

ROOSTER AG'

REAL ESTATE

Boone County, IL

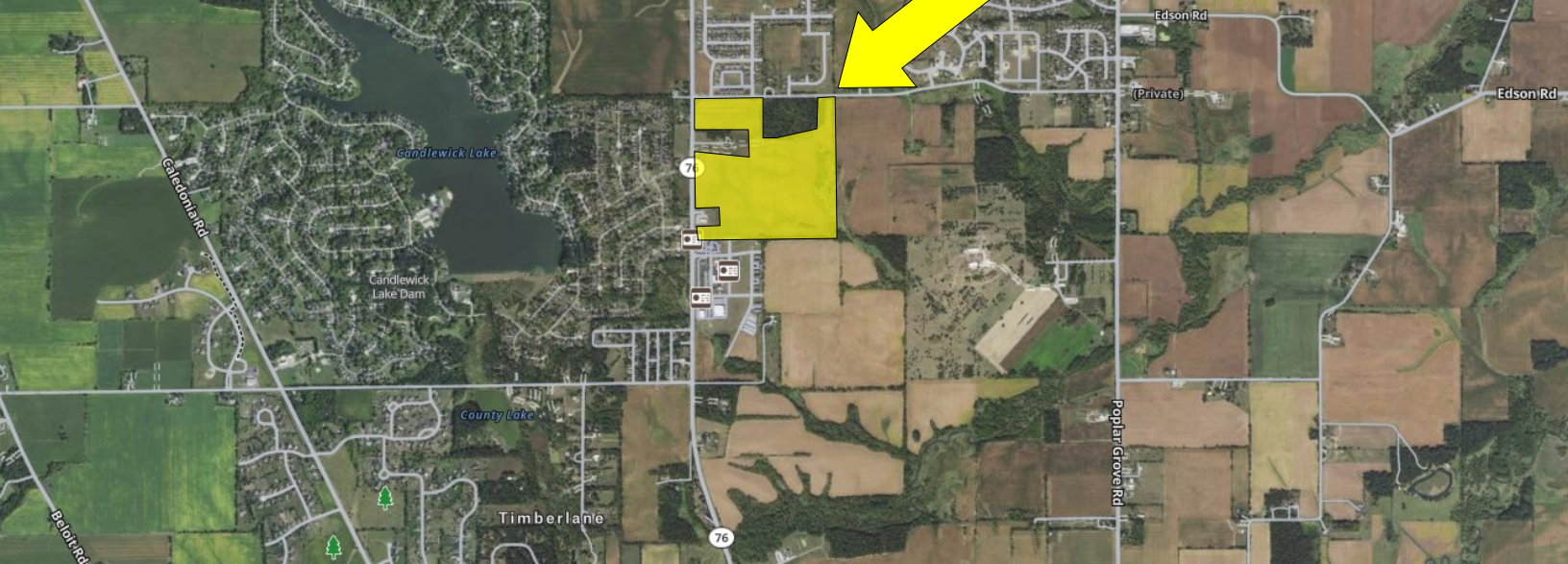
136.852± acres



\$12,950 Per Acre

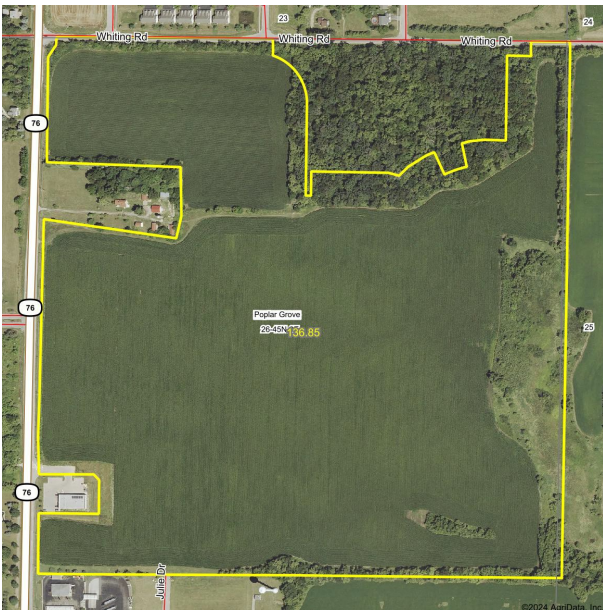
ROOSTER AG' REALTY
1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151

Joe Ludwig
Broker
Email: roosteragrealty@aol.com
Phone: 630.774.5887



About the Property

The Poplar Grove Farm is a former Kennedy Homes Development Property. Limited Time Farmland Investment Opportunity.



