



Rooster Ag'

R E A L T Y

CORTLAND GRAIN FACILITY



DeKalb County, Cortland Twp.

327,717 Bushel Capacity

1.21± acres

Located at the NW corner of
S. Somonauk Rd. & W. Elm
Ave. in Cortland, IL.

PRICE: \$340,000

Phone: (815) 333-4354

Email: Rooster@mc.net

Web: www.roosterag.com

1100 S County Line Road

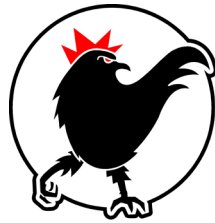
P.O. Box 297

Maple Park, IL 60151

Joe Ludwig 630-774-5887

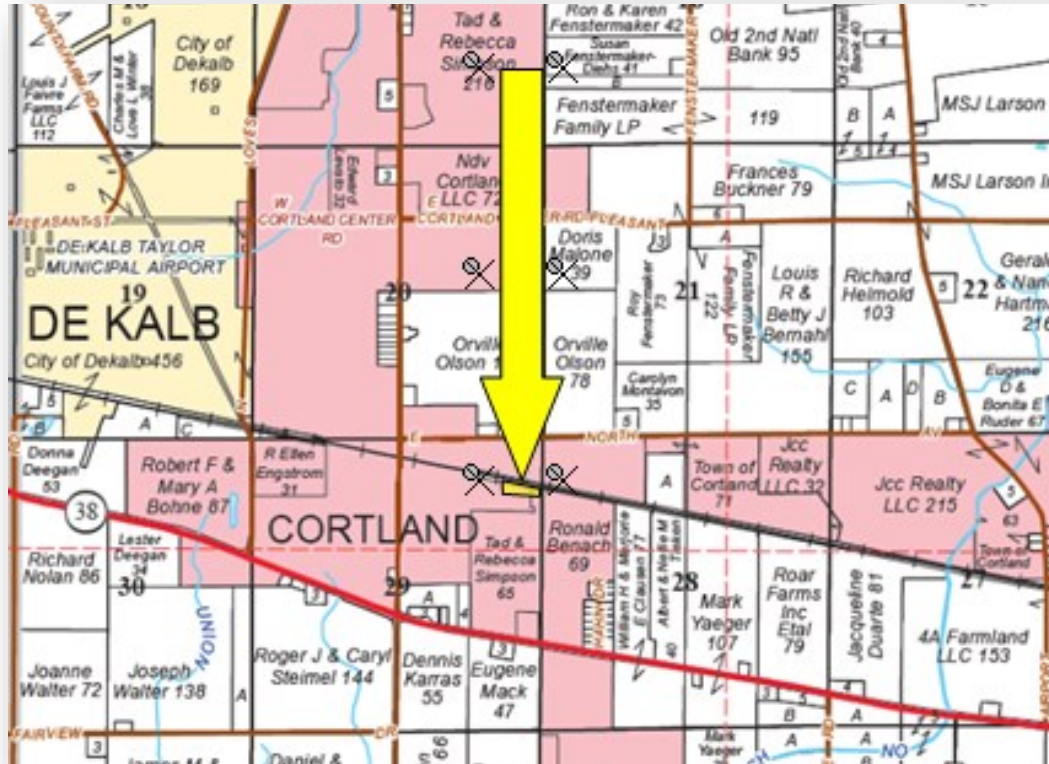
Tyler Creath 815-451-1152

Steve Edwards 630-774-7470



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PROPERTY SPECIFICATIONS

| | |
|------------------------|------------|
| GROSS ACRES: | 1.21± |
| EST. REAL ESTATE TAXES | \$6,360.50 |
| GRAIN STORAGE | 327,717 |
| BUILDING SF: | 10,101.00 |
| PRICE: | \$340,000 |

