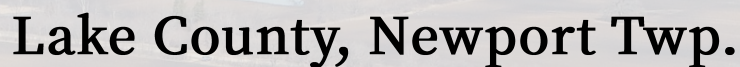




THE WADSWORTH 80



80.00± acres

64.68± tillable acres

**Excellent location with front-
age along Route 173.**

Listed At: \$9,250 Per Acre

Phone: (815) 333-4354
Email: Rooster@mc.net
Web: www.roosterag.com

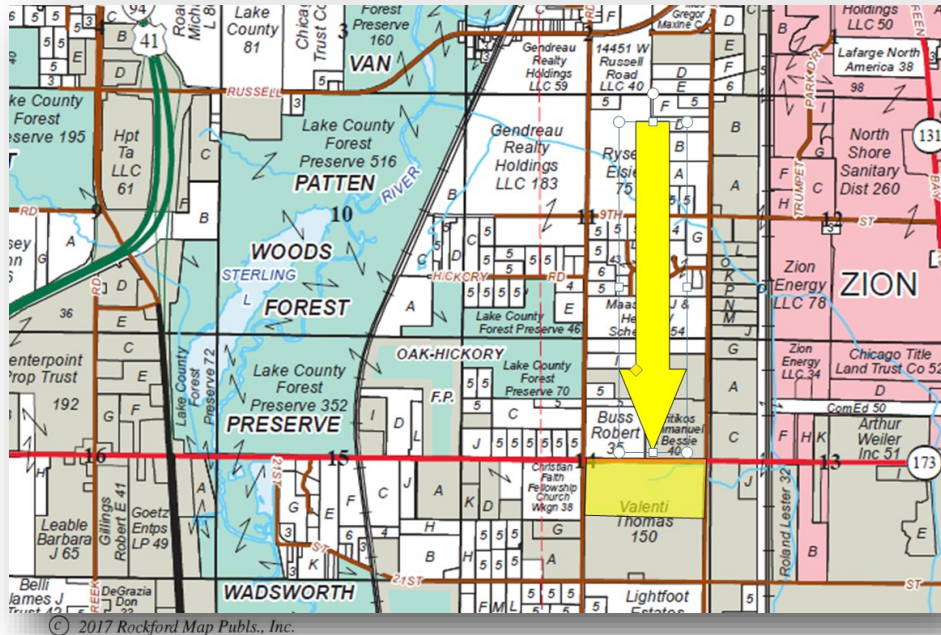
1100 S County Line Road
P.O. Box 297
Maple Park, IL 60151

Joe Ludwig 630-774-5887
Tyler Creath 815-451-1152
Steve Edwards 630-774-7470



Rooster Ag'

R E A L T Y



PROPERTY SPECIFICATIONS

GROSS ACRES:	80.00±
TILLABLE ACRES:	64.68±
SOIL PI:	117.0
EST. REAL ESTATE TAXES:	\$2,072.80
PRICE:	\$9,250 per acre

Additional/Adjacent Land Available!

Divisible via (2) 40 acre parcels!

