



Rooster Ag'

R E A L T Y

THE BURLINGTON FARM



Kane County—Burlington Twp

34.44± acres

29.58± tillable acres

Located at the NEC of McGough Road & Ellithorpe Road.

***Agent Owned**

Listed At: \$12,950 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

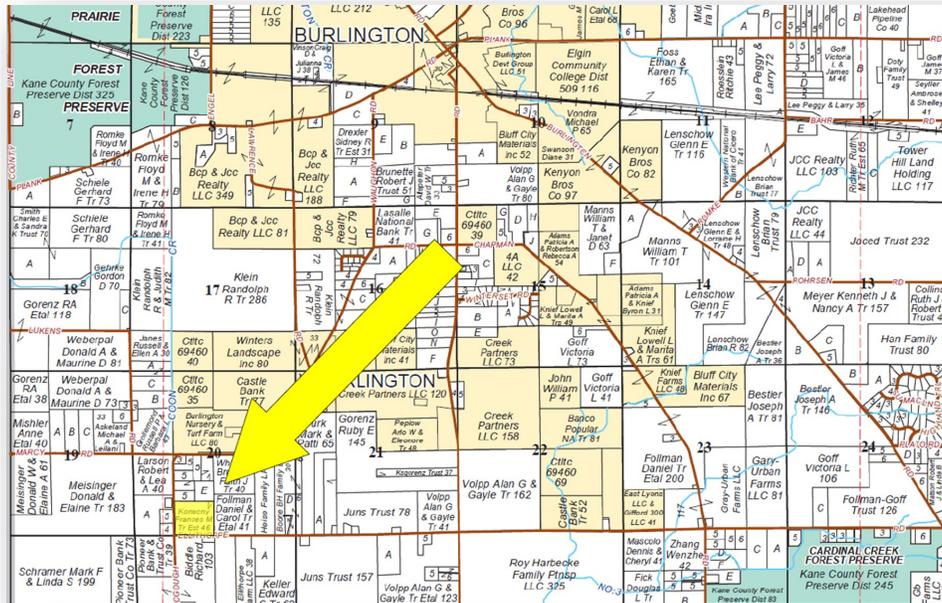
Joe Ludwig 630-774-5887

Tyler Creath 815-451-1152



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R E A L T Y



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PROPERTY SPECIFICATIONS

GROSS ACRES:	34.44±
TILLABLE ACRES:	29.58±
SOIL PI:	115.3
EST. REAL ESTATE TAX:	\$852.14
PRICE:	\$12,950 per acre

The Burlington Farm consists of (2) buildable 15+ acre Kane County parcels.
 Excellent location at the corner of McGough & Ellithorpe Roads.
 Beautiful property, with a nice mix of recreational/income producing farmland.