GROSS ACRES:	136.85±
TILLABLE ACRES:	117.00±
SOIL PI	117.1
ESTIMATED RE TAXES	\$4,538.94
PRICE PER ACRE	\$12,950

The Poplar Grove Farm was slated for Residential & Commercial development.

\$1,461,600 in pre-paid connection fees for the Sewer Service Agreement with Poplar Grove.

(2) Commercial lots via 4.41 acres surrounding the Dollar General & 3.76 acres at the SEC of Route 76 & Whiting Road.

See the following link for the drone footage of the property: <https://youtu.be/ASgY5oD3eMc>

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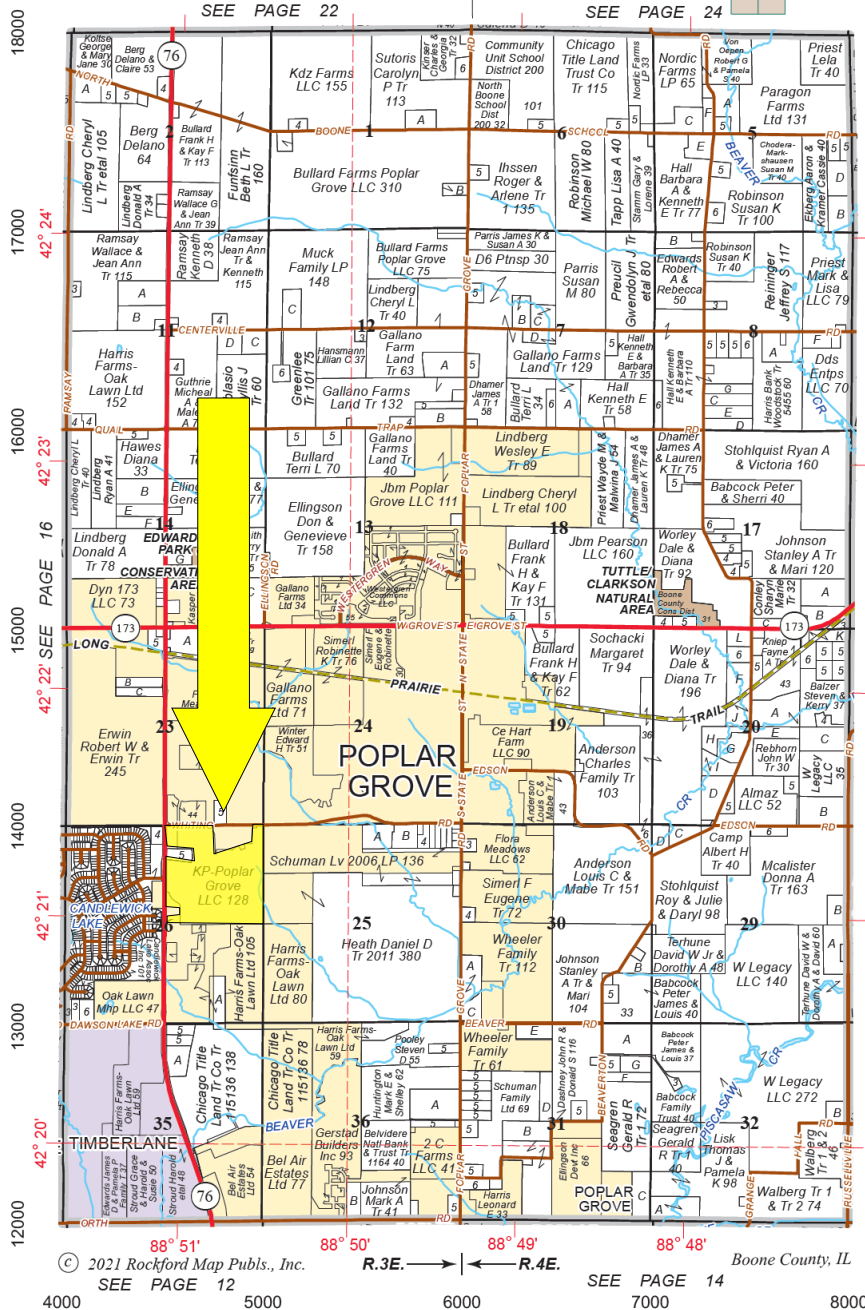