Cash Farm Rental Income

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

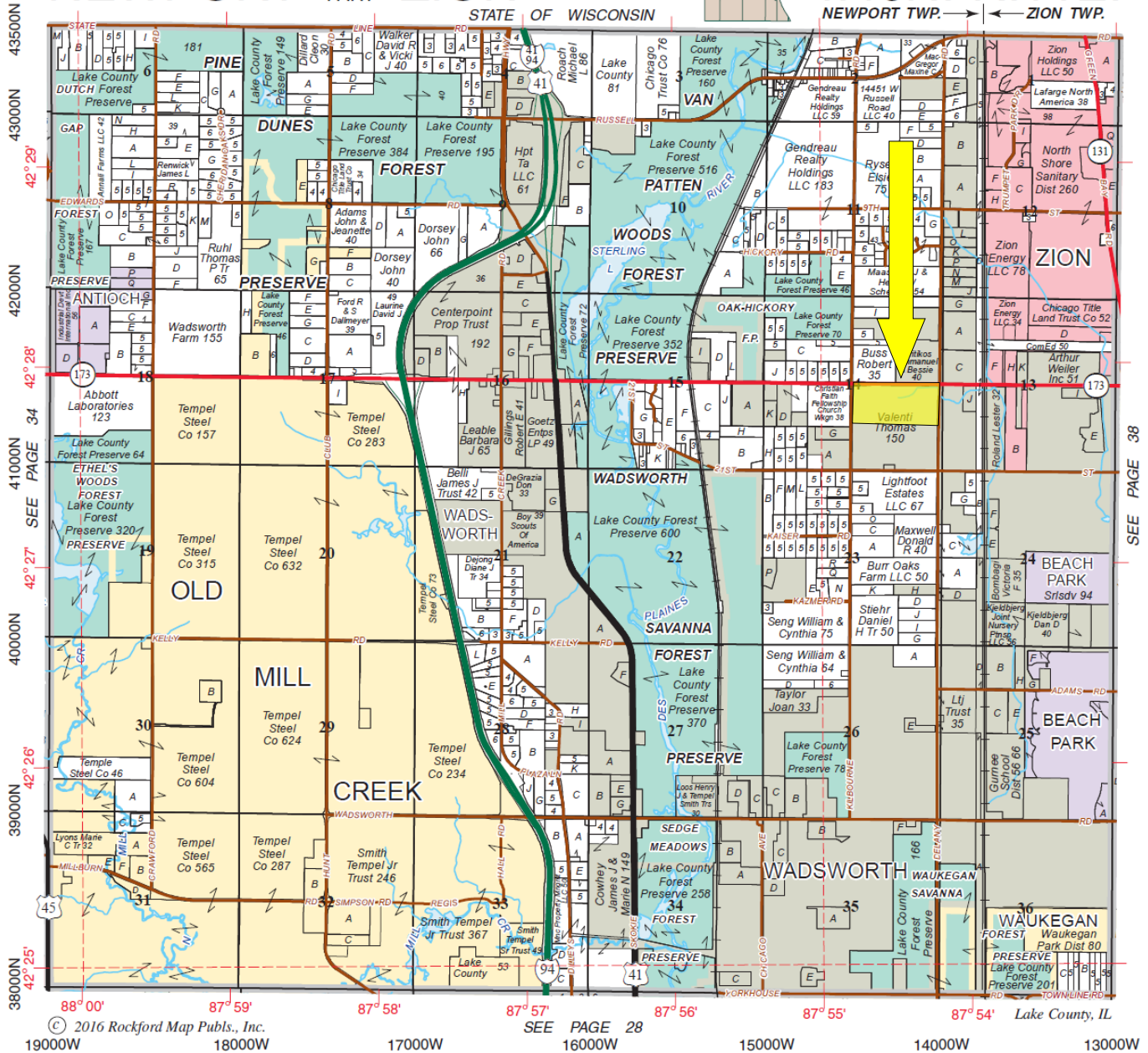
Crop Insurance

Appraisals

NEWPORT WEST PART ZION

T.46N.-R.11E.

