

ROOSTER AG'

REAL ESTATE

Lee County, IL

25.50± acres



\$8,960 Per Acre

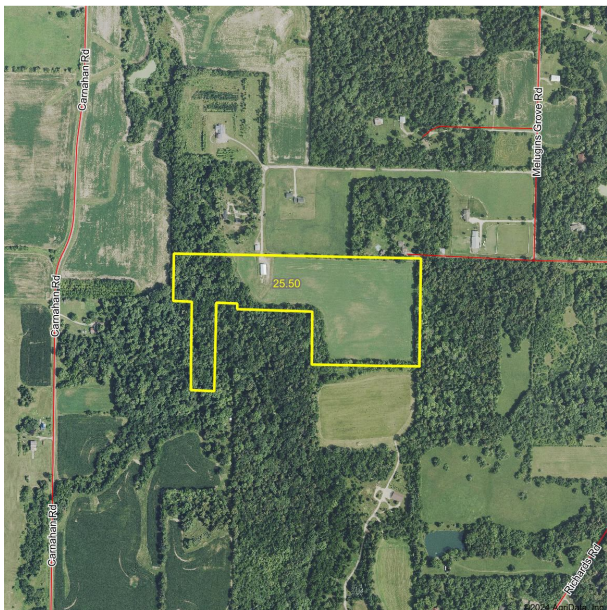
ROOSTER AG' REALTY
1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151

Tyler Creath, Broker
Email: tyler@roosterag.com
Phone: 815.451.1152



About the Property

The Compton 25 acre farm consists of a nice mix of income producing farmland and woods/rec land. The farm also features a 80x40 canvas building.



GROSS ACRES:	25.50±
TILLABLE ACRES:	15.60±
SOIL PI	110.1
ESTIMATED RE TAXES	\$791.92
PRICE PER ACRE	\$8,960

This buildable 25 acre parcel offers endless potential!
Well located on the north side of Compton, IL, south of Route 30 & just west of 251.

Aerial drone footage of this property coming soon!

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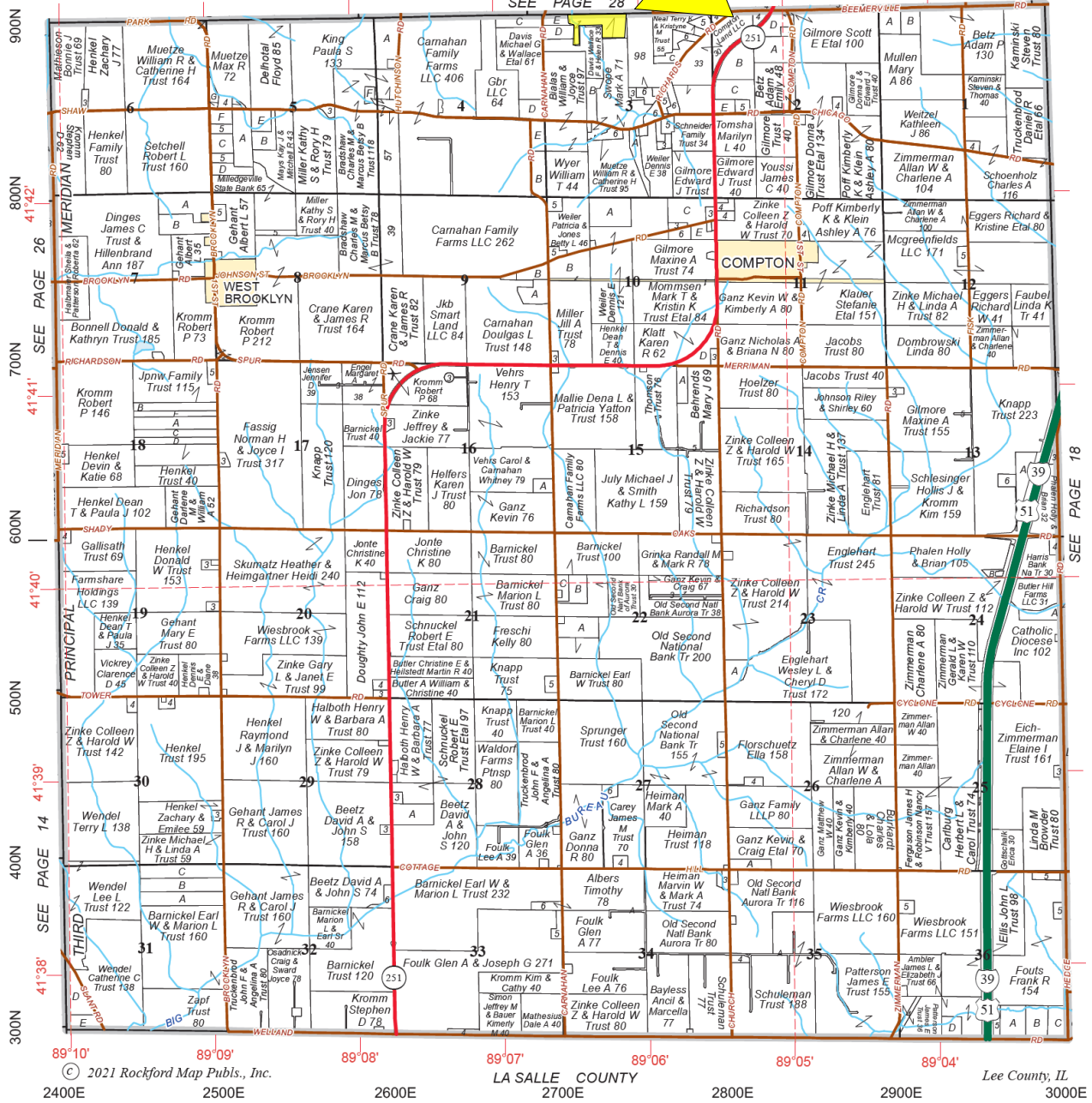


