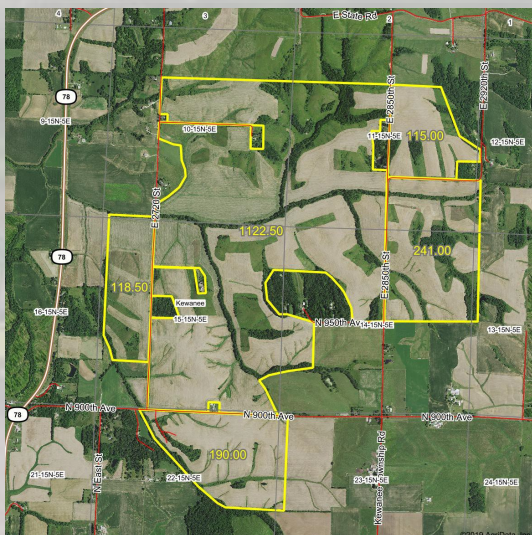




# Rooster Ag

R E A L T Y

## THE KEWANEE FARM



Henry County, Kewanee Twp

1,787.00± acres

1,273.00± tillable acres

**DIVISIBLE!**

One of the largest contiguous tracts of land in Illinois!

**Listed at: \$6,300 per acre**

**CBRE**

Phone: (815) 333-4354

1100 S County Line Road

Brian Buckingham 312-953-7550

Email: [Rooster@mc.net](mailto:Rooster@mc.net)

P.O. Box 297

Joe Ludwig 630-774-5887

Web: [www.roosterag.com](http://www.roosterag.com)

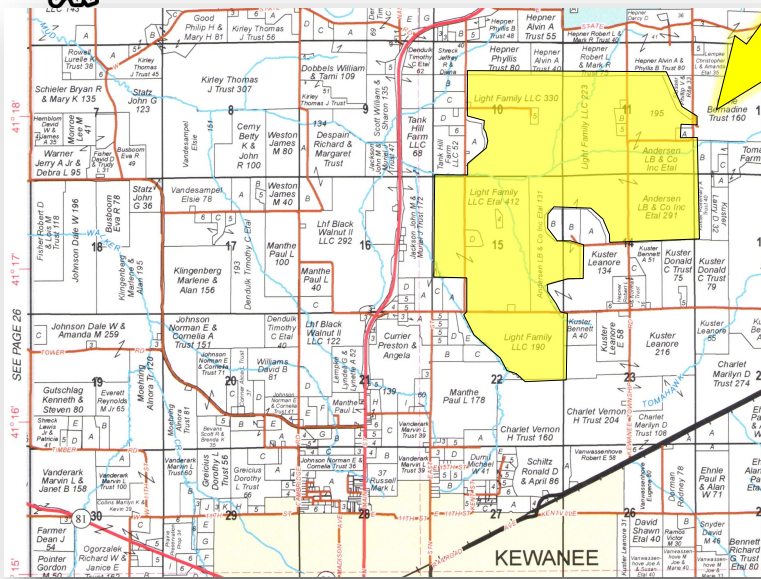
Maple Park, IL 60151

Tyler Creath 815-451-1152



# Rooster Ag'

## R E A L T Y



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### PROPERTY INFORMATION

<b>GROSS ACRES:</b>	<b>1,787.00±</b>
<b>TILLABLE ACRES:</b>	<b>1,273.00±</b>
<b>REAL ESTATE TAXES:</b>	<b>\$18,038.28</b>
<b>REAL ESTATE TAX PER ACRE:</b>	<b>\$10.09</b>
<b>2019 &amp; 2020 FARM LEASE:</b>	<b>\$240 per tillable acre or \$305,520.00</b>
<b>CRP INCOME:</b>	<b>\$54,886.74</b>
<b>PRICE:</b>	<b>\$6,300 per acre</b>

