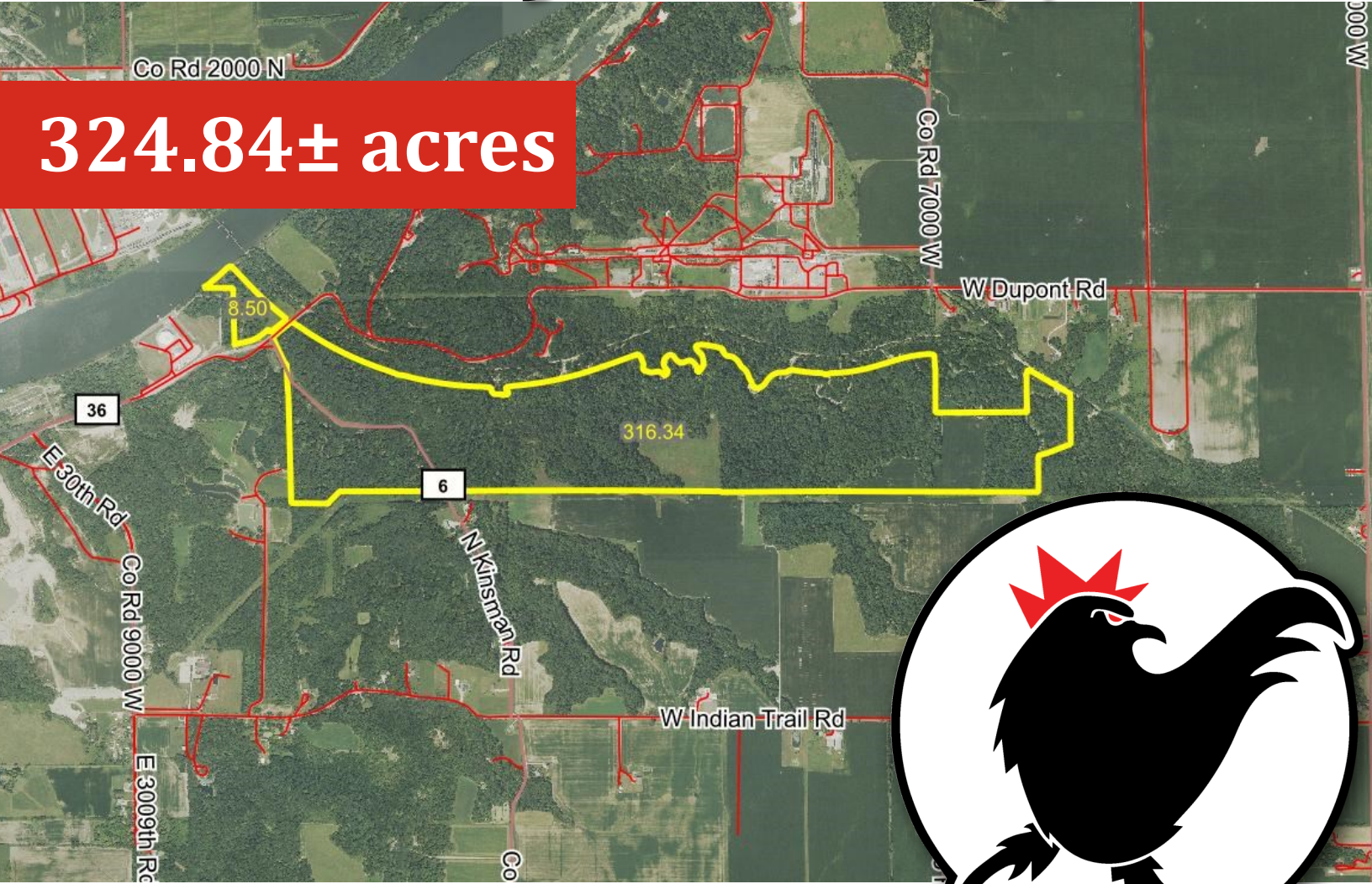


ROOSTER AG

REAL ESTATE

Grundy County, IL

324.84± acres



\$4,950 Per Surveyed Acre



ROOSTER AG' REALTY

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

DALTON JAHNTZ

Broker
Email: Dalton@roosterag.com
Phone: 630.525.1431



About the Property

The Kinsman Road Farm is 324.84± acres located in Sections 28, 29, 30 of Norman Township, Grundy County, IL.

