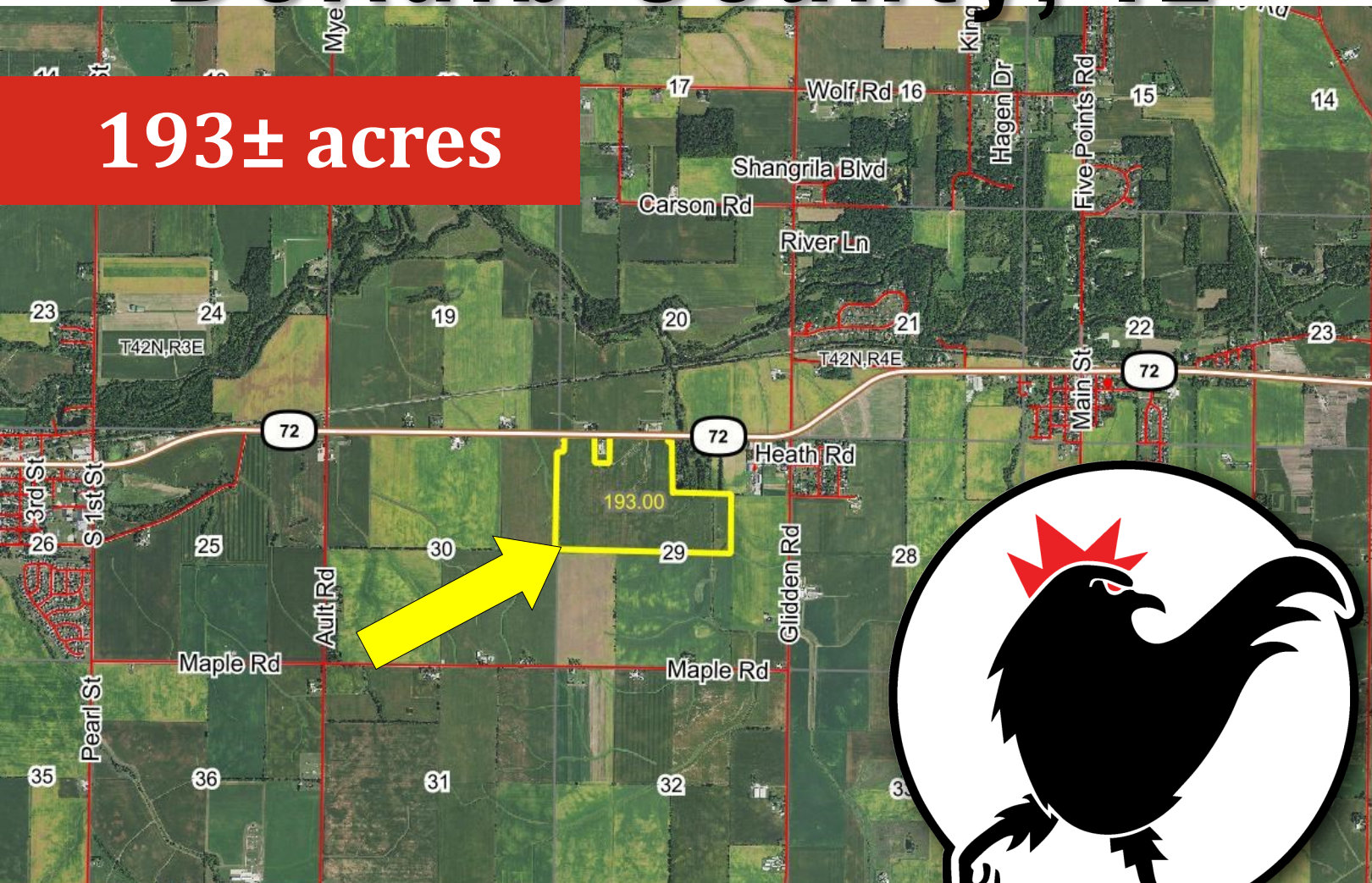


ROOSTER AG

REAL ESTATE

DeKalb County, IL

193± acres



\$13,230 Per Acre

ROOSTER AG' REALTY

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

TYLER CREATH

Broker
Email: Tyler@roosterag.com
Phone: 815.451.1152



About the Property

The Kingston Farm is 193± acres located in Section 29 Kingston Township, DeKalb County, IL.