**Excellent Revenue generated annually via Farm Rent & CRP**

**Divisible via multiple parcel configurations!**

**Large Contiguous Assemblage**

### ROOSTER AG' REALTY

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

### JOE LUDWIG

Broker/Owner  
Email: rooster@mc.net  
Phone: 630.774.5887

**Real Estate**

**Farm Management**

**Crop Insurance**

**Appraisals**

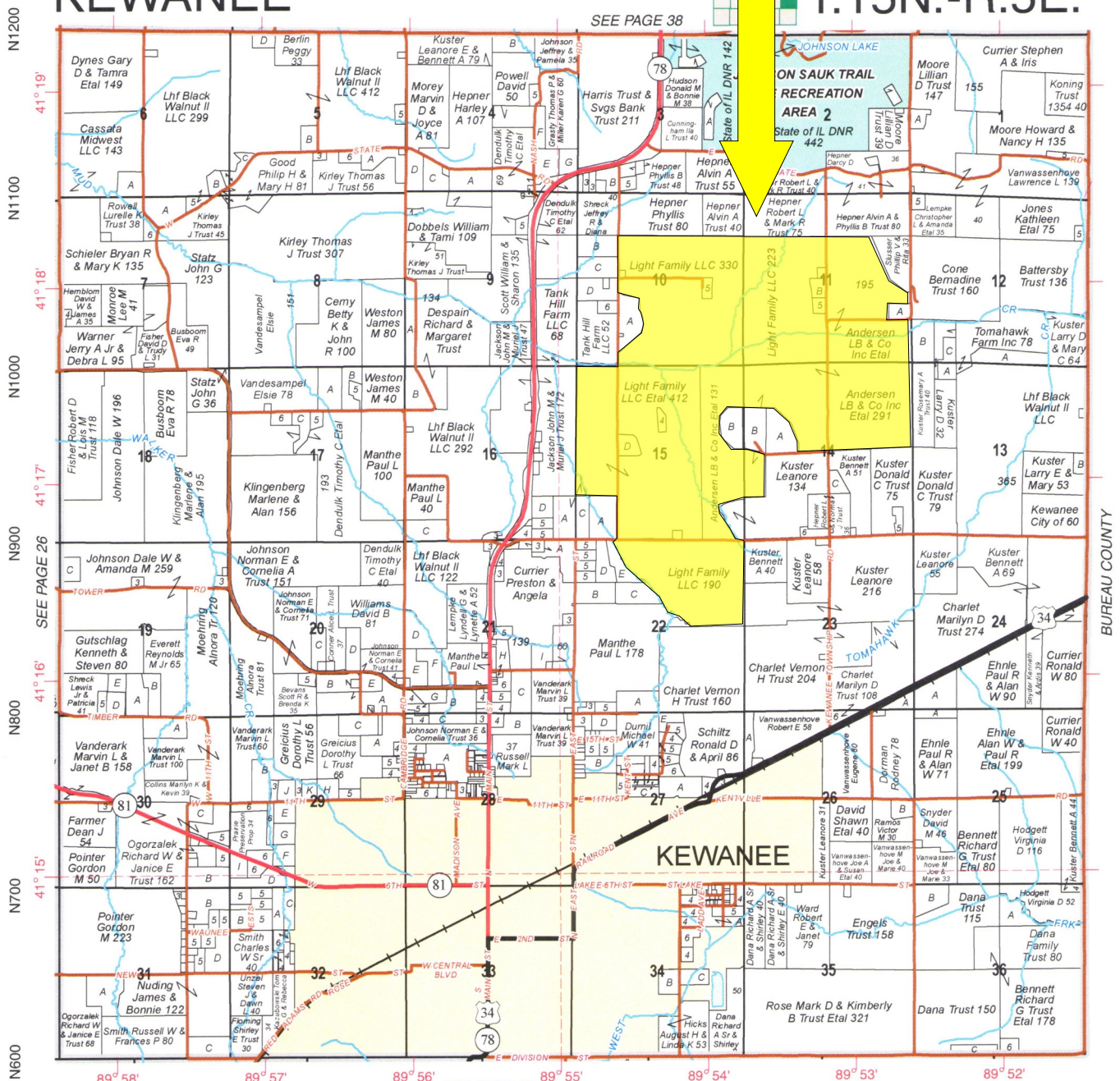


# KEWANEE

T.15N.-R.5E.

Refer to page 74 for keyed parcels

SEE PAGE 38



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SEE PAGE 16

Henry County, Ill.

## ROOSTER AG'

-Don't let your money collect dust, invest in dirt!-

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Specializing in Agriculture for over 39 years.



