



# Rooster Ag'

R E A L T Y

## THE LAKEWOOD FARM



**McHenry County—Grafton Twp**

**71.50± acres**

**66.71 ± tillable acres**

Excellent location in Lakewood Village with road frontage on Haligus & Ackman Road.

**Listed At: \$18,950 Per Acre**

Phone: (815) 333-4354

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

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

Maple Park, IL 60151

1100 S County Line Road

P.O. Box 297

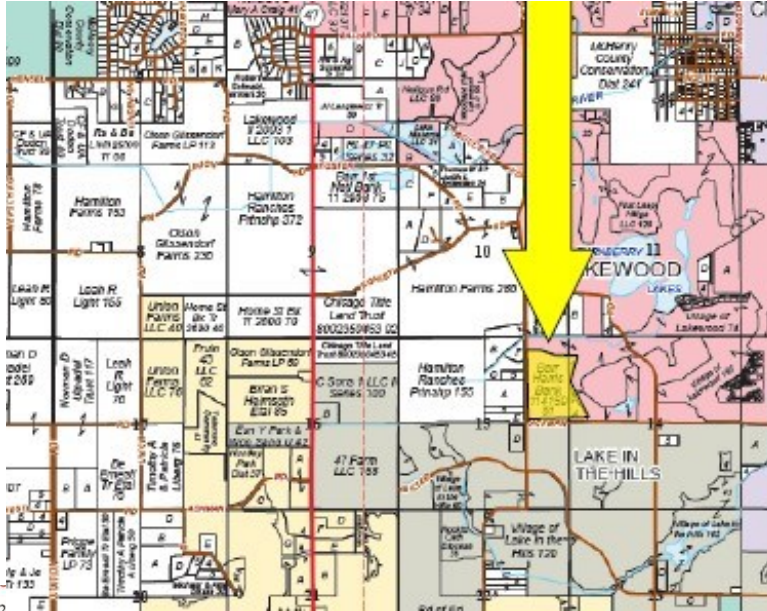
Tyler Creath 815-451-1152

Broker



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## PROPERTY SPECIFICATIONS

|                       |                   |
|-----------------------|-------------------|
| GROSS ACRES:          | 71.50±            |
| TILLABLE ACRES:       | 66.71±            |
| SOIL PI:              | 113.40            |
| EST. REAL ESTATE TAX: | \$1,698.52        |
| PRICE:                | \$18,950 per acre |

The Lakewood Farm is located on the East side of Haligus Road and on the North side of Ackman Road Lakewood, IL.

Excellent farm investment property with potential for future development uses.

### ROOSTER AG' REALTY

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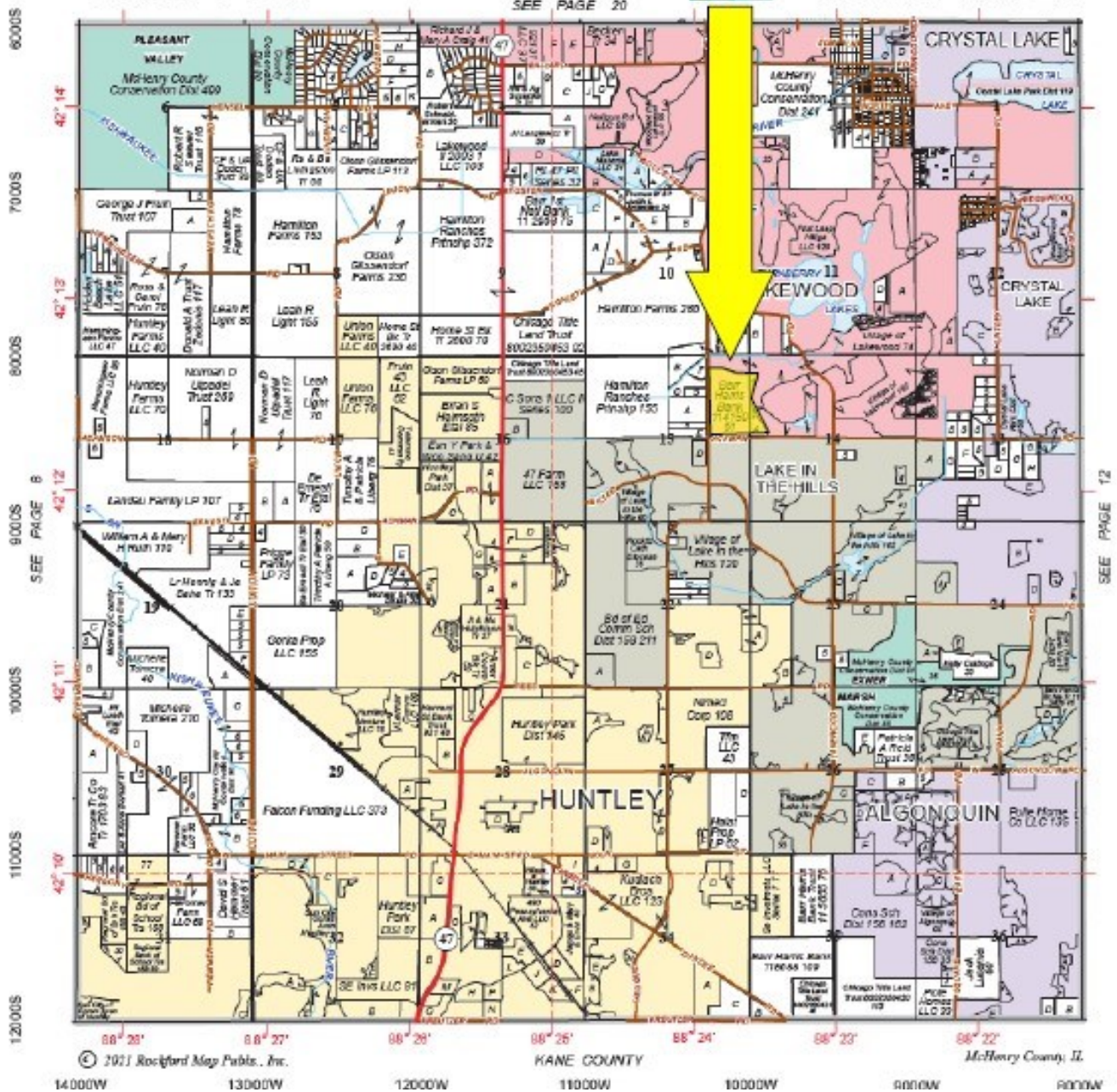
**Tyler Creath** 815-451-1152

