

ROOSTER AG'

# REAL ESTATE

## *Kane County, IL*

**10.00± acres**



**\$750,000**

**ROOSTER AG' REALTY**  
1100 S. County Line Rd  
PO Box 297  
Maple Park, IL 60151

**Dalton Jahntz**  
Broker  
Email: [dalton@roosterag.com](mailto:dalton@roosterag.com)  
Phone: 630.525.1431



# About the Property

**The Maple Park 10 acres is located  
just west of Route 47 on Beith Road.  
44W680 Beith Road Maple Park, IL**



GROSS ACRES:	10.00±
PASTURE/TILLABLE ACRES:	5.50±
ESTIMATED RE TAXES	\$7,400.00
PRICE	\$750,000

Two well-built impressive steel buildings with concrete foundations.

Potential for Additional Acreage

Limited Time Opportunity with endless potential!

**Aerial drone footage of this property coming soon!**

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WEST  
PART

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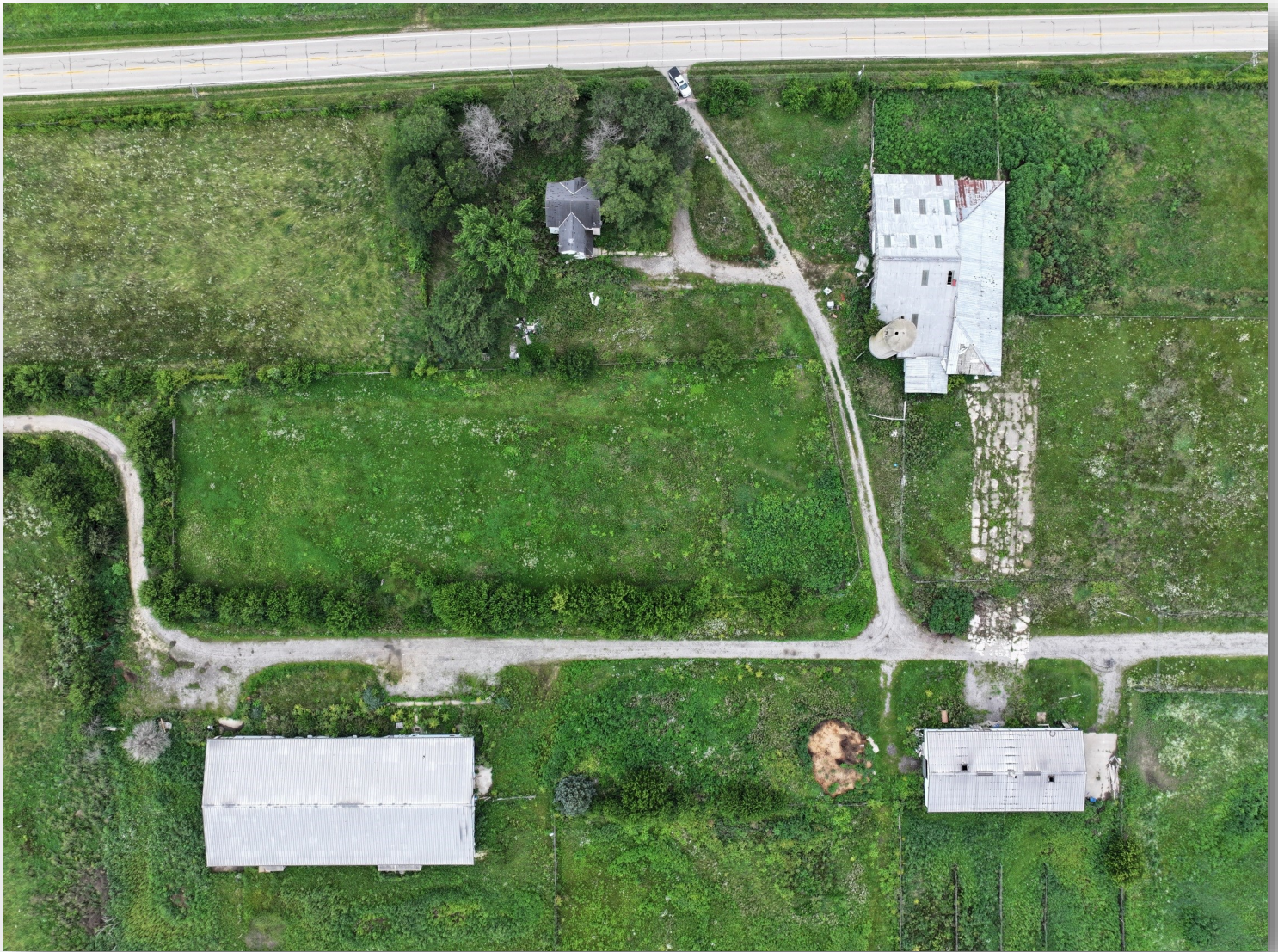