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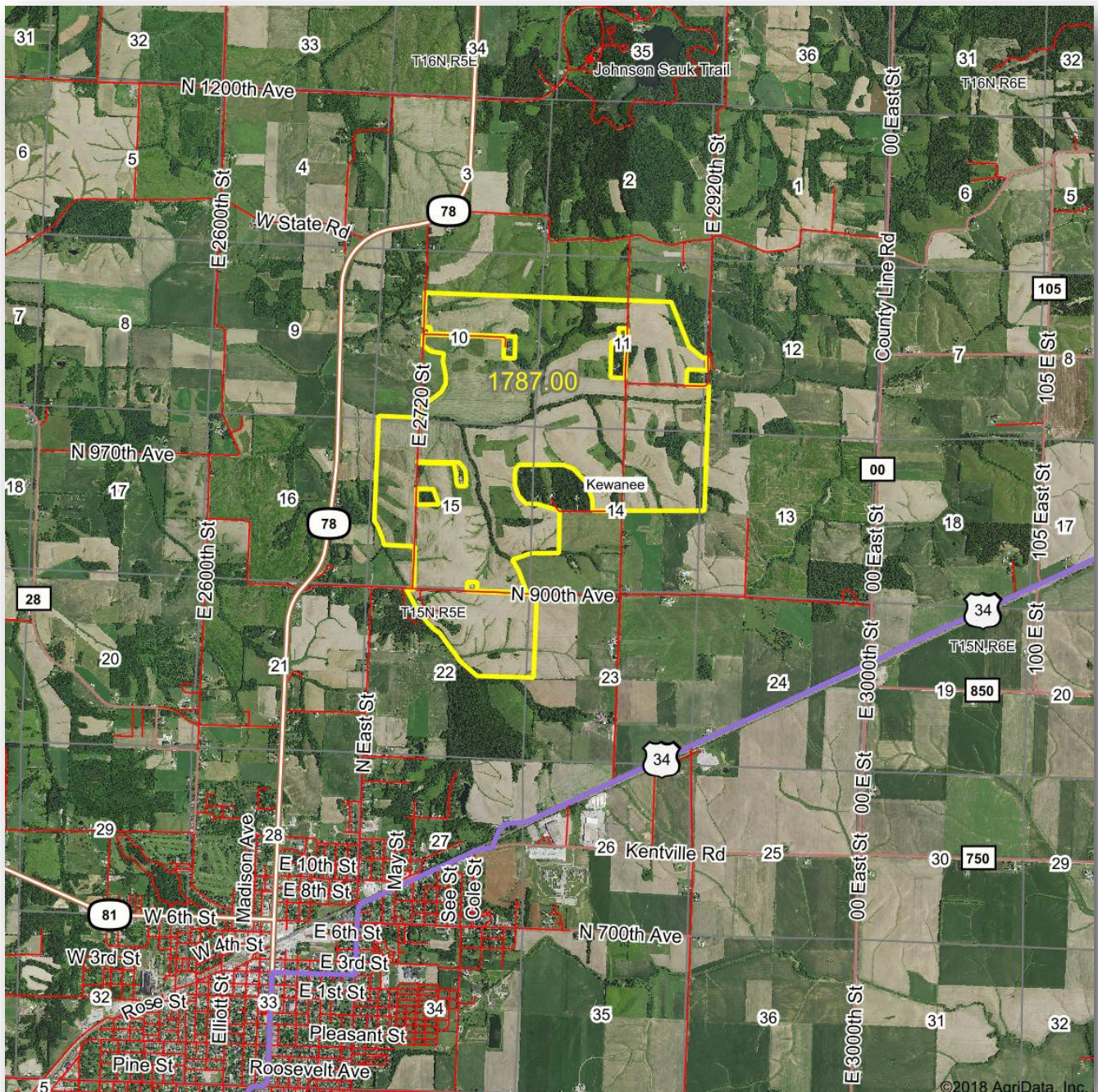
Located in the Northern Illinois Ag Center in Maple Park, IL





