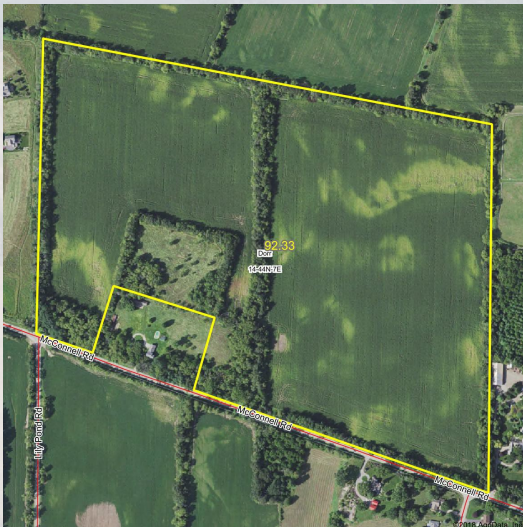




Rooster Ag

R E A L T Y

THE MCCONNELL RD FARM



McHenry County, Dorr Twp

92.33± acres

73.53± tillable acres

**Located off McConnell Road,
just east of Woodstock, IL**

Listed At: \$7,750 per acre

CBRE

Phone: (815) 333-4354

1100 S County Line Road

Brian Buckingham 312-953-7550

Email: Rooster@mc.net

P.O. Box 297

Joe Ludwig 630-774-5887

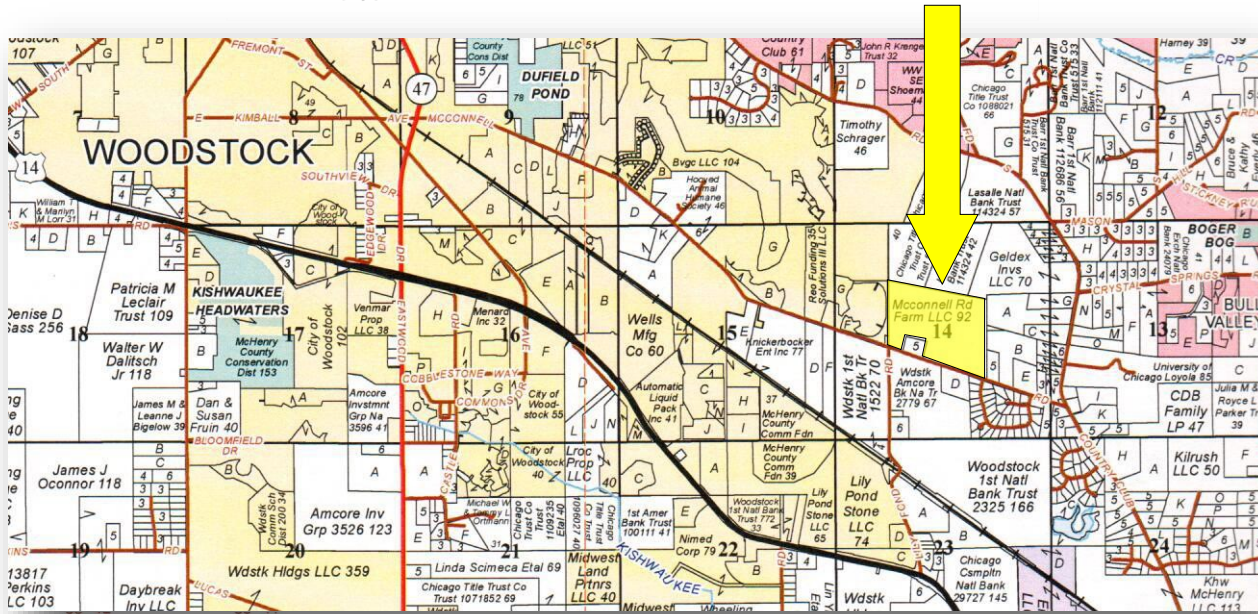
Web: www.roosterag.com

Maple Park, IL 60151

Tyler Creath 815-451-1152



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PROPERTY SPECIFICATIONS

GROSS ACRES:	92.33±
TILLABLE ACRES:	73.53±
REAL ESTATE TAXES:	\$2,217.56
REAL ESTATE TAX PER ACRE:	\$24.02
SOIL PRODUCTIVITY INDEX:	118.9
PRICE:	\$7,750 per acre

Great location off McConnell Road in Woodstock, IL
Annual farm rental income.