GROSS ACRES:	193±
TILLABLE ACRES	183.81
SOIL PI	126.8
EST. REAL ESTATE TAX:	\$8,000.00
EST. TAX PER ACRE :	\$41.45
PRICE PER ACRE:	\$13,230.00

The 193± acre Kingston Farm has 183.81 ± tillable acres with a soil PI of 126.8. The farm is well located west of Kingston with frontage along State Highway 72.

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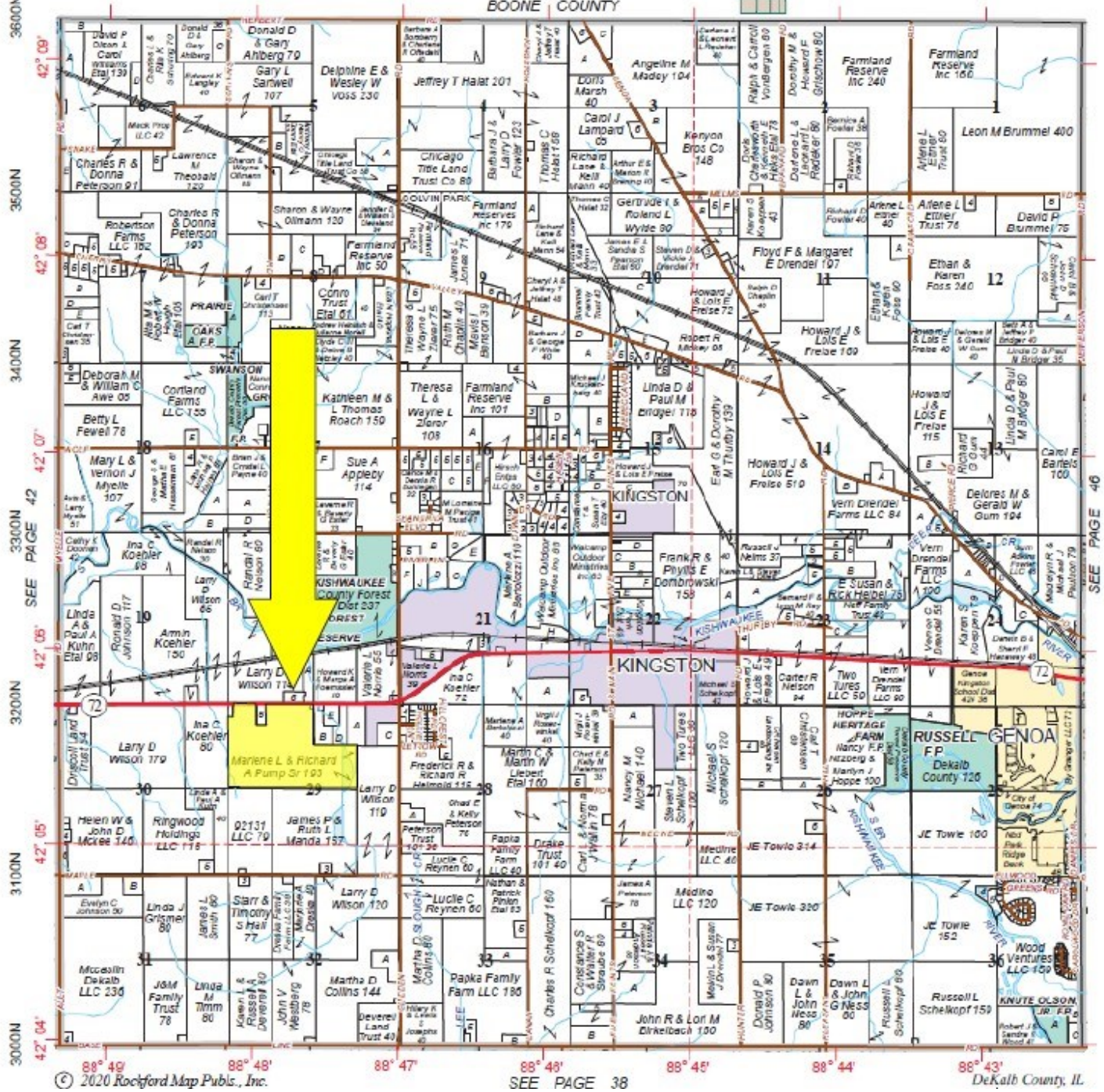
KINGSTON