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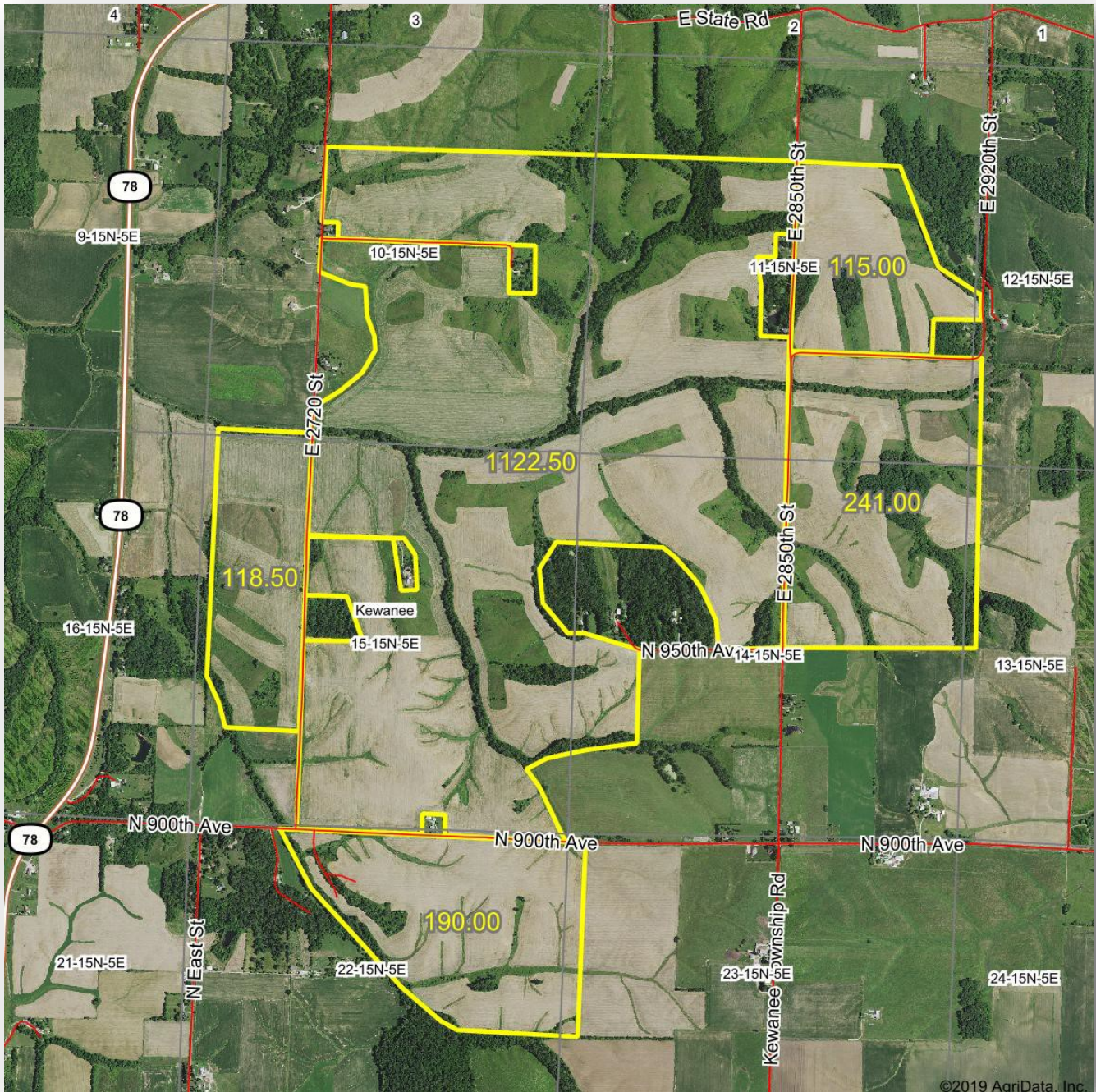
Appraisals





