

ROOSTER AG

REAL ESTATE

Kendall County, IL

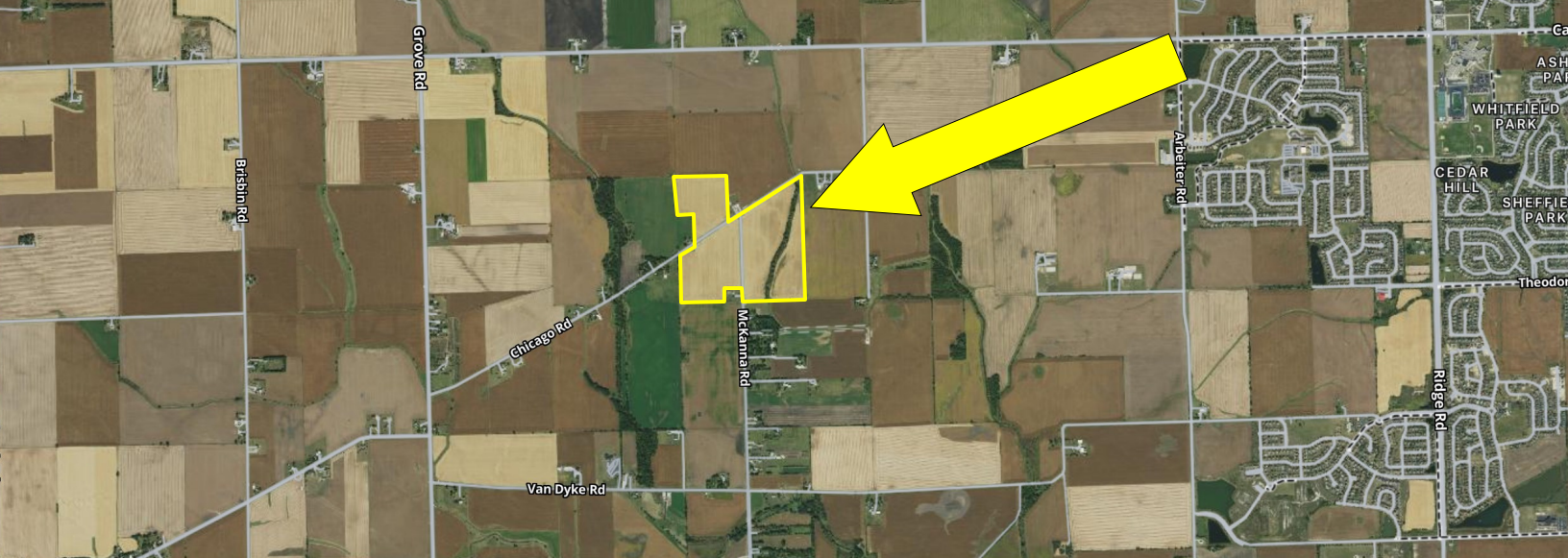
139.38± acres



\$13,200 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>

