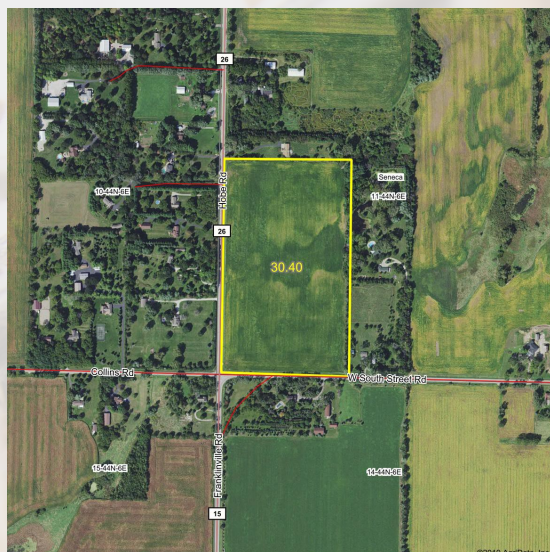




Rooster Ag'

R E A L T Y

THE WOODSTOCK FARM



McHenry County, Seneca Twp.

30.40± acres

27.65± tillable acres

Excellent location

Mostly Tillable, Good Soils

Good Rental Income

Listed At: \$8,600 Per Acre

Phone: (815) 333-4354

Email: Rooster@mc.net

Web: www.roosterag.com

1100 S County Line Road

P.O. Box 297

Maple Park, IL 60151

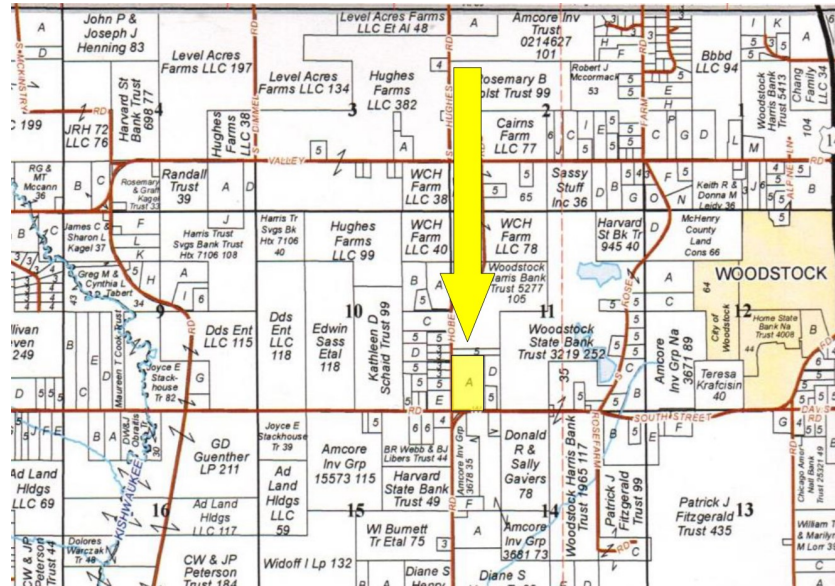
Joe Ludwig 630-774-5887

Tyler Creath 815-451-1152



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R E A L T Y



