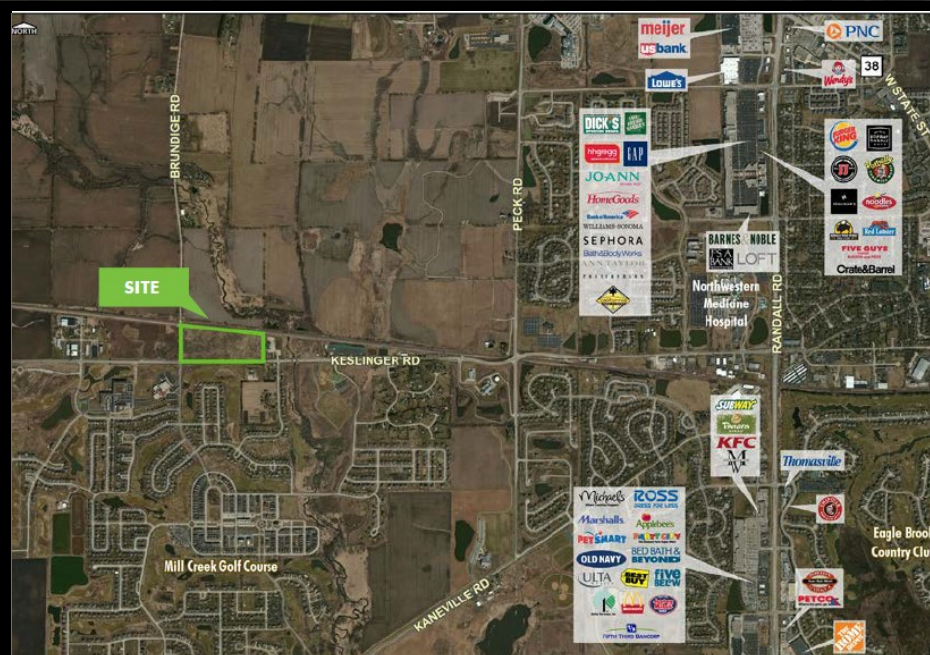




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R E A L T Y

THE KESLINGER & BRUNDIGE 25



- 25.51 acres
- 22.79 tillable acres
- NEC of Keslinger Rd & Brundige in Geneva, IL.
- Cell Tower Income:
\$12,000/annually

KANE COUNTY, BLACKBERRY TWP.

Listed At: \$575,000

Phone: (815) 333-4354
roosteragrealty@aol.com
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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PROPERTY SPECIFICATIONS

ACRES:	25.51
TILLABLE ACRES	22.79
ESTIMATED TAXES:	\$453.42
FORMER ZONING:	PUD—Industrial, Retail, Office & Service
CELL TOWER INCOME:	\$12,000/annually
PRICE:	\$575,000

DEVELOPMENT OPPORTUNITY!

Adjacent to the Mill Creek Residential Community.

Formerly approved for a Mixed Use Business Park. (Plans available upon request)

Property is set to be Certified Organic as of July 1, 2021

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



JOE LUDWIG

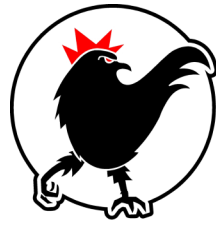
Broker
Email: rooster@mc.net
Phone: 630.774.5887

