

ROOSTER AG'

# REAL ESTATE

## *Kendall County, IL*

189.51± acres



**\$14,950 Per Acre**

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

Joe Ludwig  
Broker  
Email: [roosteragrealty@aol.com](mailto:roosteragrealty@aol.com)  
Phone: 630.774.5887



# About the Property

The Montgomery Farm is located in the Village of Montgomery immediately adjacent to the east of Farm & Fleet off of Route 30.



GROSS ACRES:	189.51±
TILLABLE ACRES:	175.00±
SOIL PI	138.7
ESTIMATED RE TAXES	\$11,822.60
PRICE PER ACRE	\$14,950

Limited Time Farmland Opportunity.

Excellent Soils with a 138.7 Soil PI.

Mostly Tillable with excellent farm rental income potential.

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

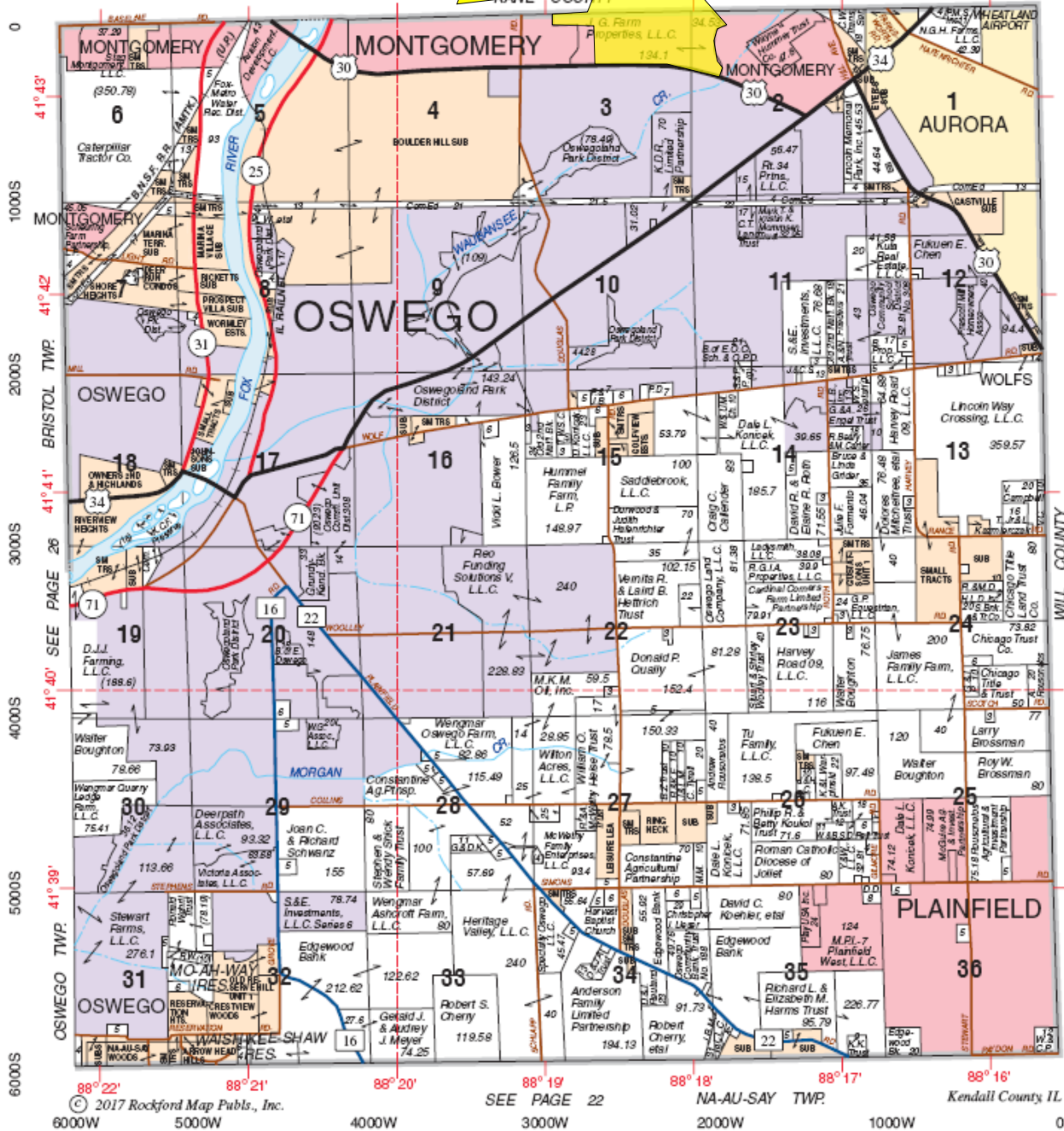
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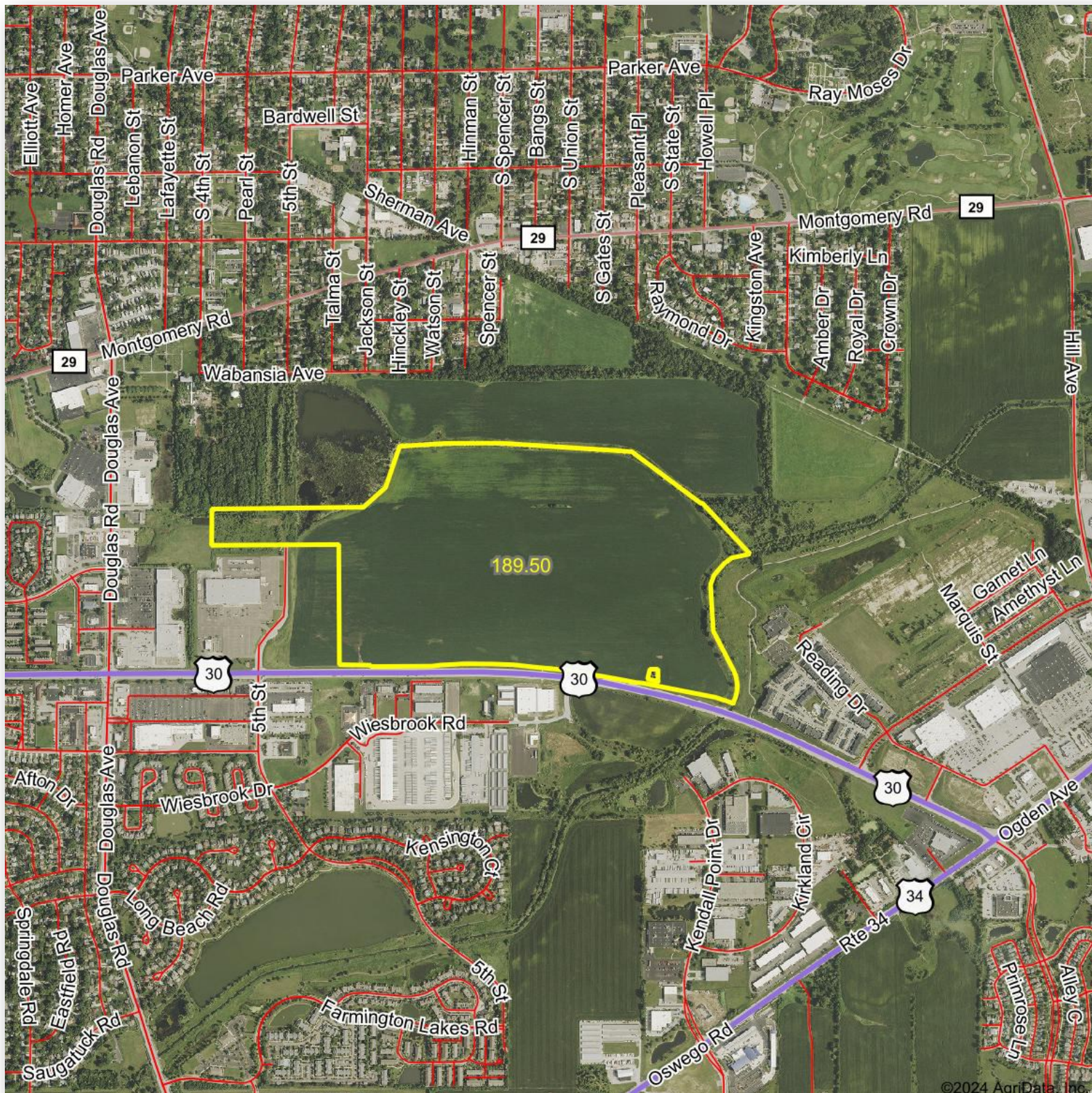
T.37N.-R.8E.



