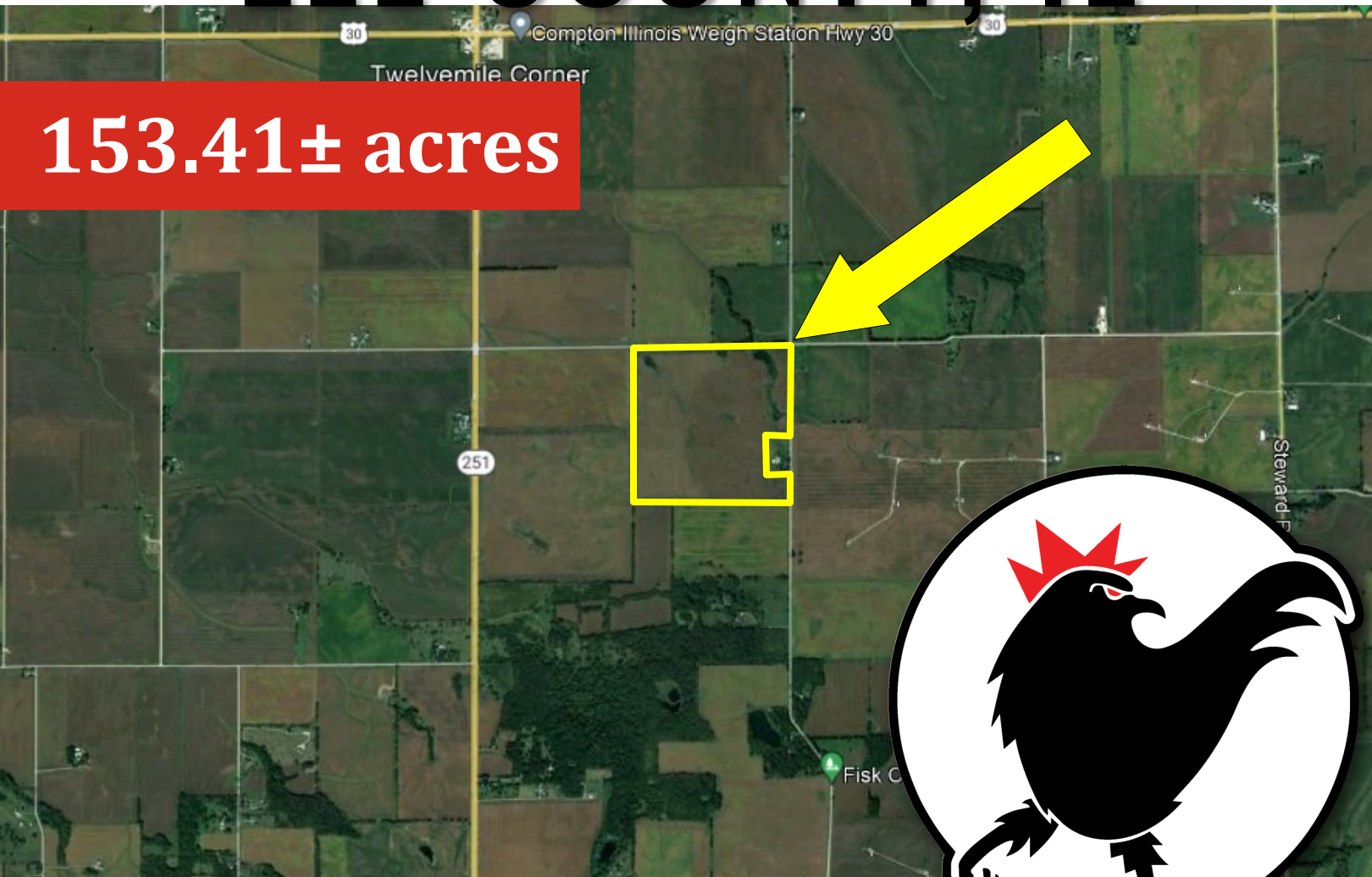


ROOSTER AG

REAL ESTATE

LEE COUNTY, IL

153.41± acres



\$11,950 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 Compton Farm is 153.41± acres located in Section 25 Viola Township, Lee County, IL.



