



Rooster Ag

R E A L T Y

THE POPLAR GROVE FARM



Boone County

Poplar Grove Twp

135.84± acres

117.00± tillable acres

Limited Time Farmland
Investment Opportunity

Listed At: \$9,500 Per Acre

Phone: (815) 333-4354

Email: Rooster@mc.net

Web: www.roosterag.com

1100 S County Line Road

P.O. Box 297

Maple Park, IL 60151

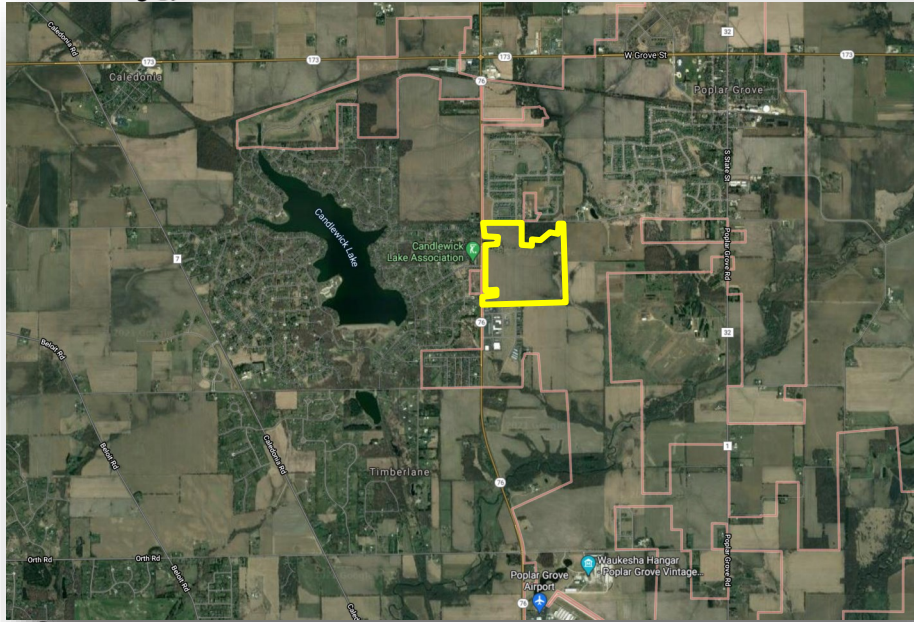
Joe Ludwig 630-774-5887

Tyler Creath 815-451-1152



Rooster Ag'

R E A L T Y



© 2017 Rockford Map Pubs., Inc.

PROPERTY SPECIFICATIONS

GROSS ACRES:	135.84±
TILLABLE ACRES:	117.00±
SOIL PI:	117.3
EST. REAL ESTATE TAX:	\$3,202.16
PRICE:	\$9,500 per acre

The Poplar Grove Farm includes (2) commercial lots via 4.41 acres surrounding the Dollar General & 3.76 acres at the SEC of Route 76 & Whiting Road.

