



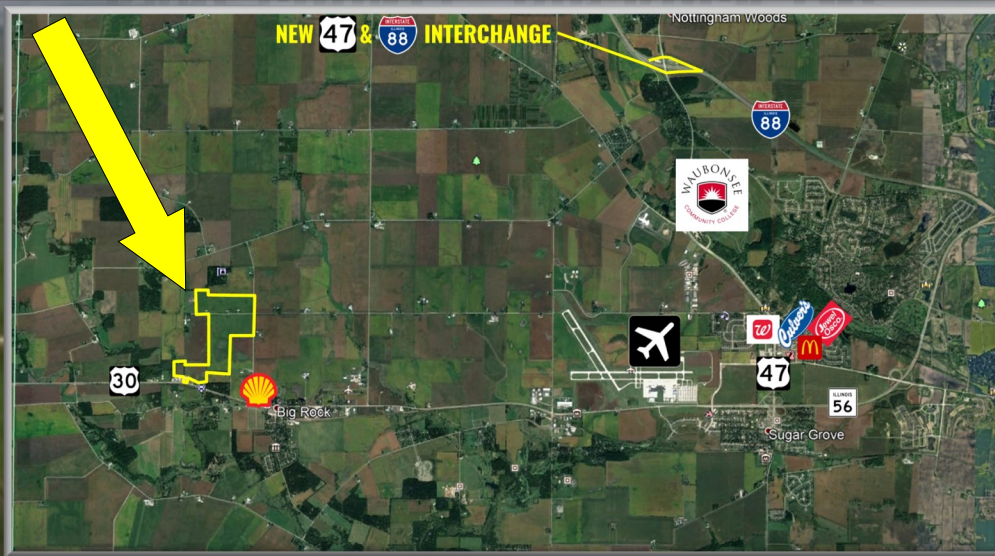
Commercial

R E A L T Y

A Rooster Ag' Realty, Inc. Company

THE BIG ROCK FARM

KANE COUNTY, BIG ROCK TWP.



- **Adjacent to the village of Big Rock.**
- **Rare Kane County Land Assemblage of 268.50 acres.**
- **4.5 Miles from the Aurora Airport.**
- **Ingress/Egress on US Route 30, which ties the entire assemblage together with road frontage along 3 roadways.**
- **Easy access to the interchanges of Rt 56 & 88 or Sugar Grove & Rt 47 & 88 or Elburn which provides ease of access to the North, South, & West sides of Chicago.**
- **Build your dream home on 270+/- acres; beautiful country living!**
- **High quality soils which is 93.10% tillable which produces an excellent source of annual income. 2 income producing rural setting homes nestled in the middle of the assemblage**

