

ROOSTER AG

REAL ESTATE

Kendall County, IL

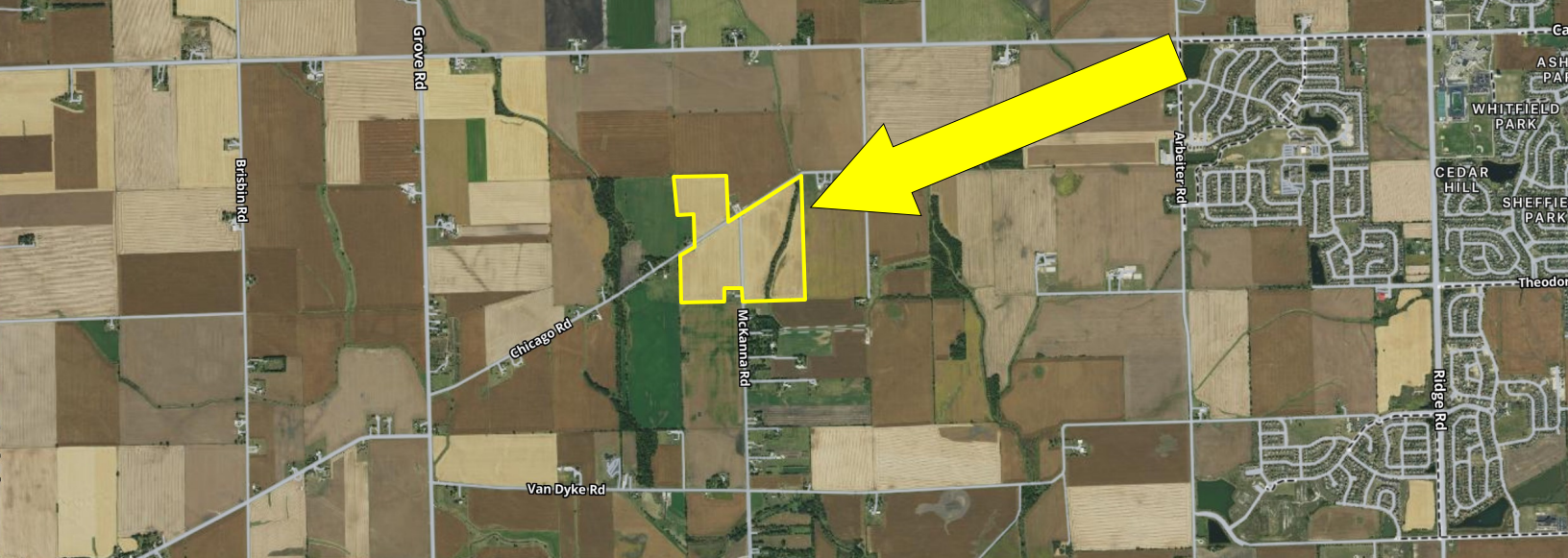
139.38± acres



\$14,500 Per 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 Chicago Road Farm is annexed into the City of Joliet, IL with road frontage along Chicago Road & McKenna Road.



GROSS ACRES:	139.38±
TILLABLE ACRES:	125.81±
SOIL PI	126.7
ESTIMATED RE TAXES	\$5,479.94
PRICE PER ACRE	\$14,500

Limited Time Farmland Opportunity.
 Good Soils with a soil PI of 126.7
 Mostly Tillable with excellent farm rental income potential.

See the following link for the drone footage of the property: <https://youtu.be/sVtxpILiU3Y>

