



# Rooster Ag'

R E A L T Y

## THE S. UNION ROAD PROPERTY



**McHenry County, Grafton Twp.**

**61.94± acres**

**38.38± tillable acres**

**Located between Rte. 47 & S.  
Union Road in Huntley, IL.**

## Listed At: \$425,000

Phone: (815) 333-4354

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

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

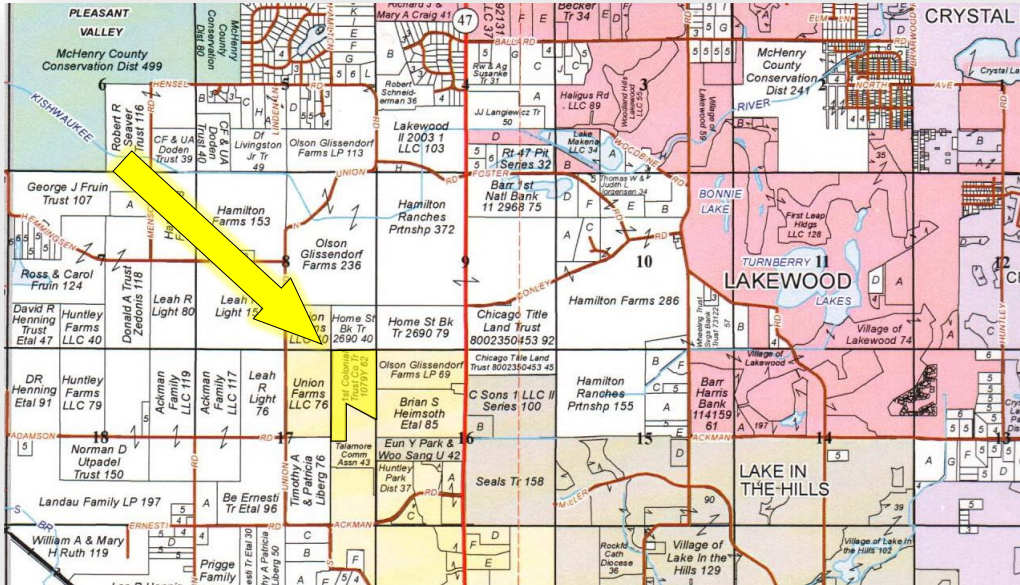
Steve Edwards 630-774-7470





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## PROPERTY SPECIFICATIONS

<b>GROSS ACRES:</b>	<b>61.94±</b>
<b>TILLABLE ACRES:</b>	<b>38.38±</b>
<b>SOIL PI:</b>	<b>127.9</b>
<b>EST. REAL ESTATE TAXES:</b>	<b>\$1,024.90</b>
<b>PRICE:</b>	<b>\$425,000.00</b>

**Secluded Recreational/Hunting Property with farm income on the 32.20± tillable acres.**  
**Excellent Hunting Property for Whitetail Deer & Waterfowl.**  
**Adjacent to the Lennar Talamore Development.**