Phone: (815) 333-4354

Email: steve@roosterag.com

Web: www.roosterag.com

1100 S County Line Road

P.O. Box 297

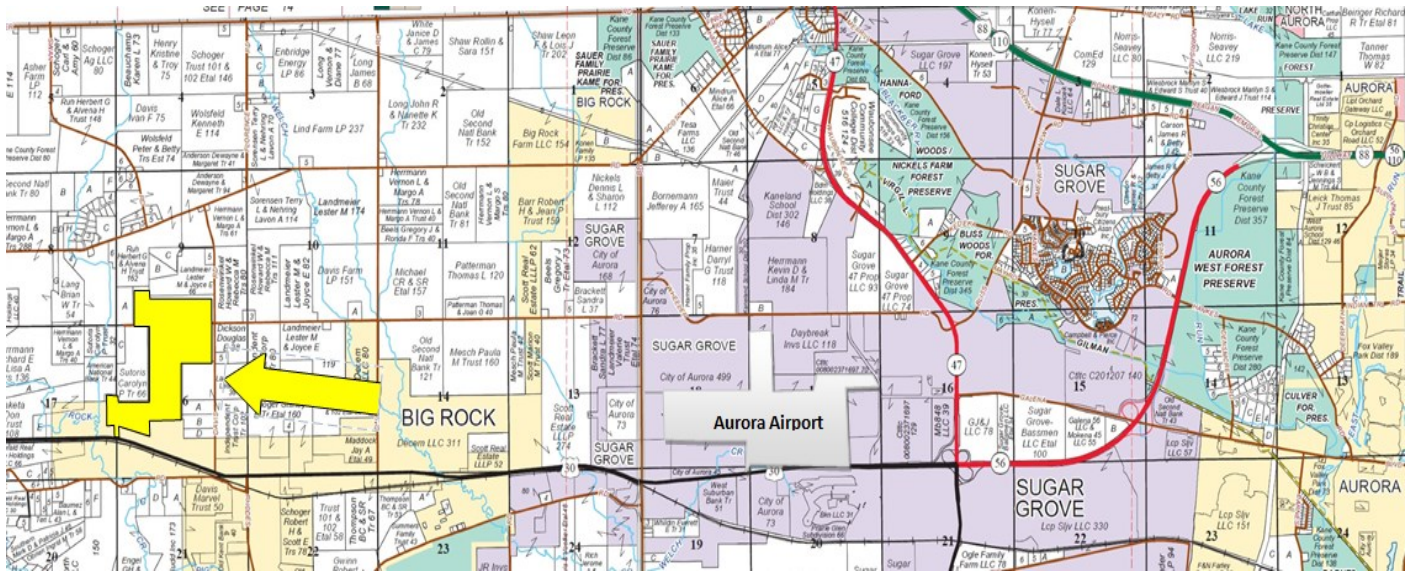
Maple Park, IL 60151

Steve Edwards 630-774-7470



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PROPERTY SPECIFICATIONS

ACRES:	268.50
ESTIMATED TAXES:	\$16,937.86
ZONING:	Agriculture
PRICE:	\$10,478,212