ROOSTER AG' REALTY

1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151

TYLER CREATH

Broker
Email: rooster@mc.net
Phone: 815.451.1152

Real Estate

Farm Management

Crop Insurance

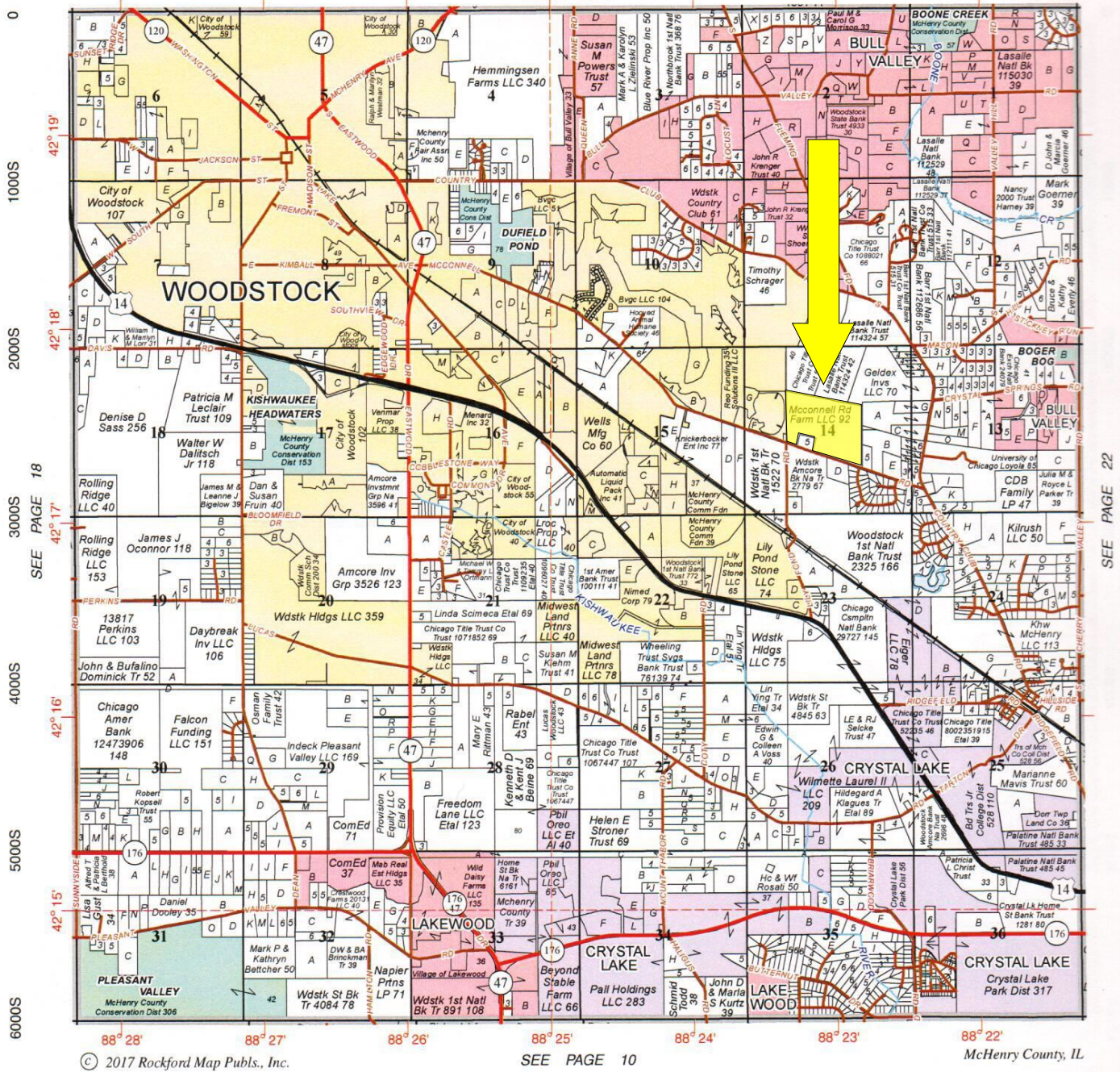
Appraisals

DORR

SEE PAGE 30

Refer to pages 52 & 53 for keyed parcels

T.44N.-R.7E.