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POPLAR GROVE

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

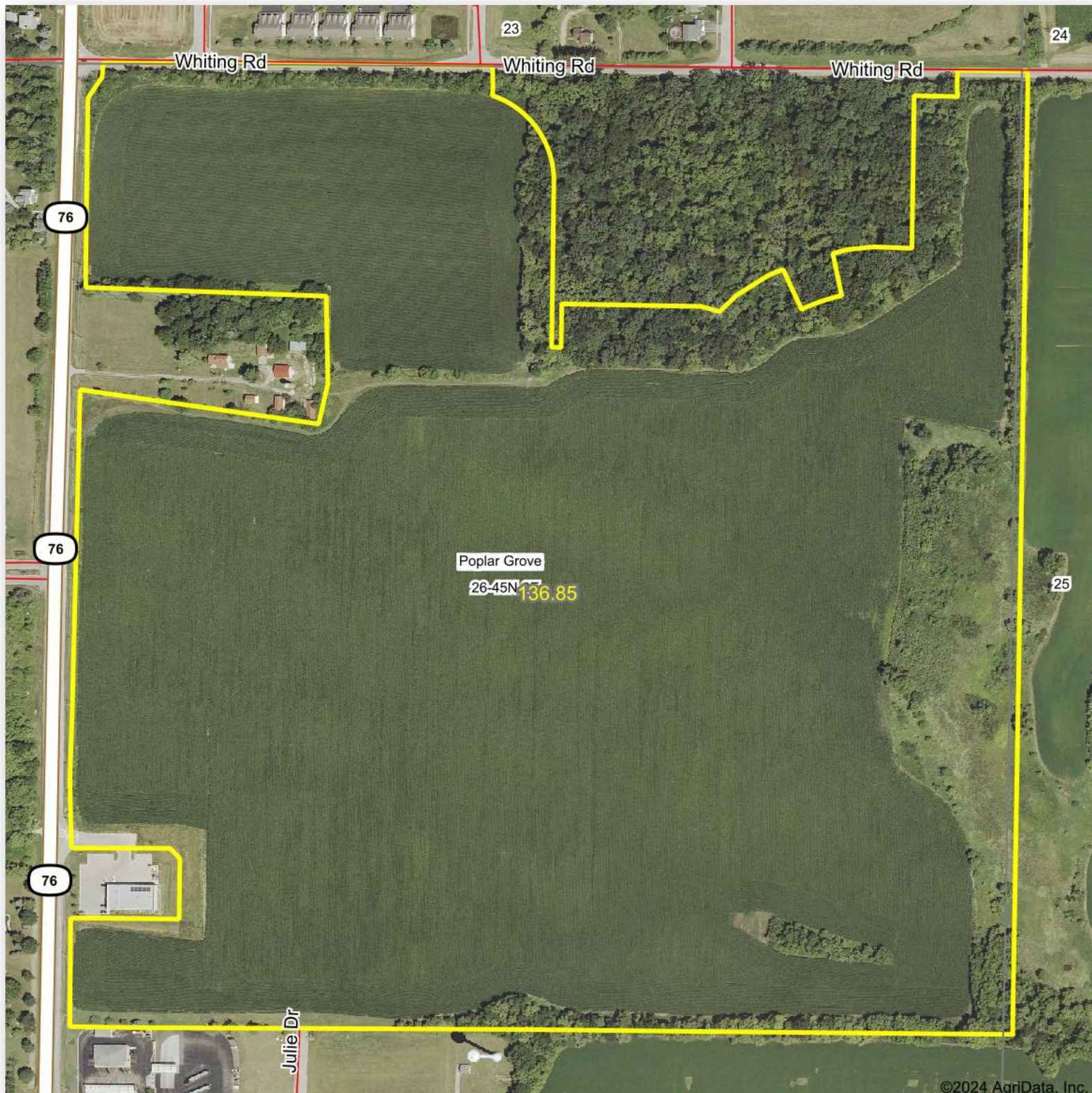
Refer to page 31 for keyed parcels



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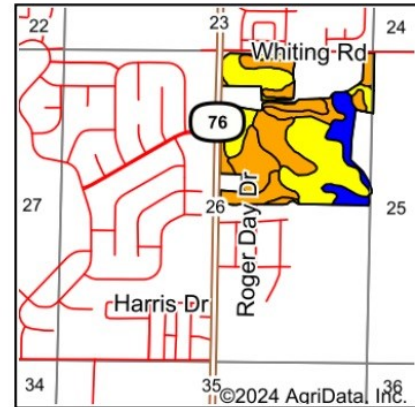
