



Rooster Ag'

R E A L T Y

THE WALNUT FARM



Bureau County—Walnut Twp

146.43± acres

137.70± tillable acres

Located south east of Walnut
at the SEC of County Road
1200 E & County Road 2600
N Ave.

Listed At: \$9,850 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

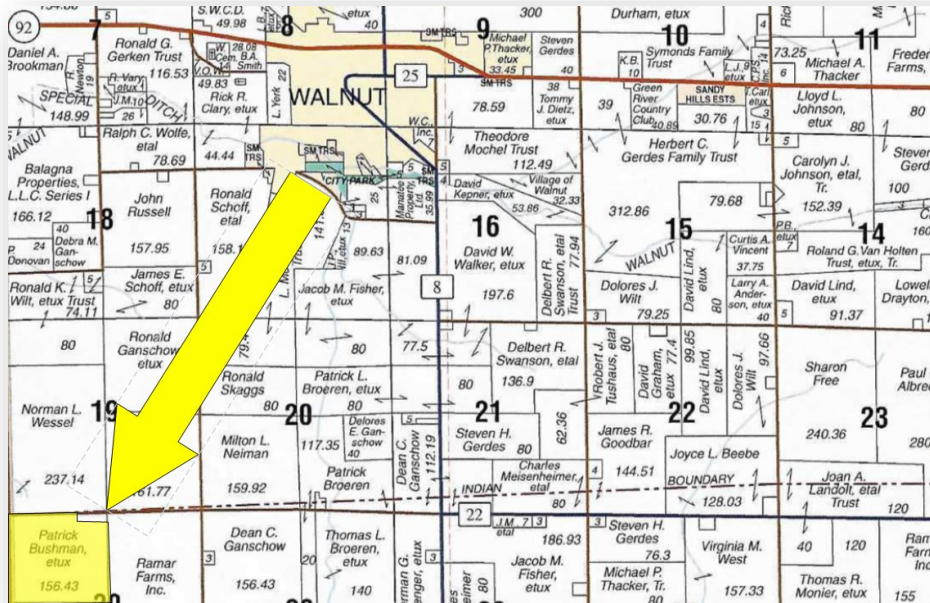
Joe Ludwig 630-774-5887

Tyler Creath 815-451-1152



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R E A L T Y



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PROPERTY SPECIFICATIONS

GROSS ACRES:	146.43±
TILLABLE ACRES:	137.70±
SOIL PI:	119.60
EST. REAL ESTATE TAX:	\$4,422.00
PRICE:	\$9,850 per acre

The Walnut Farm located southeast of Walnut at the SEC of County Road 1200 E & County Road 2600 N Ave.

94% Tillable—Well maintained 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