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SEE PAGE 10

McHenry County, IL

14000W 12000W 11000W 10000W 9000W 8000W

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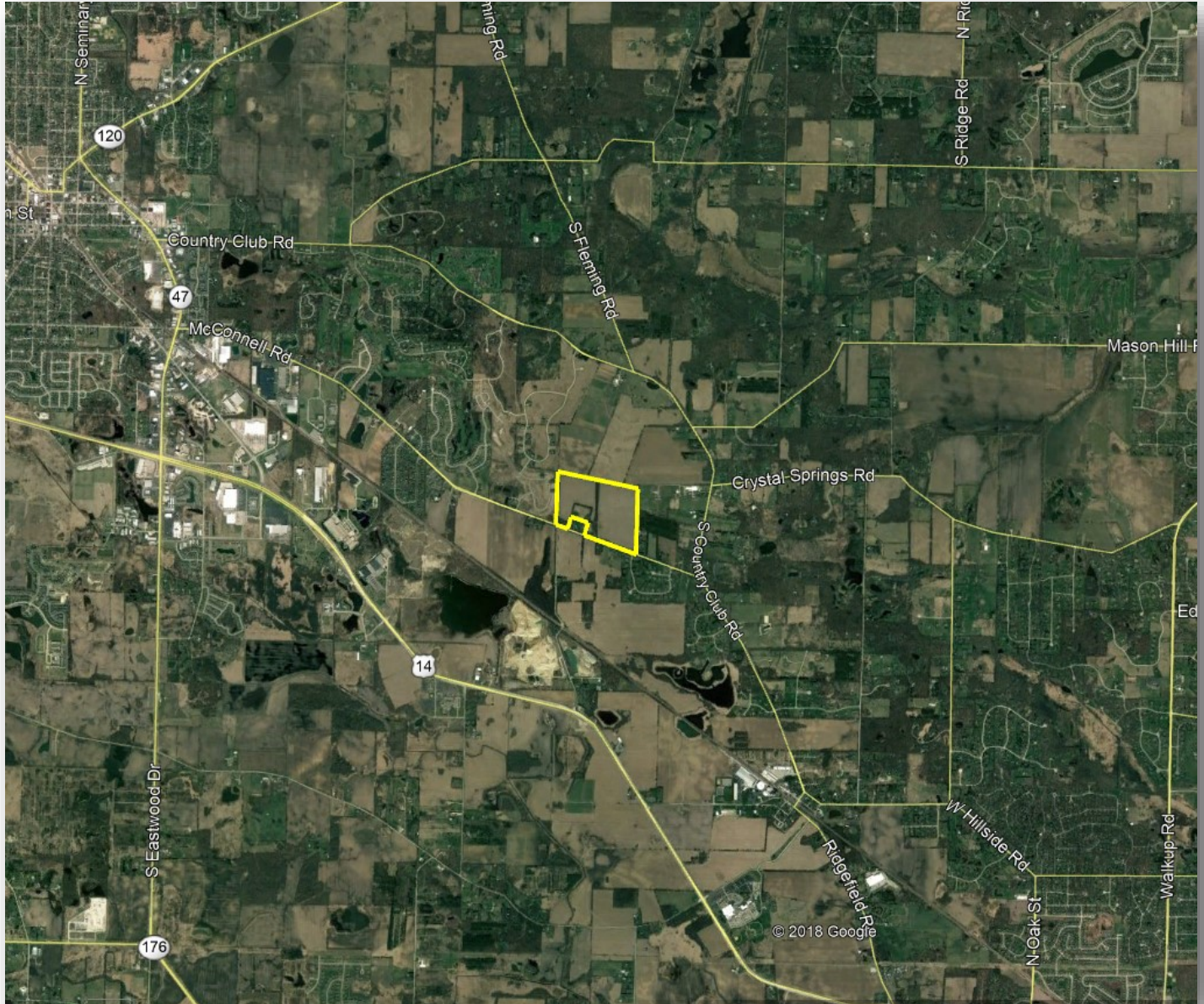
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Located in the Northern Illinois Ag Center in Maple Park, IL