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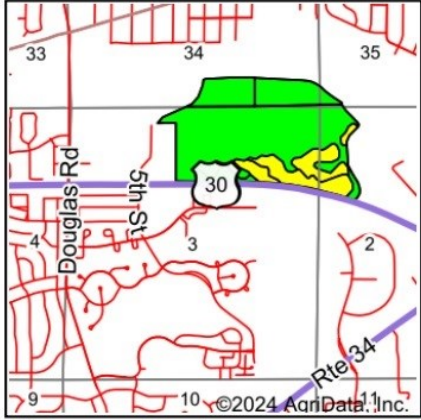
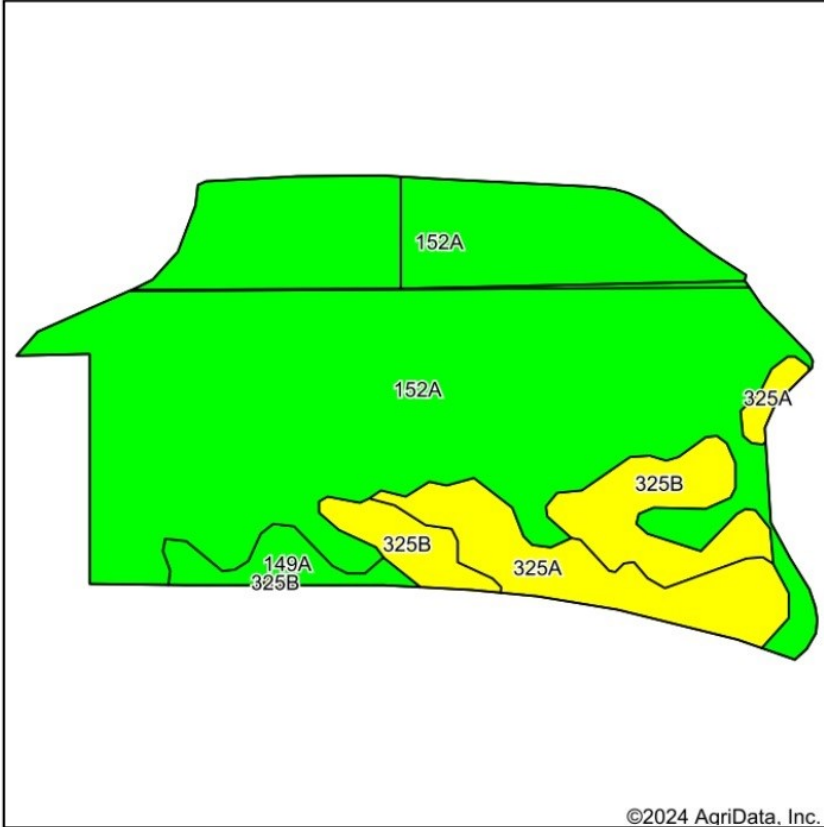


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# Soils Map



State: **Illinois**  
 County: **Kendall**  
 Location: **3-37N-8E**  
 Township: **Oswego**  
 Acres: **175.73**  
 Date: **6/10/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IL089, Soil Area Version: 17  
 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
**152A	Drummer silty clay loam, 0 to 2 percent slopes	103.01	58.5%		**195	**63	**144
**152A	Drummer silty clay loam, 0 to 2 percent slopes	35.62	20.3%		**195	**63	**144
325A	Dresden silt loam, 0 to 2 percent slopes	16.17	9.2%		158	51	116
**325B	Dresden silt loam, 2 to 4 percent slopes	16.09	9.2%		**156	**50	**115
149A	Brenton silt loam, 0 to 2 percent slopes	4.84	2.8%		195	60	141
<b>Weighted Average</b>					<b>188</b>	<b>60.6</b>	<b>138.7</b>