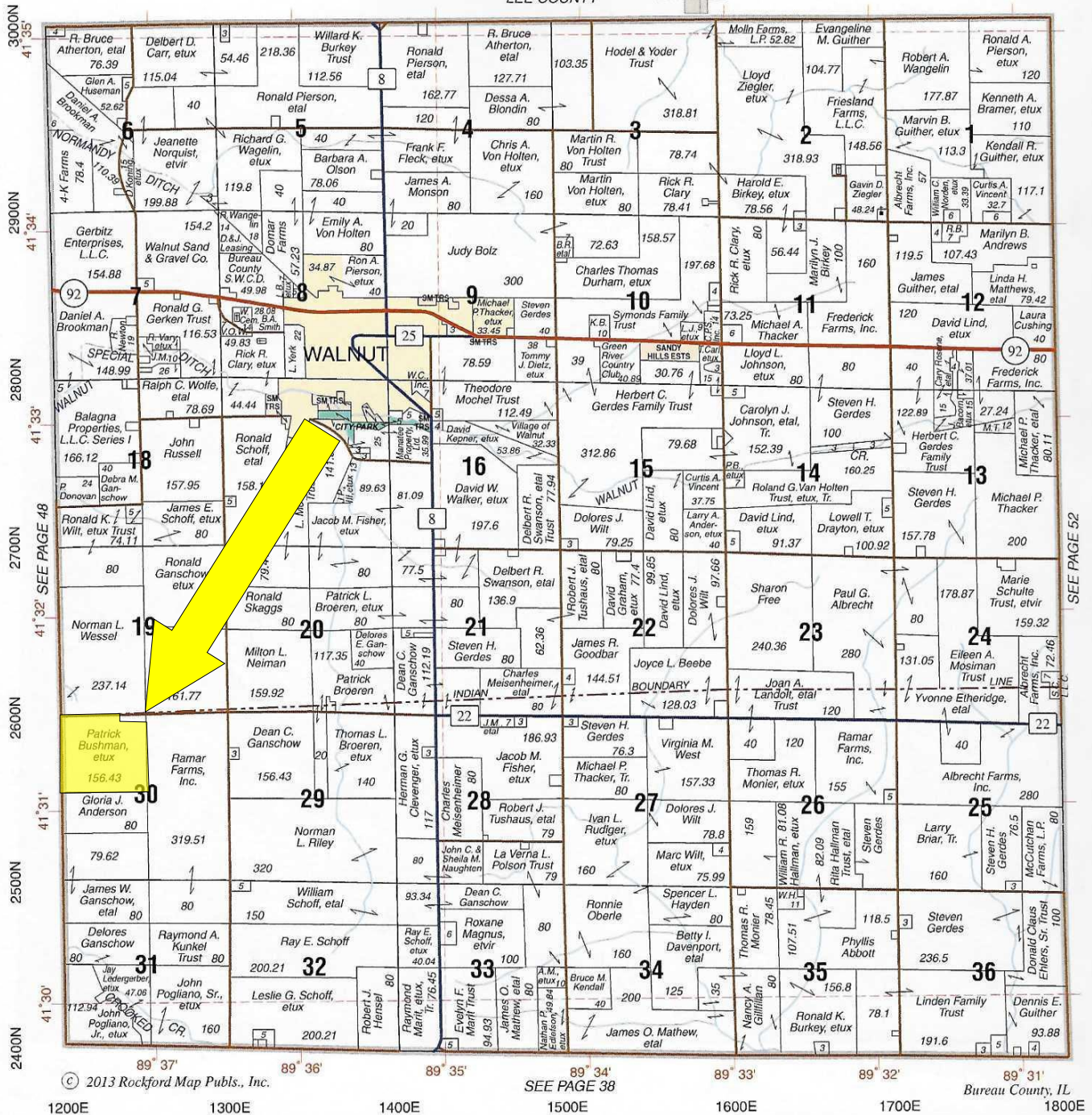
Crop Insurance

Appraisals

WALNUT

LEE COUNTY

T.18N.-R.8E.