ROOSTER AG' REALTY
 1100 S. County Line Rd
 PO Box 297
 Maple Park, IL 60151



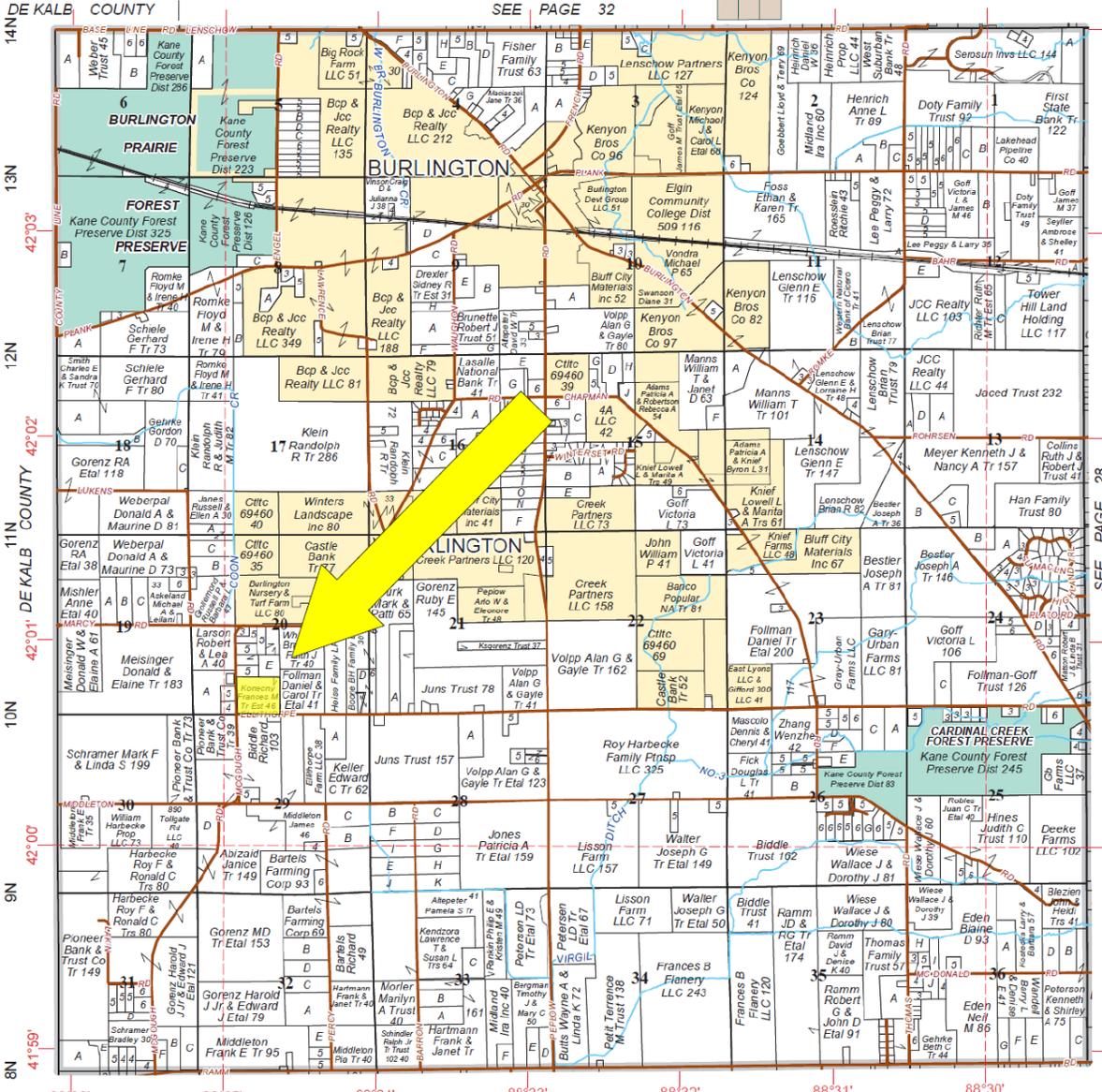
JOE LUDWIG
 Broker/Owner
 Email: rooster@mc.net
 Phone: 630.774.5887

Real Estate Farm Management Crop Insurance Appraisals

BURLINGTON

T.41N.-R.6E.