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Real Estate

Farm Management

Crop Insurance

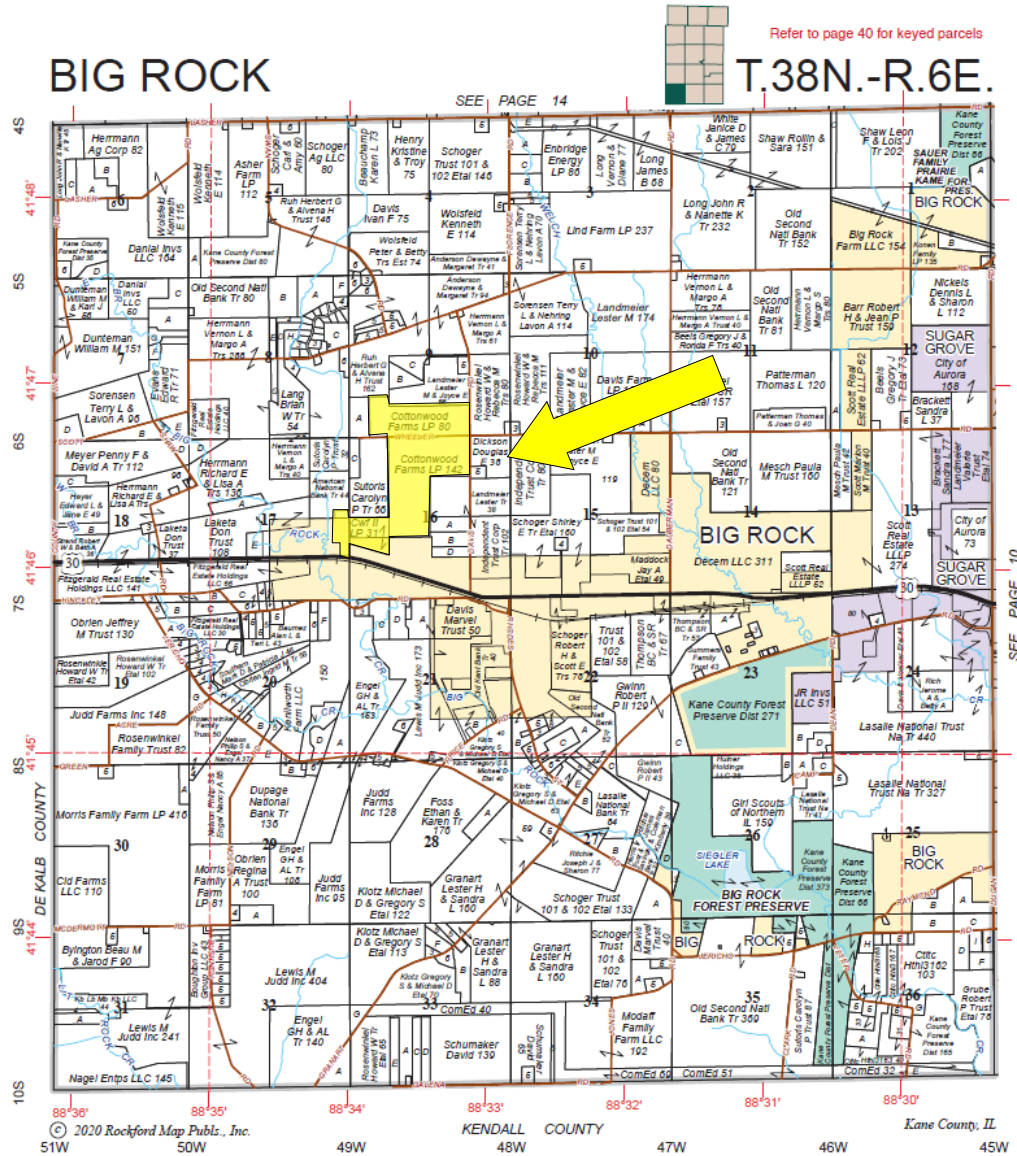
Appraisals



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



