

ROOSTER AG'

# REAL ESTATE

## *Lee County, IL*

**74.85± acres**



**\$13,500 Per Acre**

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

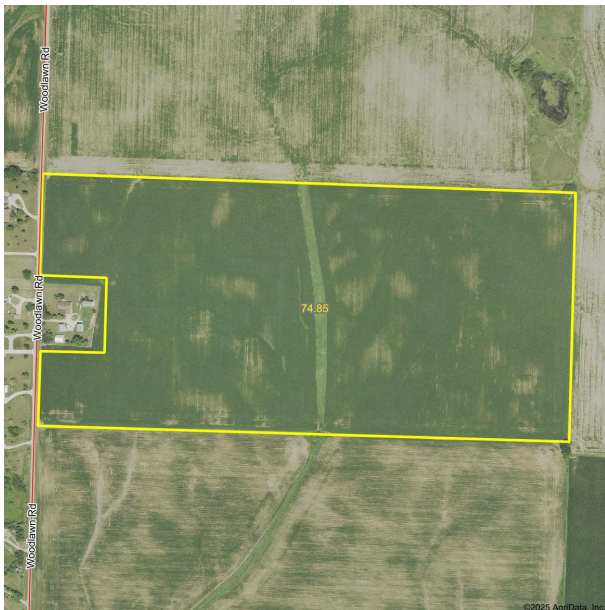
Tyler Creath, Broker  
Email: [tyler@roosterag.com](mailto:tyler@roosterag.com)  
Phone: 815.451.1152





# About the Property

The Woodlawn Road Farm is a rare 74.85 acre farmland opportunity, located on the east side of Woodlawn Road, just north of Route 30 in Lee, IL.



GROSS ACRES:	74.85±
TILLABLE ACRES:	72.98±
SOIL PI	125.9
ESTIMATED RE TAXES	\$2,820.30
PRICE PER ACRE	\$13,500

**The Woodlawn Road Farm is 97.50% with a Soil Productivity Index of 125.9.**

**Limited Time Opportunity! Excellent farm-land investment.**

**View aerial drone footage of this property at <https://youtu.be/bt5thX5XD7k>**

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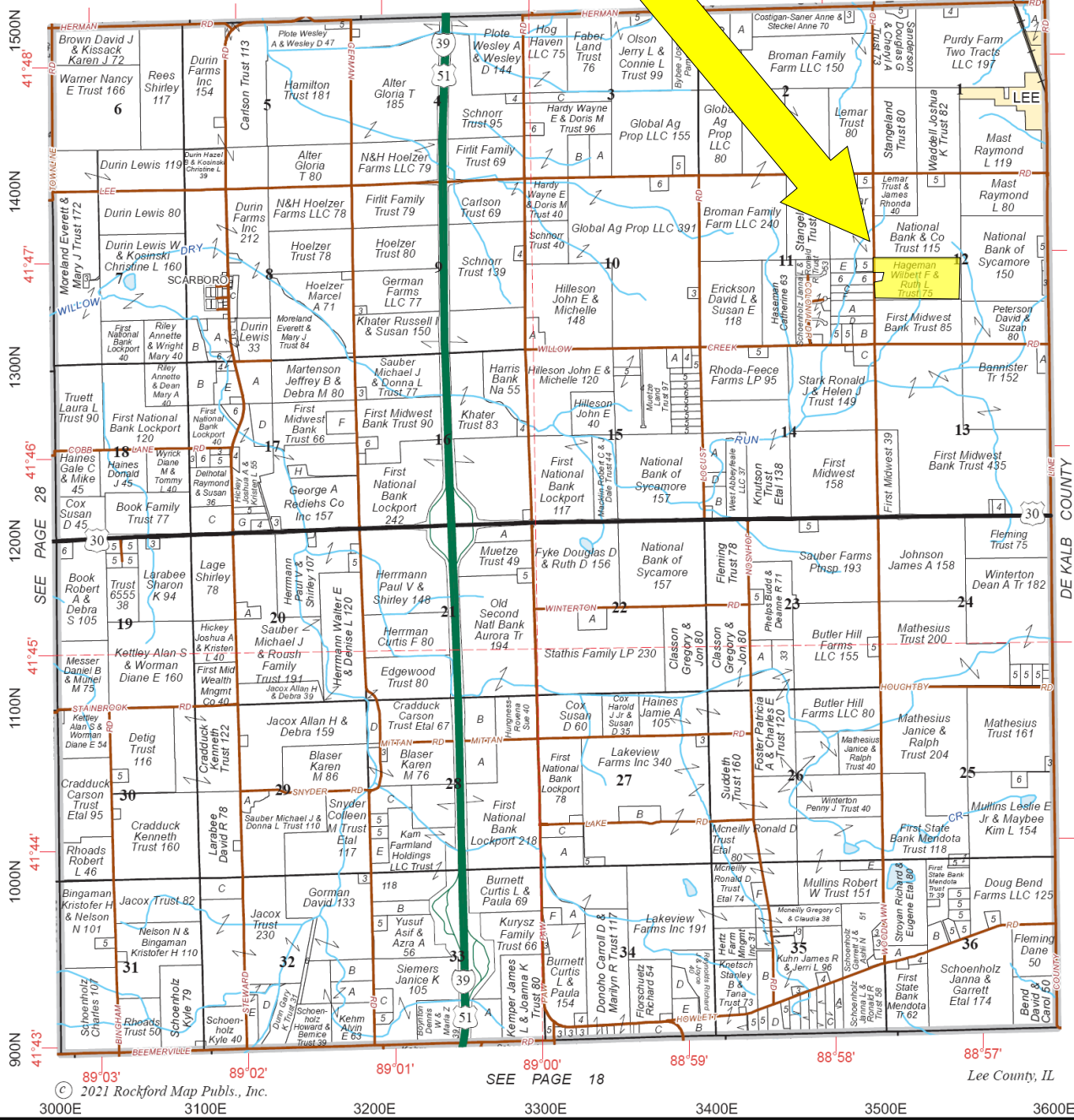
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Refer to page 56 for keyed parcels