Refer to page 44 for keyed parcels



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

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NORTHERN ILLINOIS AG CENTER

REAL ESTATE

FARM MANAGEMENT

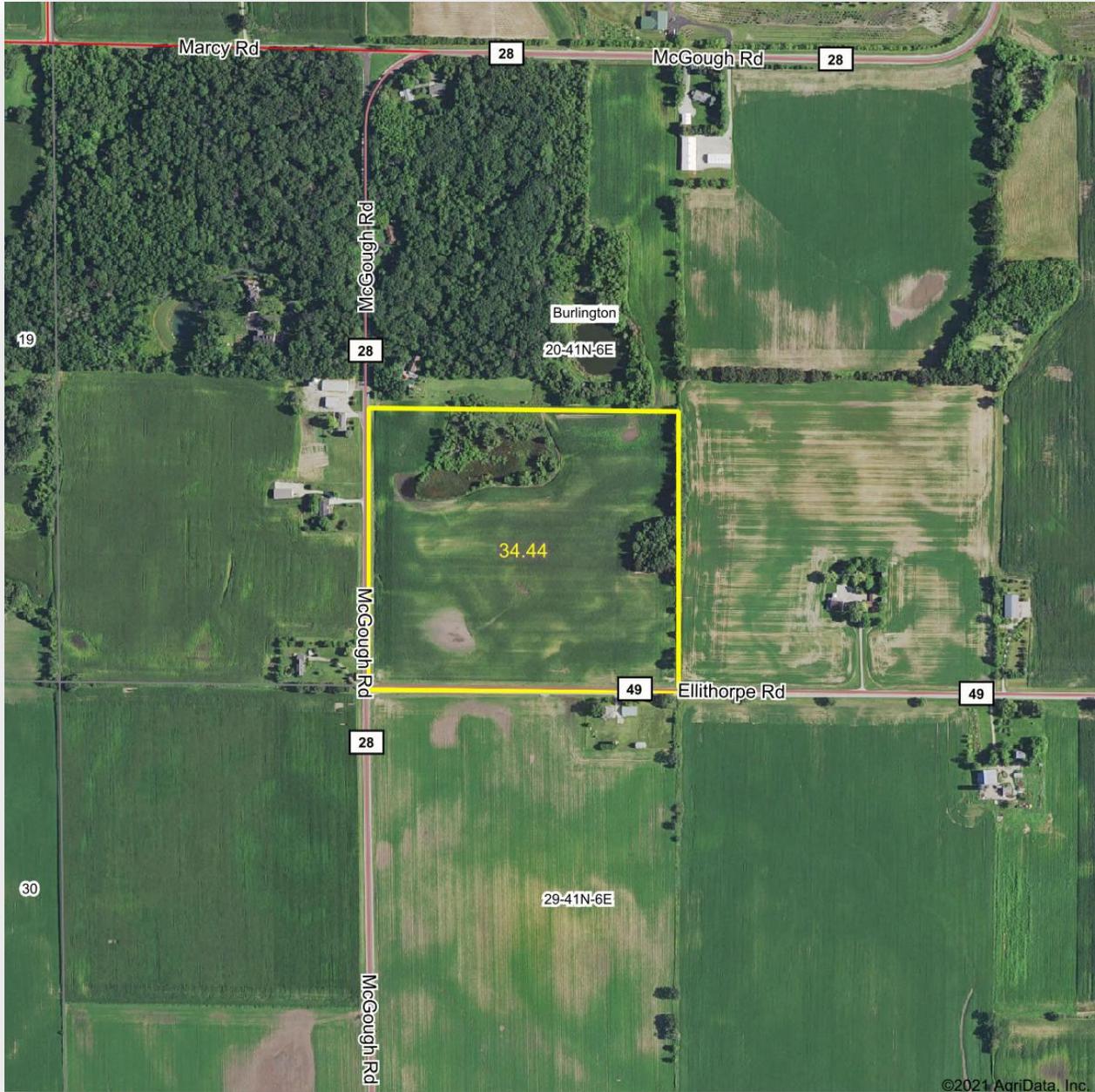
FEDERAL CROP INSURANCE

GOLD STANDARD FARMLAND APPRAISALS



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Real Estate

Farm Management

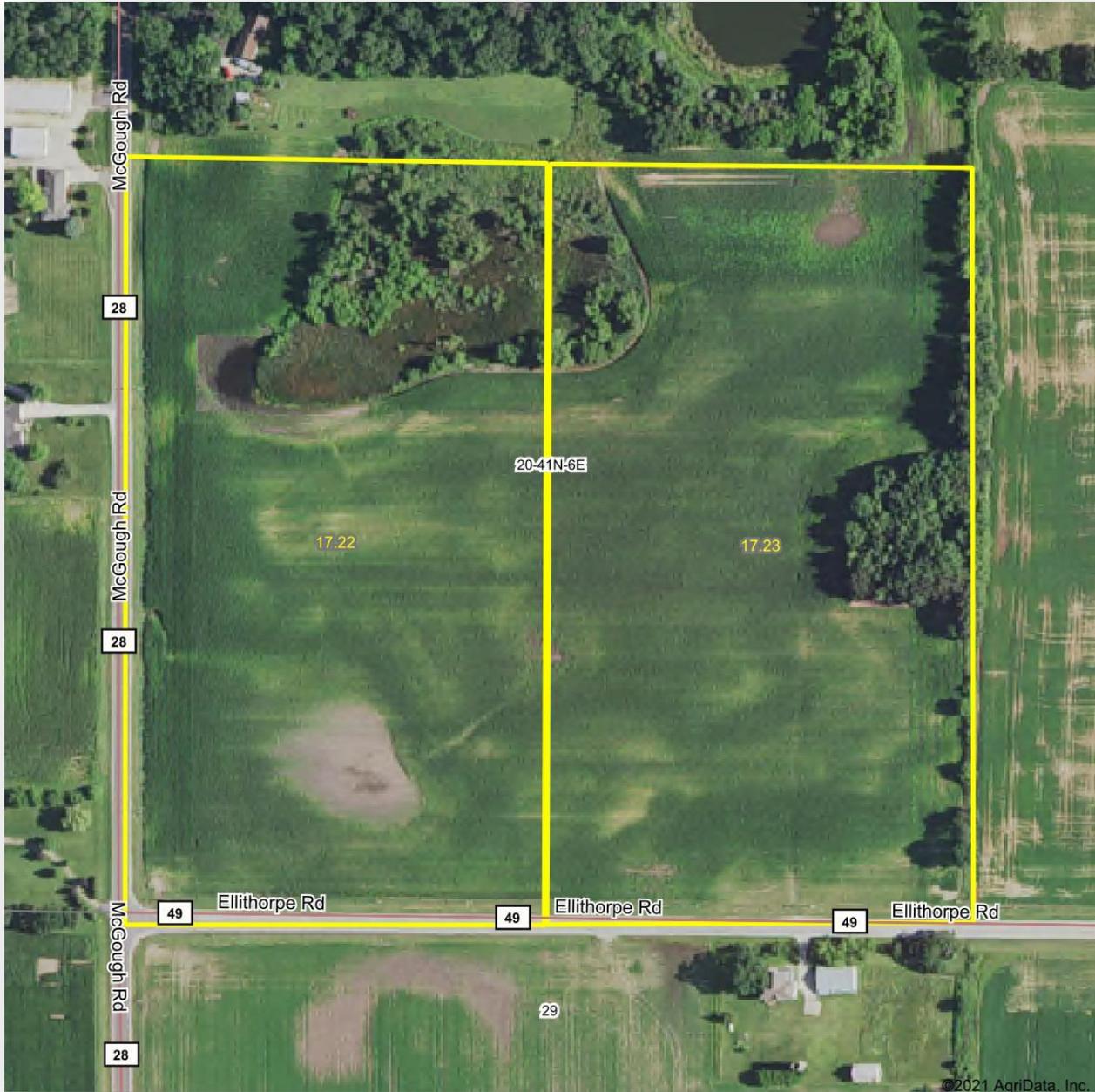
Crop Insurance

Appraisals