The property is zoned Industrial & AG



GROSS ACRES:	324.84±
TILLABLE ACRES:	33±
EST. REAL ESTATE TAX:	\$1,174.62
PRICE PER SURVEYED ACRE:	\$4,950

The Kinsman Road Farm has a unique terrain and water sources including a pond and a creek throughout the property.

Excellent recreational/hunting property. The property has an excellent variety of matured Oaks, Hickory & Walnut Trees among others.

Check out this opportunity near Seneca, IL!

Please call Broker for a showing. Do not walk property without permission.

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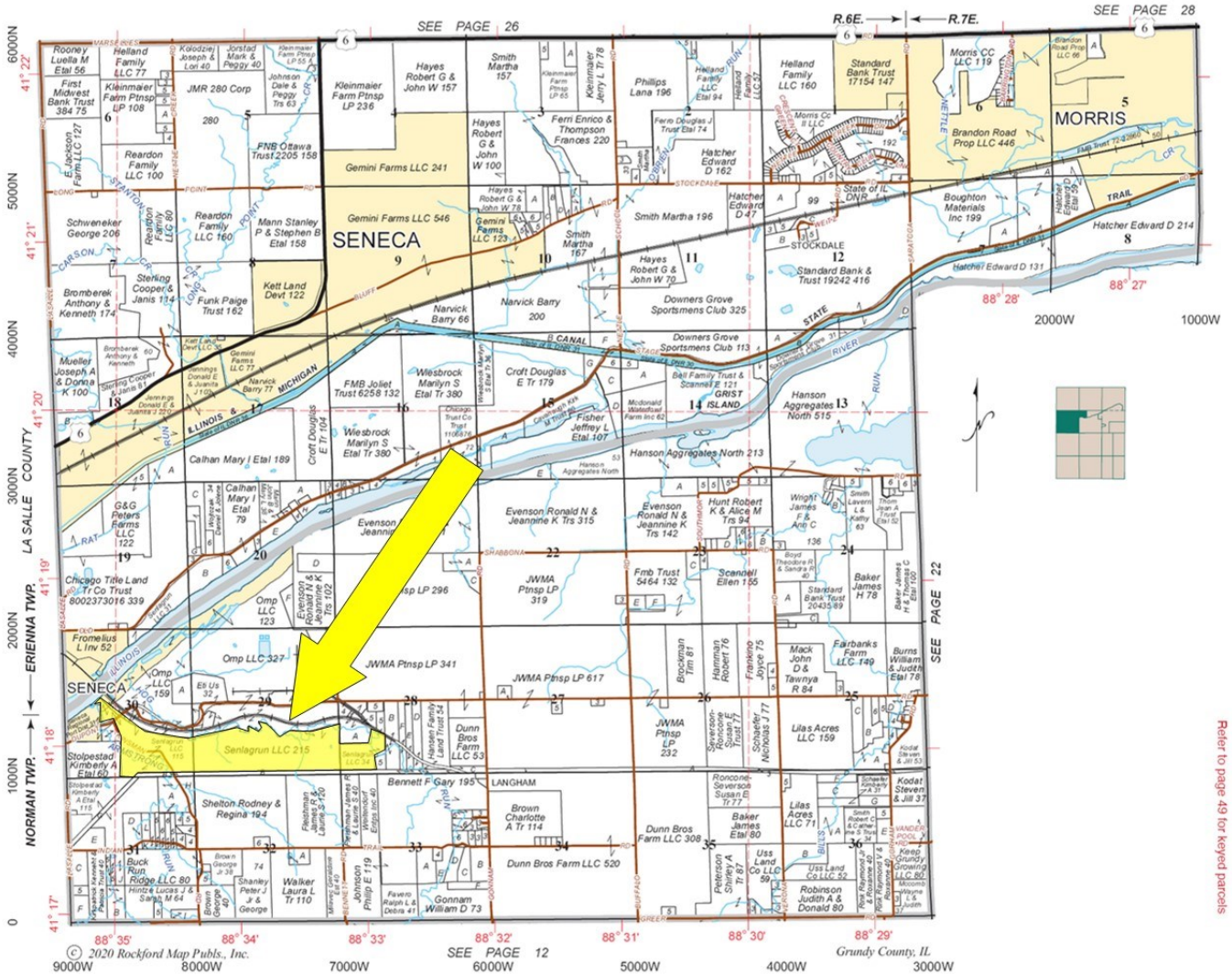
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ERIEENNA-NORMAN

T.33N.-R.6-7E.

