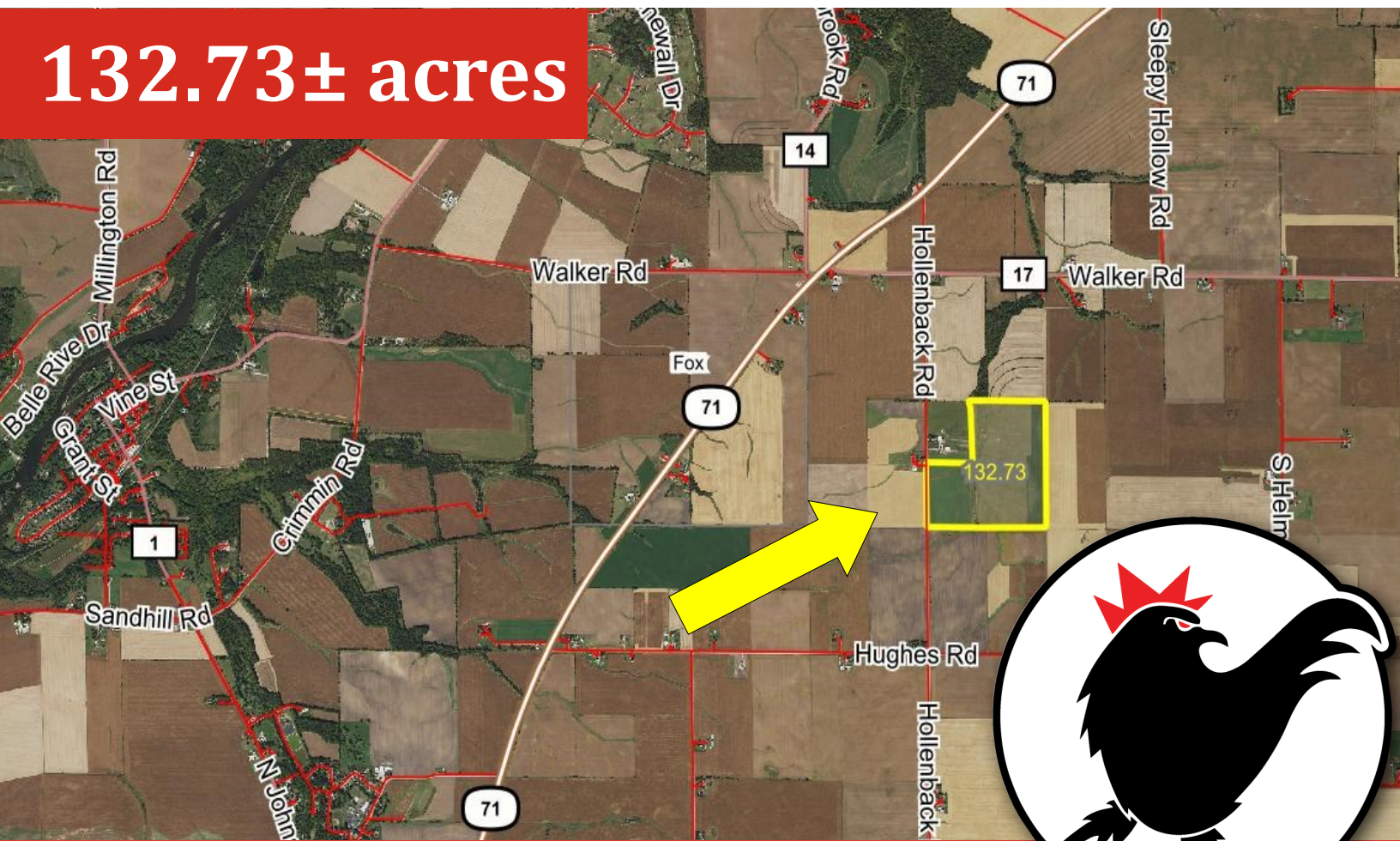


ROOSTER AG

# REAL ESTATE

## Kendall County, IL

132.73± acres



\$12,950 Per Acre



**ROOSTER AG' REALTY**

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

**JOE LUDWIG**

Broker  
Email: [Roosteragrealty.com](mailto:Roosteragrealty.com)  
Phone: 630.774.5887



# About the Property

The Newark Farm is 132.73± acres located in Section 27 Fox Township, Kendall County, IL.