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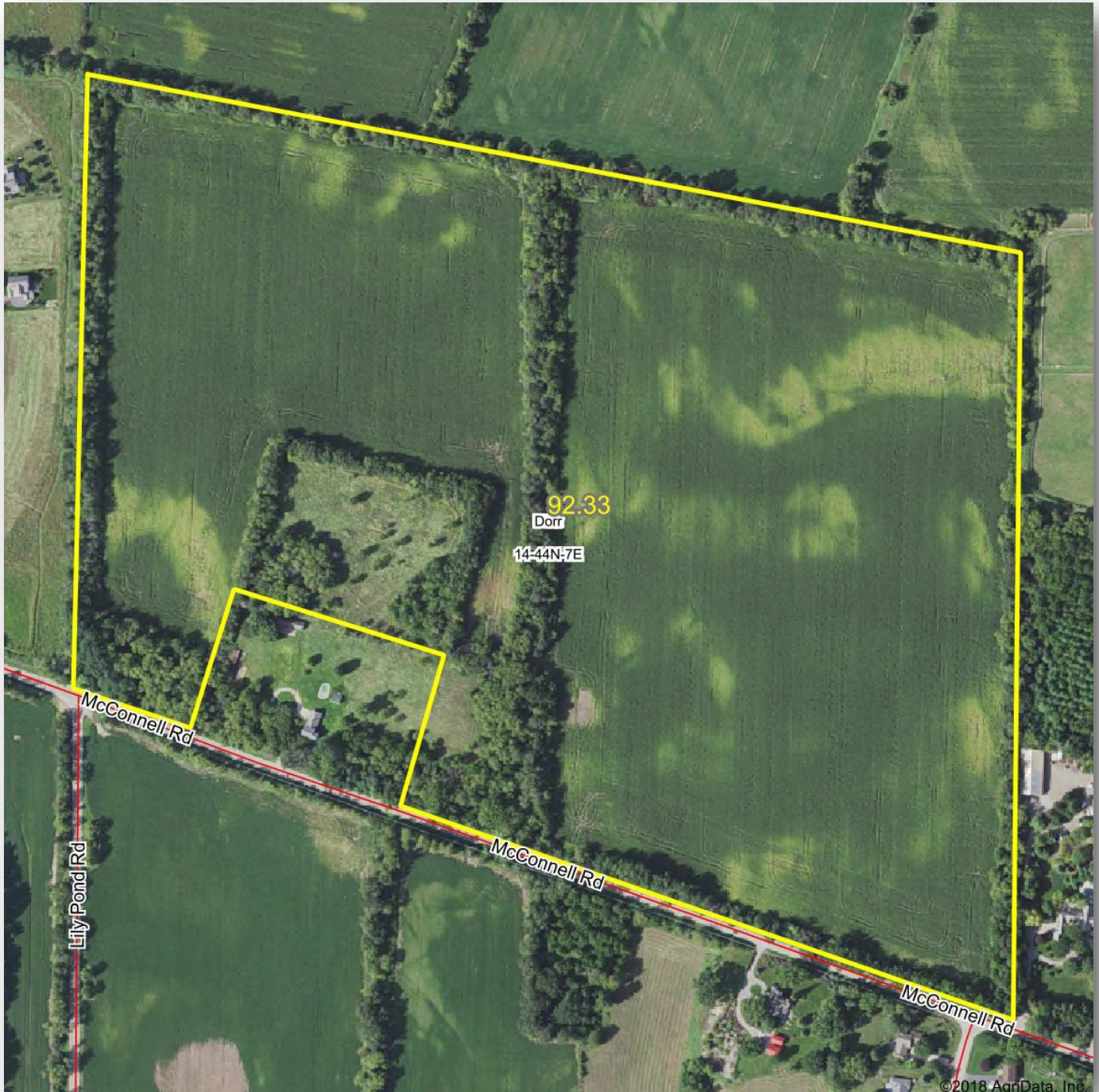
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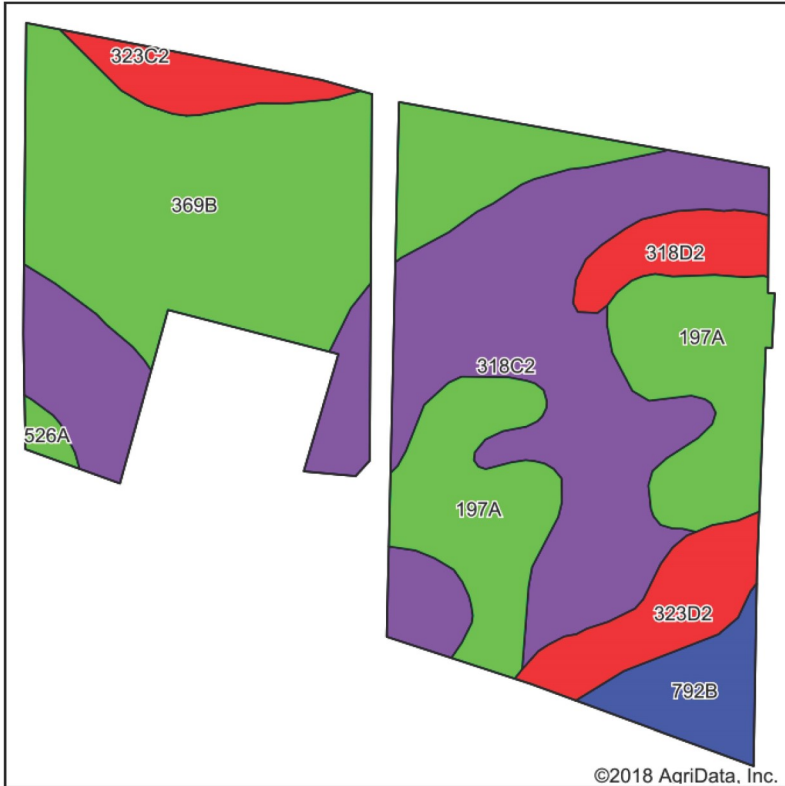
Crop Insurance