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



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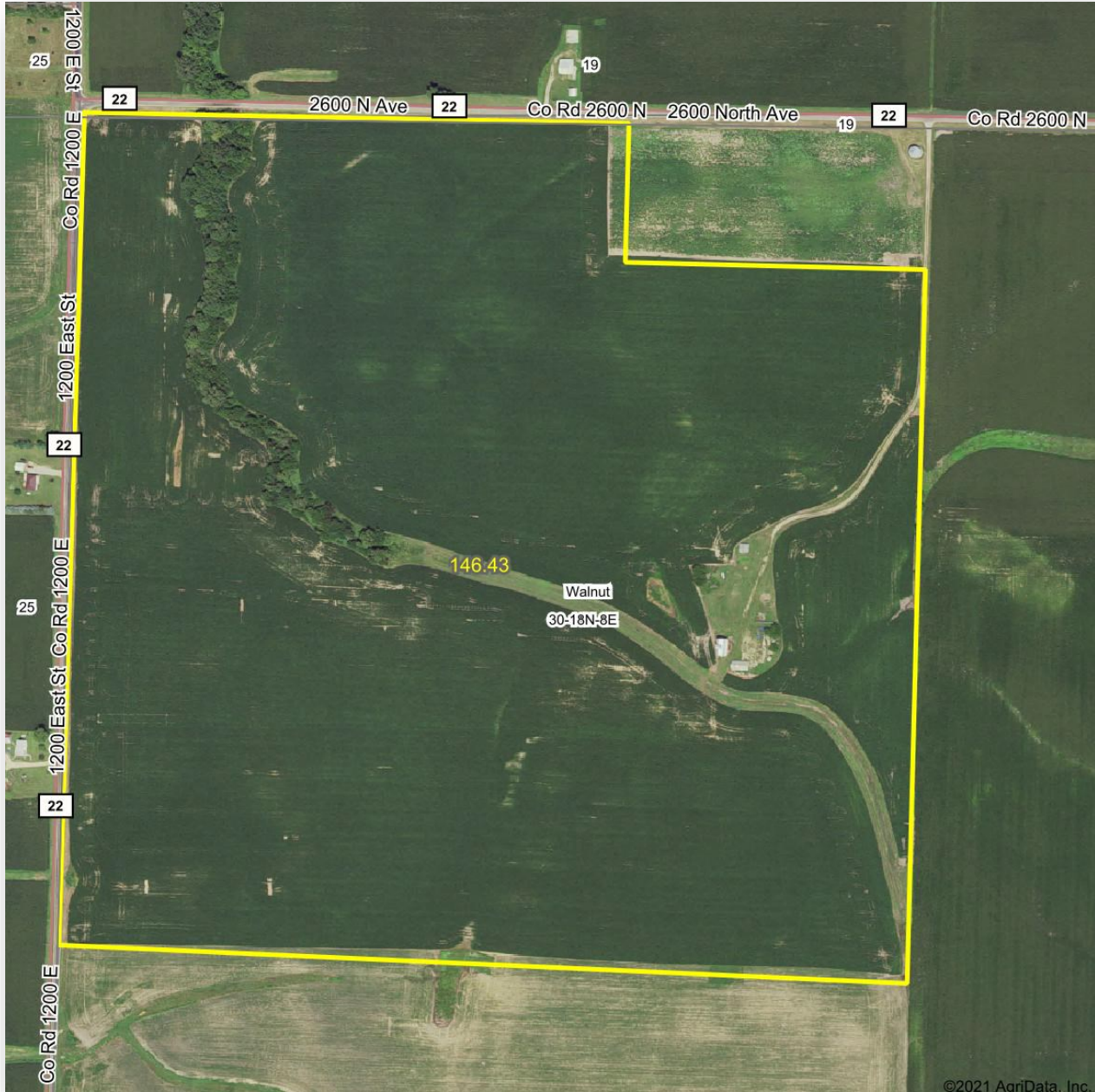


REAL ESTATE
FARM
MANAGEMENT
FEDERAL CROP
INSURANCE
FARMLAND
APPRAISALS



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Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING



Soils data provided by USDA and NRCS.