### ROOSTER AG' REALTY

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 Maple Park, IL 60151



### JOE LUDWIG

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

Real Estate

Farm Management

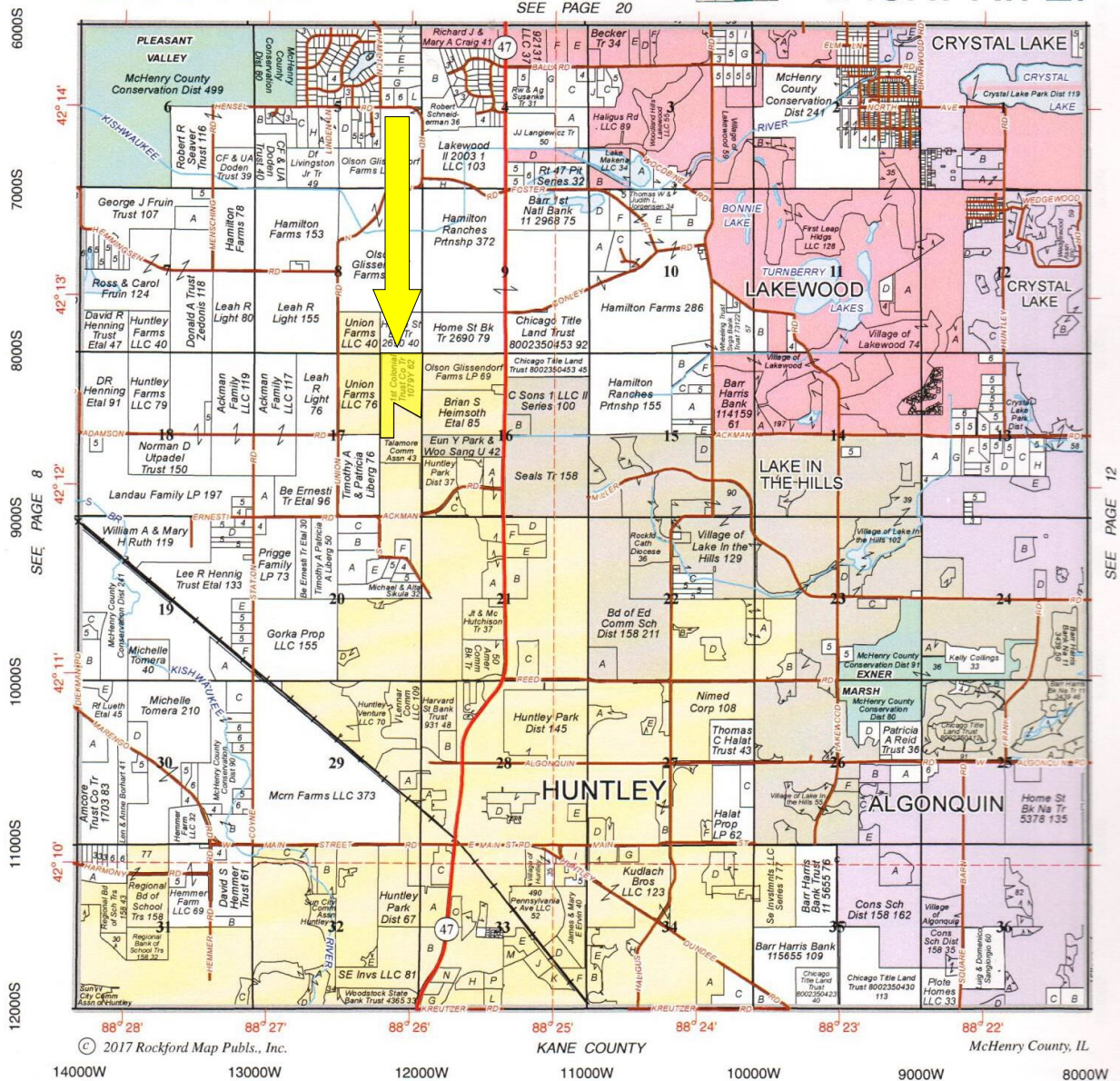
Crop Insurance

Appraisals



# GRAFTON

Refer to page 48 for keyed parcels  
T.43N.-R.7E.



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



**Rooster Ag**  
www.RoosterAg.com  
815 333 4354

**NORTHERN  
ILLINOIS  
AG CENTER**

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1031 TRADER  
FARMLAND SALES  
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• MORE



