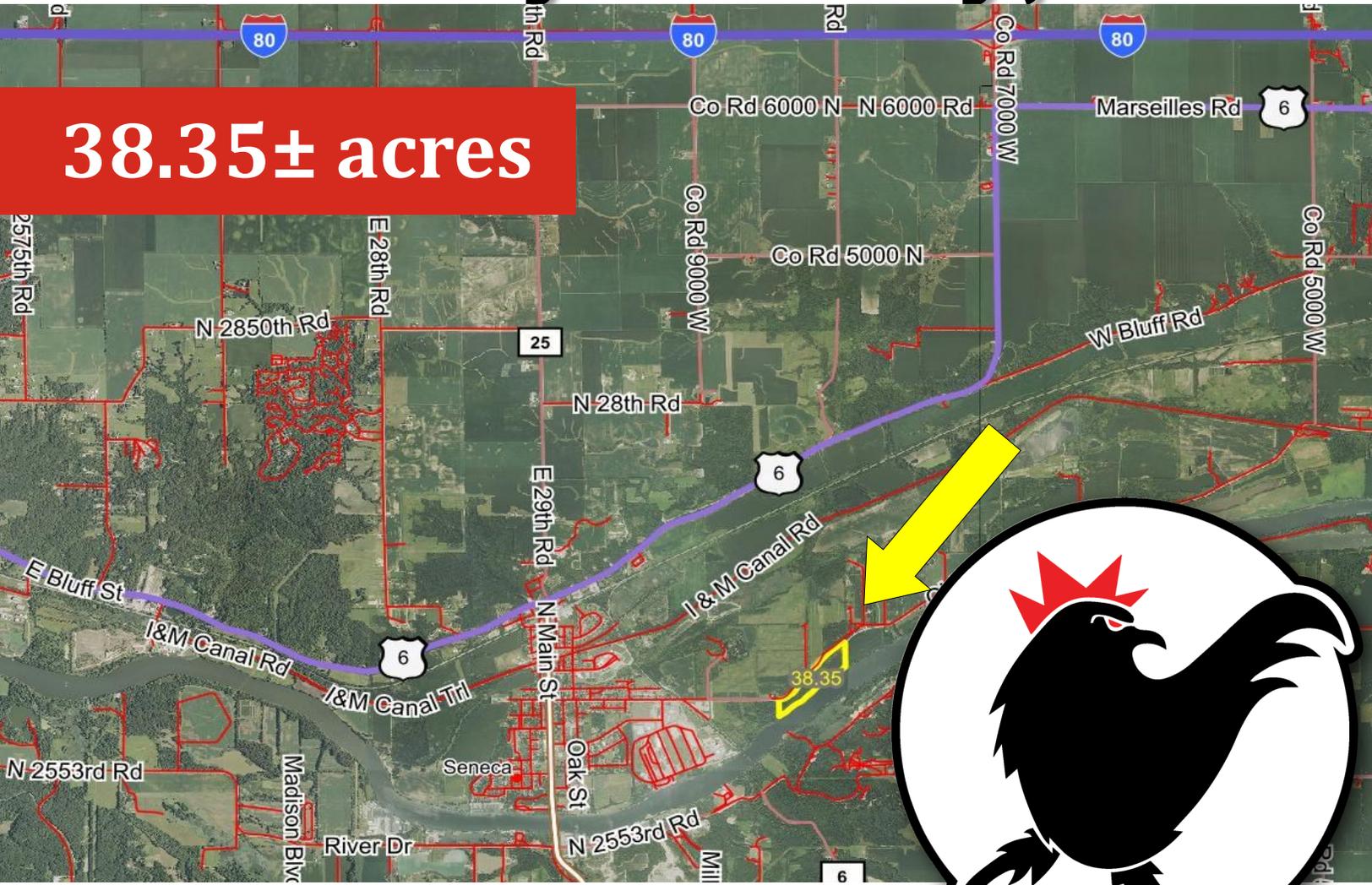


ROOSTER AG

REAL ESTATE

Grundy County, IL

38.35± acres



\$8,950 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 Old Stage Road Farm is 38.35± acres located in Sections 19, 20, and 30 of Erienna Township, Grundy County, IL.