<b>GROSS ACRES:</b>	<b>132.73±</b>
<b>TILLABLE ACRES</b>	<b>120.76</b>
<b>SOIL PI</b>	<b>133.4</b>
<b>EST. REAL ESTATE TAXES</b>	<b>\$39.00</b>
<b>PRICE PER ACRE:</b>	<b>\$12,950.00</b>

Located just south of Route 71 between Yorkville & Newark, IL. Excellent farm investment opportunity with great soils and a creek bisecting the farm which offers an excellent opportunity for drainage tile outlets.

**Drone footage of this property is coming soon!**



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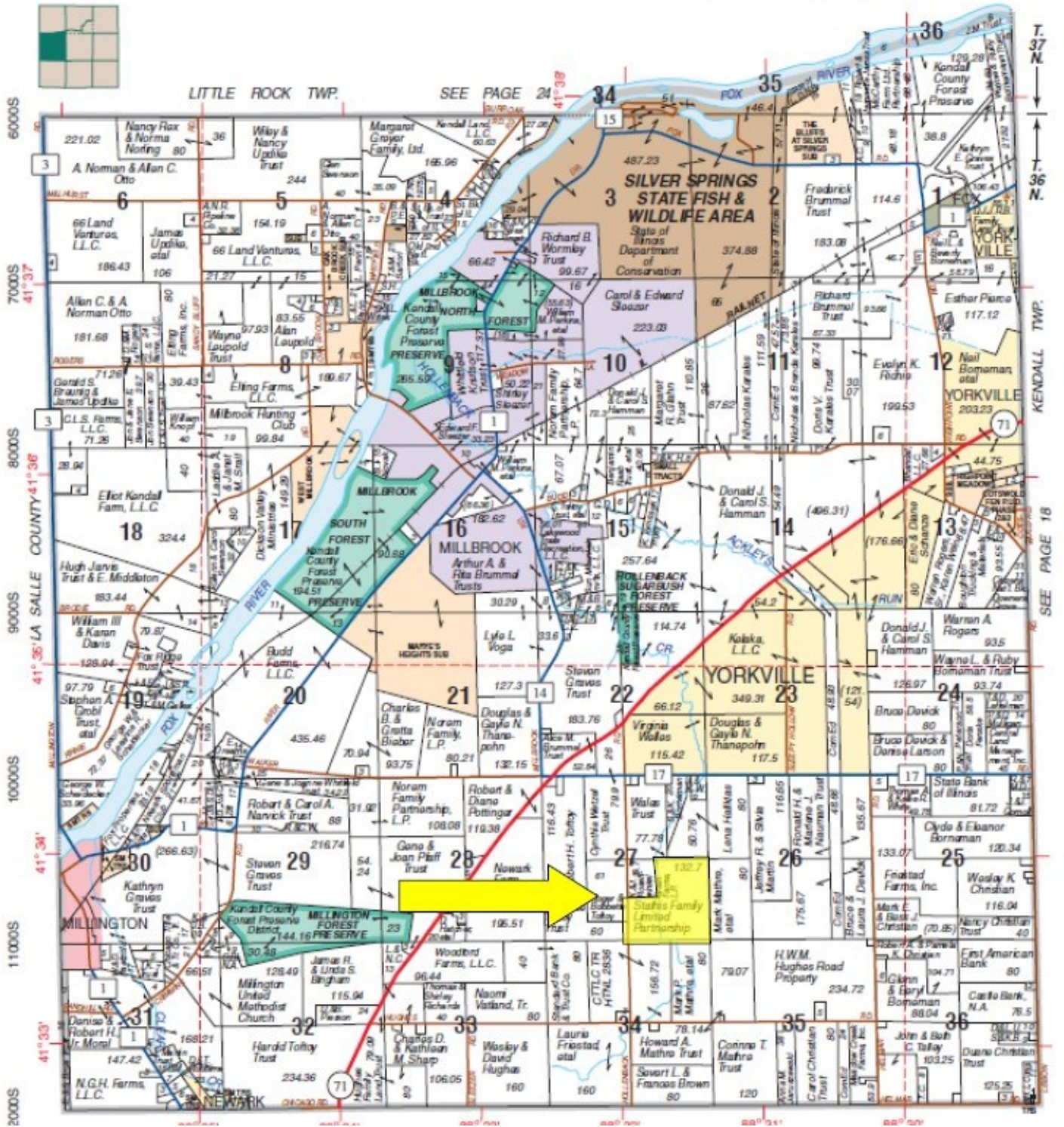
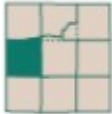
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FOX

T.36-37N.-R.6E.