Refer to page 49 for keyed parcels

DON'T LET YOUR MONEY COLLECT DUST, INVEST IN DIRT.

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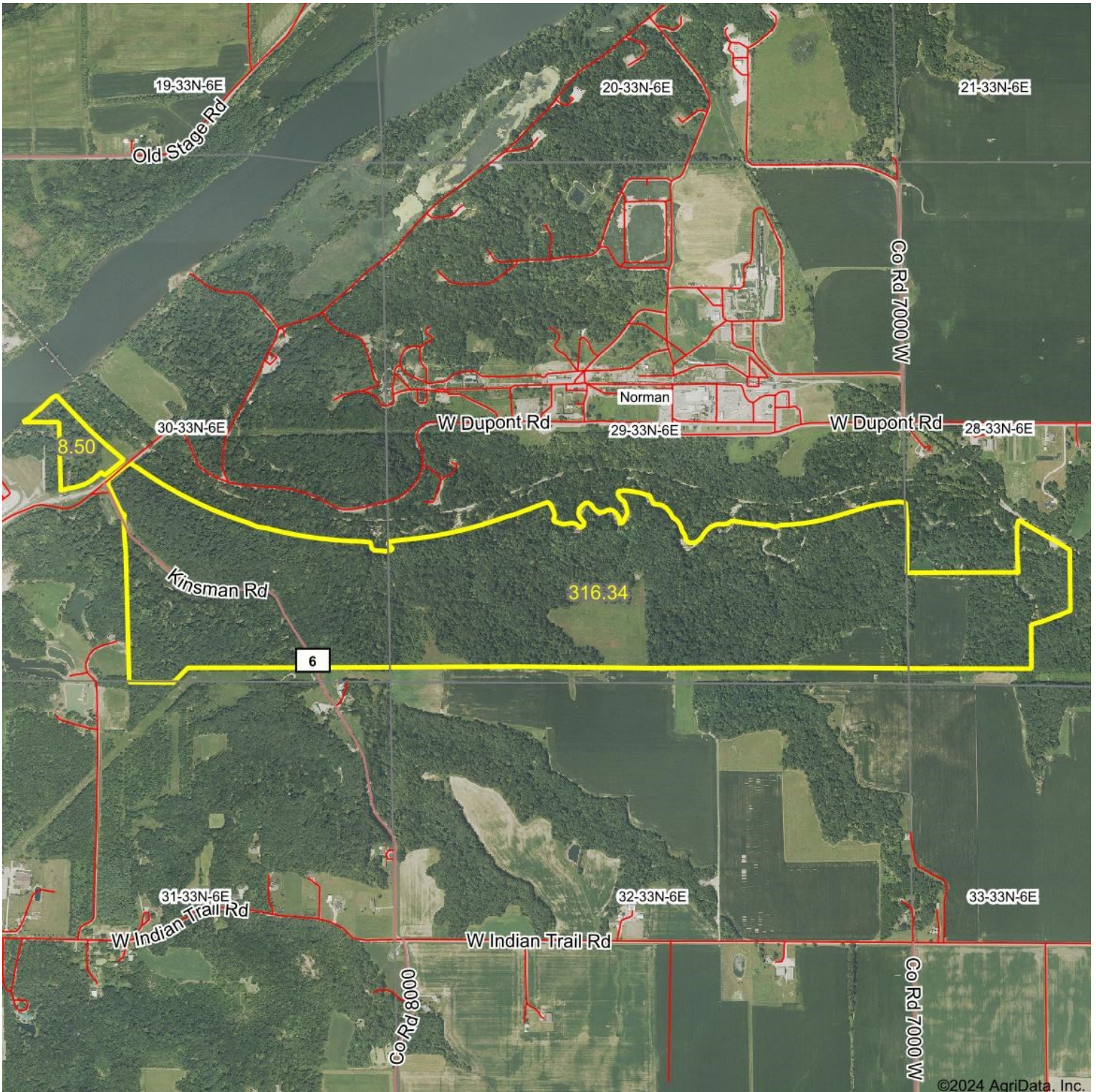