ROOSTER AG' REALTY

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



JOE LUDWIG

Broker/Owner
Email: rooster@mc.net
Phone: 630.774.5887

Real Estate

Farm Management

Crop Insurance

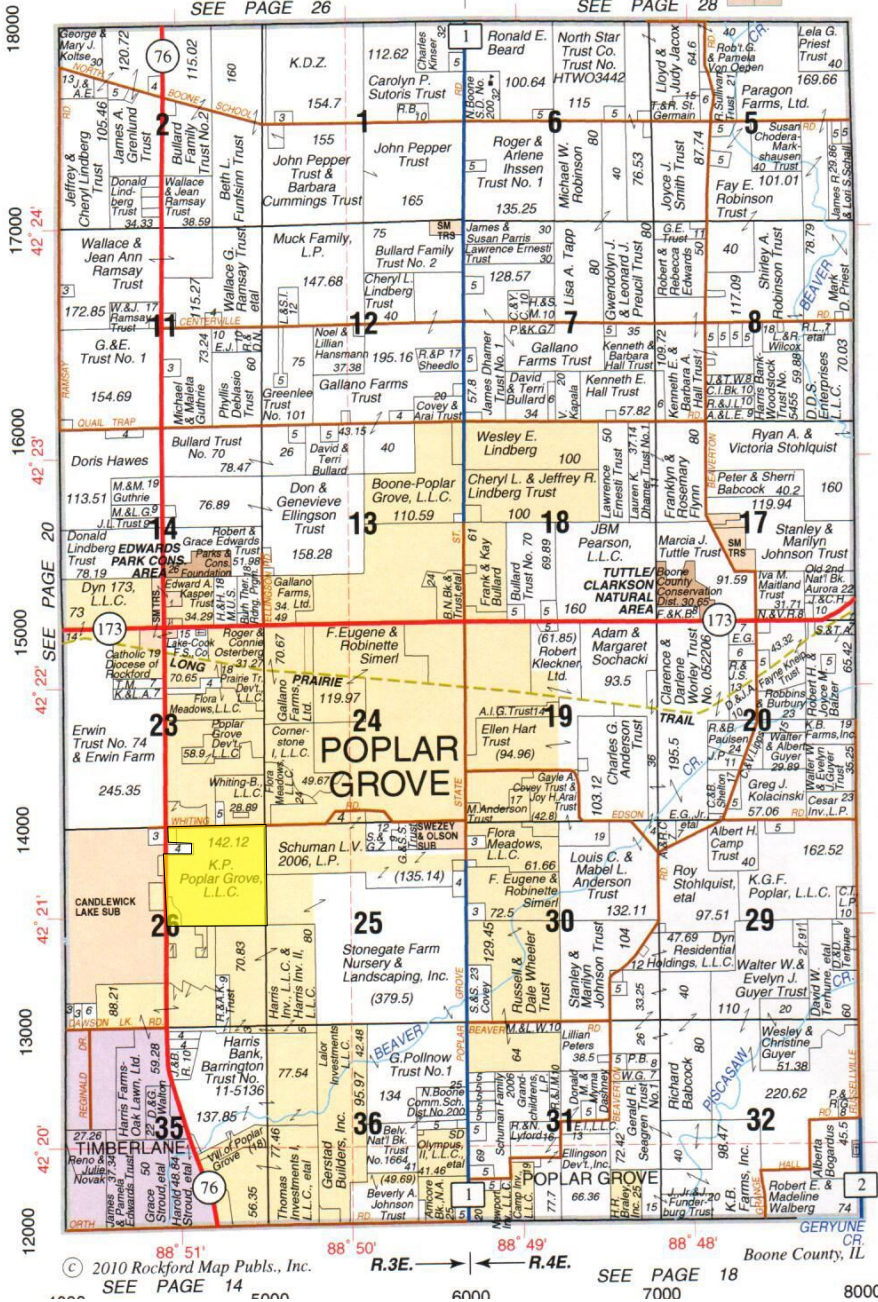
Appraisals

POPLAR GROVE

T.45N.-R.3-4E.