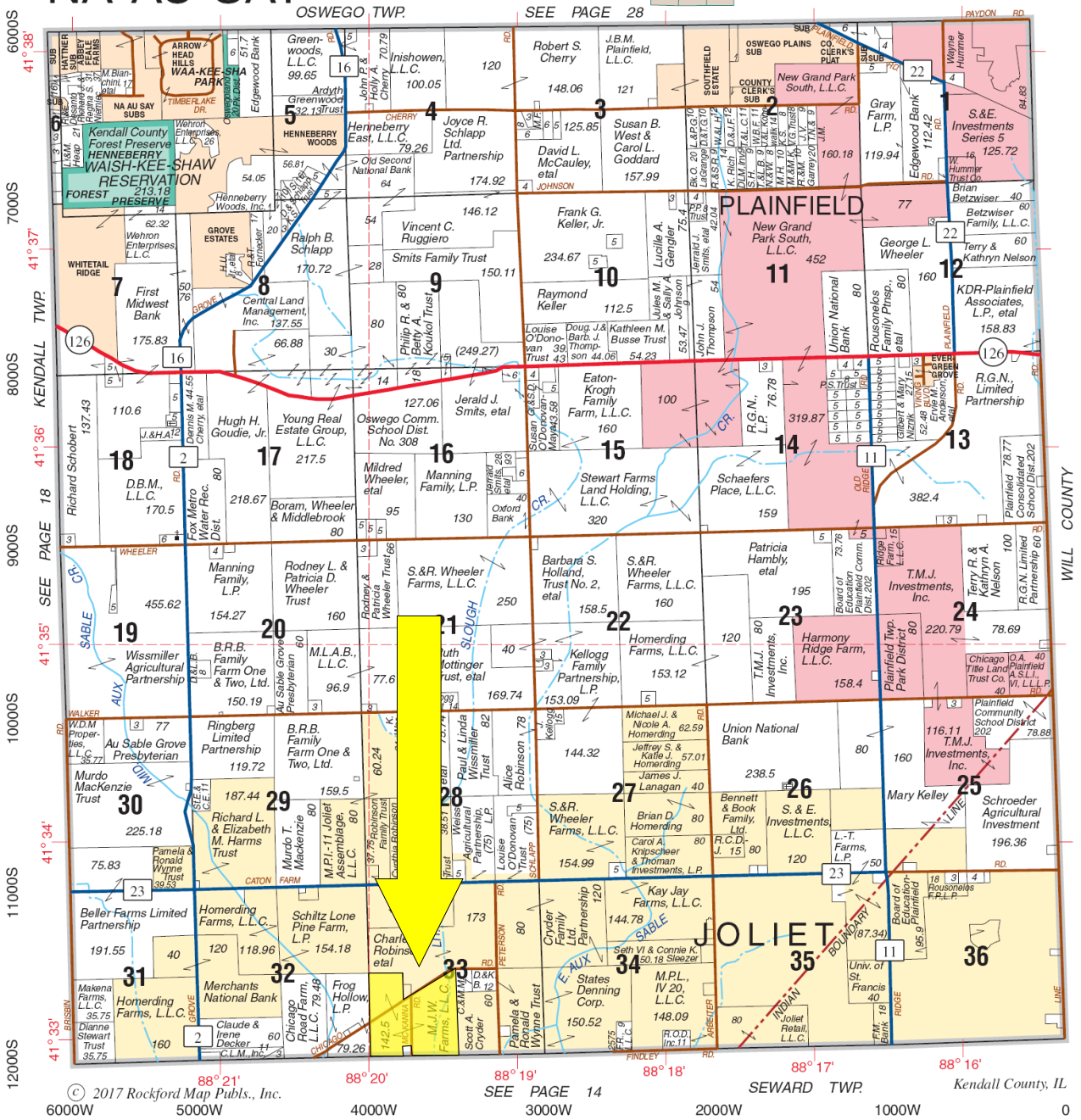
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NA-AU-SAY

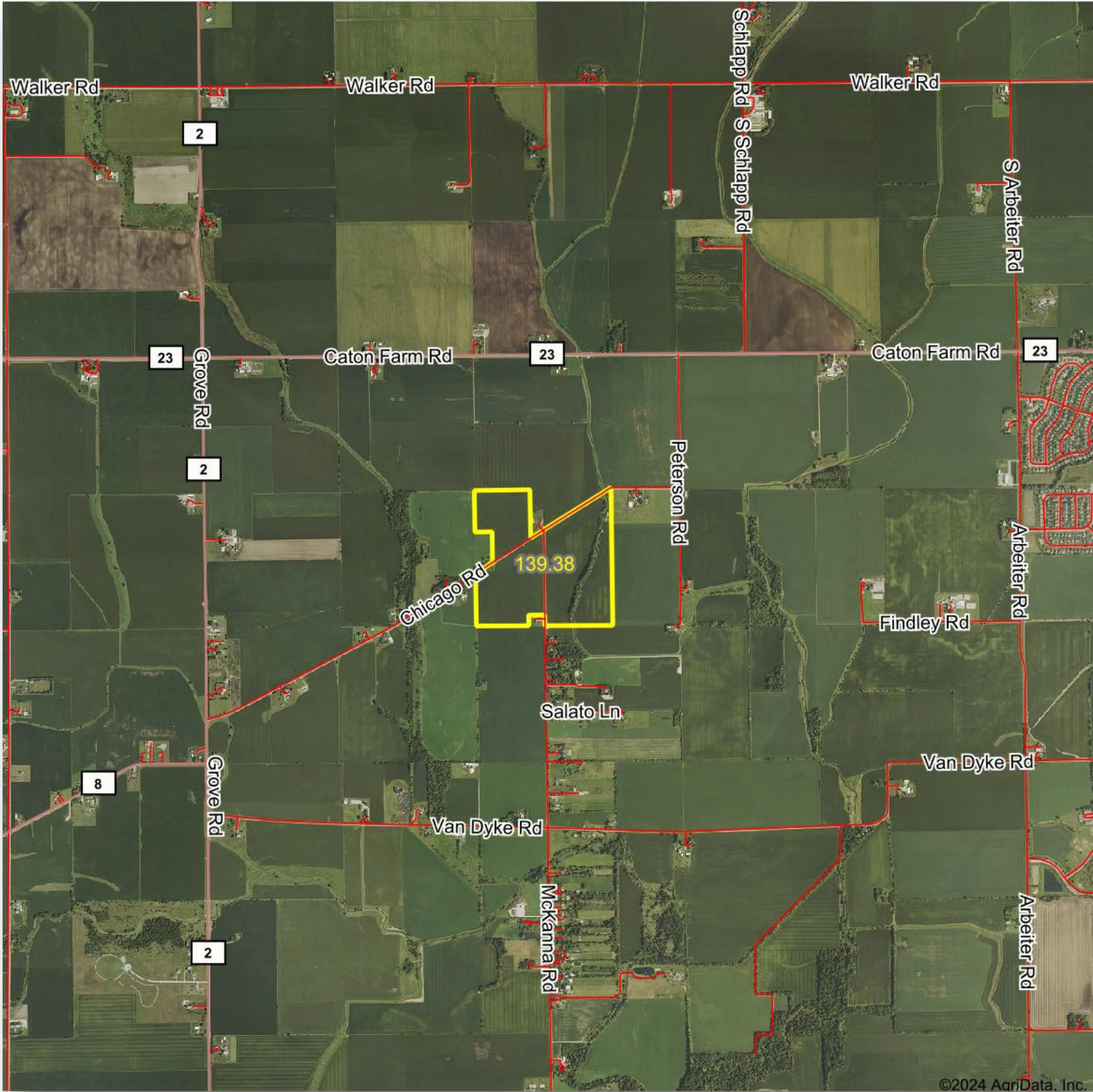
T.36N.-R.8E.