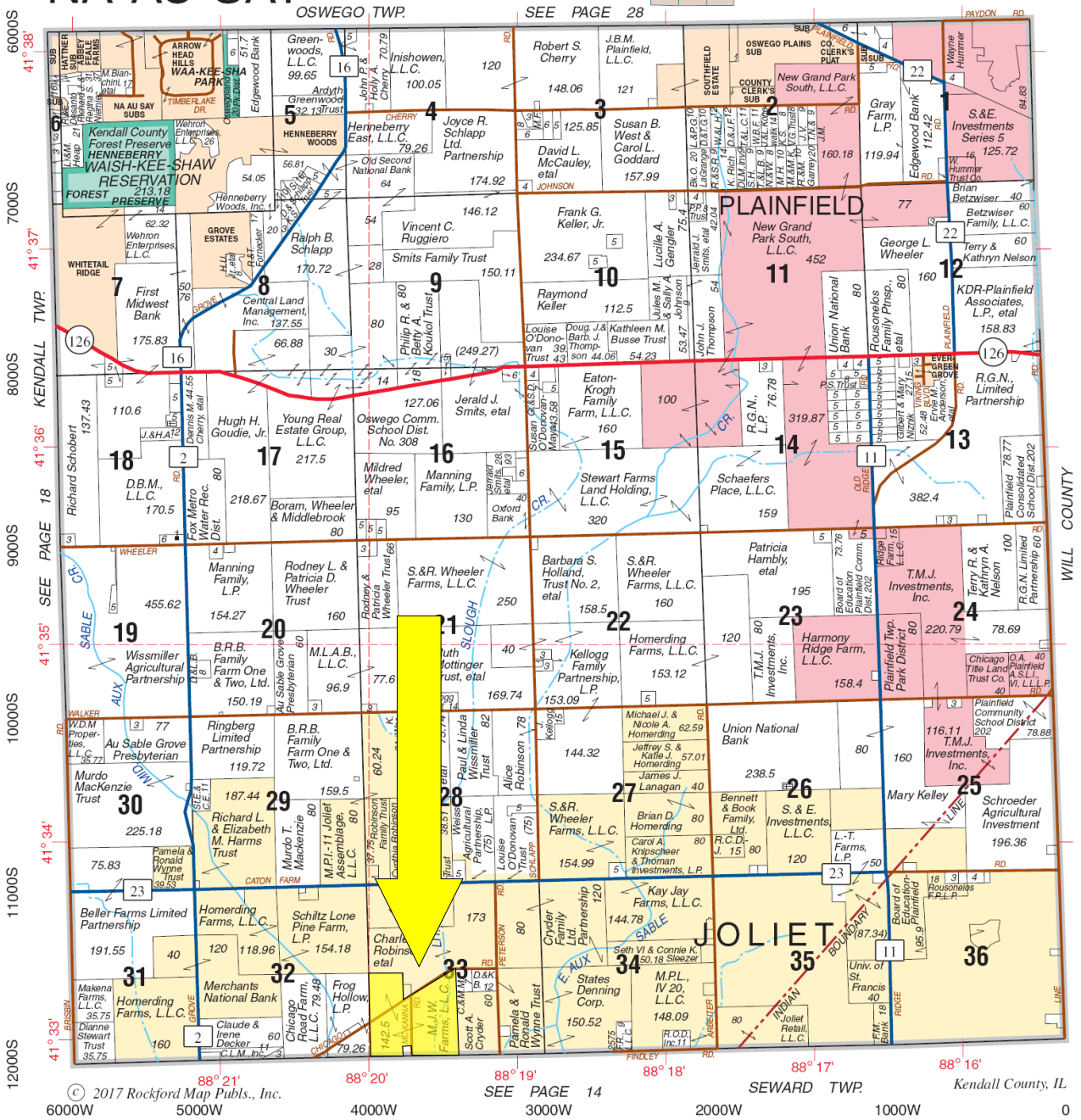
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NA-AU-SAY

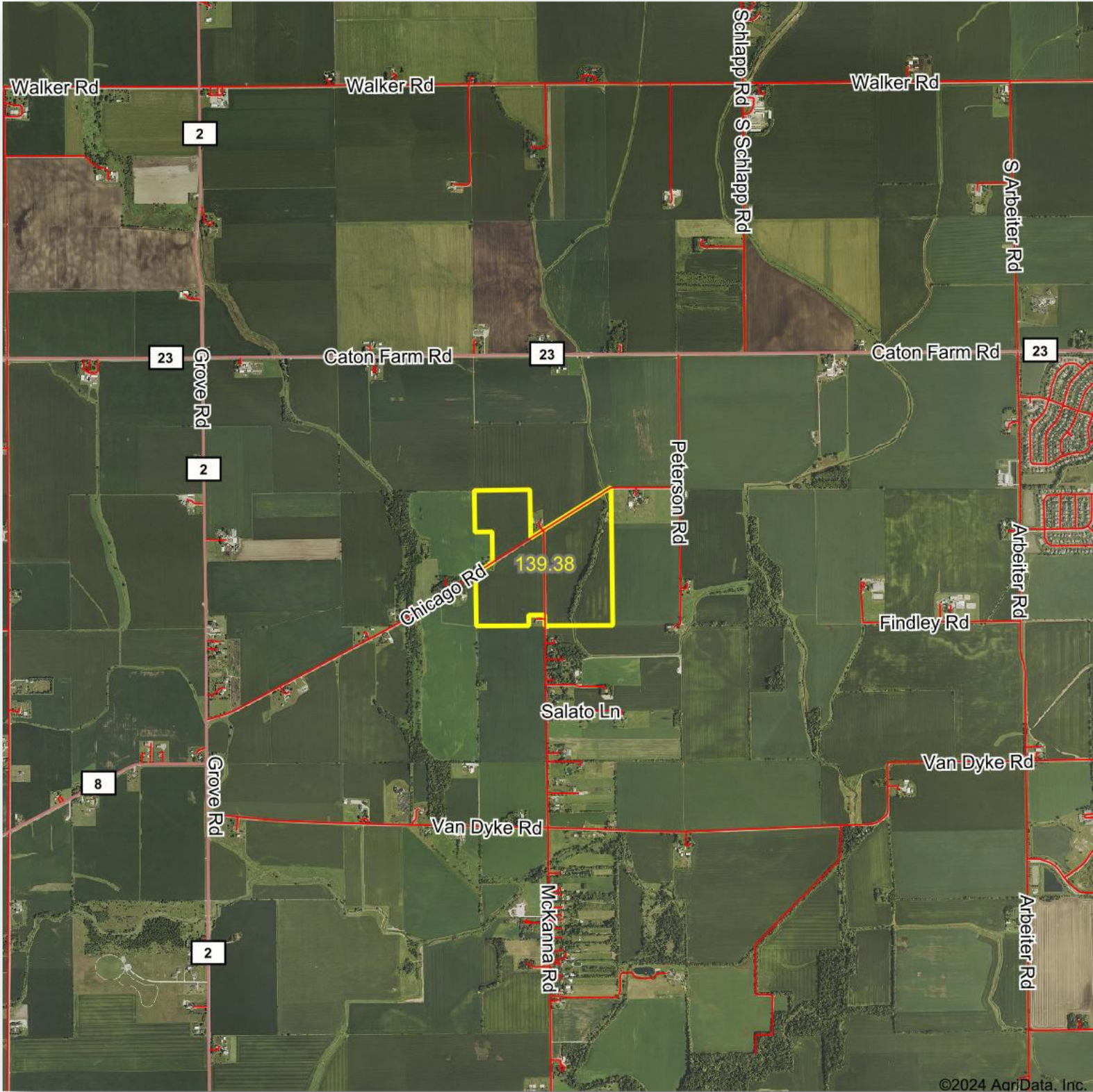
T.36N.-R.8E.