SEE PAGE 26

SEE PAGE 28



SEE PAGE 24

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



Rooster Ag[®]
www.RoosterAg.com
815 332 4354



NORTHERN
ILLINOIS
AG CENTER

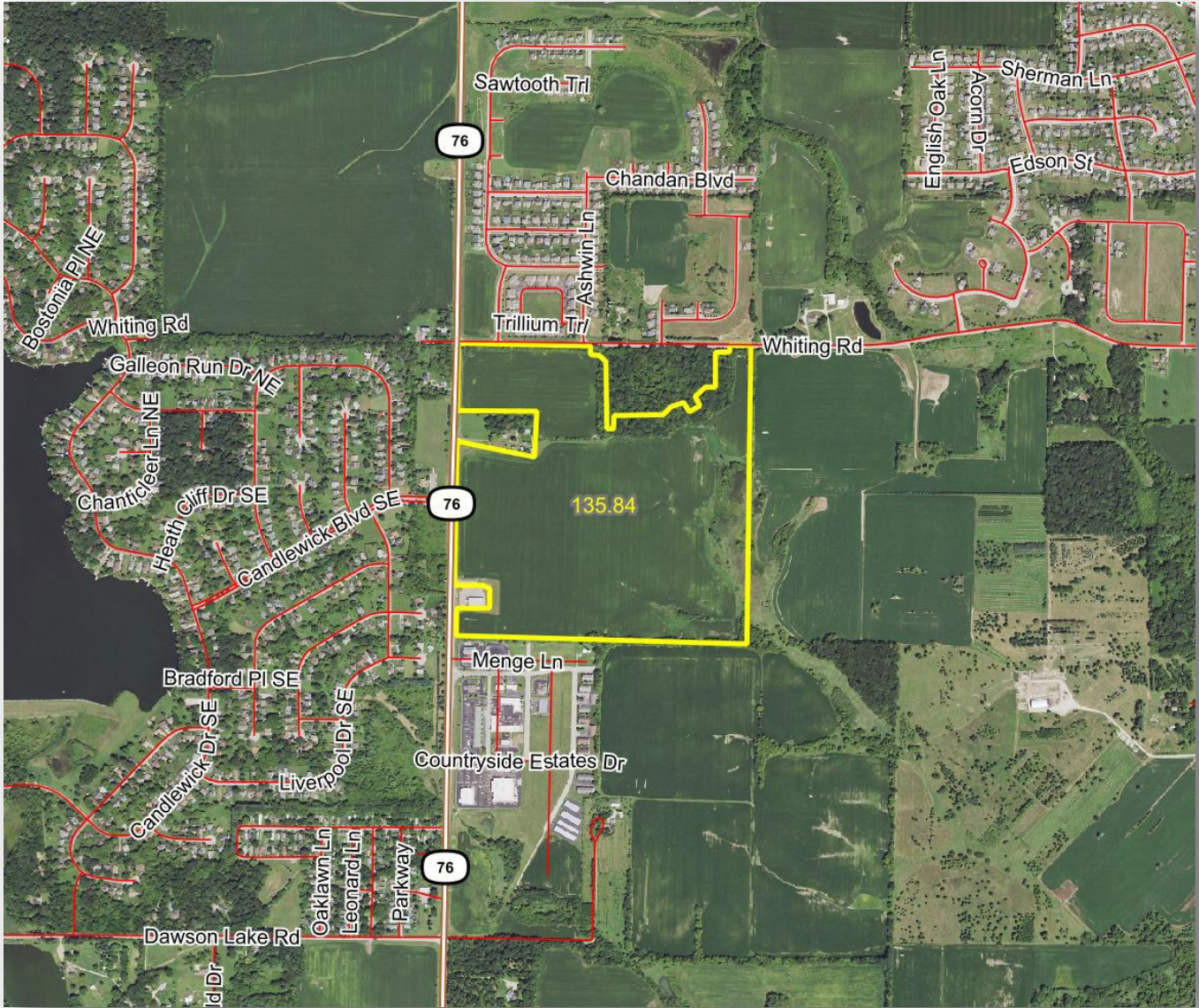
FARMERS
MAKE
AMERICA
GREAT!

REAL ESTATE
FARM
MANAGEMENT
FEDERAL CROP
INSURANCE
FARMLAND
APPRAISALS



Rooster Ag'

R E A L T Y



ROOSTER AG' REALTY

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



JOE LUDWIG

Broker/Owner
Email: rooster@mc.net
Phone: 630.774.5887

Real Estate

Farm Management

Crop Insurance

Appraisals



Rooster Ag'

R E A L T Y



©2021 AqriData, Inc.