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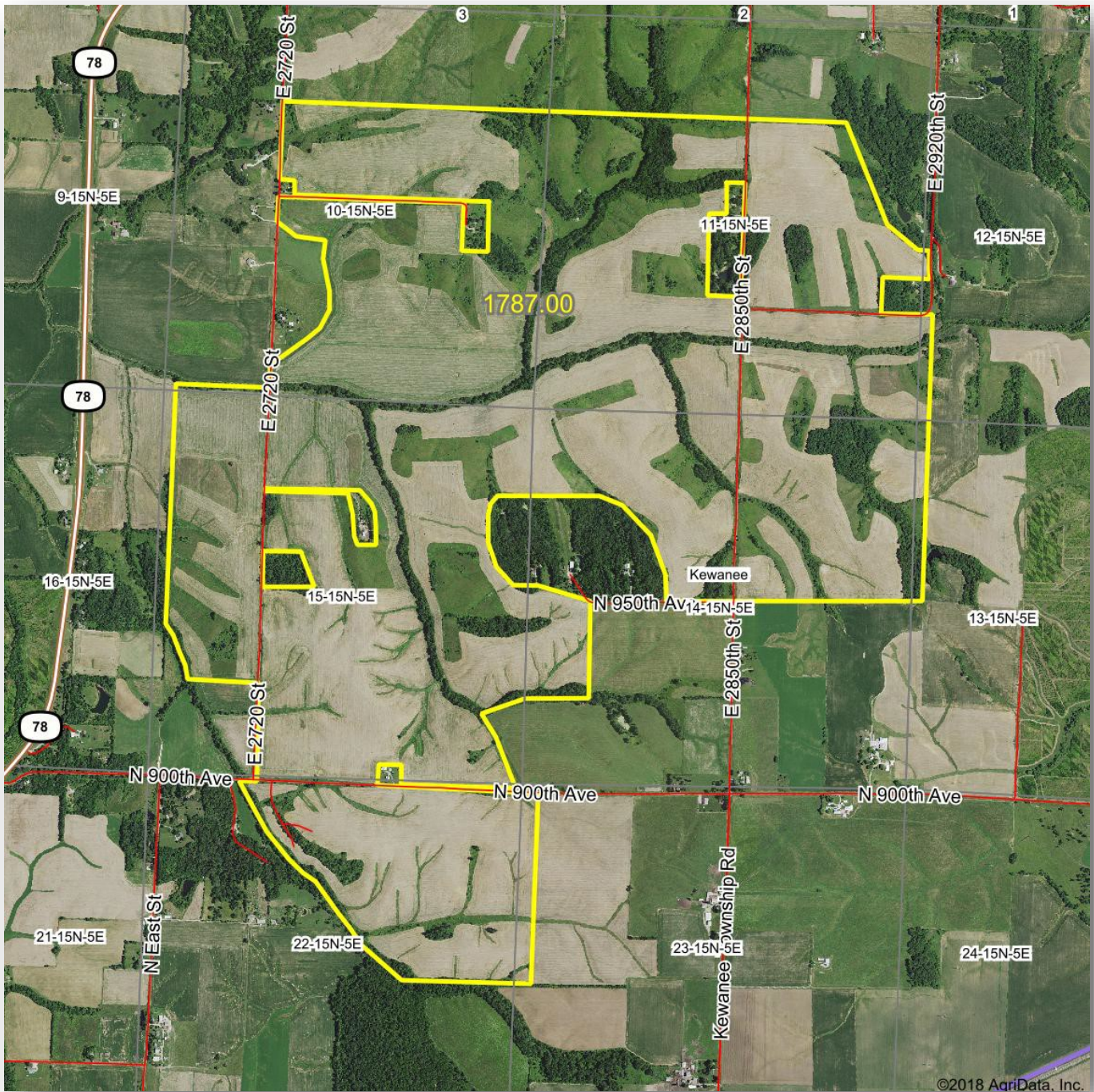
Appraisals