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PROPERTY SPECIFICATIONS

GROSS ACRES:	30.40±
TILLABLE ACRES:	27.65±
SOIL PI:	125.6
EST. REAL ESTATE TAXES:	\$938.64
PRICE:	\$8,600 per acre

**Excellent location at the NEC of South Street & Hobe Road in Woodstock, IL.
Great Farm Rental Income!**

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

Real Estate

Farm Management

Crop Insurance

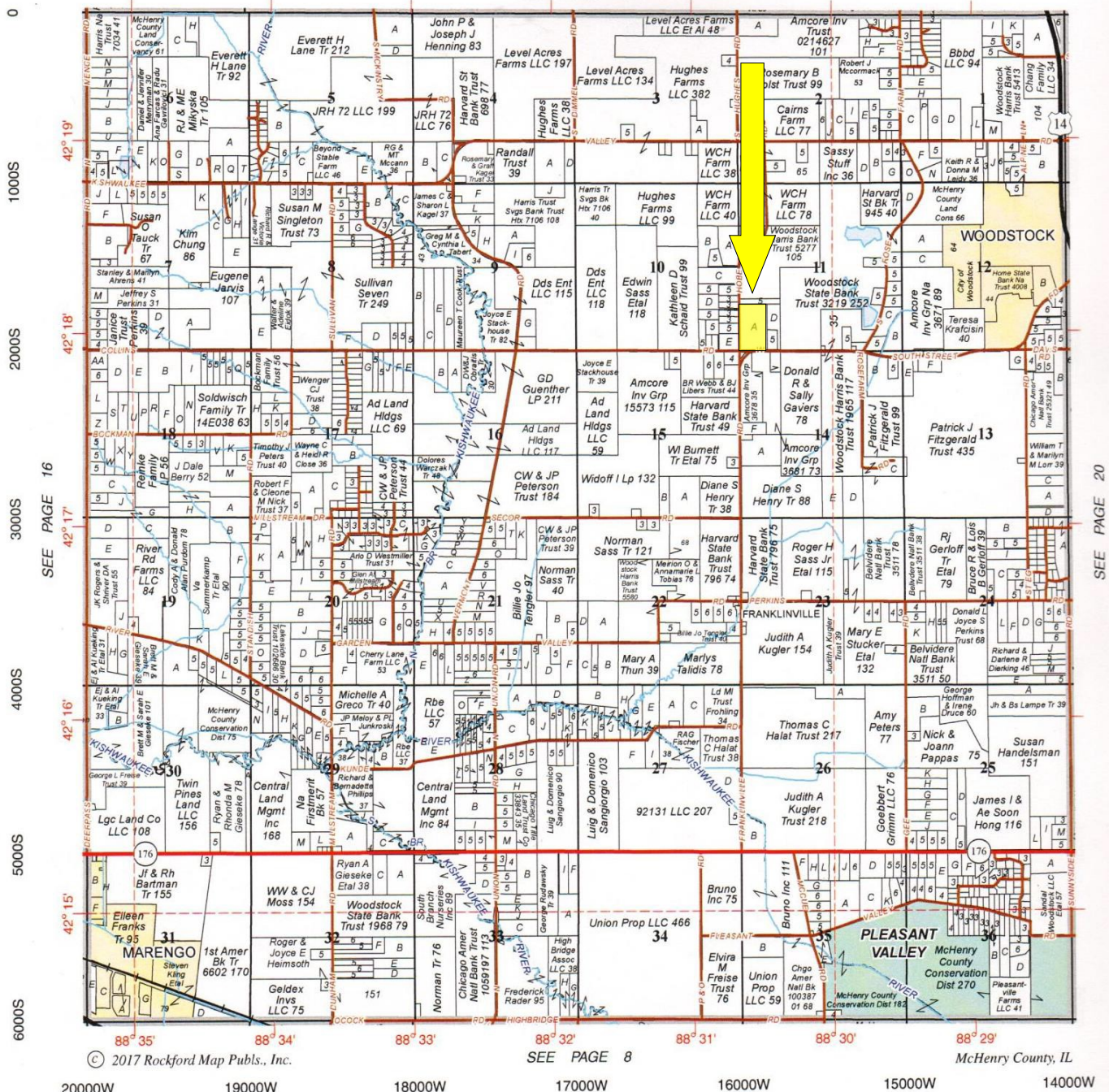
Appraisals

SENECA

SEE PAGE 28

Refer to pages 51 & 52 for keyed parcels

T.44N.-R.6E.