GROSS ACRES:	153.41±
TILLABLE ACRES	143.00
SOIL PI	124.6
EST. REAL ESTATE TAX:	\$9,081.00
EST. TAX PER ACRE :	\$37.94
PRICE PER ACRE:	\$11,950.00

The 153.41± acre Compton Farm has 143 ± tillable acres with a soil PI of 124.6. Located at the SWC of Stainbrook & Fisk Roads. Located just south of Route 30 & just west of I-39.

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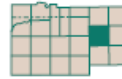
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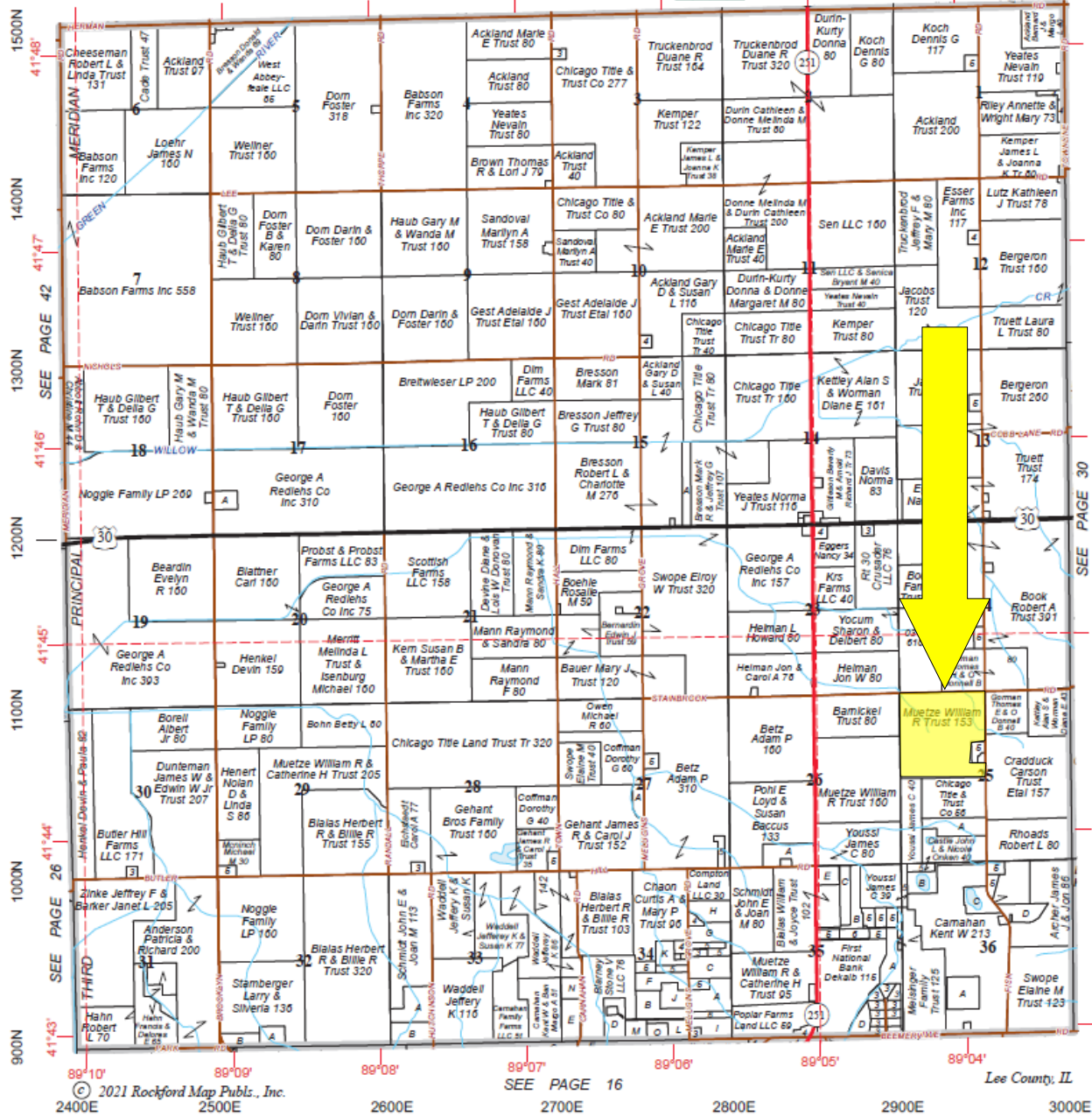
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VIOLA