ROOSTER AG' REALTY

1100 S. County Line Rd
PO Box 297
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JOE LUDWIG

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

Real Estate

Farm Management

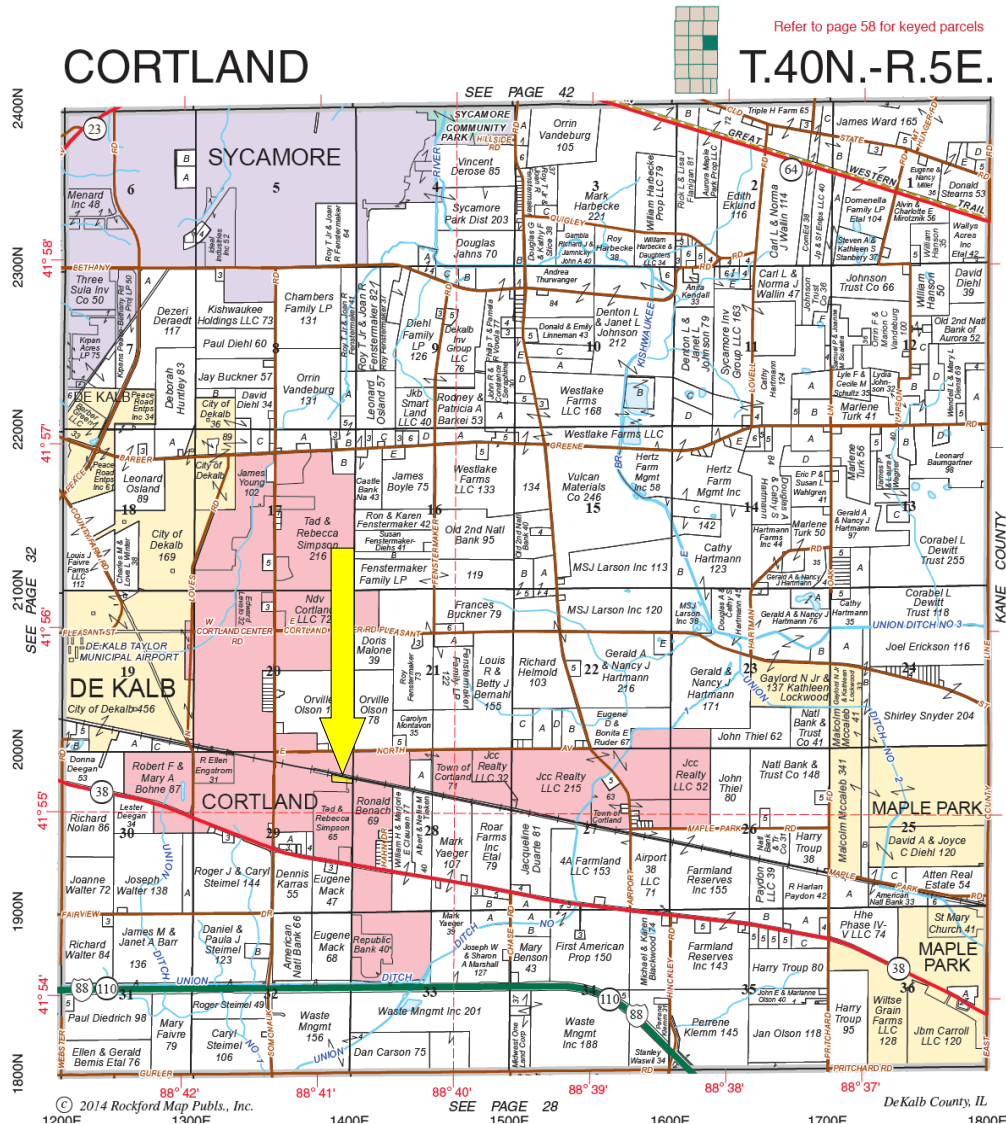
Crop Insurance

Appraisals



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



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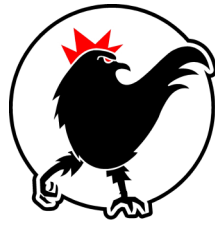
**NORTHERN
ILLINOIS
AG' CENTER**

INVESTMENT PROPERTIES
1031 TRADES
FARMLAND SALES
GRAIN FACILITY SALES
+ MORE



**REAL ESTATE
FARM
MANAGEMENT
FEDERAL CROP
INSURANCE
FARMLAND
APPRAISALS**

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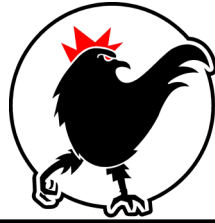
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GRAIN HANDLING IMPROVEMENTS

| | |
|-----------|-----------------------|
| Dryer: | Tower Dryer Available |
| 140' Leg: | 2,500 bu/hour |
| 90' Leg: | 3,000 bu/hour |
| 85' Leg: | 7,000 bu/hour |
| Dump Pit: | 5,000—10,000 |
| Dump Pit: | 250—300bu |

Weigh Tronix Scale

Natural Gas

Electric

Well/Septic

| | |
|----------------------------------|----------------------|
| Bin 1 | 63,275.00 bu |
| Bin 2 | 16,003.00 bu |
| Bin 3 | 16,003.00 bu |
| Bin 4 | 105,895.00 bu |
| Bin 5 | 14,588.00 bu |
| Bin 6 | 105,895.00 bu |
| Overhead Bin 1: | 3,553.00 bu |
| Overhead Bin 2: | 2,505.00 bu |
| Total Grain Bin Capacity: | 327,717.00 bu |

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