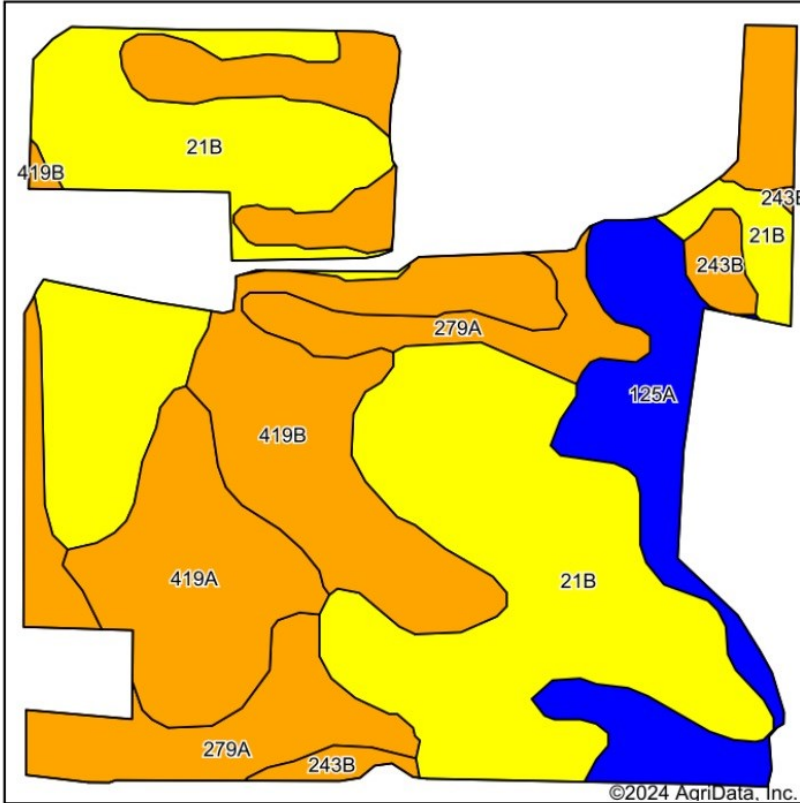


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Soils Map



State: **Illinois**
 County: **Boone**
 Location: **26-45N-3E**
 Township: **Poplar Grove**
 Acres: **117.13**
 Date: **6/10/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