BOONE COUNTY



Refer to page 58 for keyed parcels

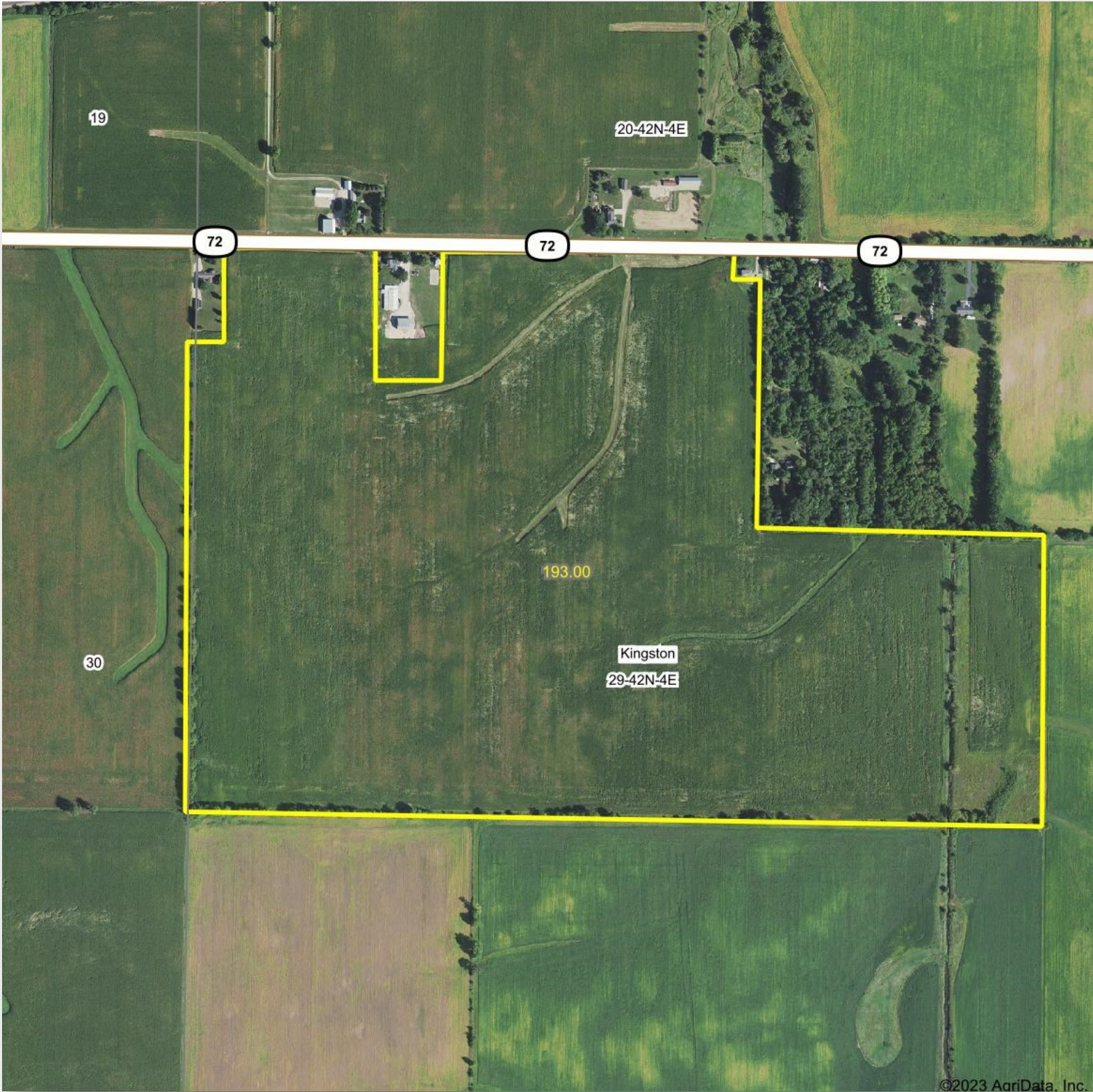
T.42N.-R.4E.