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REAL ESTATE

FARM
MANAGEMENT

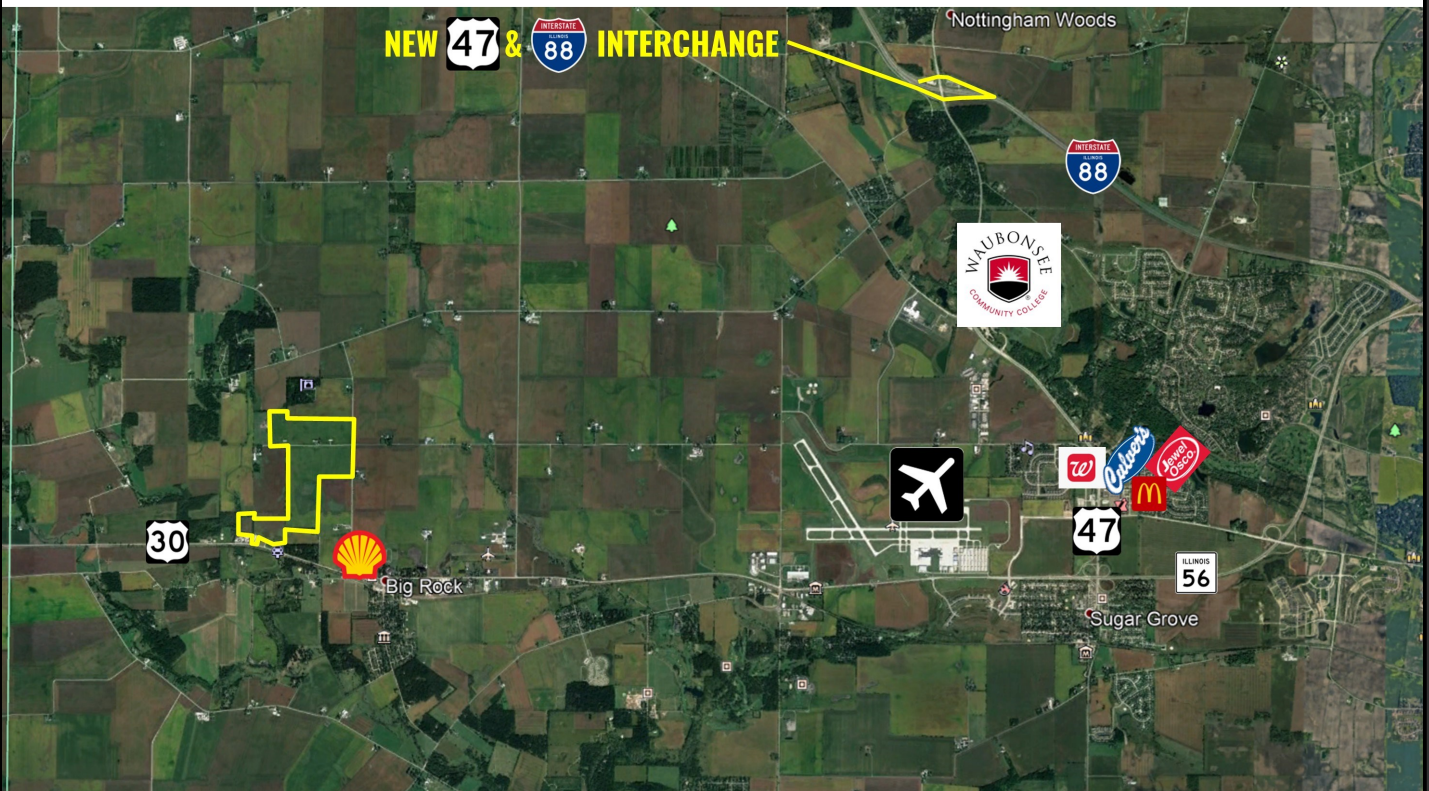
FEDERAL CROP
INSURANCE

FARMLAND
APPRAISALS

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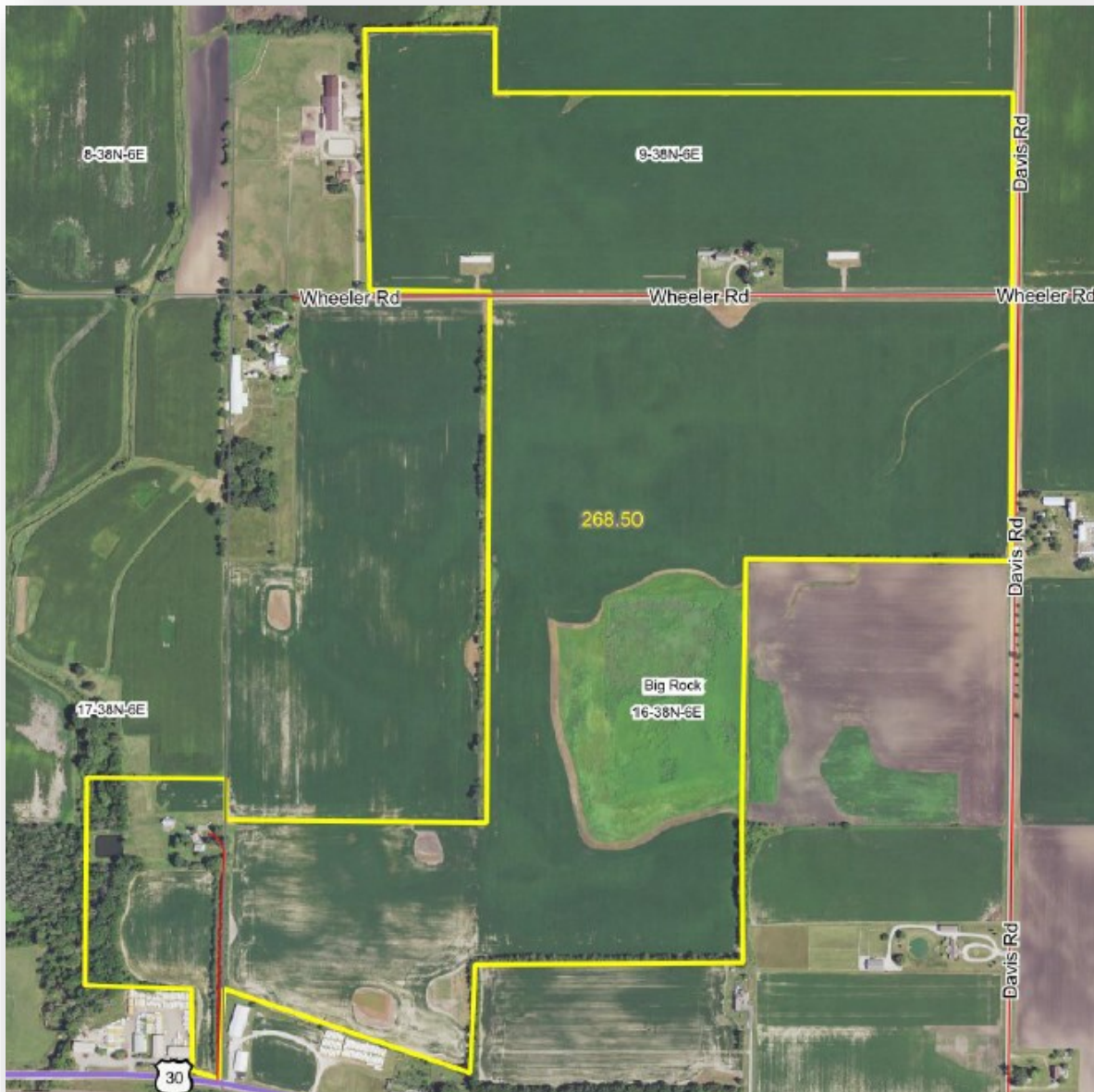