The property is zoned AG.



GROSS ACRES:	38.35±
TILLABLE ACRES:	14.2±
SOIL PI:	131.7
EST. REAL ESTATE TAX:	\$480.36
PRICE PER SURVEYED ACRE:	\$8,950

The Old Stage Road Farm is nestled along the Illinois River near Seneca, IL.

Excellent mix of income producing farmland & recreational/hunting & fishing property. Mature trees and farmland!

Come check this rare opportunity out!

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

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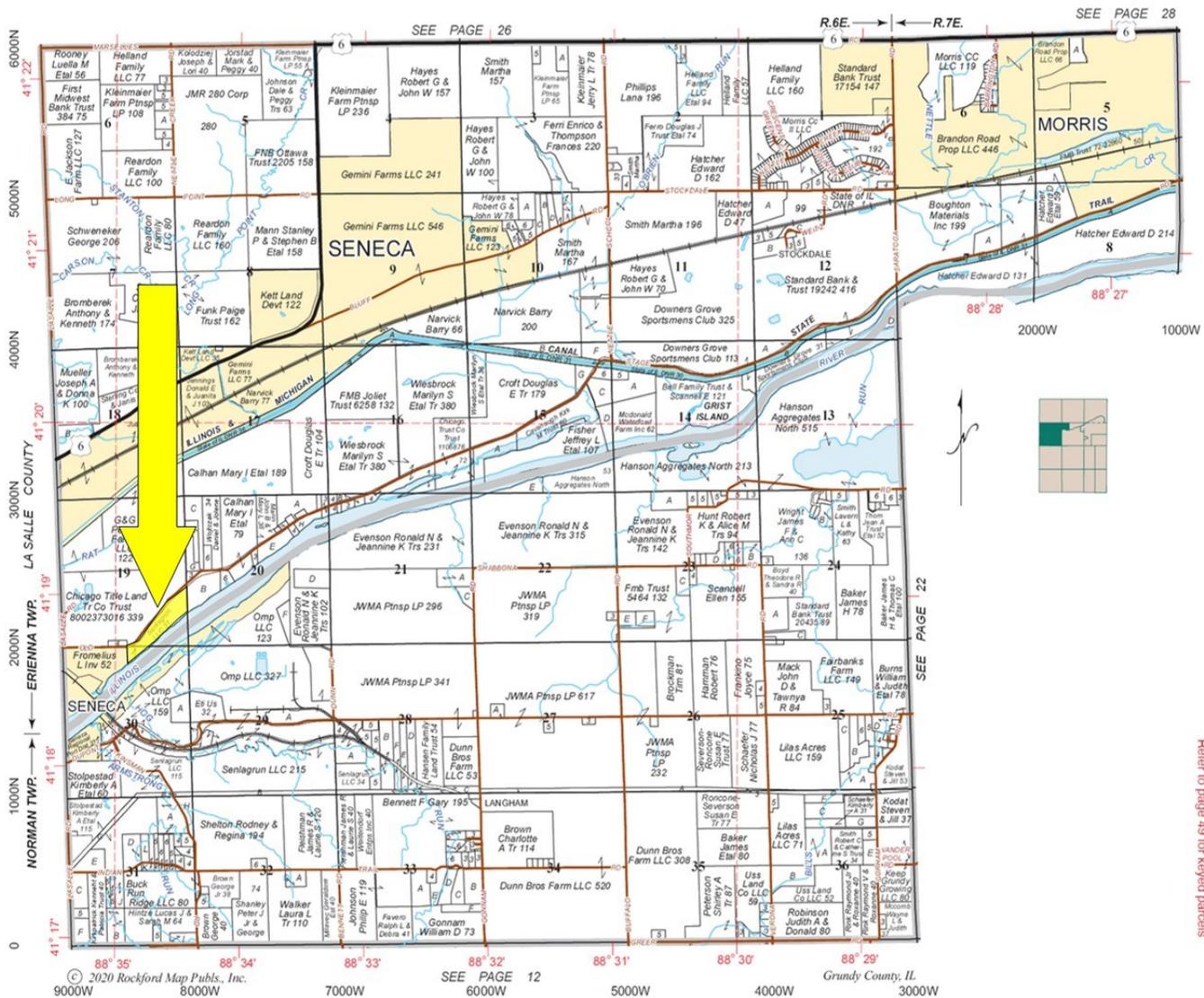
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ERIEENNA-NORMAN