Refer to page 54 for keyed parcels



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



Rooster Ag
www.RoosterAg.com
815 333 4354

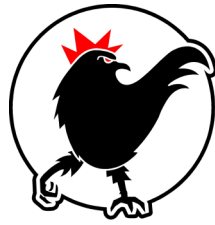


REAL ESTATE

FARM
MANAGEMENT

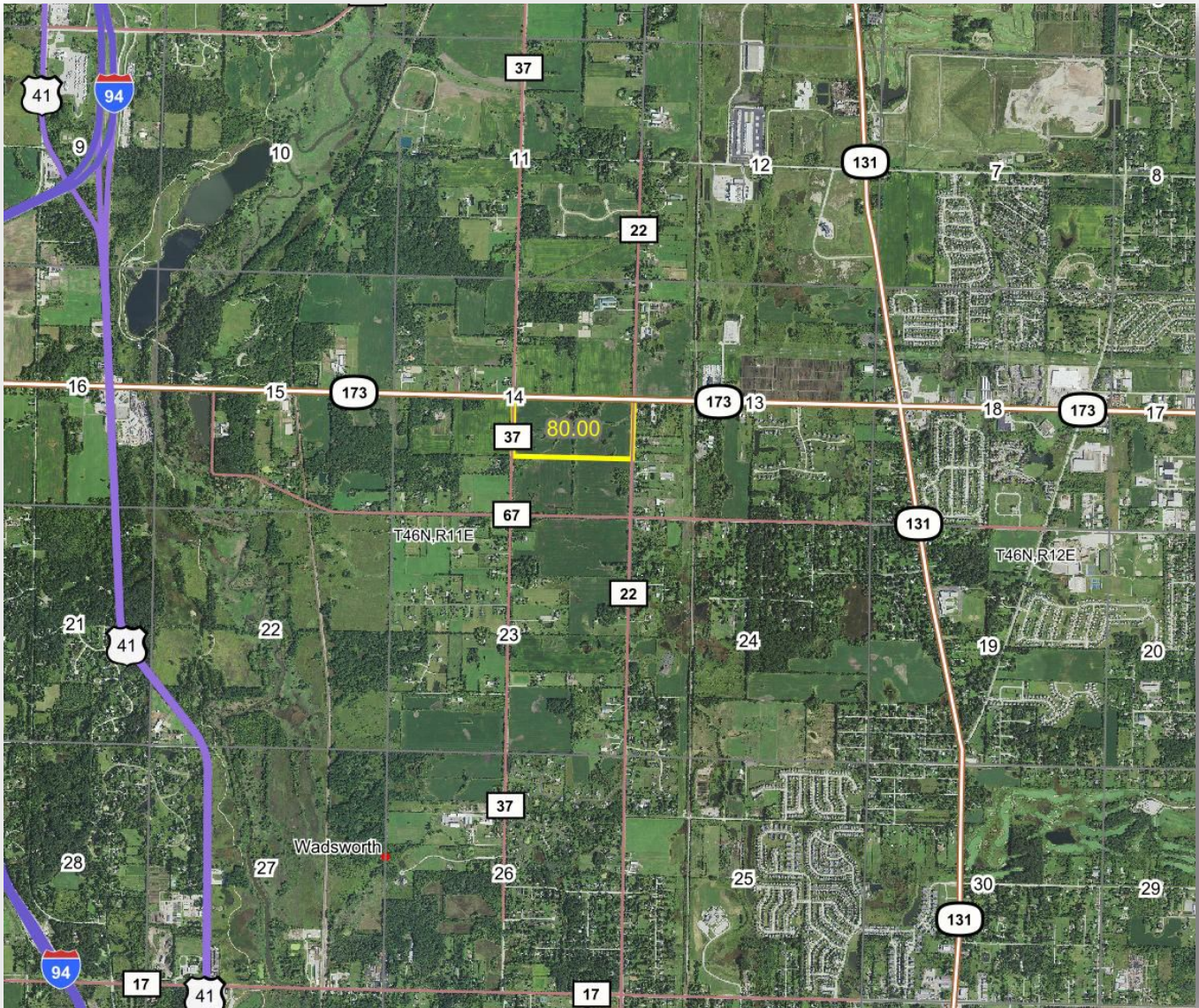
FEDERAL CROP
INSURANCE

FARMLAND
APPRAISALS



Rooster Ag'

R E A L T Y



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



Rooster Ag'