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BROOKLYN

SEE PAGE 28 T.37N.-R.1E.

page 54 for keyed parcels



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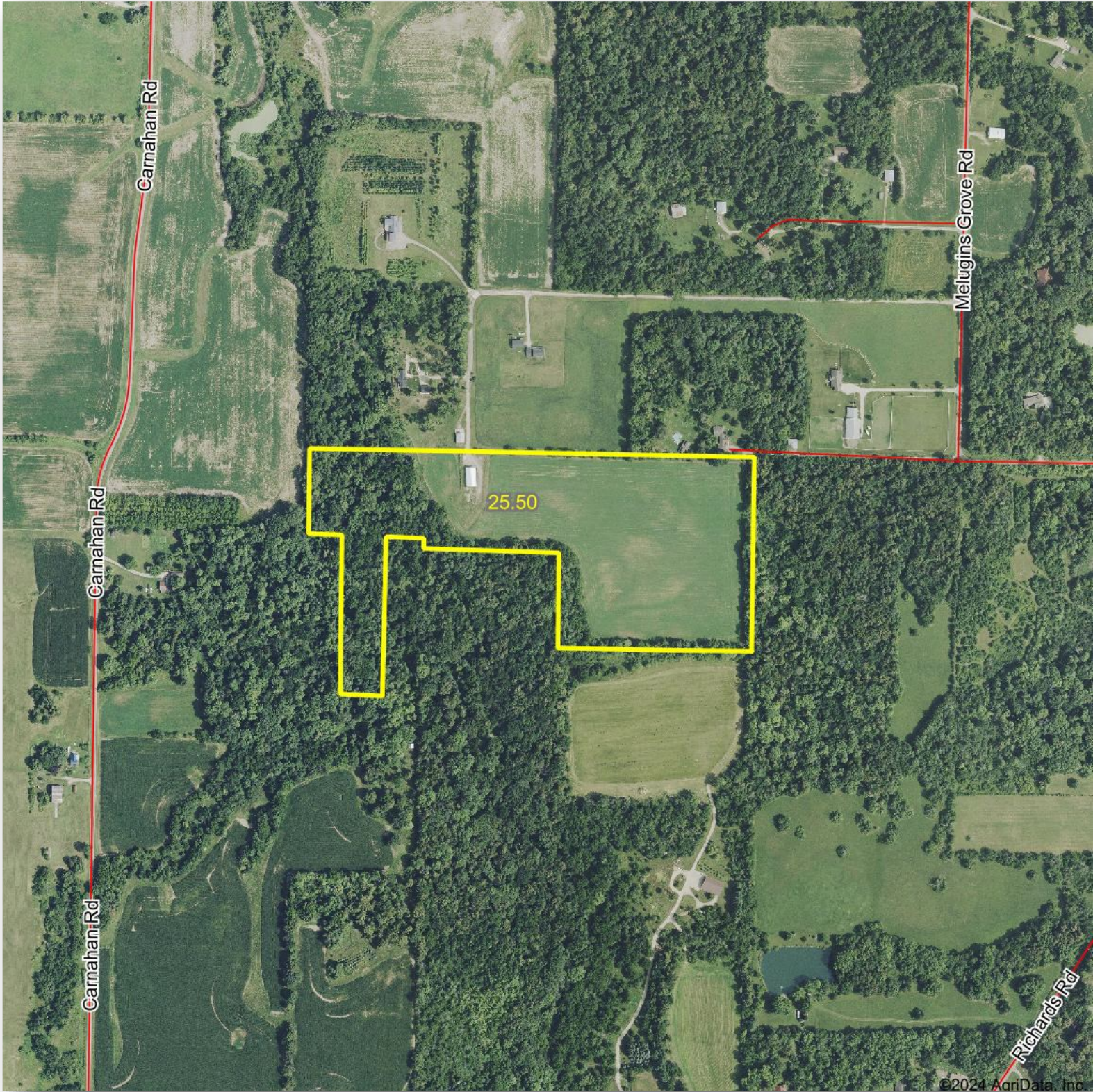