Real Estate

Farm Management

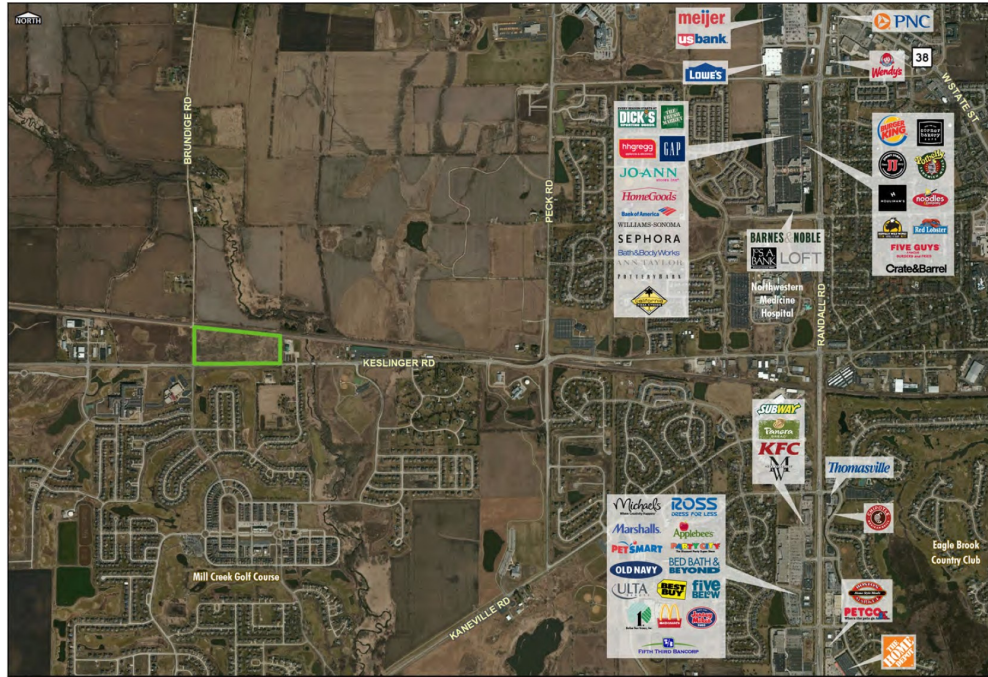
Crop Insurance

Appraisals



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Conceptual Plan
NEC of Keslinger and Brundige
Geneva, Illinois