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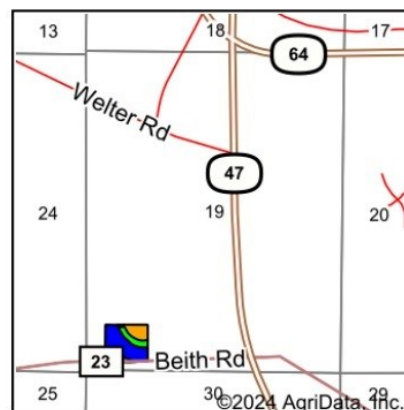
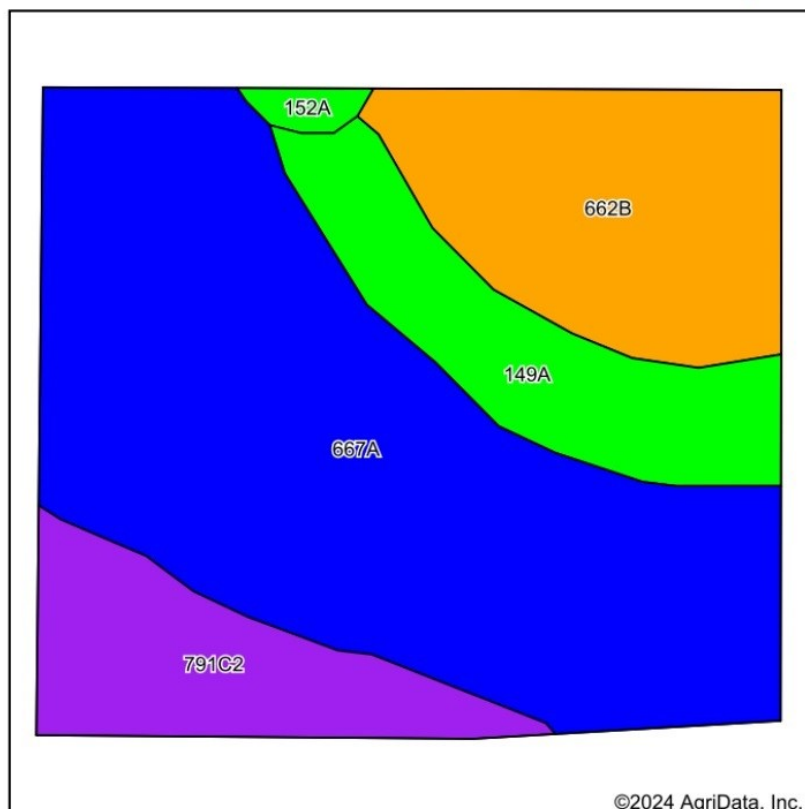
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## Soils Map



State: Illinois  
 County: Kane  
 Location: 19-40N-7E  
 Township: Campton  
 Acres: 10  
 Date: 7/30/2024



**Rooster Ag'**  
 GOLD STANDARD  
 APPRAISALS

Maps Provided By:



**surety**  
 CUSTOMIZED ONLINE MAPPING

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Area Symbol: IL089, 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
667A	Kaneville silt loam, 0 to 2 percent slopes	5.50	55.0%		178	55	128
**662B	Barony silt loam, 2 to 5 percent slopes	1.87	18.7%		**170	**52	**124
149A	Brenton silt loam, 0 to 2 percent slopes	1.33	13.3%		195	60	141
**791C2	Rush silt loam, 4 to 6 percent slopes, eroded	1.21	12.1%		**165	**45	**102
**152A	Drummer silty clay loam, 0 to 2 percent slopes	0.09	0.9%		**195	**63	**144
Weighted Average					177.3	54	126

