

ROOSTER AG'

REAL ESTATE

Kane County, IL

9.00± acres



\$450,000

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 Maple Park 9 acres is located just west of Route 47 on Beith Road.

44W472 Beith Road Maple Park, IL

GROSS ACRES:	9.00±
PASTURE/TILLABLE ACRES:	4.53±
ESTIMATED RE TAXES	\$5,625.45
PRICE	\$450,000



Multiple Buildings!

Limited Time Opportunity with endless potential!

Aerial drone footage of this property coming soon!

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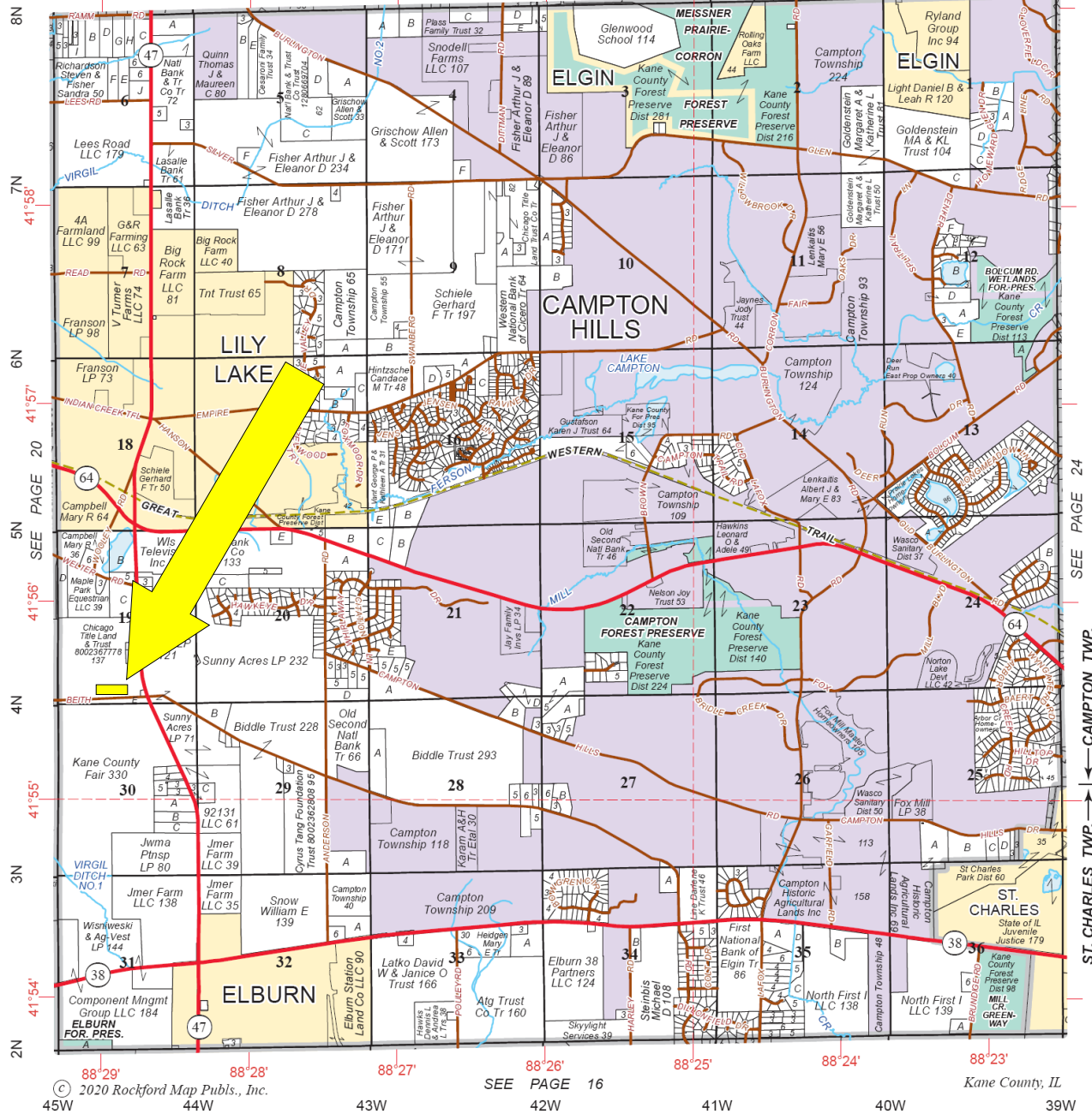