SEE PAGE 48



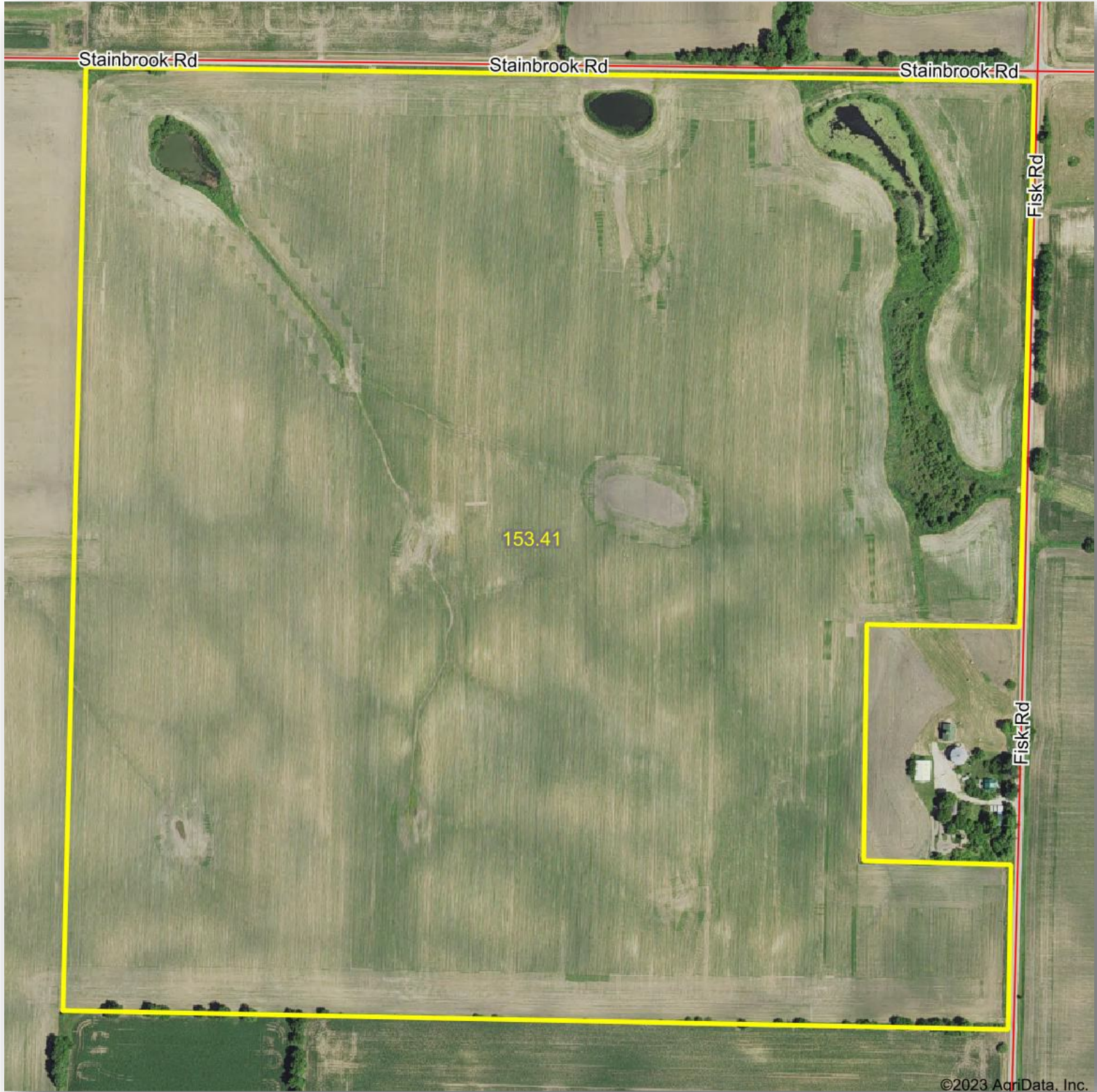
Refer to page 56 for keyed parcels
T.38N.-R.1E.