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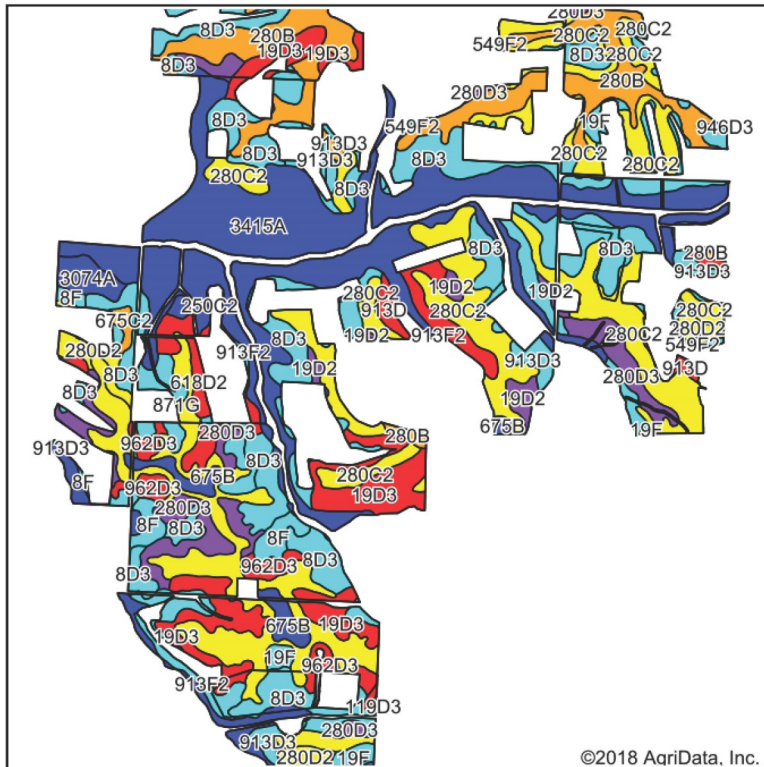
Farm Management

Crop Insurance

Appraisals

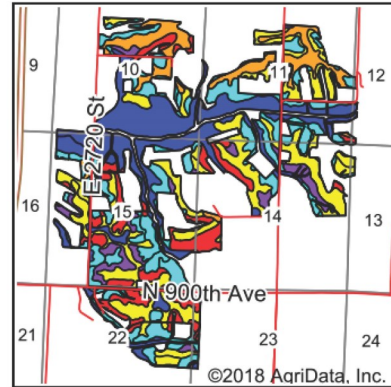


## Soils Map



Soils data provided by USDA and NRCS.

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State: Illinois  
County: Henry  
Location: 11-15N-5E  
Township: Kewanee  
Acres: 1252.96  
Date: 7/10/2018



Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL073, Soil Area Version: 14

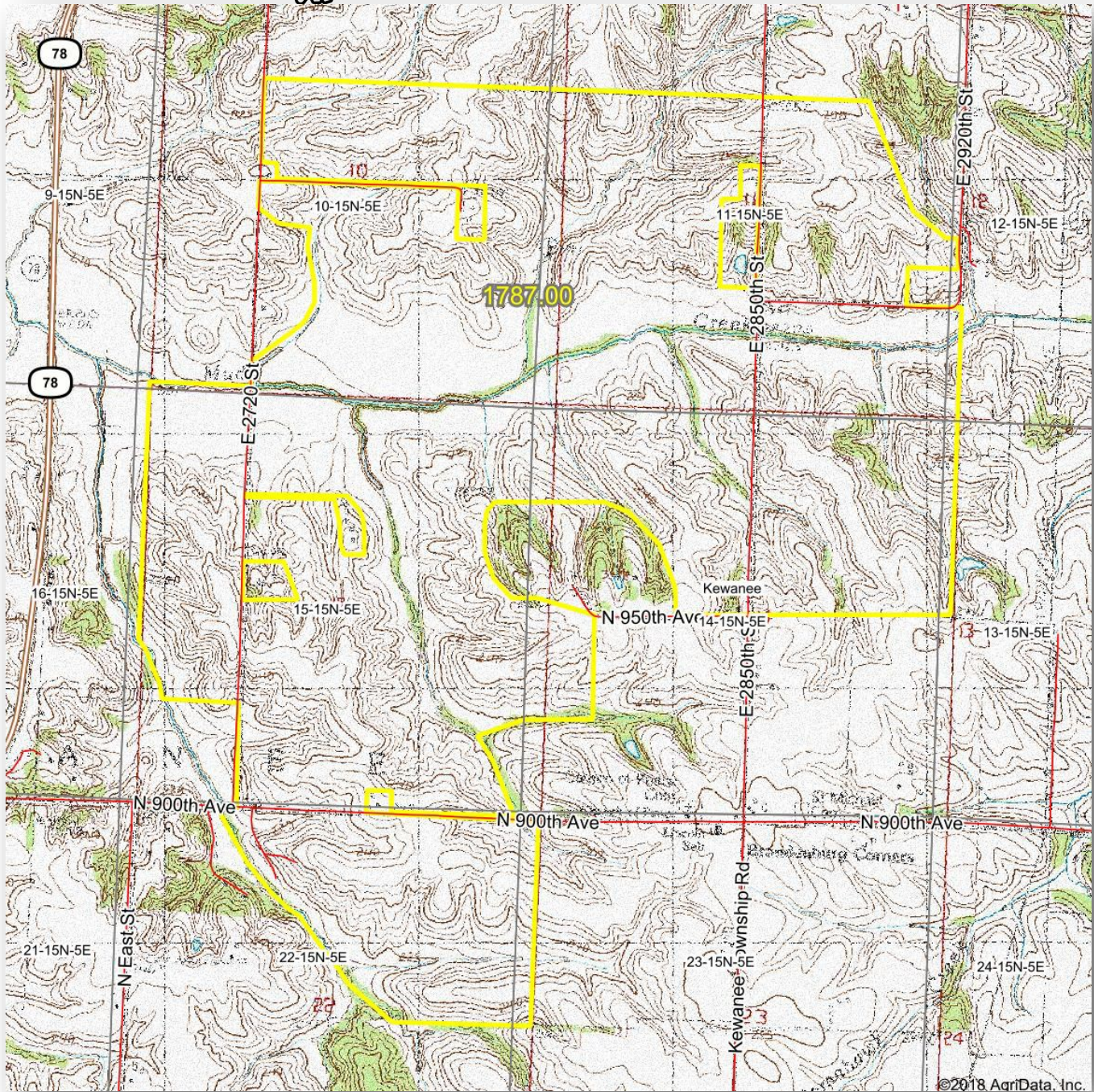
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	282.28	22.5%		180	57	131
**280C2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	273.32	21.8%		**155	**49	**113
**8D3	Hickory clay loam, 10 to 18 percent slopes, severely eroded	227.88	18.2%		**98	**33	**75
**280B	Fayette silt loam, glaciated, 2 to 5 percent slopes	105.55	8.4%		**165	**52	**121
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	82.43	6.6%		**122	**40	**90
**280D3	Fayette silty clay loam, glaciated, 10 to 18 percent slopes, severely eroded	57.22	4.6%		**135	**43	**99
**962D3	Sylvan-Bold complex, 10 to 18 percent slopes, severely eroded	28.71	2.3%		**124	**38	**89
**280D2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	27.63	2.2%		**149	**47	**109
**913D3	Marseilles-Hickory complex, 10 to 18 percent slopes, severely eroded	22.06	1.8%		**93	**31	**70
**913D	Marseilles-Hickory silt loams, 10 to 18 percent slopes	20.95	1.7%		**123	**41	**92
**8F	Hickory silt loam, 18 to 35 percent slopes	16.58	1.3%		**86	**29	**65
**913F2	Marseilles-Hickory complex, 18 to 35 percent slopes, eroded	16.55	1.3%		**84	**28	**63
**675B	Greenbush silt loam, 2 to 5 percent slopes	16.29	1.3%		**182	**57	**133
**618D2	Senachwine silt loam, 10 to 18 percent slopes, eroded	13.95	1.1%		**130	**42	**95
**19D2	Sylvan silt loam, 10 to 18 percent slopes, eroded	12.73	1.0%		**134	**44	**99
**19F	Sylvan silt loam, 18 to 35 percent slopes	12.10	1.0%		**107	**35	**79
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	10.98	0.9%		186	58	136
**957D3	Elco-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	7.41	0.6%		**95	**32	**71
**549F2	Marseilles silt loam, 18 to 35 percent slopes, eroded	6.47	0.5%		**89	**29	**66
**946D3	Hickory-Atlas complex, 10 to 18 percent slopes, severely eroded	4.24	0.3%		**82	**28	**63
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	3.54	0.3%		**171	**54	**125
**199C2	Plano silt loam, 5 to 10 percent slopes, eroded	2.09	0.2%		**180	**56	**132
**119D3	Elco silty clay loam, 10 to 18 percent slopes, severely eroded	1.68	0.1%		**122	**40	**91
**250C2	Velma silt loam, 5 to 10 percent slopes, eroded	0.32	0.0%		**142	**47	**105
Weighted Average					142.5	45.6	104.8





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