Appraisals



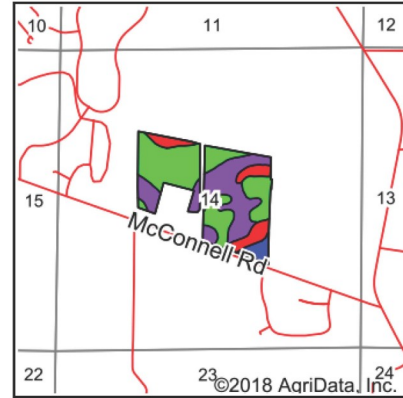
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Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
County: **McHenry**
Location: **14-44N-7E**
Township: **Dorr**
Acres: **73.53**
Date: **3/26/2018**



Maps Provided By:



Area Symbol: IL111, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**318C2	Lorenzo loam, 4 to 6 percent slopes, eroded	25.12	34.2%		**133	**44	**98
**369B	Waupeca silt loam, 2 to 4 percent slopes	22.16	30.1%		**187	**58	**138
197A	Troxel silt loam, 0 to 2 percent slopes	13.44	18.3%		191	60	140
**323D2	Casco loam, 6 to 12 percent slopes, eroded	3.97	5.4%		**126	**41	**93
**792B	Bowes silt loam, 2 to 4 percent slopes	3.21	4.4%		**174	**56	**129
**318D2	Lorenzo loam, 6 to 12 percent slopes, eroded	2.67	3.6%		**129	**42	**95
**323C2	Casco loam, 4 to 6 percent slopes, eroded	2.49	3.4%		**130	**43	**96
526A	Grundelein silt loam, 0 to 2 percent slopes	0.47	0.6%		186	61	138
Weighted Average					161.4	51.5	118.9