**DON'T LET
YOUR MONEY
COLLECT
DUST, INVEST
IN DIRT.**



Rooster Ag
www.RoosterAg.com
815.323.4284



REAL ESTATE

**FARM
MANAGEMENT**

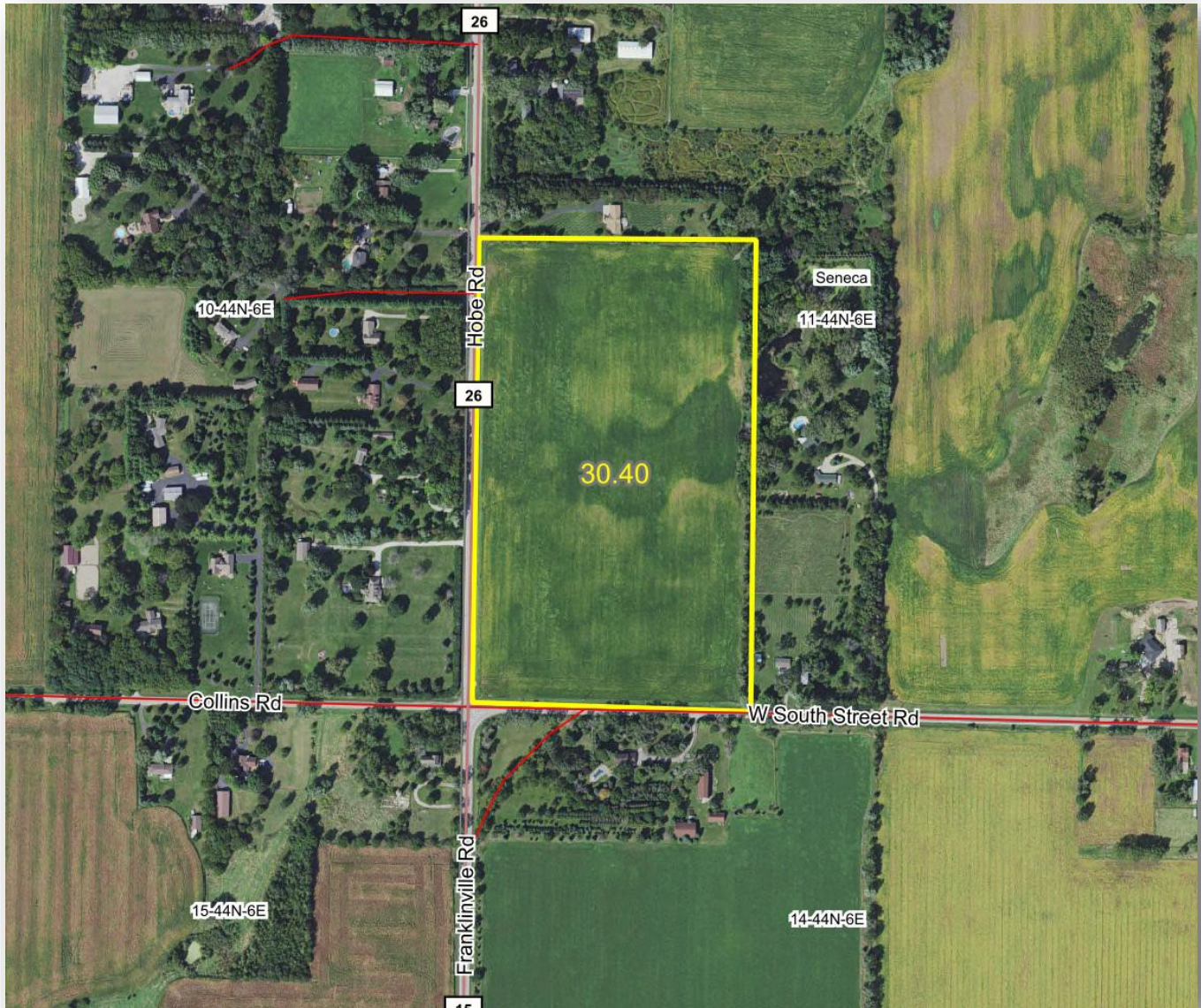
**FEDERAL CROP
INSURANCE**

**FARMLAND
APPRAISALS**



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ROOSTER AG' REALTY

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



TYLER CREATH

Broker

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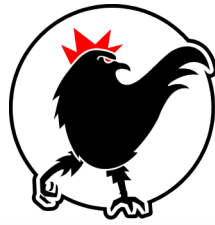
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Crop Insurance