**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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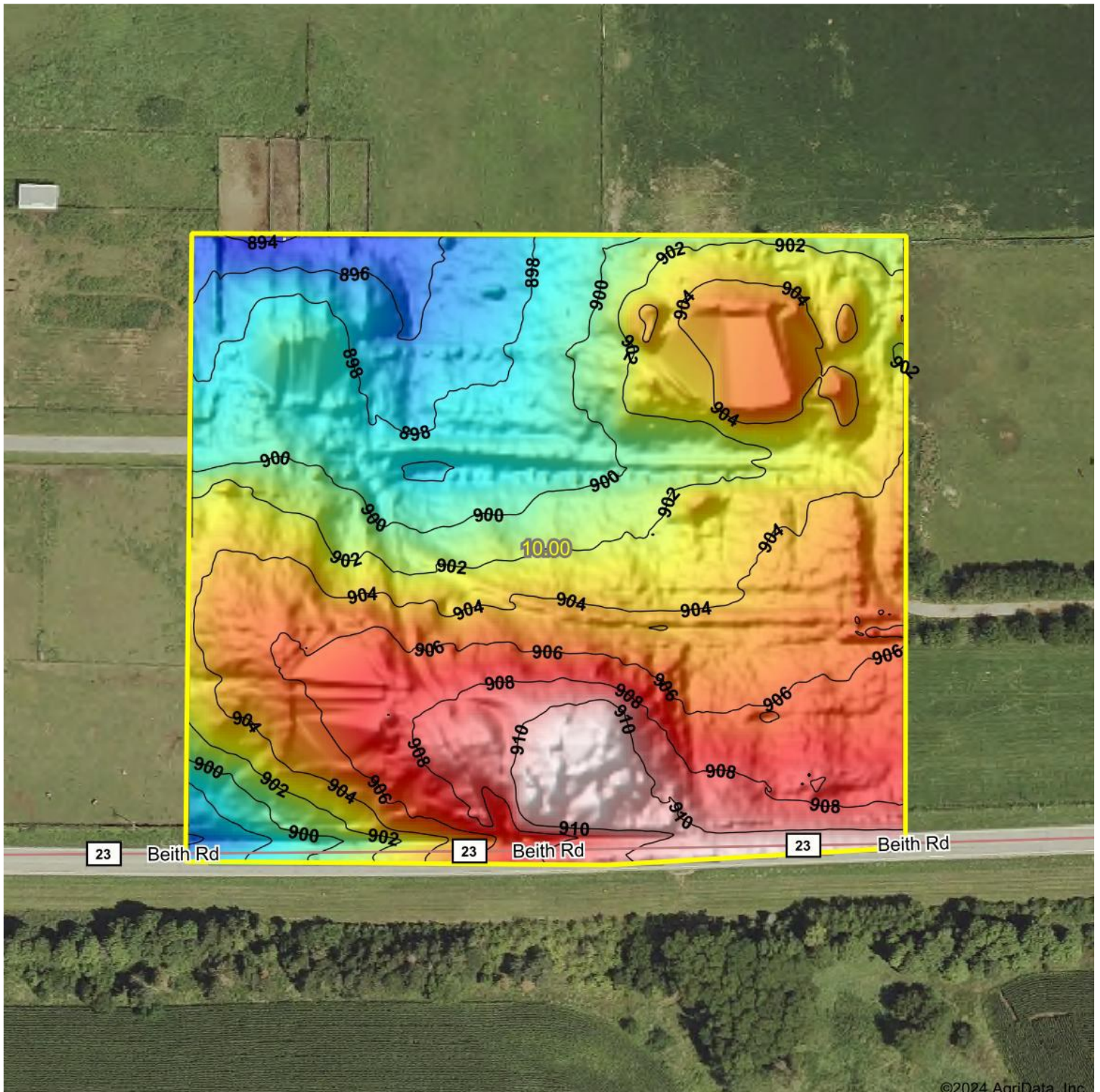
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