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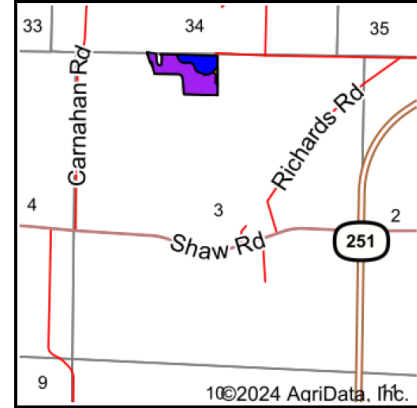
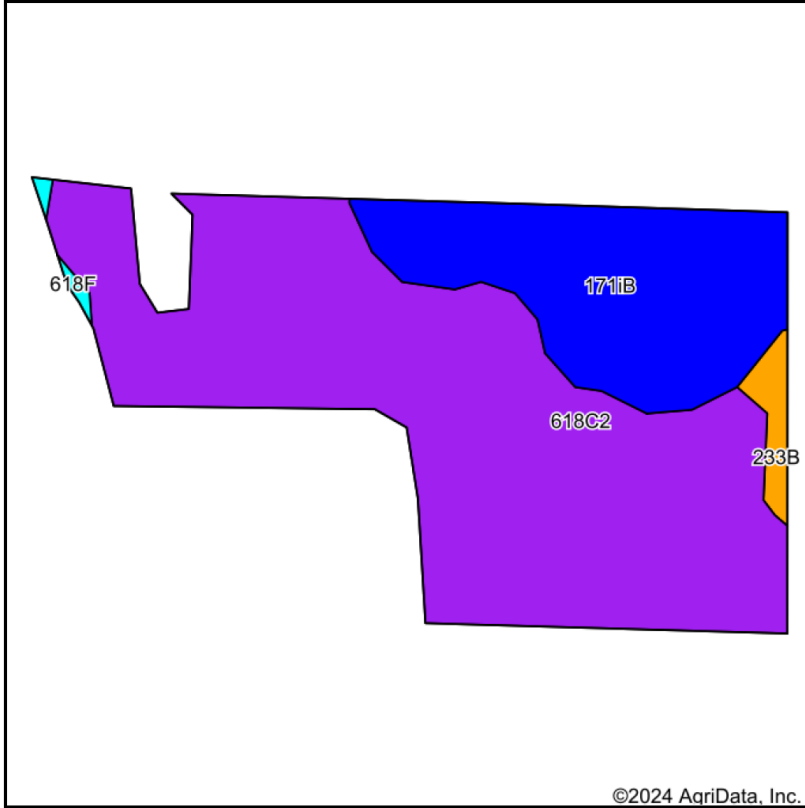
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Soils Map