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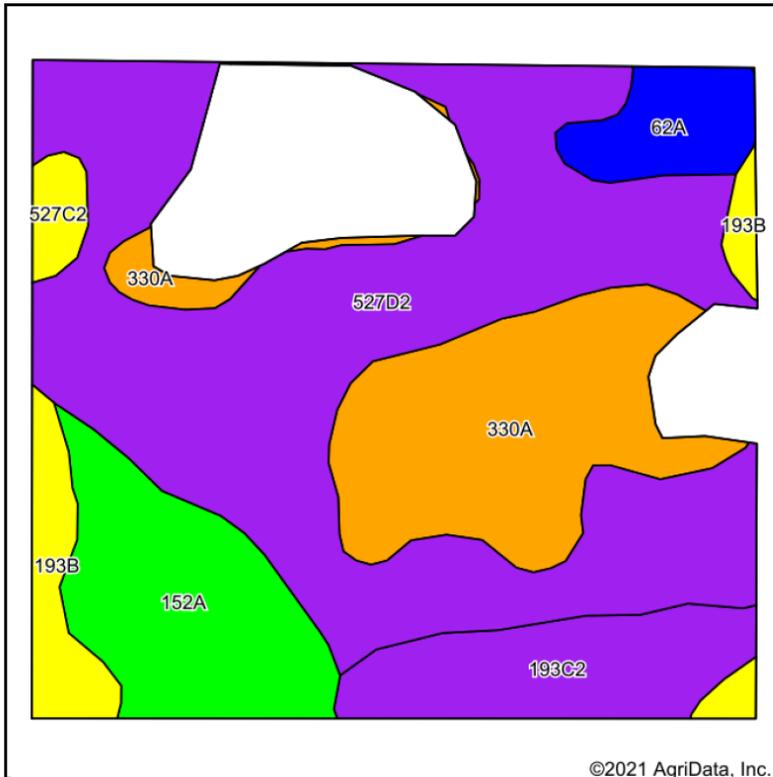
Appraisals



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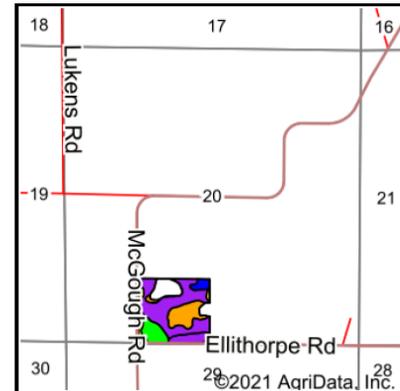
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Soils Map



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Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Kane**
 Location: **20-41N-6E**
 Township: **Burlington**
 Acres: **29.58**
 Date: **8/31/2021**



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Maps Provided By:



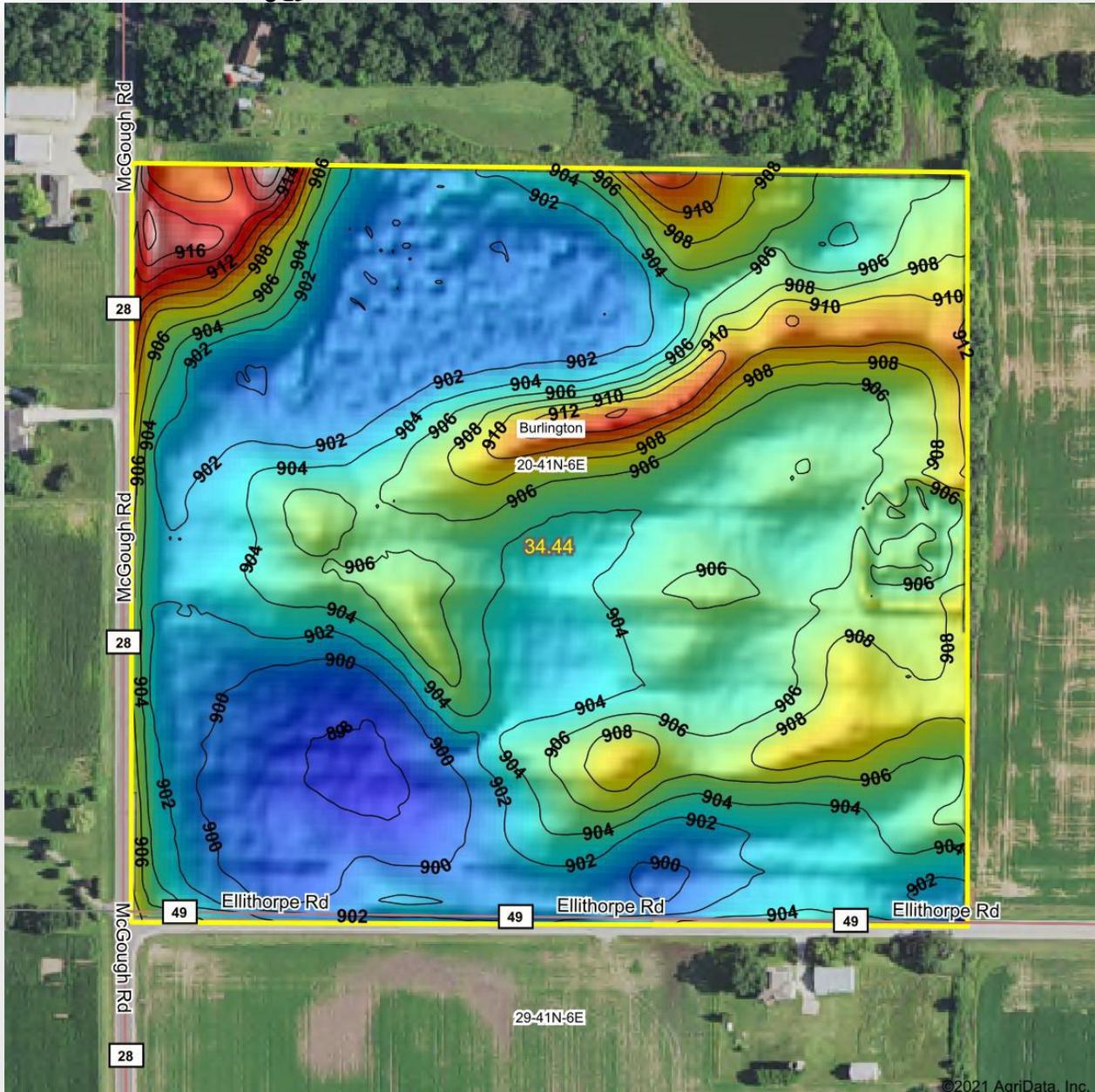
Area Symbol: IL089, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**527D2	Kidami loam, 6 to 12 percent slopes, eroded	14.57	49.3%		**146	**47	**107
330A	Peotone silty clay loam, 0 to 2 percent slopes	5.56	18.8%		164	55	123
152A	Drummer silty clay loam, 0 to 2 percent slopes	3.65	12.3%		195	63	144
**193C2	Mayville silt loam, 5 to 10 percent slopes, eroded	2.63	8.9%		**139	**46	**102
**193B	Mayville silt loam, 2 to 5 percent slopes	1.49	5.0%		**148	**49	**109
62A	Herbert silt loam, 0 to 2 percent slopes	1.25	4.2%		179	56	131
**527C2	Kidami loam, 4 to 6 percent slopes, eroded	0.43	1.5%		**149	**48	**109
Weighted Average					156.3	50.9	115.3



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