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

Refer to page 49 for keepld parcels

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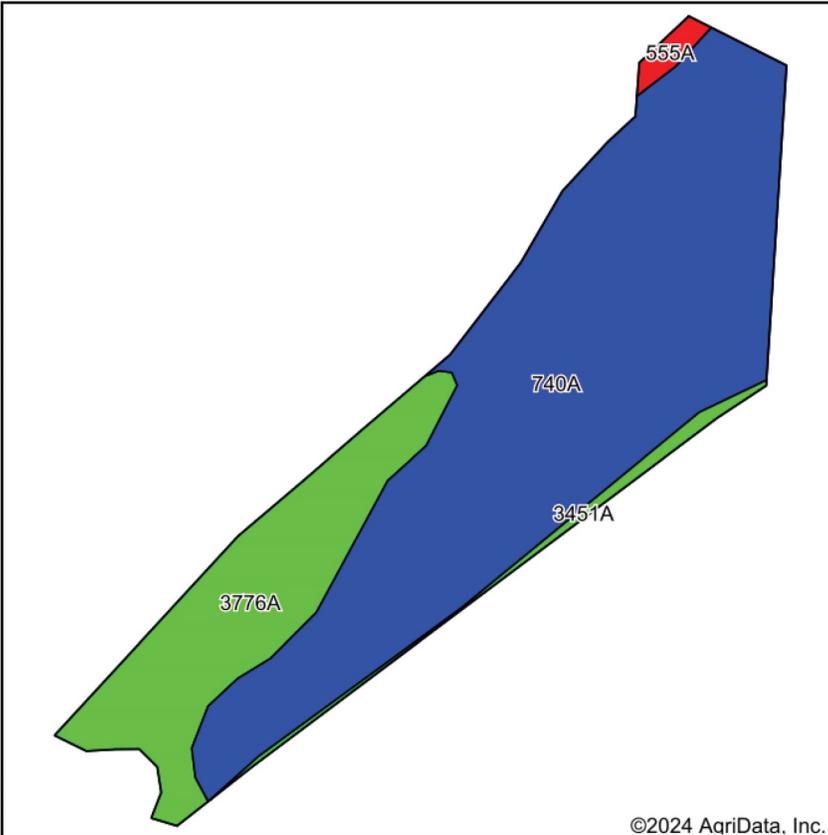
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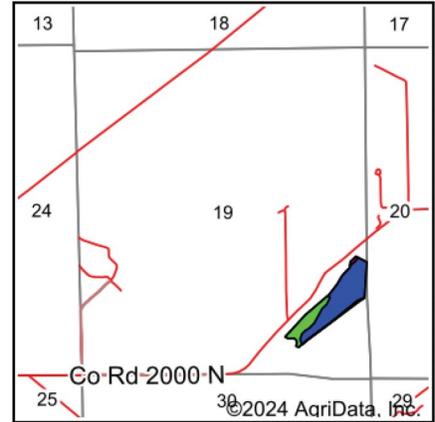
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Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Grundy**
 Location: **19-33N-6E**
 Township: **Erienna**
 Acres: **14.2**
 Date: **3/25/2024**



Area Symbol: IL063, Soil Area Version: 18							
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management
740A	Darroch silt loam, 0 to 2 percent slopes	10.43	73.5%		177	57	129
**3776A	Comfrey loam, 0 to 2 percent slopes, frequently flooded	3.30	23.2%		**188	**62	**141
**3451A	Lawson silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.31	2.2%		**190	**61	**140
555A	Shadeland silt loam, 0 to 2 percent slopes	0.16	1.1%		129	42	96
Weighted Average					179.3	58.1	131.7