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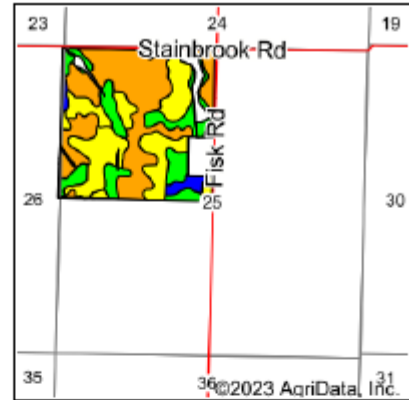
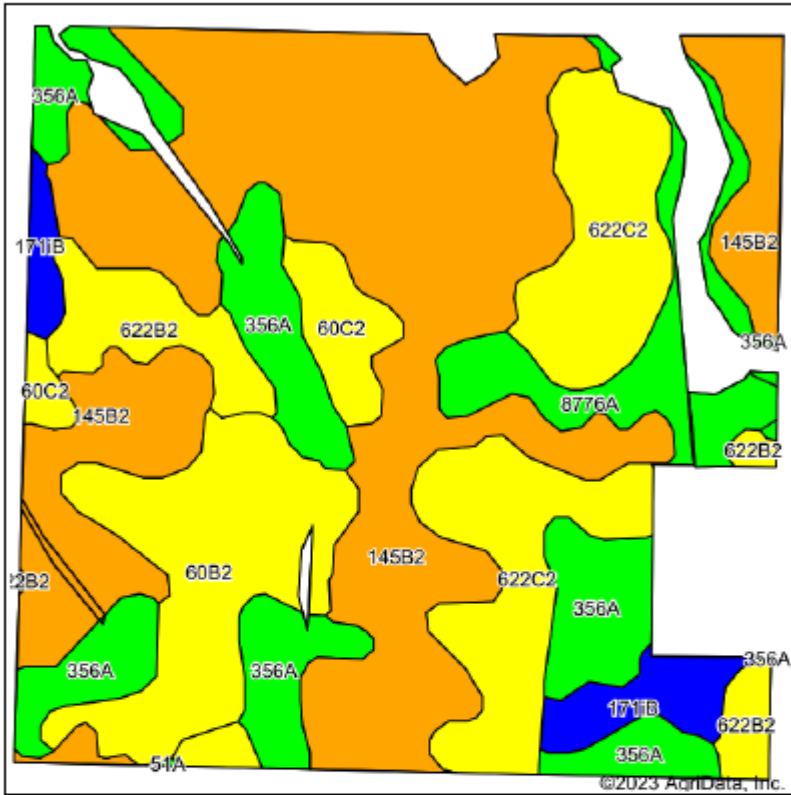
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Soils Map



State: Illinois
 County: Lee
 Location: 25-38N-1E
 Township: Viola
 Acres: 143
 Date: 10/16/2023



Soils data provided by USDA and NRCS.

Area Symbol: IL103, 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
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	62.15	43.5%		**170	**54	**125
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	21.24	14.9%		**150	**49	**112
356A	Elpaso silty clay loam, 0 to 2 percent slopes	20.88	14.6%		195	63	144
**60B2	La Rose silt loam, 2 to 5 percent slopes, eroded	14.63	10.2%		**151	**49	**112
8776A	Comfrey loam, 0 to 2 percent slopes, occasionally flooded	8.04	5.6%		185	61	138
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	7.02	4.9%		**153	**50	**114
**1711B	Catlin silt loam, Illinois till plain, 2 to 5 percent slopes	4.71	3.3%		**185	**58	**137
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	4.33	3.0%		**148	**48	**110
Weighted Average					168.6	54.2	124.6