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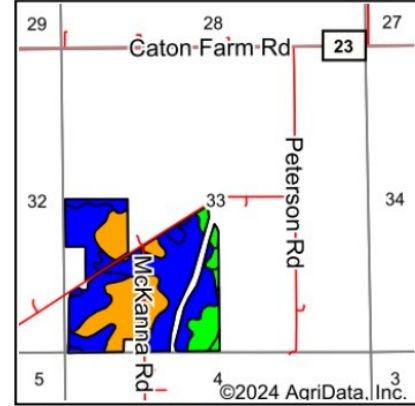
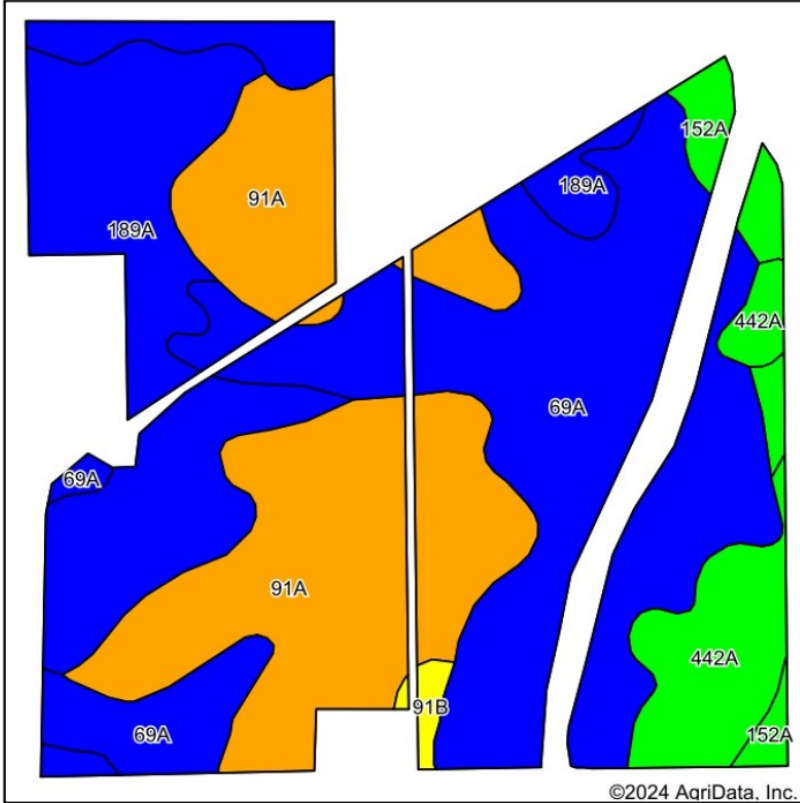


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Soils Map



State: Illinois
 County: Kendall
 Location: 33-36N-8E
 Township: Na-Au-Say
 Acres: 125.81
 Date: 6/11/2024



Soils data provided by USDA and NRCS.

Area Symbol: IL093, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management
**69A	Milford silty clay loam, 0 to 2 percent slopes	49.43	39.3%	[Blue]	**171	**57	**128
**91A	Swygart silty clay loam, 0 to 2 percent slopes	36.13	28.7%	[Orange]	**158	**52	**118
189A	Martinton silt loam, 0 to 2 percent slopes	26.33	20.9%	[Blue]	173	57	130
442A	Mundelein silt loam, 0 to 2 percent slopes	9.10	7.2%	[Green]	188	60	138
**152A	Drummer silty clay loam, 0 to 2 percent slopes	3.99	3.2%	[Green]	**195	**63	**144
**91B	Swygart silty clay loam, 2 to 4 percent slopes	0.83	0.7%	[Yellow]	**156	**51	**117
Weighted Average					169.6	55.9	126.7

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 Il. Soils EFOTG

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