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

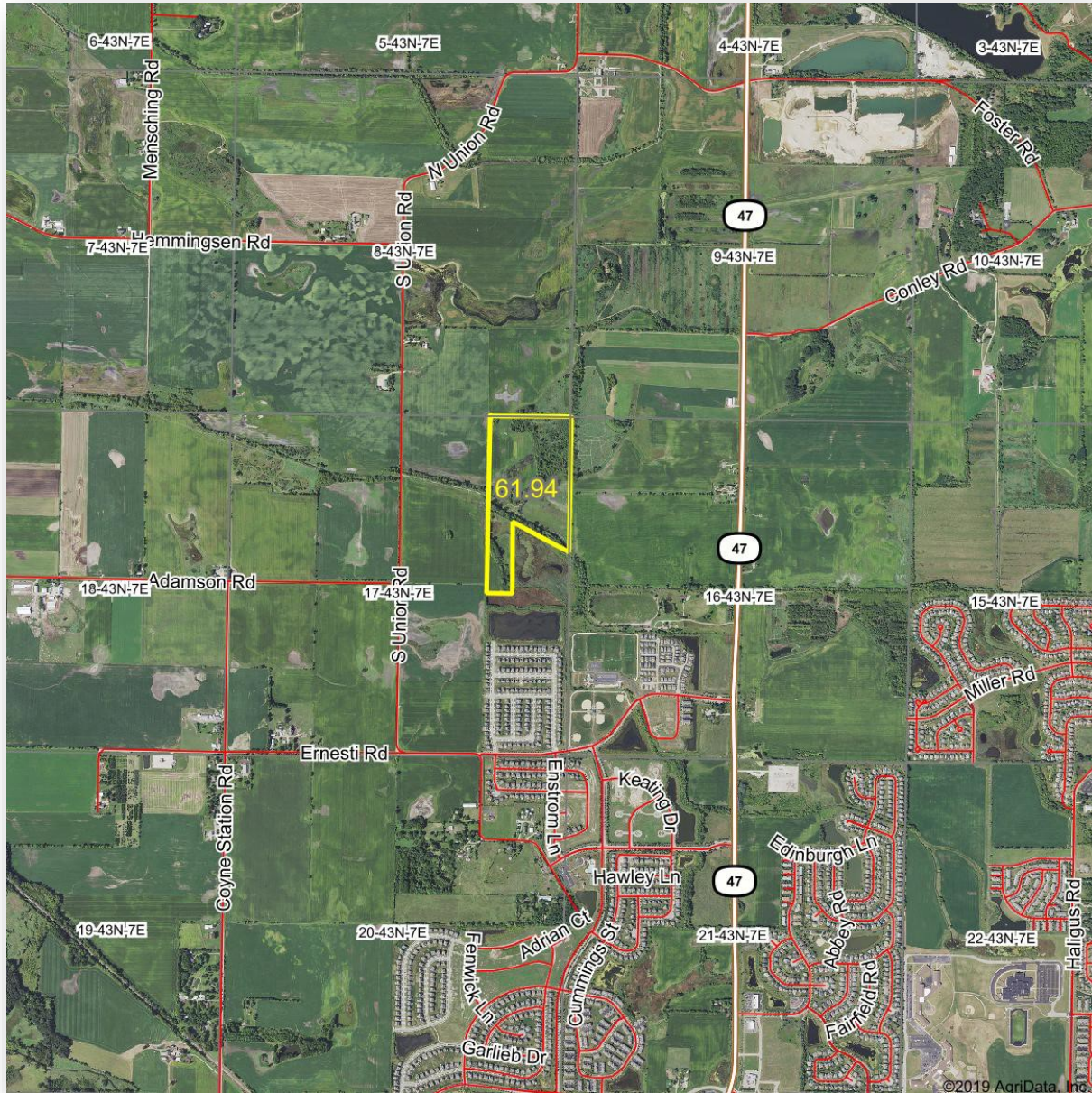
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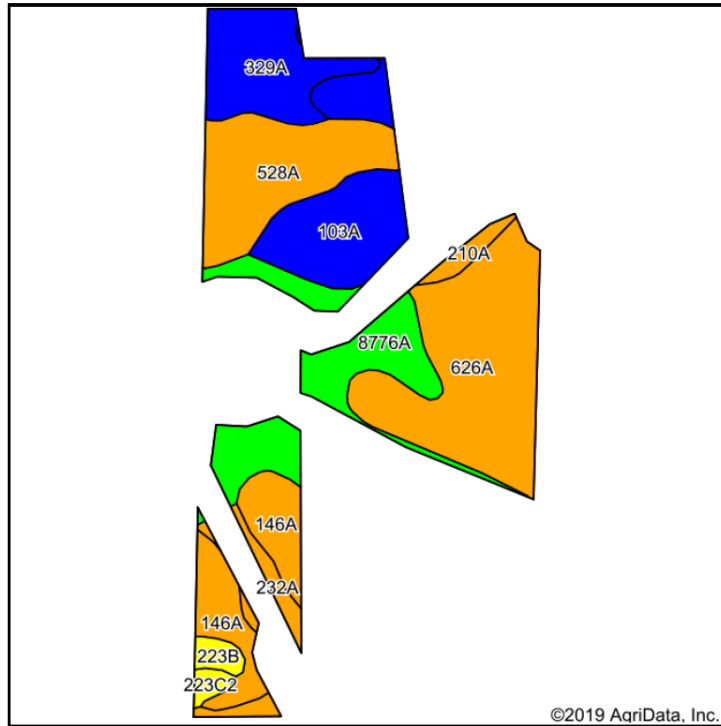




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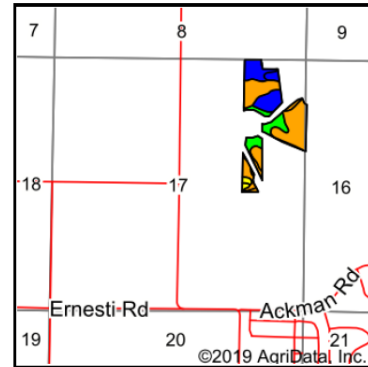
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## Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**  
 County: **McHenry**  
 Location: **17-43N-7E**  
 Township: **Grafton**  
 Acres: **38.38**  
 Date: **2/5/2019**



Maps Provided By:



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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
626A	Kish loam, 0 to 2 percent slopes	9.95	25.9%		170	53	124
528A	Lahoguess loam, 0 to 2 percent slopes	6.07	15.8%		170	55	126
8776A	Comfrey loam, 0 to 2 percent slopes, occasionally flooded	5.97	15.6%		185	61	138
103A	Houghton muck, 0 to 2 percent slopes	5.58	14.5%		175	57	130
329A	Will loam, 0 to 2 percent slopes	4.32	11.3%		174	58	129
146A	Elliott silt loam, 0 to 2 percent slopes	3.86	10.1%		168	55	125
232A	Ashkum silty clay loam, 0 to 2 percent slopes	1.16	3.0%		170	56	127
210A	Lena muck, 0 to 2 percent slopes	0.59	1.5%		170	55	126
**223B	Varna silt loam, 2 to 4 percent slopes	0.51	1.3%		**156	**50	**115
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	0.37	1.0%		**150	**48	**110
Weighted Average					172.9	55.9	127.9

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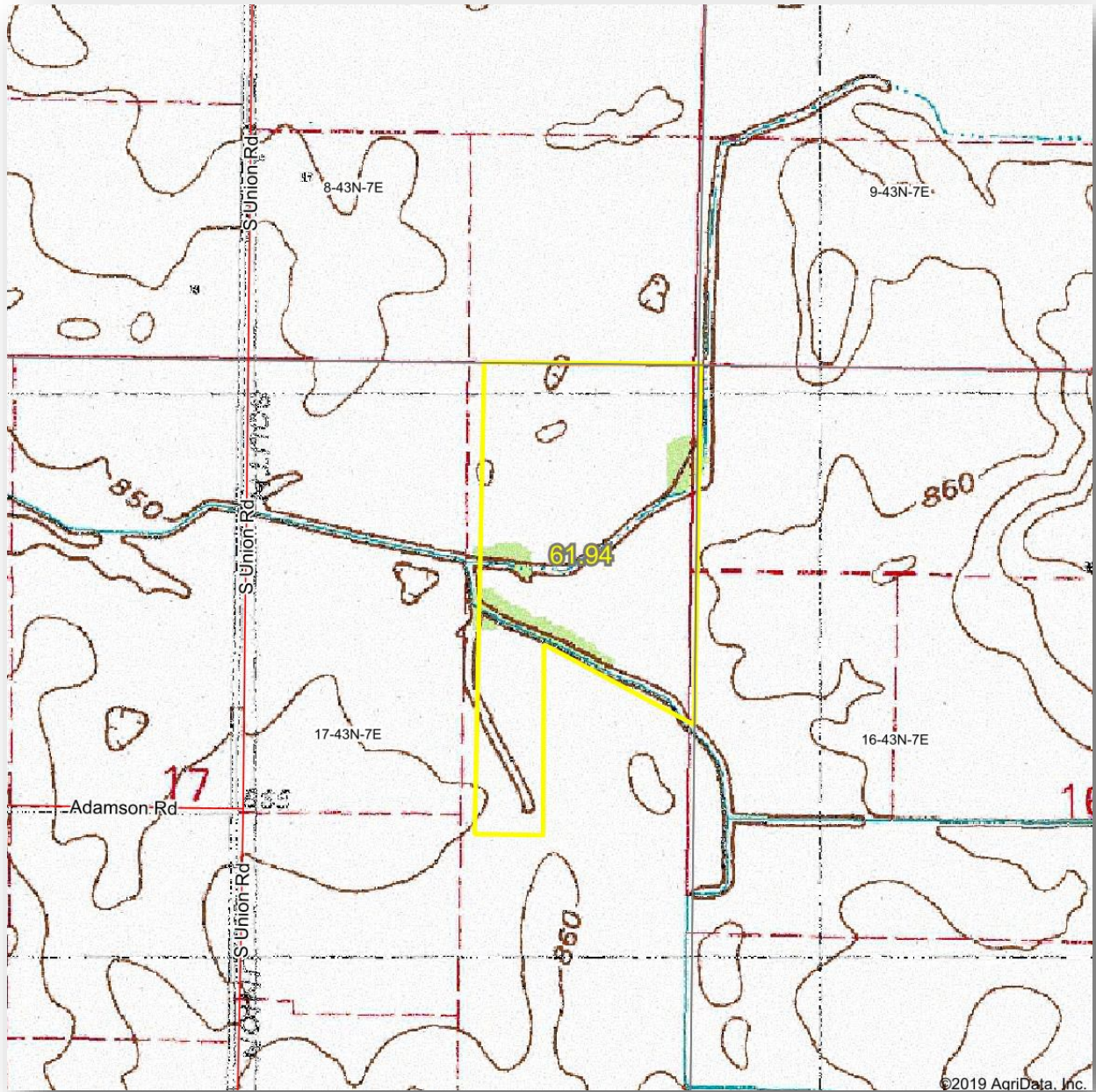
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