R E A L T Y



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

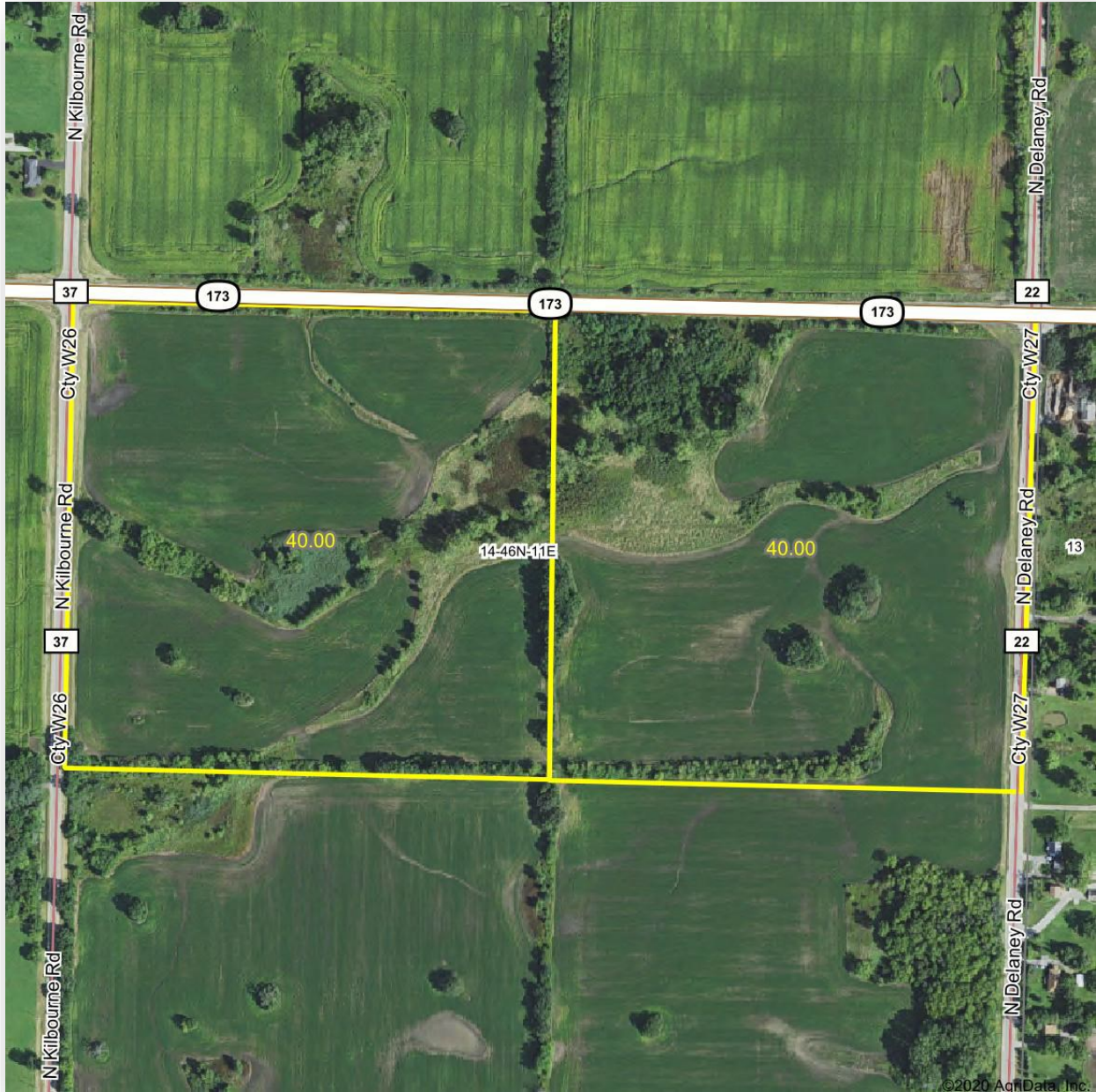
Crop Insurance

Appraisals



Rooster Ag'