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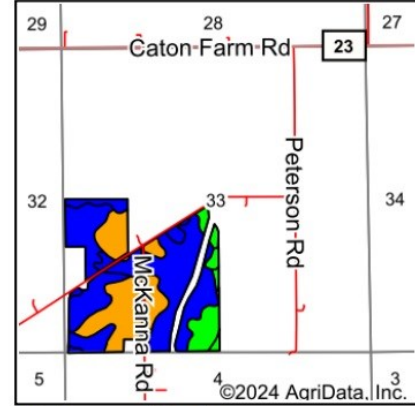
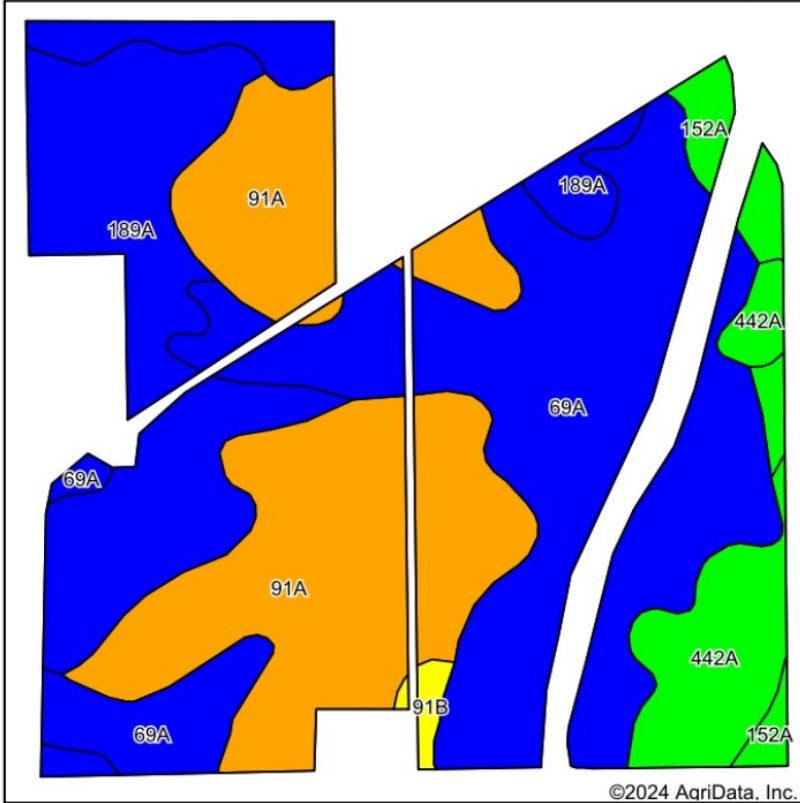