# WILLOW CREEK

SEE PAGE 50

# T.38N.-R.2E.



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SEE PAGE 18

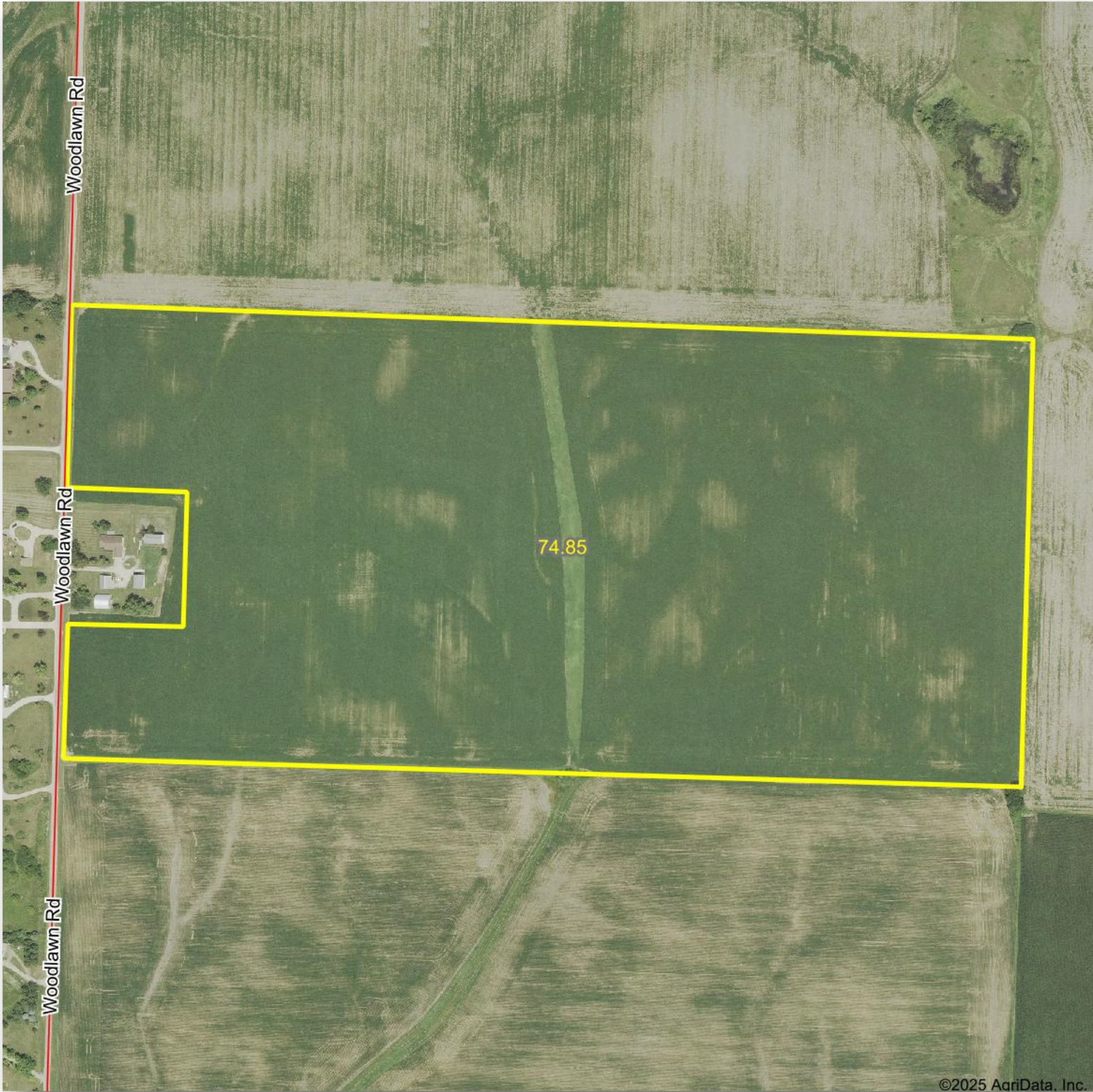
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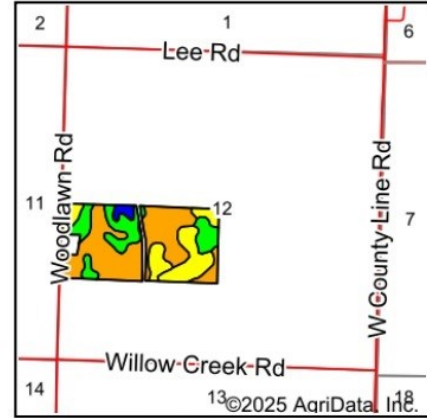
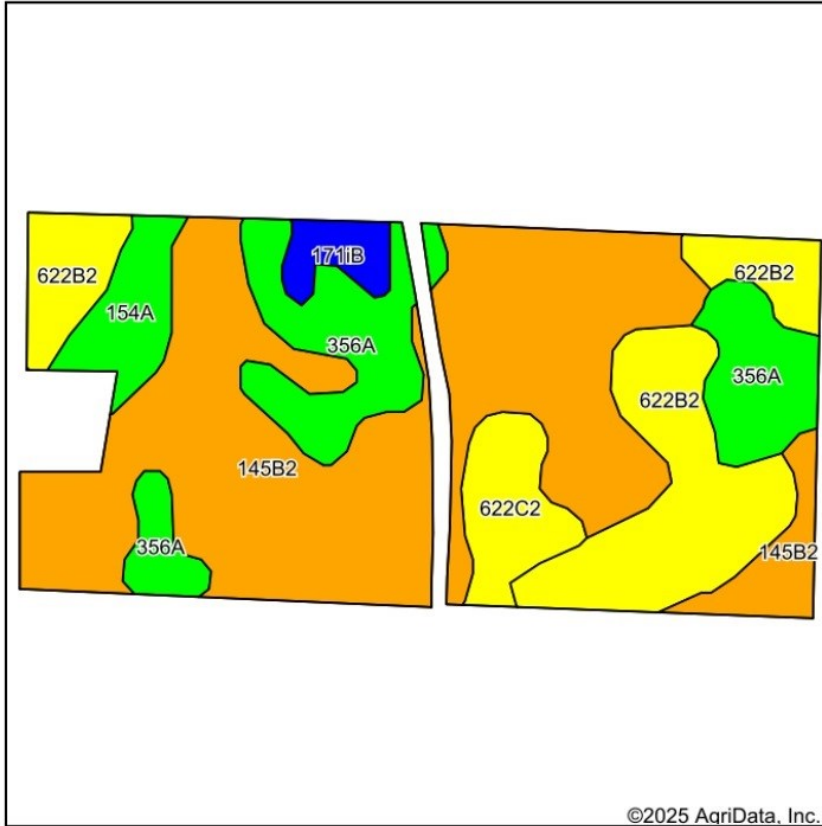
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# Soils Map



State: **Illinois**  
 County: **Lee**  
 Location: **12-38N-2E**  
 Township: **Willow Creek**  
 Acres: **72.98**  
 Date: **1/8/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IL103, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	37.54	51.5%	[Orange]	**168	**54	**124
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	14.36	19.7%	[Yellow]	**153	**50	**114
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	12.27	16.8%	[Green]	**195	**63	**144
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	3.90	5.3%	[Yellow]	**150	**49	**112
154A	Flanagan silt loam, 0 to 2 percent slopes	3.21	4.4%	[Green]	194	63	144
**1711B	Catlin silt loam, Illinois till plain, 2 to 5 percent slopes	1.70	2.3%	[Blue]	**185	**58	**137
<b>Weighted Average</b>					<b>170.2</b>	<b>54.9</b>	<b>125.9</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.