REAL ESTATE

FARM MANAGEMENT

FEDERAL CROP INSURANCE

GOLD STANDARD FARMLAND APPRAISALS



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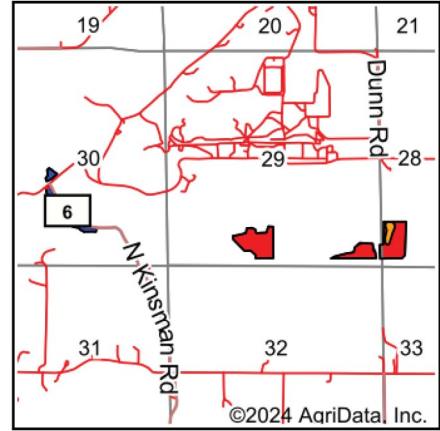
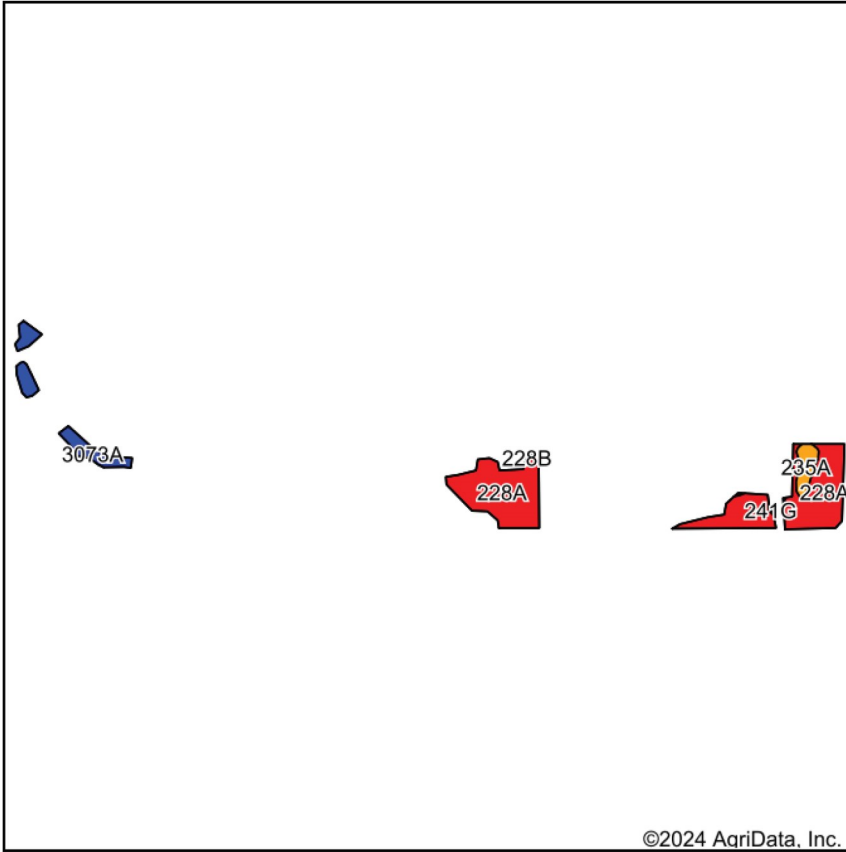
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Soils Map



State: **Illinois**
 County: **Grundy**
 Location: **29-33N-6E**
 Township: **Norman**
 Acres: **33.71**
 Date: **3/25/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IL063, Soil Area Version: 18							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management
228A	Nappanee silt loam, 0 to 2 percent slopes	26.78	79.4%		115	41	89
**3073A	Ross loam, 0 to 2 percent slopes, frequently flooded	4.77	14.2%		**181	**59	**134
**235A	Bryce silty clay, 0 to 2 percent slopes	2.04	6.1%		**161	**54	**120
**241G	Chatsworth silty clay loam, 30 to 50 percent slopes	0.12	0.4%		**47	**17	**36
Weighted Average					126.9	44.2	97.1

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

* The flood/pond factor has been removed for B811 indexes and yields.

** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

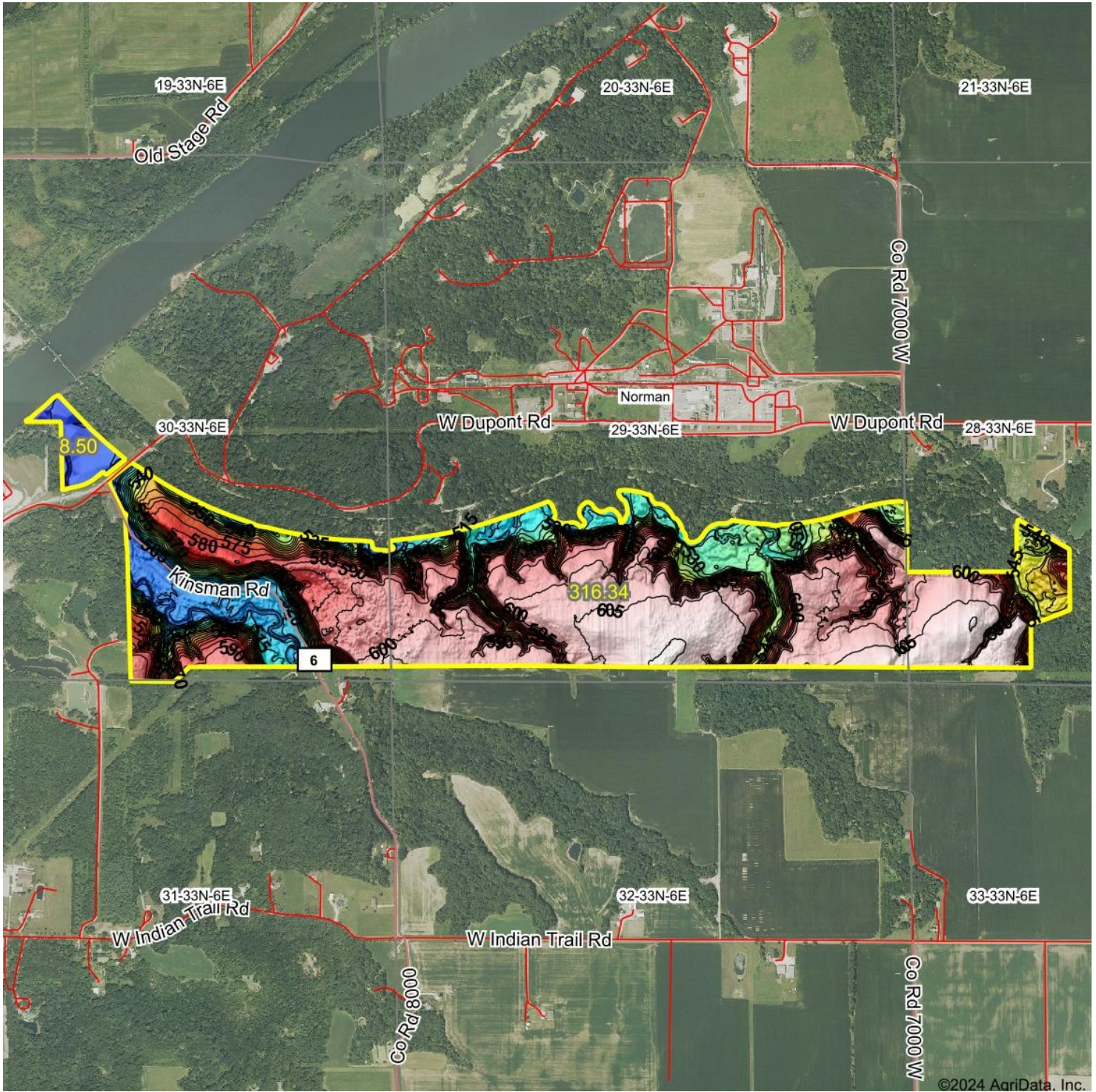
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