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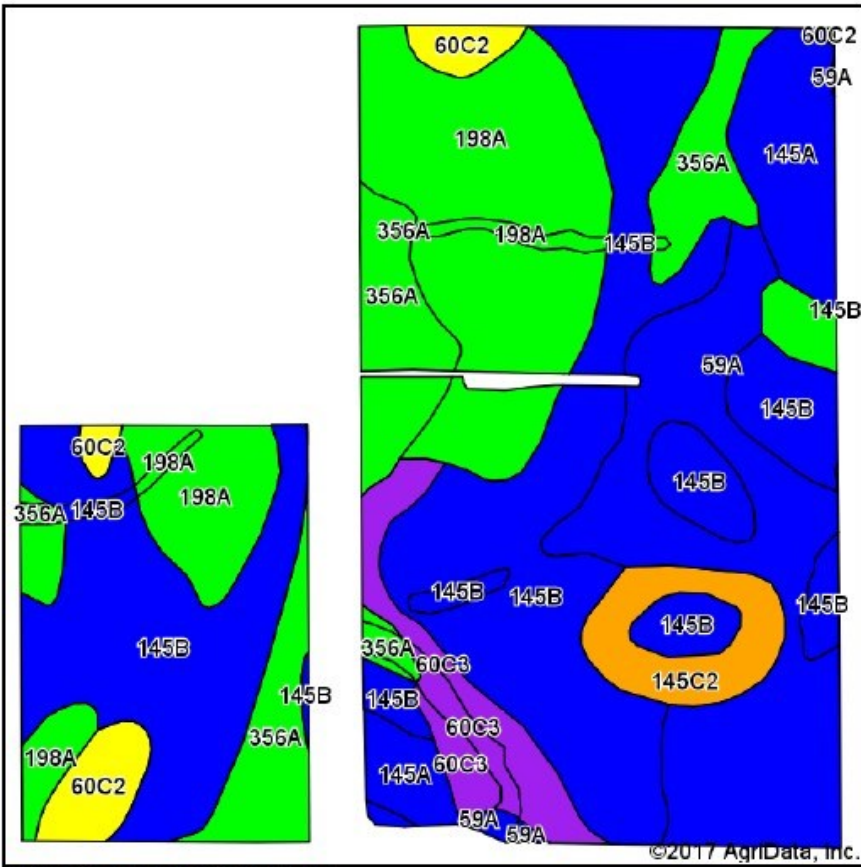
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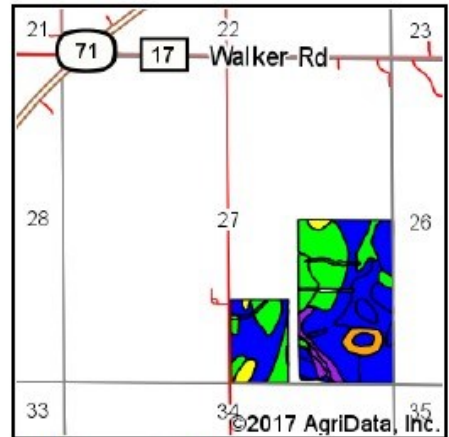
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## Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Kendall**  
 Location: **27-36N-6E**  
 Township: **Fox**  
 Acres: **120.76**  
 Date: **2/15/2017**



Maps Provided By:



Area Symbol: IL093, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**145B	Saybrook silt loam, 2 to 5 percent slopes	44.98	37.2%		**177	**56	**131
198A	Elburn silt loam, 0 to 2 percent slopes	23.73	19.7%		197	61	143
59A	Lisbon silt loam, 0 to 2 percent slopes	17.47	14.5%		188	59	136
356A	Elpaso silty clay loam, 0 to 2 percent slopes	14.33	11.9%		195	63	144
145A	Saybrook silt loam, 0 to 2 percent slopes	7.06	5.8%		179	57	132
**60C3	La Rose clay loam, 5 to 10 percent slopes, severely eroded	5.39	4.5%		**137	**45	**101
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	4.18	3.5%		**166	**53	**123
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	3.62	3.0%		**148	**48	**110
<b>Weighted Average</b>					<b>181.7</b>	<b>57.5</b>	<b>133.4</b>