R E A L T Y



ROOSTER AG' REALTY

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



JOE LUDWIG

Broker/Owner

Email: rooster@mc.net

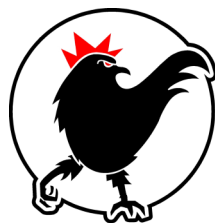
Phone: 630.774.5887

Real Estate

Farm Management

Crop Insurance

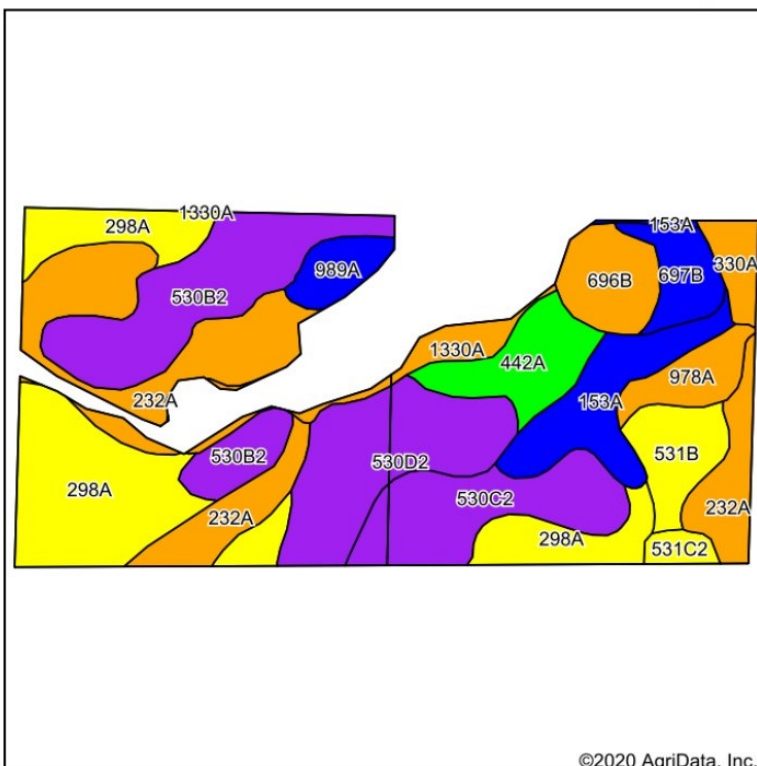
Appraisals



Rooster Ag'

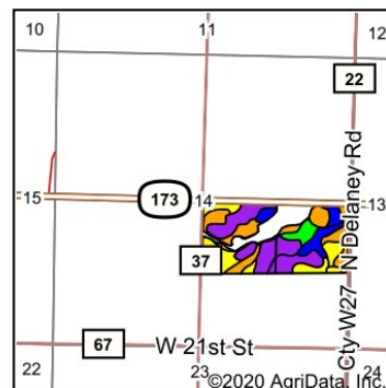
R E A L T Y

Soils Map



©2020 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Lake**
 Location: **14-46N-11E**
 Township: **Newport**
 Acres: **64.68**
 Date: **11/12/2020**



Rooster Ag'

Maps Provided By:

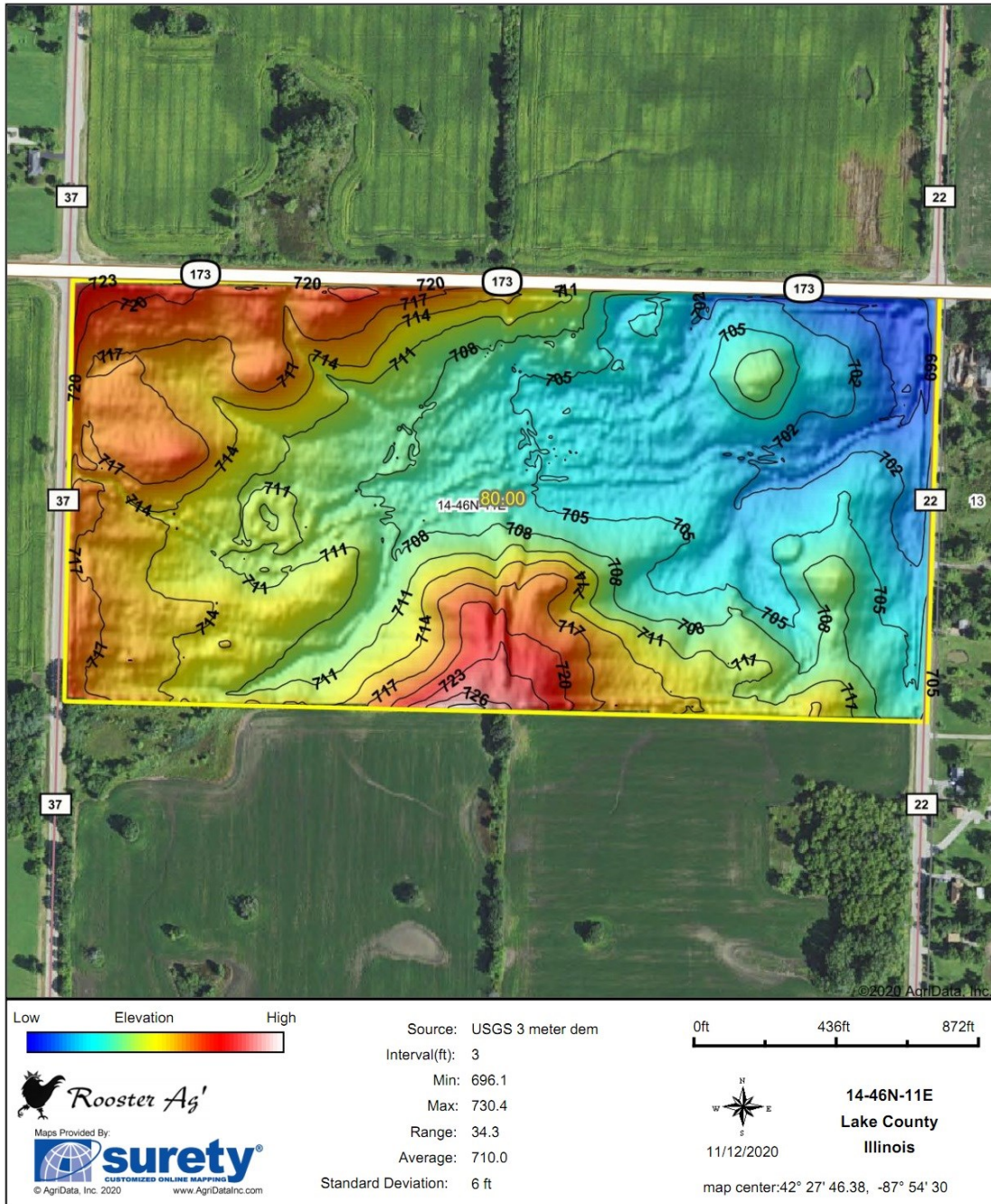


Area Symbol: IL097, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
298A	Beecher silt loam, 0 to 2 percent slopes	12.16	18.8%		152	51	114
232A	Ashkum silty clay loam, 0 to 2 percent slopes	10.83	16.7%		170	56	127
**530B2	Ozaukee silt loam, 2 to 4 percent slopes, eroded	8.46	13.1%		**143	**45	**104
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	6.75	10.4%		**140	**44	**101
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	5.43	8.4%		**143	**45	**104
153A	Pella silty clay loam, 0 to 2 percent slopes	4.22	6.5%		183	60	136
442A	Mundelein silt loam, 0 to 2 percent slopes	3.21	5.0%		188	60	138
**696B	Zurich silt loam, 2 to 4 percent slopes	2.64	4.1%		**161	**50	**118
**531B	Markham silt loam, 2 to 4 percent slopes	2.46	3.8%		**153	**50	**113
**697B	Wauconda silt loam, 2 to 4 percent slopes	1.85	2.9%		**179	**56	**131
978A	Wauconda and Beecher silt loams, 0 to 2 percent slopes	1.84	2.8%		169	54	125
1330A	Peotone silty clay loam, undrained, 0 to 2 percent slopes	1.55	2.4%		164	55	123
989A	Mundelein and Elliott silt loams, 0 to 2 percent slopes	1.45	2.2%		183	58	134
330A	Peotone silty clay loam, 0 to 2 percent slopes	1.19	1.8%		164	55	123
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	0.64	1.0%		**147	**48	**108
Weighted Average					158.5	51.3	117

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana Version: 1/2/2012 Amended Table S2 BR11

Topography Hillshade



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

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for examples only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.