**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>

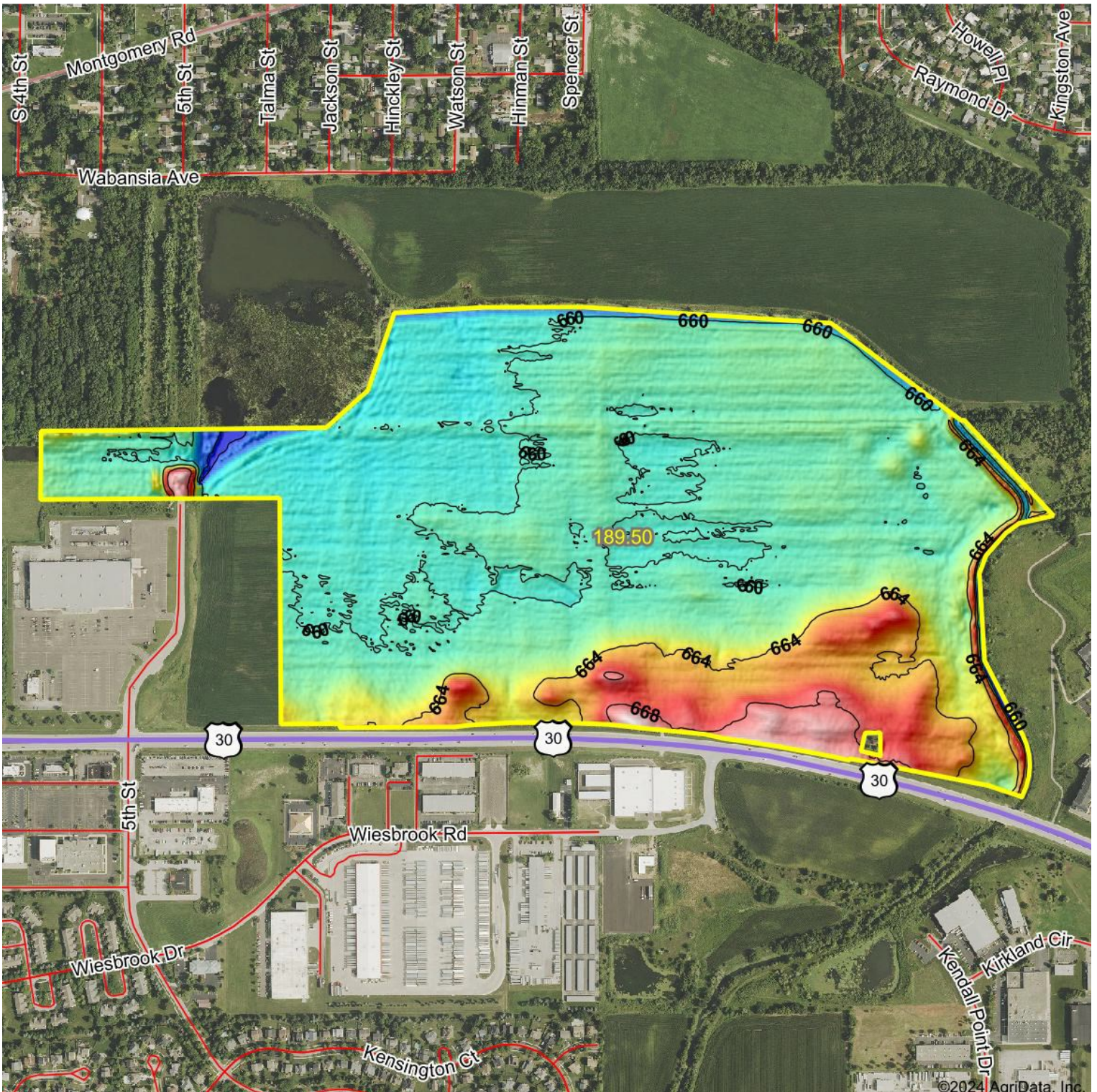
\* The flood/pond factor has been removed for B811 indexes and yields.

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

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