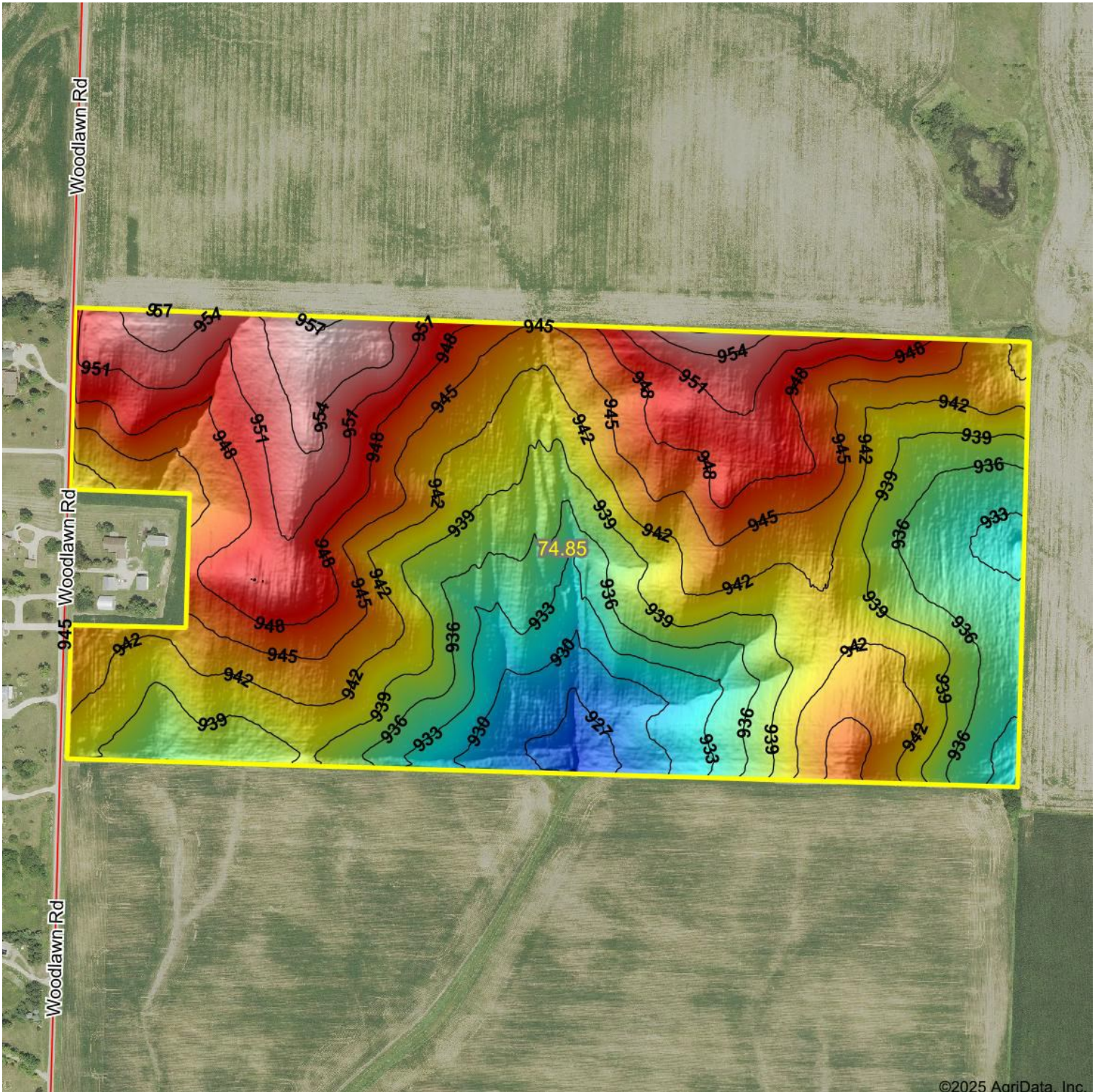
\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

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