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CAMPTON WEST PART ST. CHARLES T.40N.-R.7E.

Refer to page 43 for keyed parcels

SEE PAGE 28



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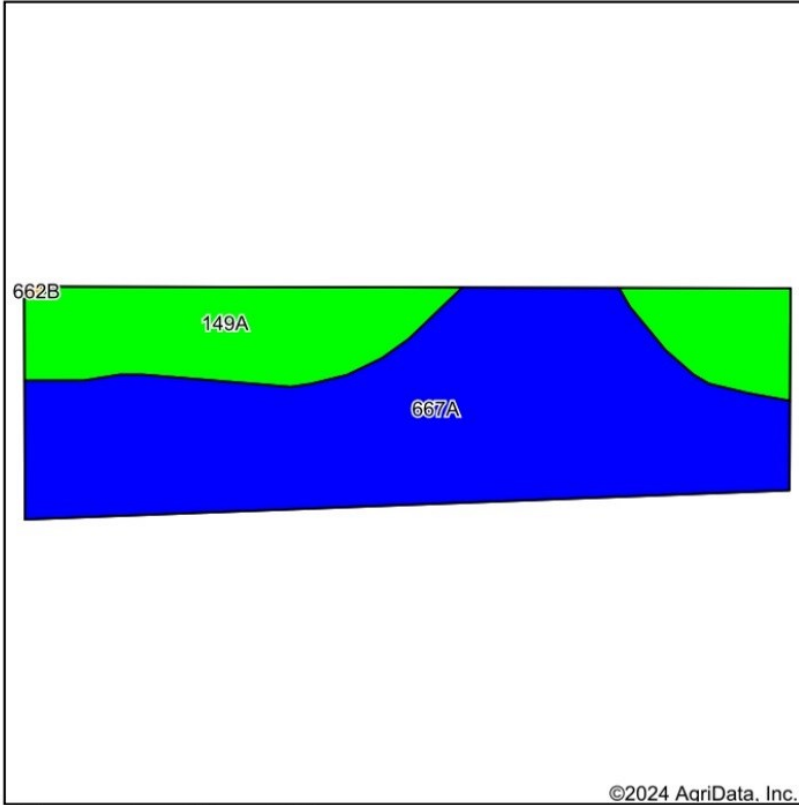


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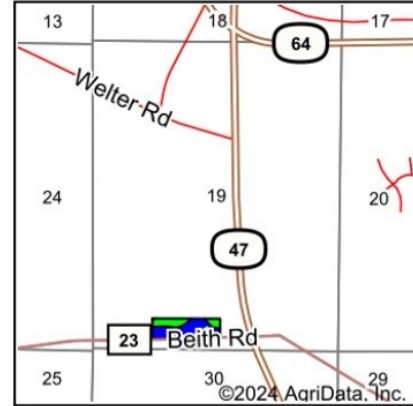


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Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Kane**
 Location: **19-40N-7E**
 Township: **Campton**
 Acres: **9**
 Date: **7/30/2024**



Area Symbol: IL089, 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
667A	Kaneville silt loam, 0 to 2 percent slopes	6.34	70.4%		178	55	128
149A	Brenton silt loam, 0 to 2 percent slopes	2.66	29.6%		195	60	141
Weighted Average					183	56.5	131.8