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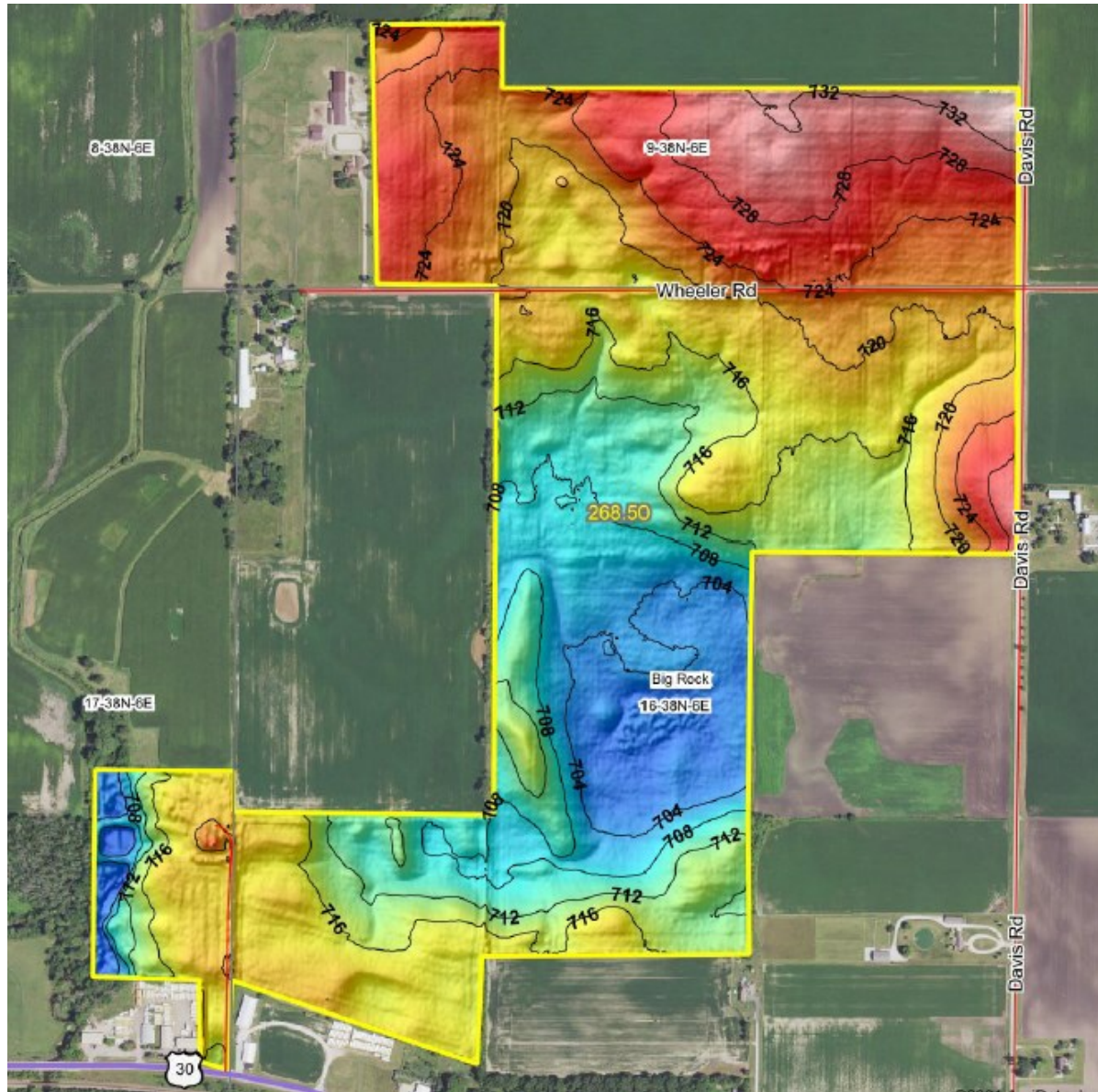
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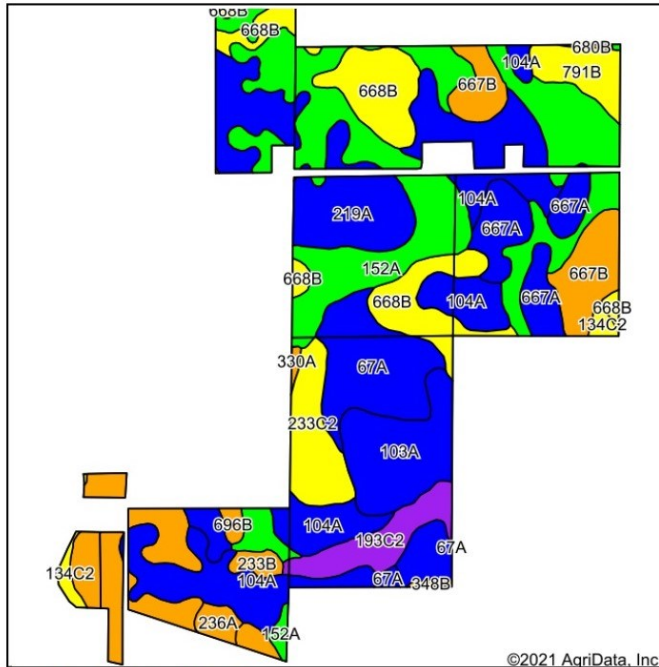