State: **Illinois**
 County: **Lee**
 Location: **3-37N-1E**
 Township: **Brooklyn**
 Acres: **15.6**
 Date: **8/15/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IL103, 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
**618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	11.08	71.1%		**136	**44	**100
**1711B	Catlin silt loam, Illinois till plain, 2 to 5 percent slopes	4.12	26.4%		**185	**58	**137
**233B	Birkbeck silt loam, 2 to 5 percent slopes	0.33	2.1%		**165	**51	**121
**618F	Senachwine silt loam, 18 to 35 percent slopes	0.07	0.4%		**102	**33	**75
Weighted Average					149.4	47.8	110.1

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>

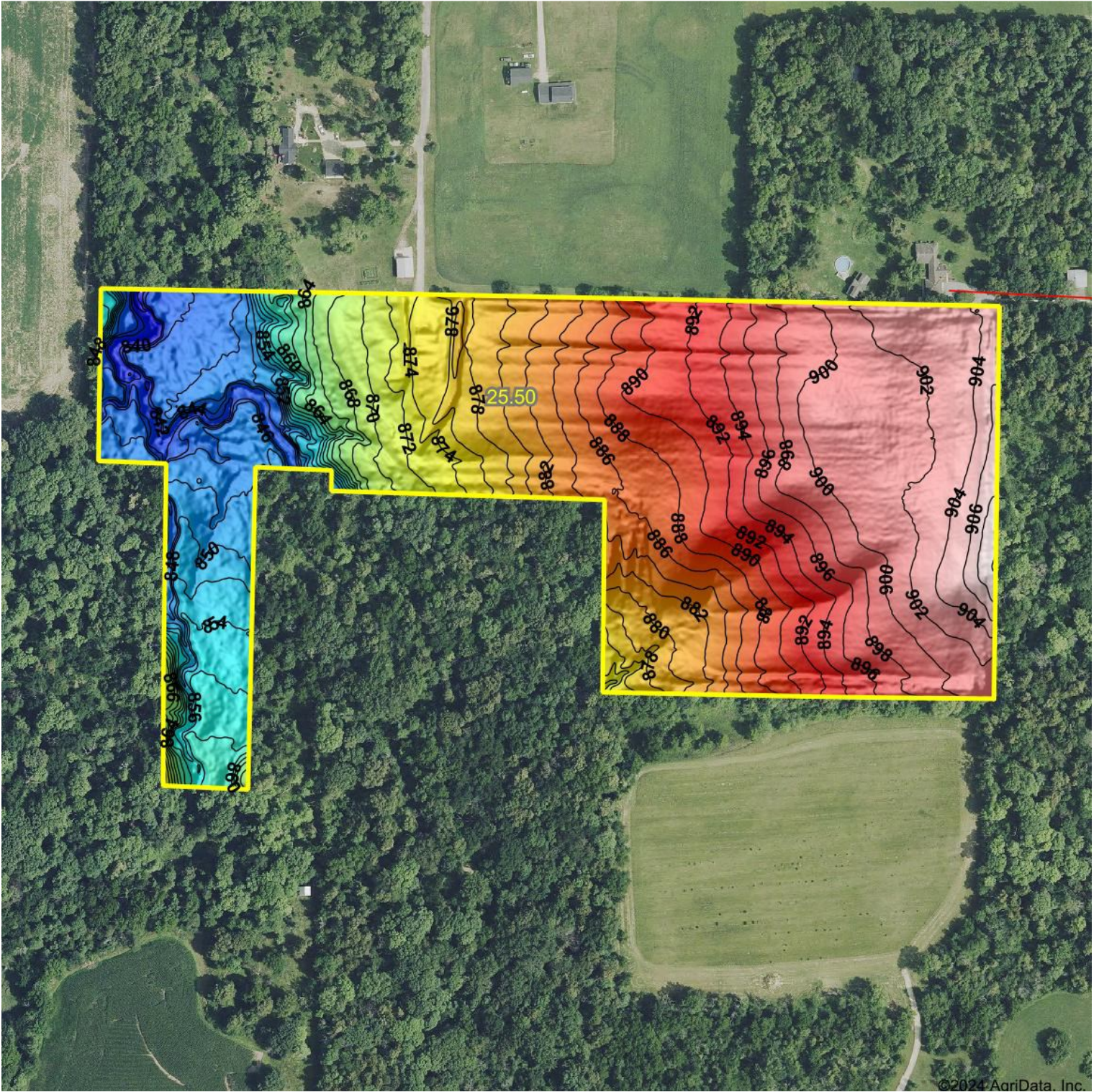
* The flood/pond factor has been removed for B811 indexes and yields.

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

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