ROOSTER AG' REALTY

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



JOE LUDWIG

Broker/Owner
Email: rooster@mc.net
Phone: 630.774.5887

Real Estate

Farm Management

Crop Insurance

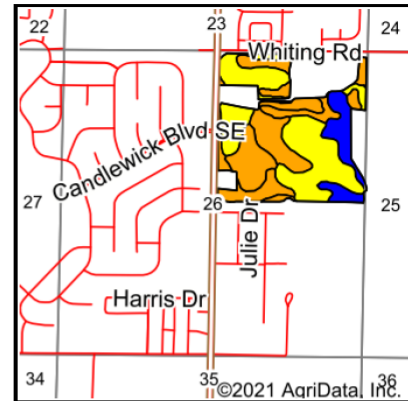
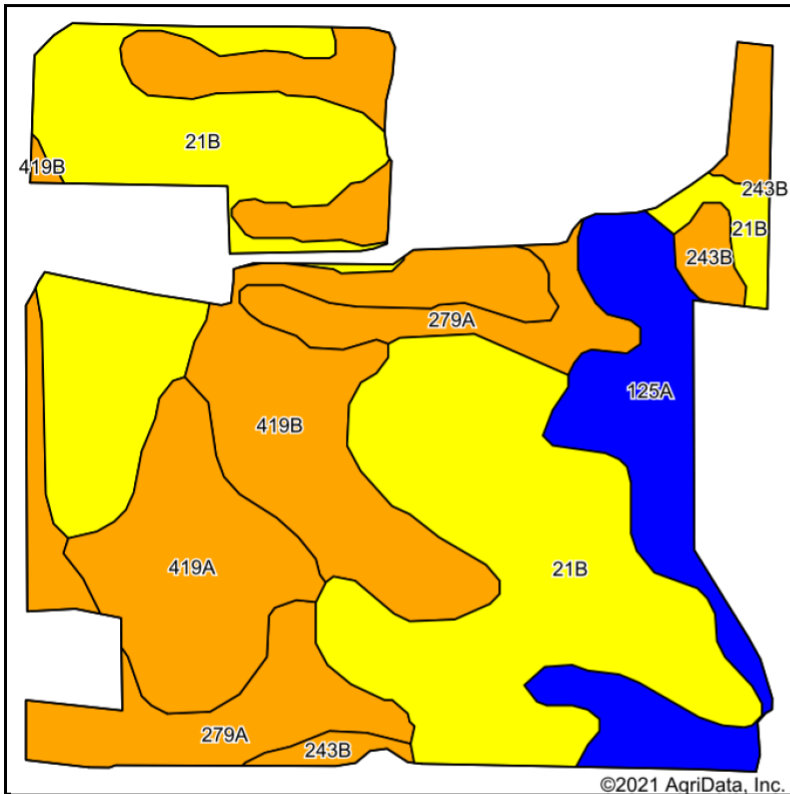
Appraisals



Rooster Ag'

R E A L T Y

Soils Map

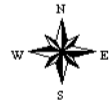


State: **Illinois**
 County: **Boone**
 Location: **26-45N-3E**
 Township: **Poplar Grove**
 Acres: **117**
 Date: **1/20/2021**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