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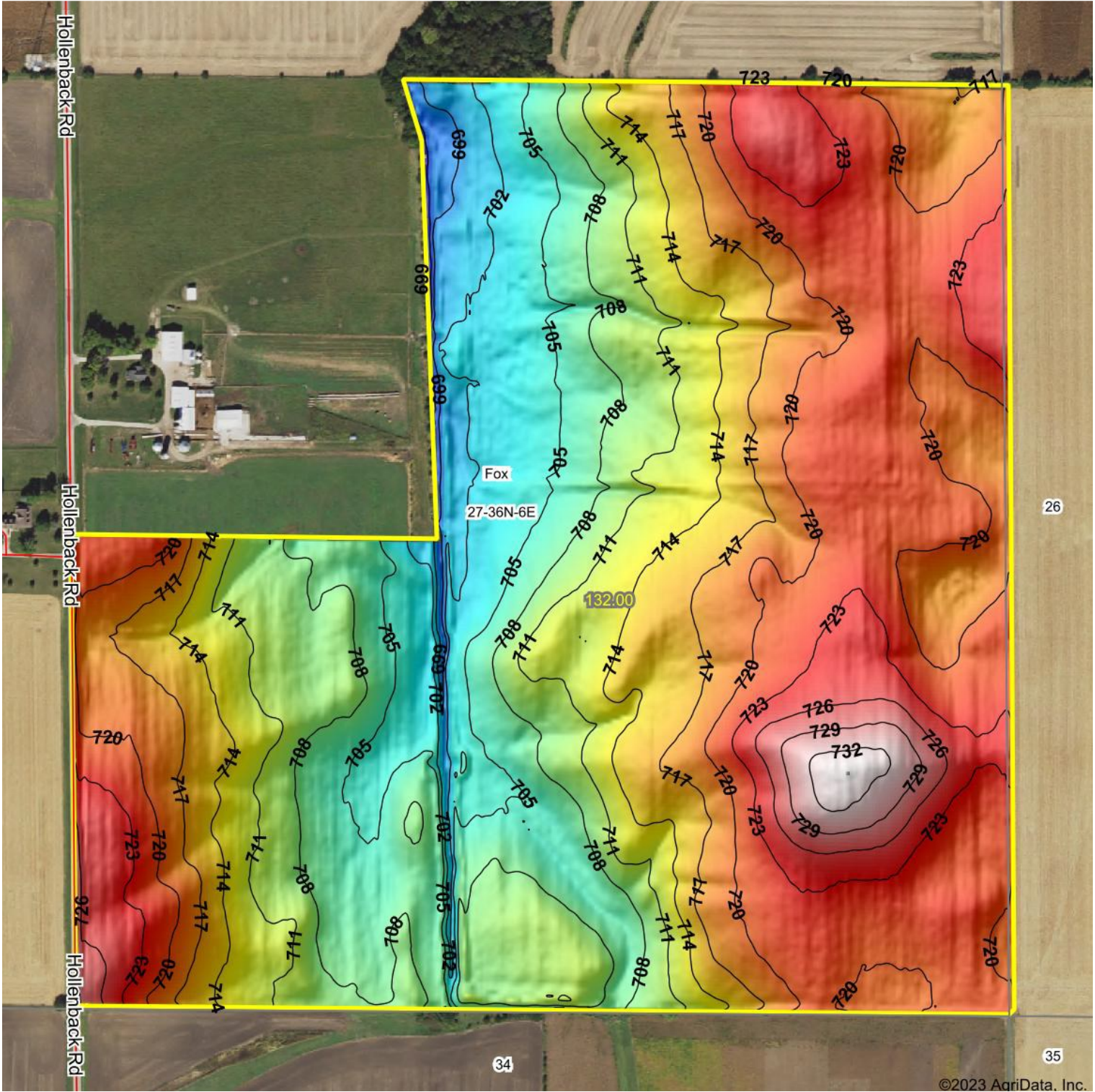
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