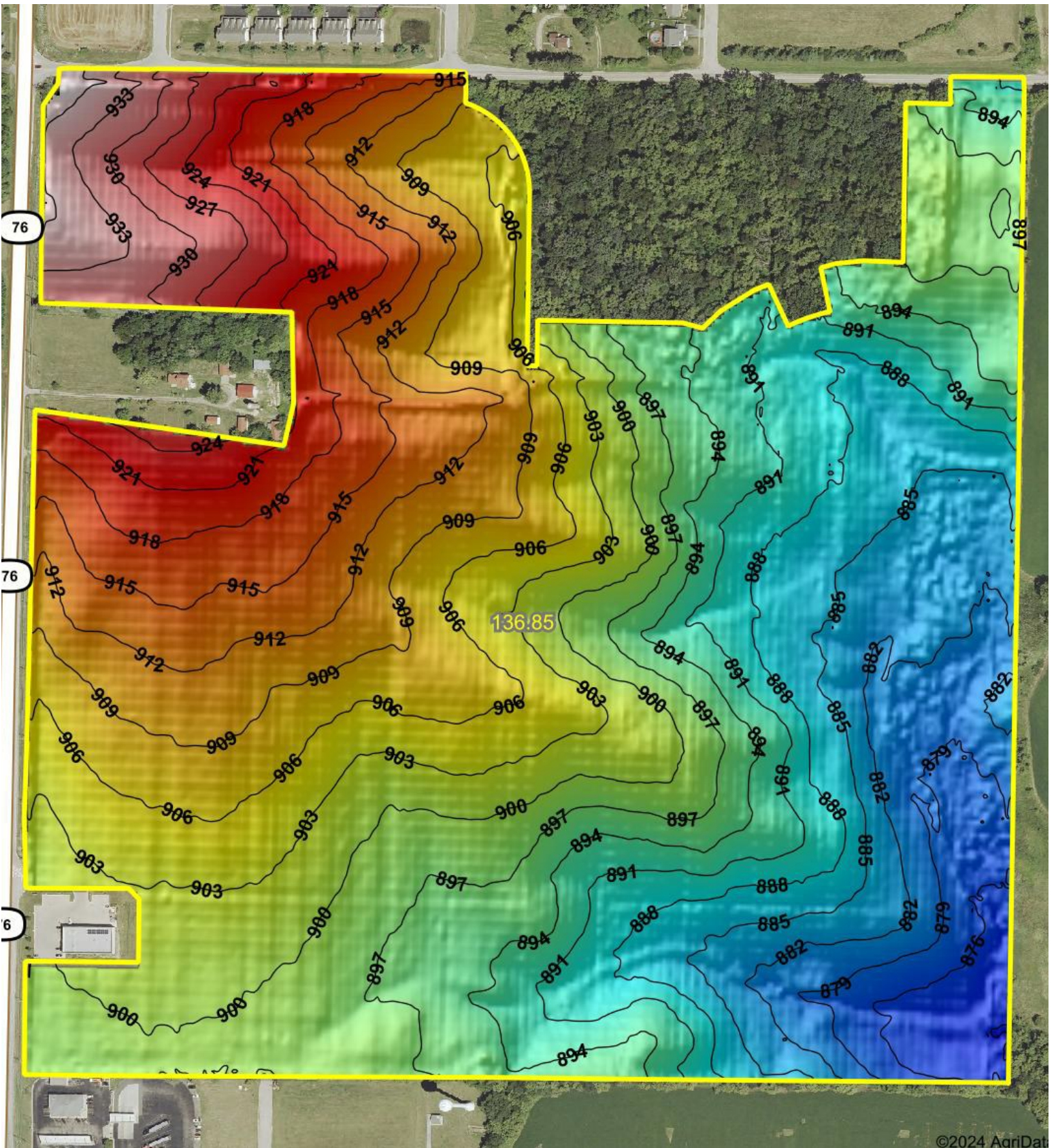
Area Symbol: IL007, Soil Area Version: 17

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	50.74	43.3%		**152	**49	**112
279A	Rozetta silt loam, 0 to 2 percent slopes	23.42	20.0%		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	12.49	10.7%		**176	**57	**129
419A	Flagg silt loam, 0 to 2 percent slopes	12.00	10.2%		162	52	119
**243B	St. Charles silt loam, 2 to 5 percent slopes	2.48	2.1%		**166	**51	**121
Weighted Average					159.4	50.9	117.1

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