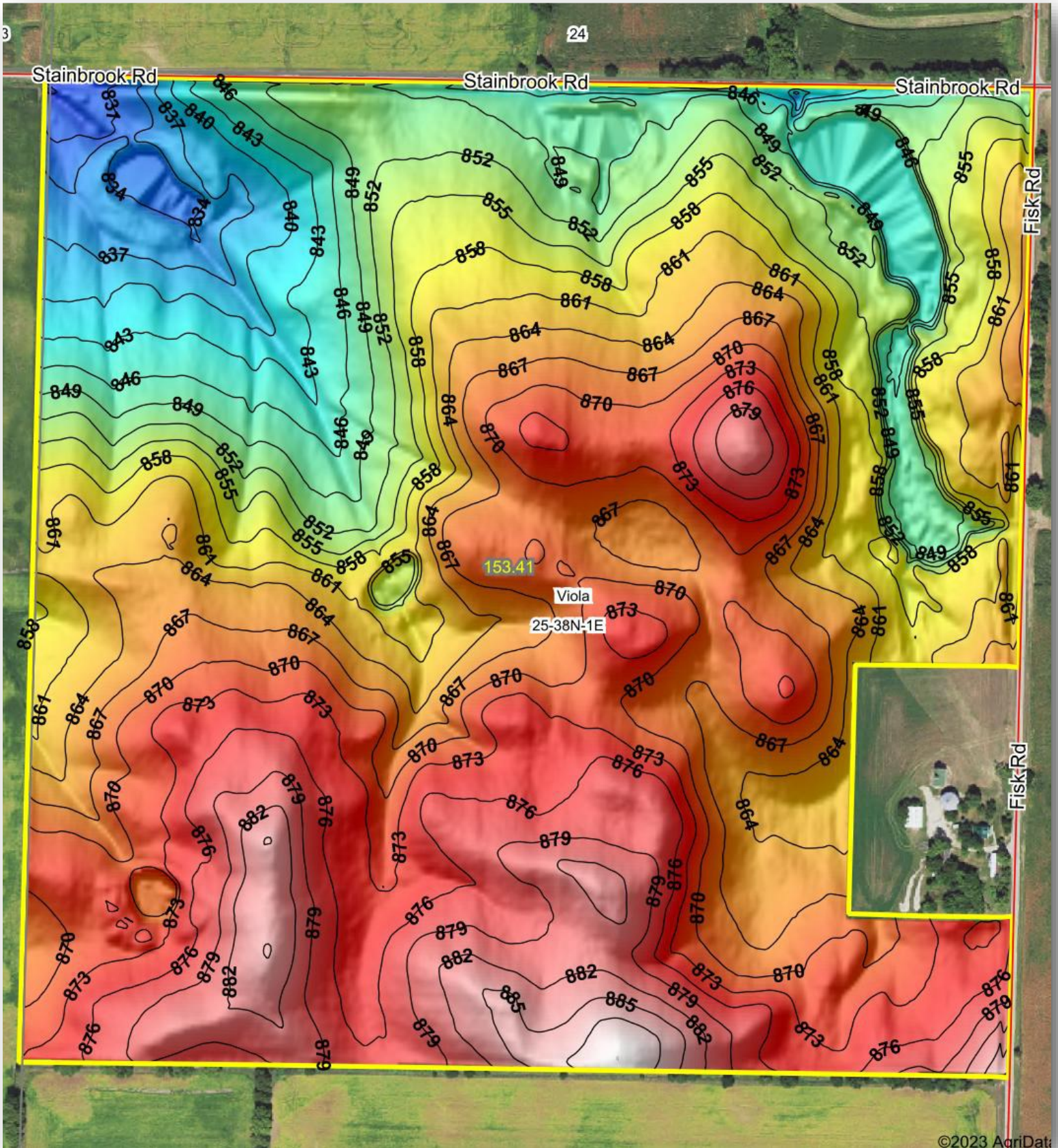
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