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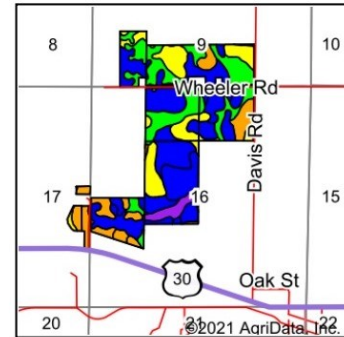
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Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
County: **Kane**
Location: **16-38N-6E**
Township: **Big Rock**
Acres: **250.86**
Date: **6/16/2021**



Rooster Ag'

Maps Provided By



Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	56.24	22.4%		195	63	144
104A	Virgil silt loam, 0 to 2 percent slopes	38.82	15.5%		182	56	132
**668B	Somonauk silt loam, 2 to 5 percent slopes	22.92	9.1%		**161	**49	**116
219A	Millbrook silt loam, 0 to 2 percent slopes	22.73	9.1%		177	55	129
67A	Harpster silty clay loam, 0 to 2 percent slopes	19.11	7.6%		182	57	133
103A	Houghton muck, 0 to 2 percent slopes	15.01	6.0%		175	57	130
**680B	Campton silt loam, 2 to 5 percent slopes	14.58	5.8%		**162	**50	**118
667A	Kaneville silt loam, 0 to 2 percent slopes	12.51	5.0%		178	55	128
**667B	Kaneville silt loam, 2 to 5 percent slopes	12.33	4.9%		**176	**54	**127
**233C2	Birkbeck silt loam, 5 to 10 percent slopes, eroded	9.70	3.9%		**155	**48	**113
**193C2	Mayville silt loam, 5 to 10 percent slopes, eroded	8.33	3.3%		**139	**46	**102
**791B	Rush silt loam, 2 to 4 percent slopes	5.98	2.4%		**174	**48	**108
62A	Herbert silt loam, 0 to 2 percent slopes	3.91	1.6%		179	56	131
**233B	Birkbeck silt loam, 2 to 5 percent slopes	2.95	1.2%		**165	**51	**121
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	2.03	0.8%		**154	**47	**111
236A	Sabina silt loam, 0 to 2 percent slopes	1.97	0.8%		168	52	122
**696B	Zurich silt loam 2 to 4 percent slopes	0.95	0.4%		**161	**50	**118
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.40	0.2%		164	55	123
**348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	0.39	0.2%		**163	**51	**120
Weighted Average					177.1	55.5	128.9