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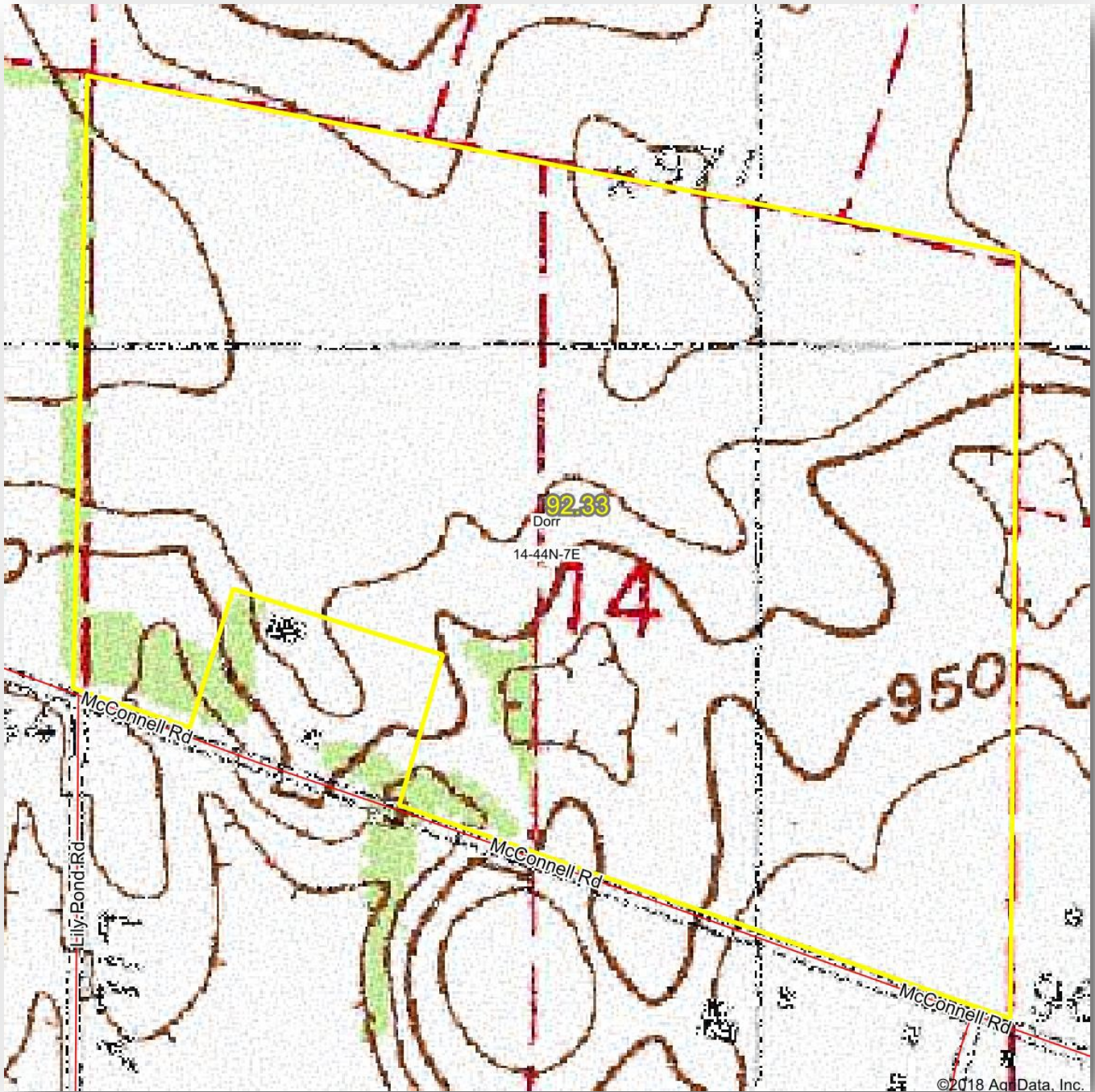
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