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 II. Soils EFOTG

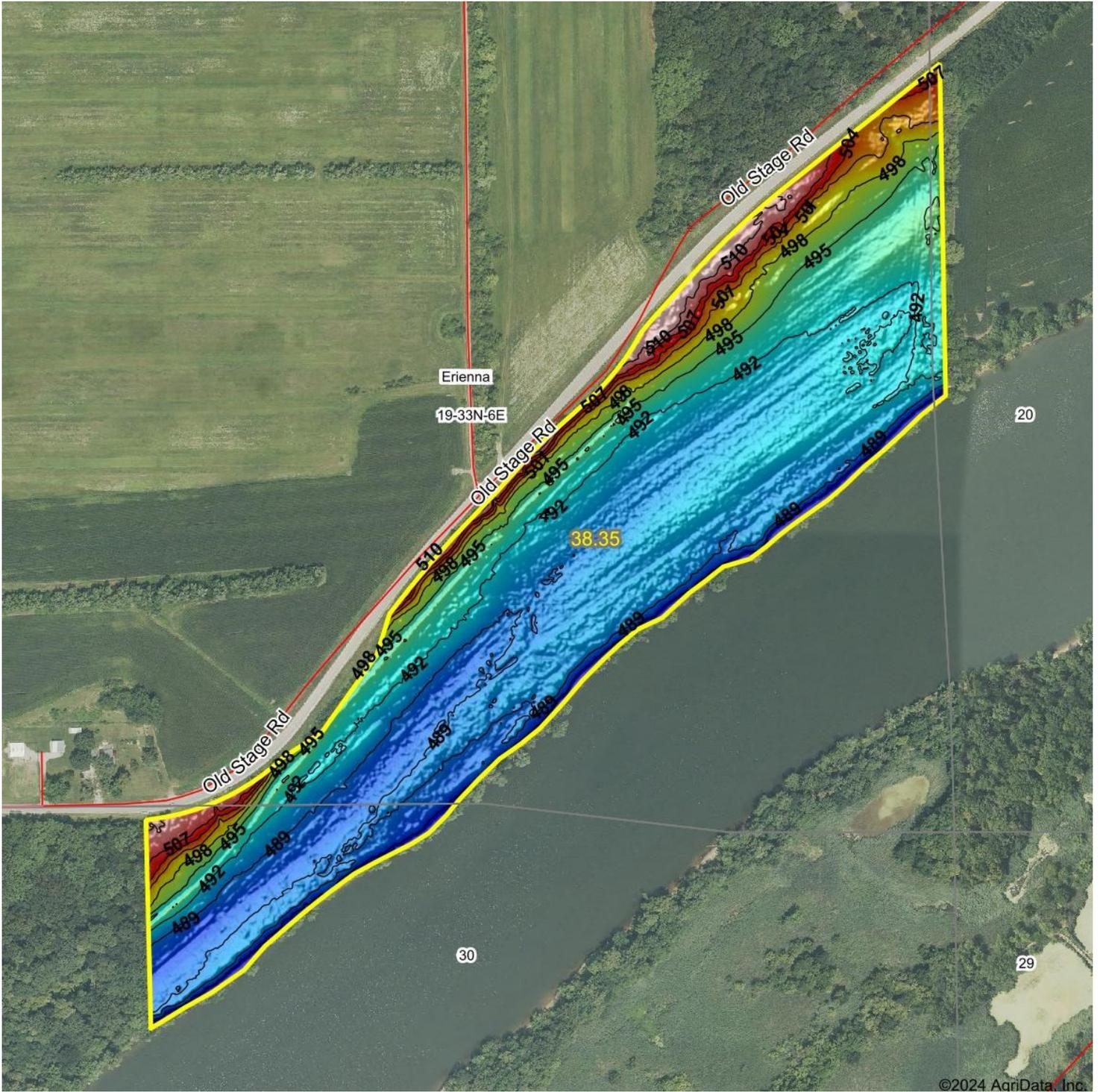
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