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>

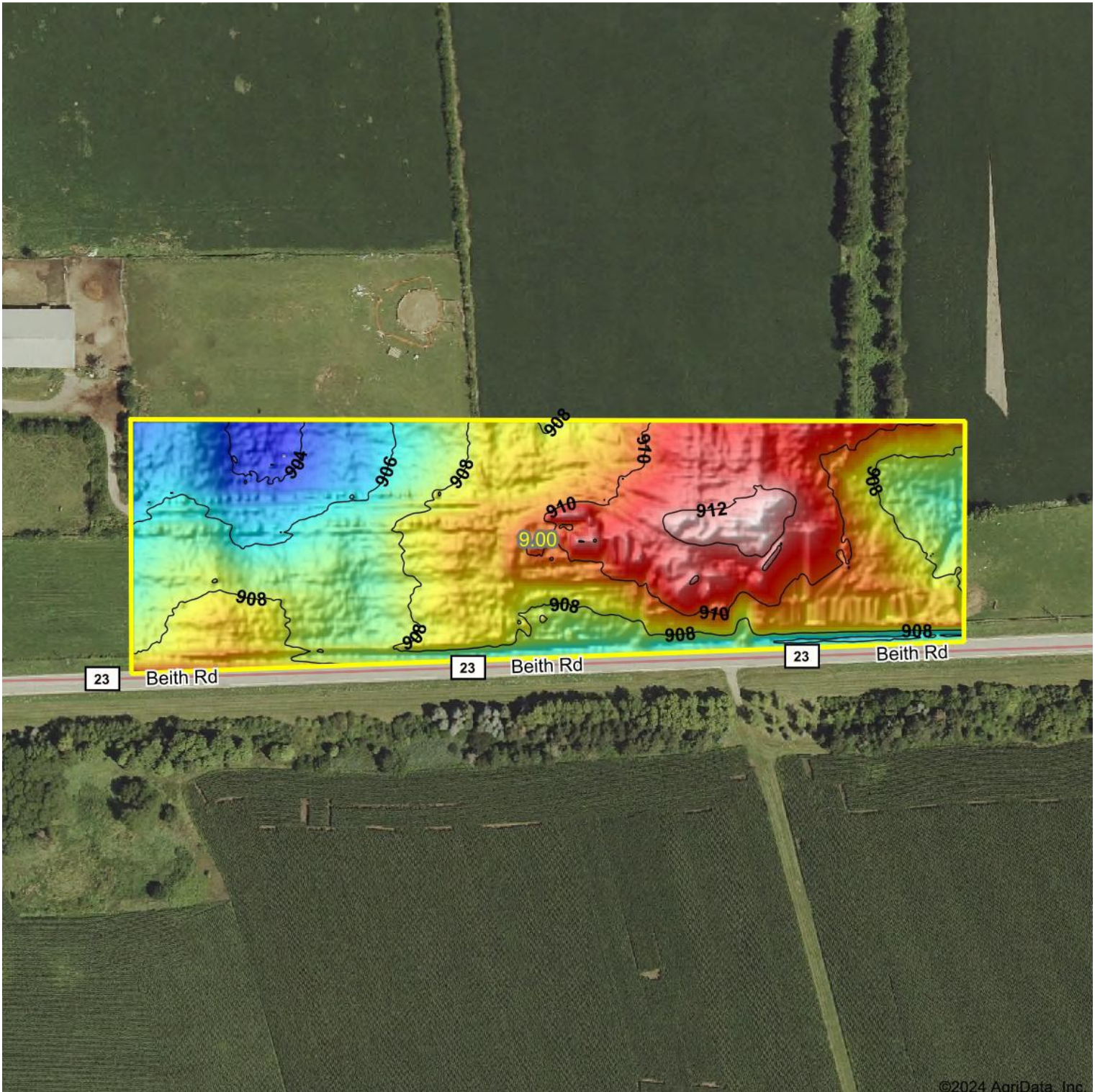
* The flood/pond factor has been removed for B811 indexes and yields.

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

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