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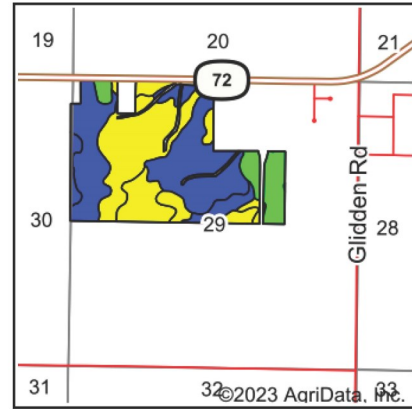
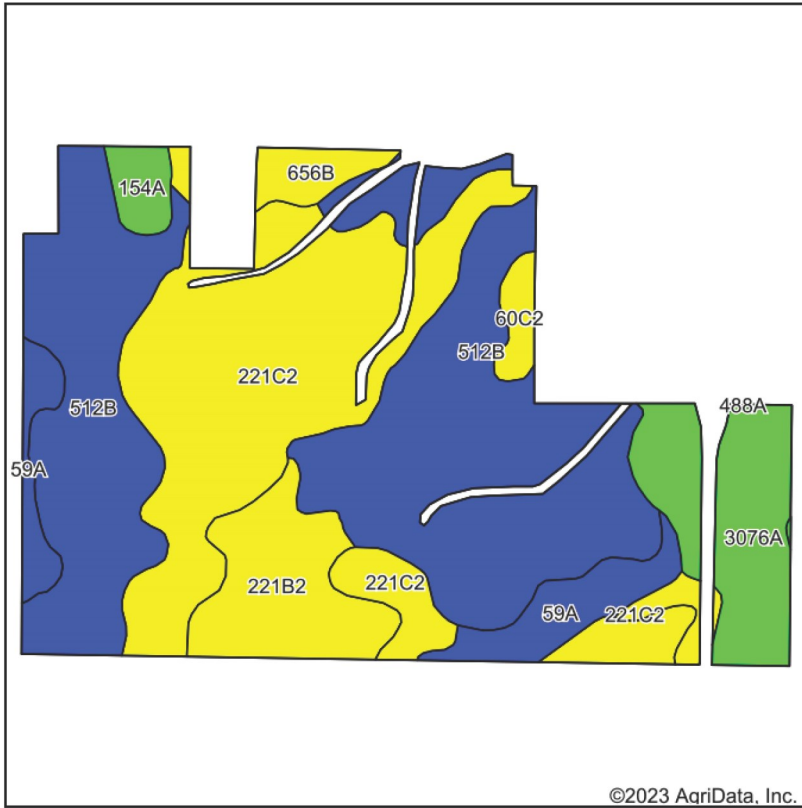
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Soils Map



State: **Illinois**
 County: **DeKalb**
 Location: **29-42N-4E**
 Township: **Kingston**
 Acres: **183.81**
 Date: **9/27/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: IL037, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**512B	Danabrook silt loam, 2 to 5 percent slopes	77.86	42.4%	[Blue]	**185	**58	**137
**221C2	Parr silt loam, 5 to 10 percent slopes, eroded	51.48	28.0%	[Yellow]	**148	**48	**111
**221B2	Parr silt loam, 2 to 5 percent slopes, eroded	17.86	9.7%	[Yellow]	**151	**49	**113
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	16.61	9.0%	[Green]	186	61	139
59A	Lisbon silt loam, 0 to 2 percent slopes	10.50	5.7%	[Blue]	188	59	136
**656B	Octagon silt loam, 2 to 4 percent slopes	4.06	2.2%	[Yellow]	**157	**51	**117
154A	Flanagan silt loam, 0 to 2 percent slopes	3.01	1.6%	[Green]	194	63	144
**60C2	La Rose loam, 5 to 10 percent slopes, eroded	2.37	1.3%	[Yellow]	**148	**48	**110
679A	Blackberry silt loam, 0 to 2 percent slopes	0.06	0.0%	[Green]	194	60	142
Weighted Average					170.7	54.5	126.8

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.