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Maple Park, IL 60151



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Real Estate

Farm Management

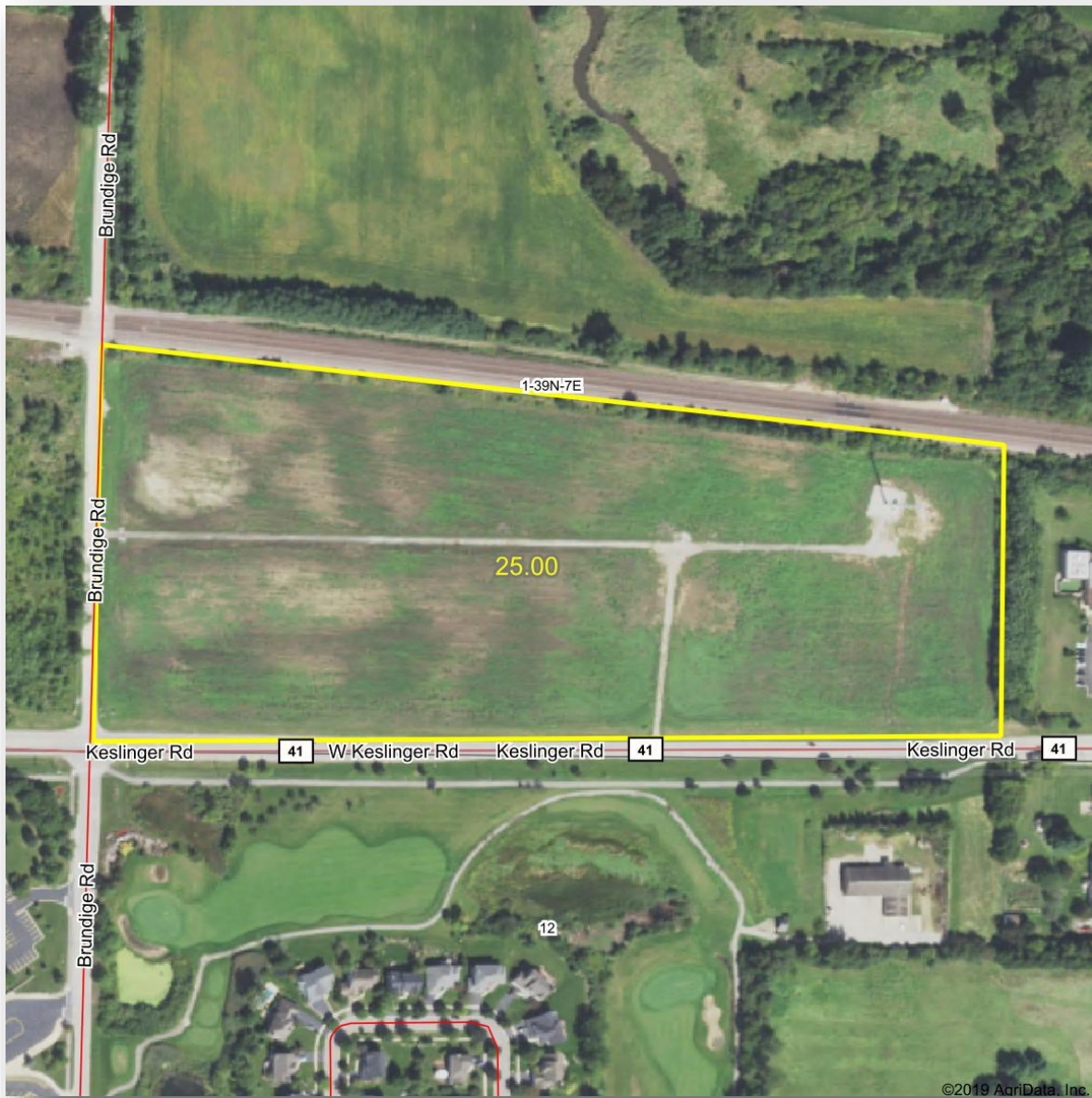
Crop Insurance

Appraisals



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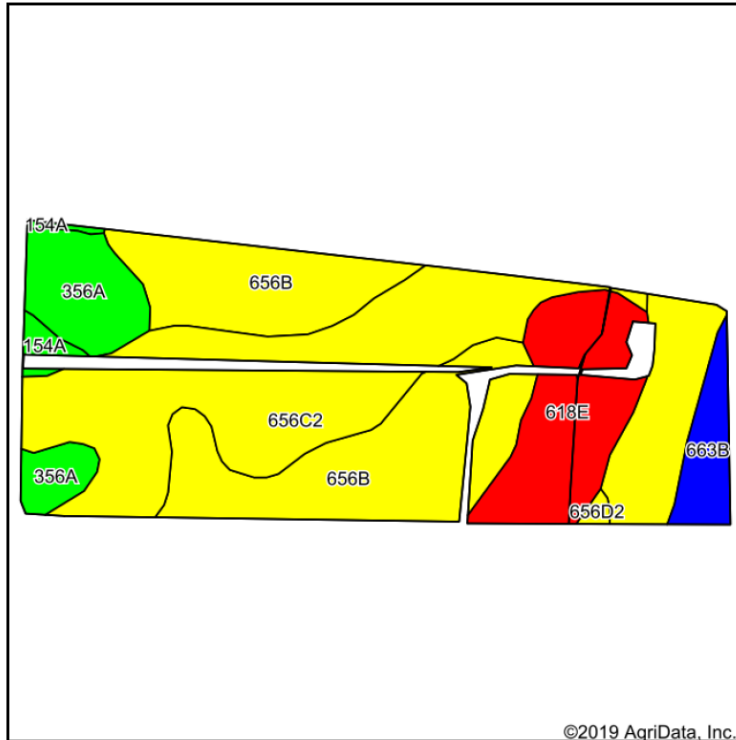
Appraisals



Rooster Ag'

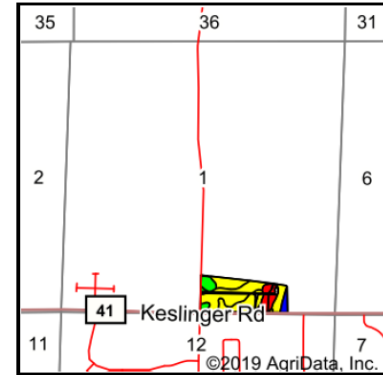
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Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Kane**
 Location: **1-39N-7E**
 Township: **Blackberry**
 Acres: **22.79**
 Date: **2/13/2020**



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Maps Provided By:



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Area Symbol: IL089, 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
**656B	Octagon silt loam, 2 to 4 percent slopes	9.03	39.6%		**157	**51	**117
**656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	7.29	32.0%		**151	**49	**112
**618E	Senachwine silt loam, 12 to 20 percent slopes	3.06	13.4%		**127	**41	**93
356A	Elpaso silty clay loam, 0 to 2 percent slopes	2.11	9.3%		195	63	144
**663B	Clare silt loam, 2 to 5 percent slopes	0.93	4.1%		**180	**56	**133
154A	Flanagan silt loam, 0 to 2 percent slopes	0.28	1.2%		194	63	144
**656D2	Octagon silt loam, 6 to 12 percent slopes, eroded	0.09	0.4%		**148	**48	**110
Weighted Average					155.9	50.5	115.6

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