Appraisals



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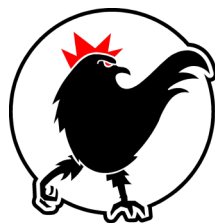
Phone: 815.451.1152

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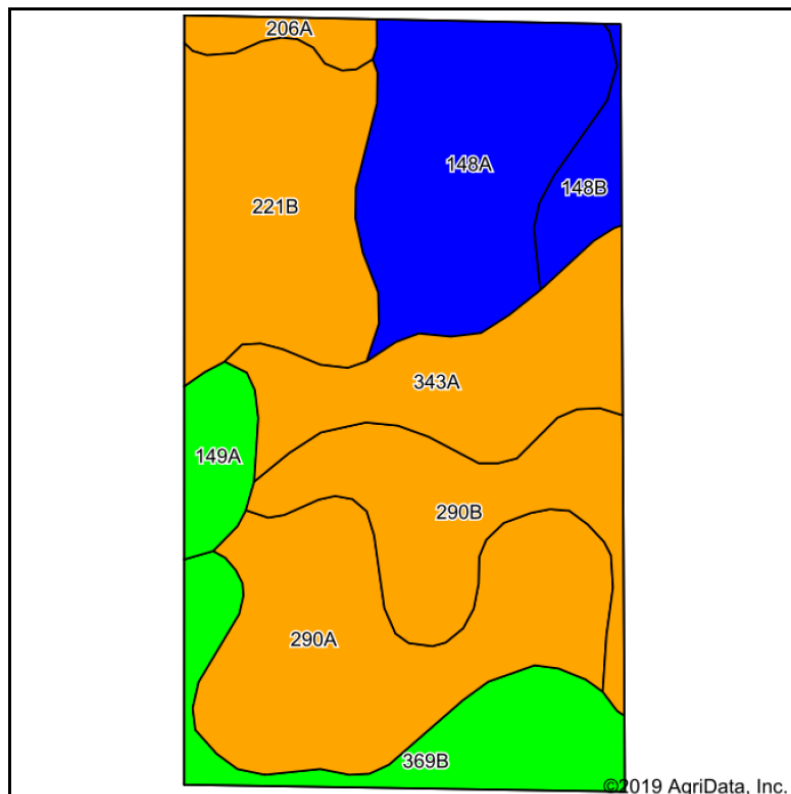
Appraisals



Rooster Ag'

R E A L T Y

Soils Map



State: **Illinois**
 County: **McHenry**
 Location: **11-44N-6E**
 Township: **Seneca**
 Acres: **27.65**
 Date: **10/23/2019**



Rooster Ag'

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL111, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
290A	Warsaw loam, 0 to 2 percent slopes	5.85	21.2%		161	52	119
148A	Proctor silt loam, 0 to 2 percent slopes	5.03	18.2%		185	58	135
**221B	Parr silt loam, 2 to 5 percent slopes	4.65	16.8%		**157	**51	**118
**290B	Warsaw loam, 2 to 4 percent slopes	3.57	12.9%		**159	**51	**118
343A	Kane silt loam, 0 to 2 percent slopes	3.53	12.8%		168	55	125
**369B	Waupecan silt loam, 2 to 4 percent slopes	2.65	9.6%		**187	**58	**138
149A	Brenton silt loam, 0 to 2 percent slopes	0.97	3.5%		195	60	141
**148B	Proctor silt loam, 2 to 5 percent slopes	0.84	3.0%		**183	**57	**134
206A	Thorp silt loam, 0 to 2 percent slopes	0.56	2.0%		170	55	126
Weighted Average					169.9	54.2	125.6



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