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Soils Map



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% | | **171 | **57 | **128 |
| **91A | Swygart silty clay loam, 0 to 2 percent slopes | 36.13 | 28.7% | | **158 | **52 | **118 |
| 189A | Martinton silt loam, 0 to 2 percent slopes | 26.33 | 20.9% | | 173 | 57 | 130 |
| 442A | Mundelein silt loam, 0 to 2 percent slopes | 9.10 | 7.2% | | 188 | 60 | 138 |
| **152A | Drummer silty clay loam, 0 to 2 percent slopes | 3.99 | 3.2% | | **195 | **63 | **144 |
| **91B | Swygart silty clay loam, 2 to 4 percent slopes | 0.83 | 0.7% | | **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>

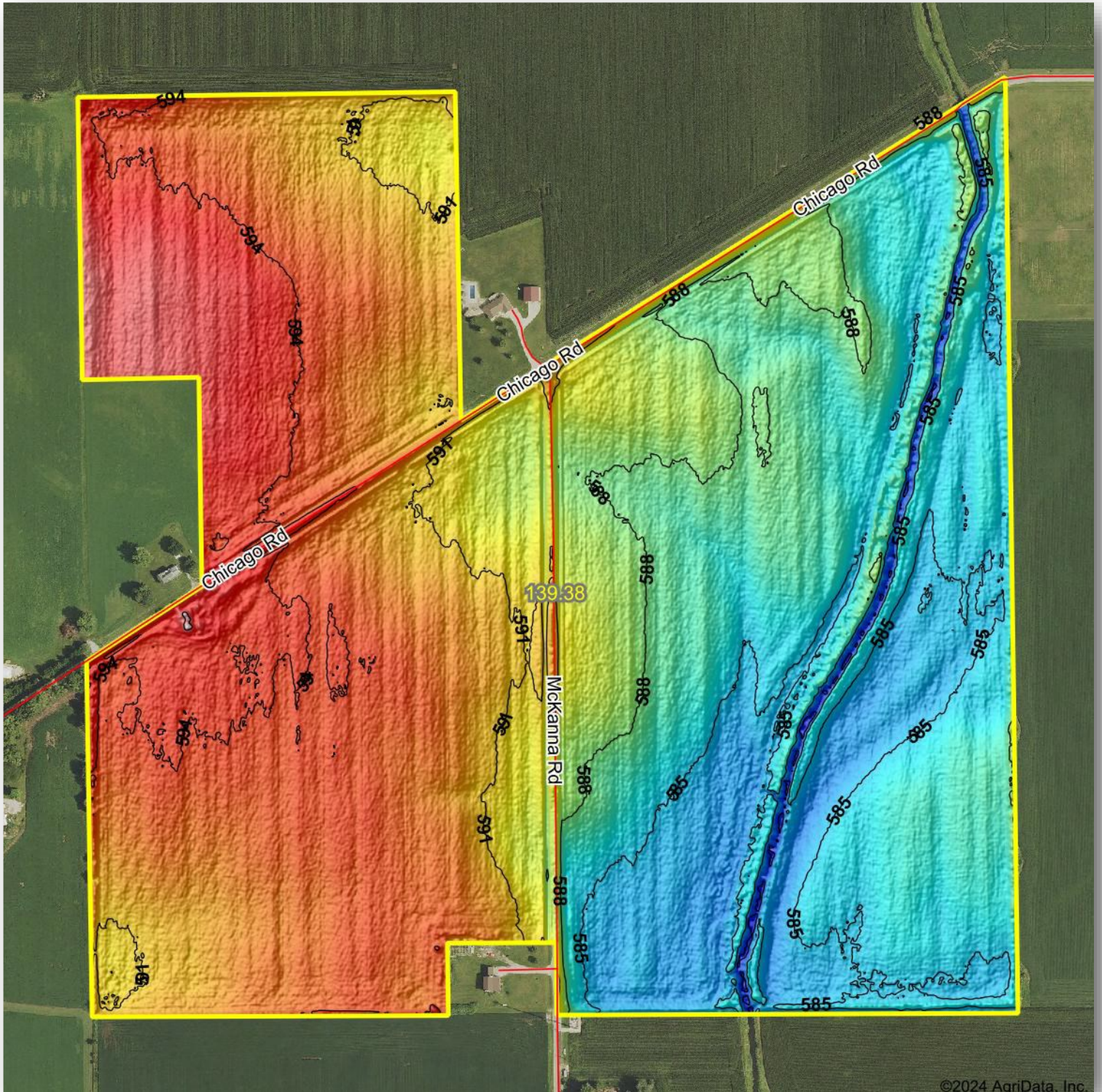
* The flood/pond factor has been removed for B811 indexes and yields.

** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

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