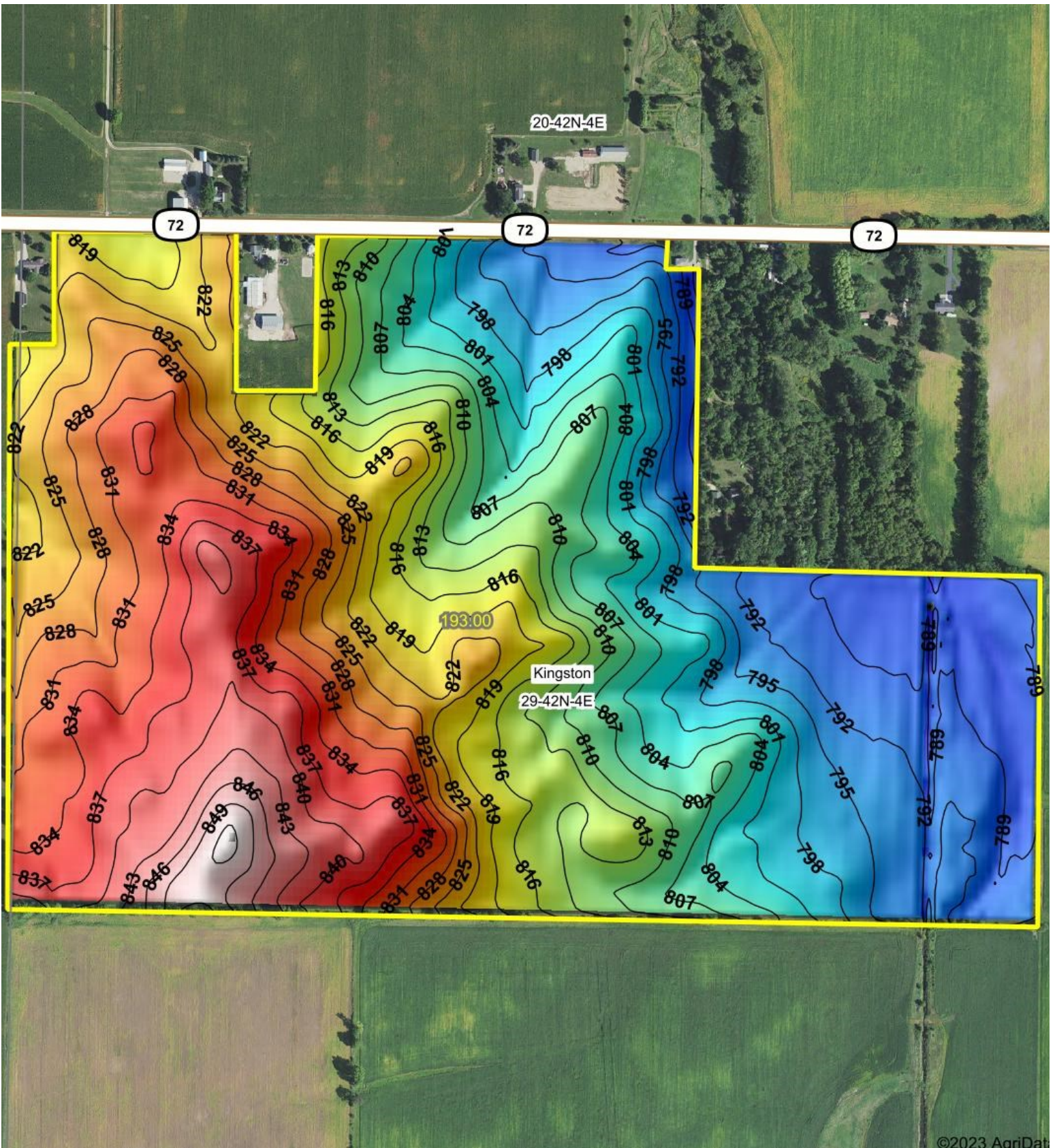
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