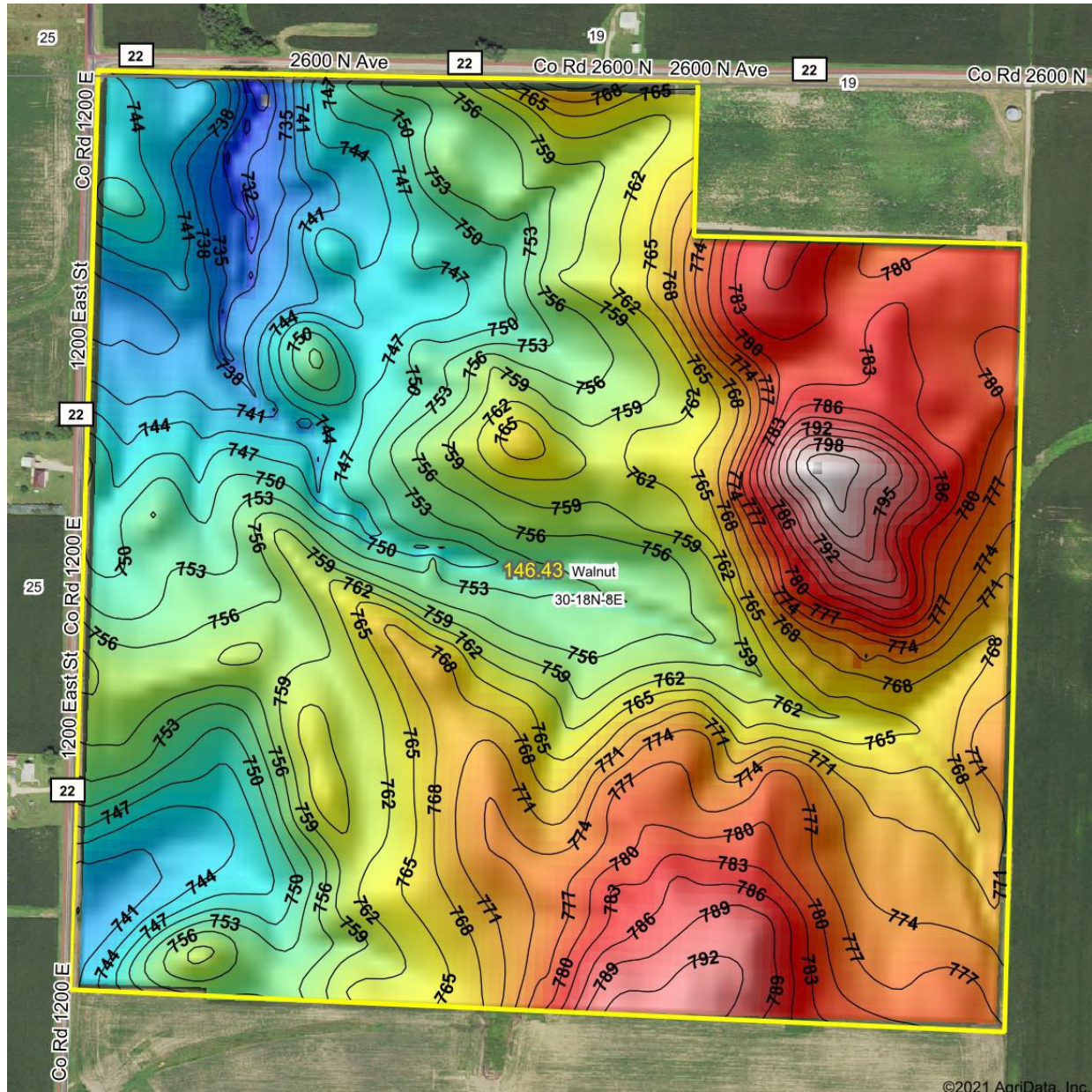
Area Symbol: IL011, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**145B	Saybrook silt loam, 2 to 5 percent slopes	30.79	22.4%		**177	**56	**131
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	21.42	15.6%		**153	**50	**114
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	15.91	11.6%		**148	**48	**110
152A	Drummer silty clay loam, 0 to 2 percent slopes	12.56	9.1%		195	63	144
59A	Lisbon silt loam, 0 to 2 percent slopes	10.96	8.0%		188	59	136
**60D3	La Rose clay loam, 10 to 18 percent slopes, severely eroded	9.99	7.3%		**129	**42	**96
**741D	Oakville fine sand, 7 to 15 percent slopes	7.99	5.8%		**100	**35	**76
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	7.12	5.2%		**150	**49	**112
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	6.95	5.0%		192	63	143
**88B2	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes, eroded	4.93	3.6%		**113	**39	**87
**564B2	Waukegan silt loam, 2 to 5 percent slopes, eroded	3.35	2.4%		**154	**50	**113
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	2.53	1.8%		189	60	139
564A	Waukegan silt loam, 0 to 2 percent slopes	1.26	0.9%		162	53	119
154A	Flanagan silt loam, 0 to 2 percent slopes	1.13	0.8%		194	63	144
198A	Elburn silt loam, 0 to 2 percent slopes	0.81	0.6%		197	61	143
Weighted Average					161.3	52.2	119.6



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