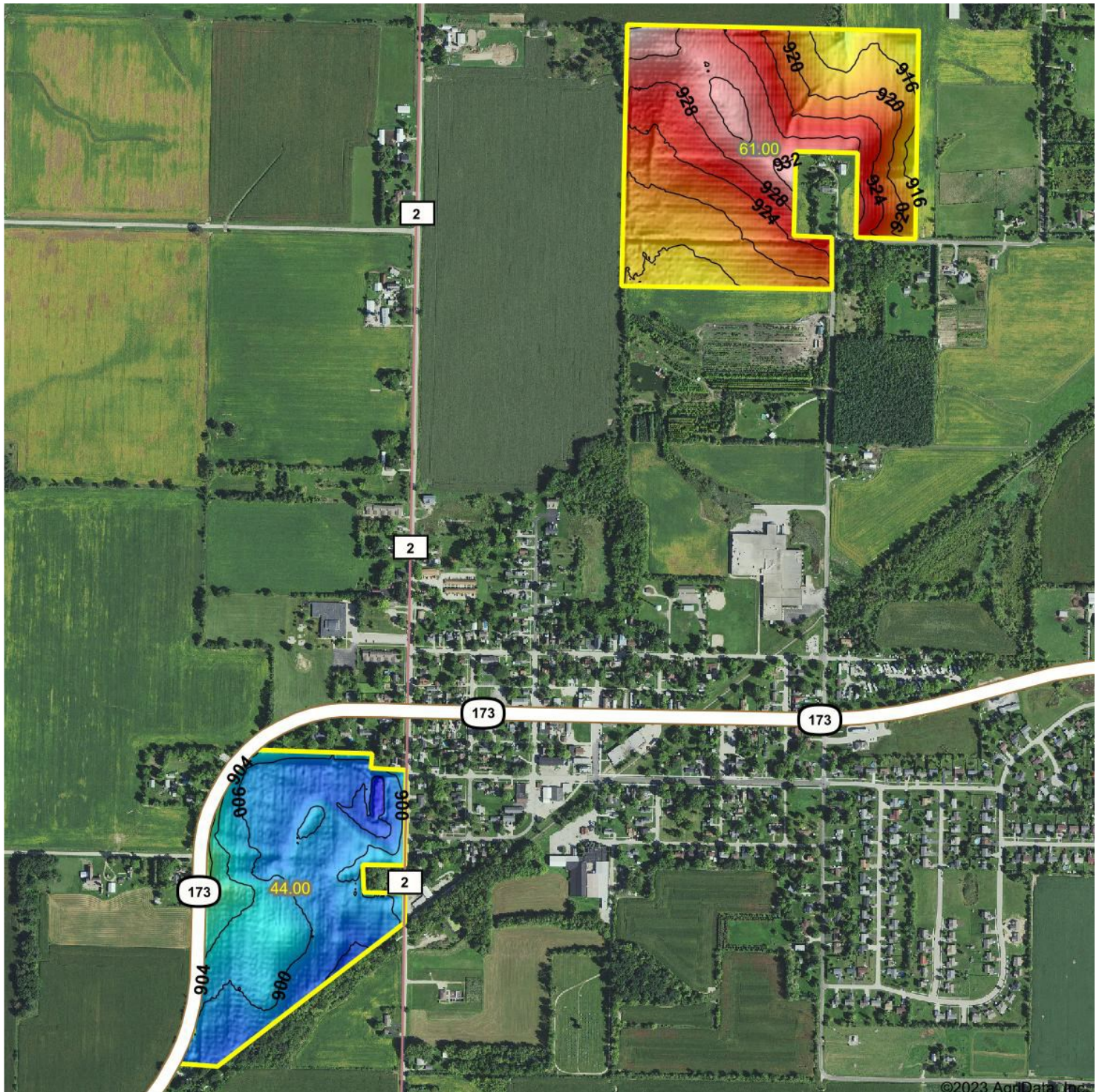
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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