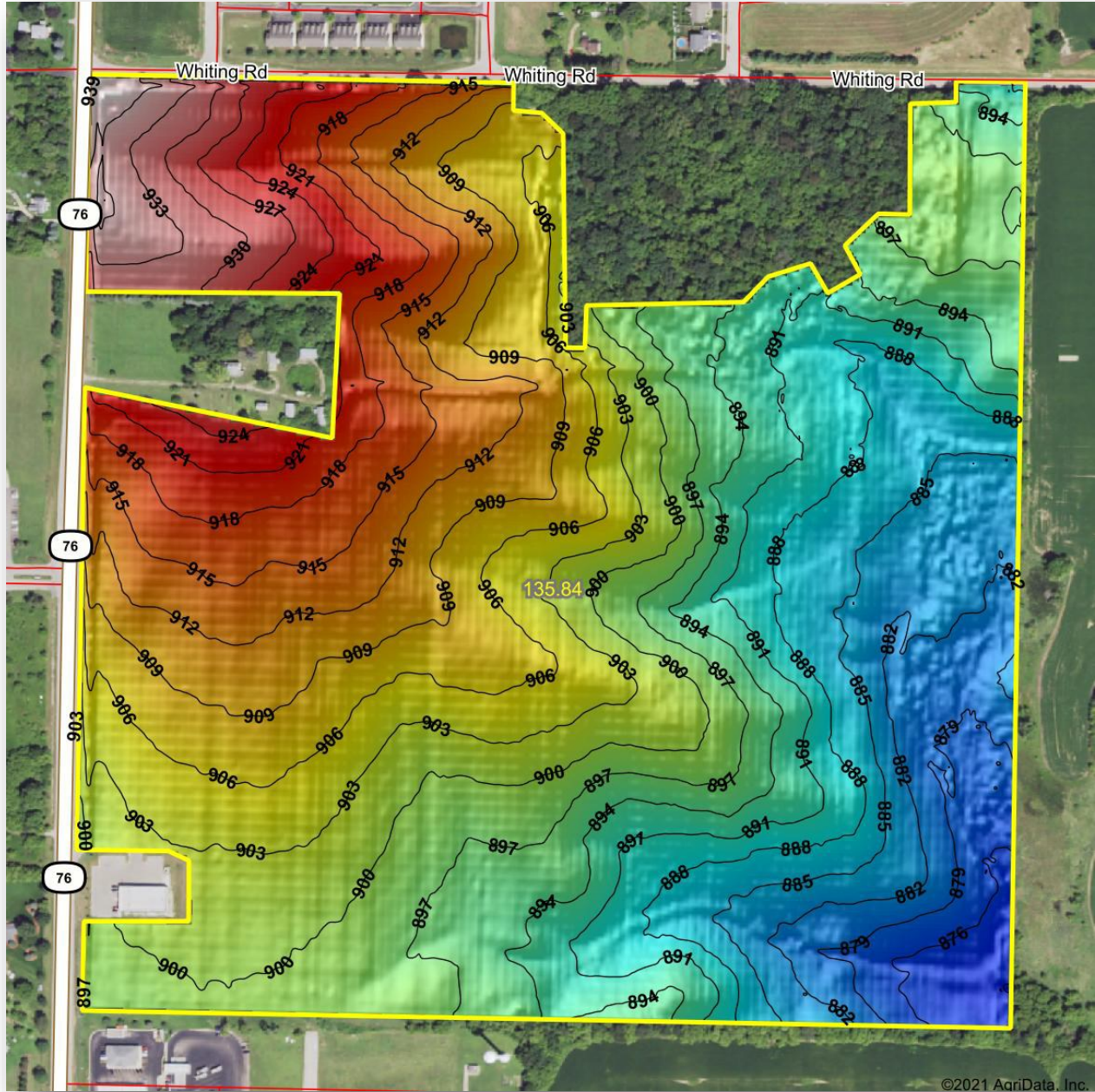
©2021 AgriData, Inc.

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**21B	Pecatonica silt loam, 2 to 5 percent slopes	50.33	43.0%		**152	**49	**112
279A	Rozetta silt loam, 0 to 2 percent slopes	22.42	19.2%		164	51	120
**419B	Flagg silt loam, 2 to 5 percent slopes	16.00	13.7%		**160	**51	**118
125A	Selma loam, 0 to 2 percent slopes	13.75	11.8%		176	57	129
419A	Flagg silt loam, 0 to 2 percent slopes	12.11	10.4%		162	52	119
**243B	St. Charles silt loam, 2 to 5 percent slopes	2.39	2.0%		**166	**51	**121
Weighted Average					159.5	50.9	117.3



Rooster Ag'

R E A L T Y



ROOSTER AG' REALTY

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



JOE LUDWIG

Broker/Owner

Email: rooster@mc.net

Phone: 630.774.5887

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for examples only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.