Email: [Tyler@roosterag.com](mailto:Tyler@roosterag.com)



# 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



REAL ESTATE



FARM  
MANAGEMENT



FEDERAL CROP  
INSURANCE



GOLD STANDARD  
FARMLAND  
APPRAISALS





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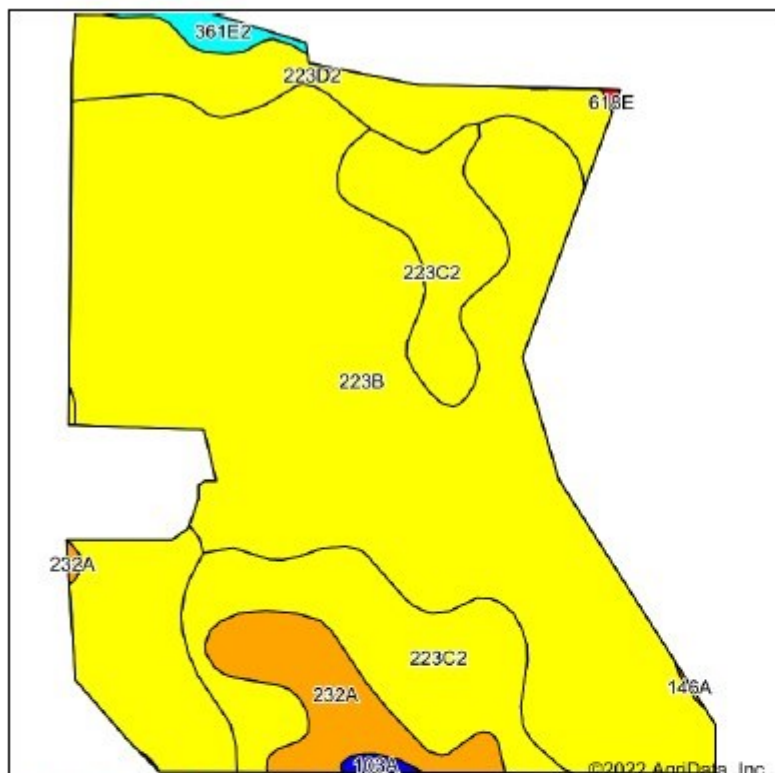
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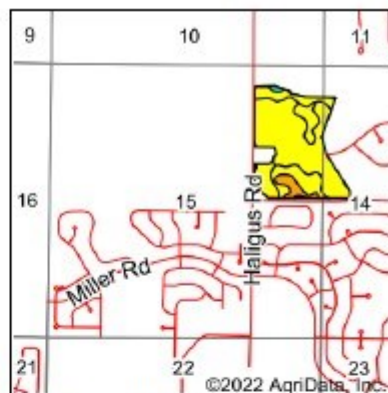
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## Soils Map



Soils data provided by USDA and NRCS.



State: Illinois  
County: McHenry  
Location: 15-43N-7E  
Township: Grafton  
Acres: 66.71  
Date: 4/4/2022



Rooster Ag'  
GOLD STANDARD APPRAISALS

Maps Provided By



surety  
CUSTOMIZED ONLINE MAPPING

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Area Symbol: IL111, Soil Area Version: 17

| Code             | Soil Description                                | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
|------------------|-------------------------------------------------|-------|------------------|-------------------------------------|-----------|---------------|------------------------------------------------|
| **223B           | Varna silt loam, 2 to 4 percent slopes          | 39.62 | 59.4%            |                                     | **156     | **50          | **115                                          |
| **223C2          | Varna silt loam, 4 to 6 percent slopes, eroded  | 12.04 | 18.0%            |                                     | **150     | **48          | **110                                          |
| **223D2          | Varna silt loam, 6 to 12 percent slopes, eroded | 10.47 | 15.7%            |                                     | **147     | **47          | **108                                          |
| 232A             | Ashkum silty clay loam, 0 to 2 percent slopes   | 3.75  | 5.6%             |                                     | 170       | 56            | 127                                            |
| **361E2          | Kidder loam, 12 to 20 percent slopes, eroded    | 0.63  | 0.9%             |                                     | **112     | **38          | **84                                           |
| 103A             | Houghton muck, 0 to 2 percent slopes            | 0.20  | 0.3%             |                                     | 175       | 57            | 130                                            |
| Weighted Average |                                                 |       |                  |                                     | 153.9     | 49.4          | 113.4                                          |

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 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

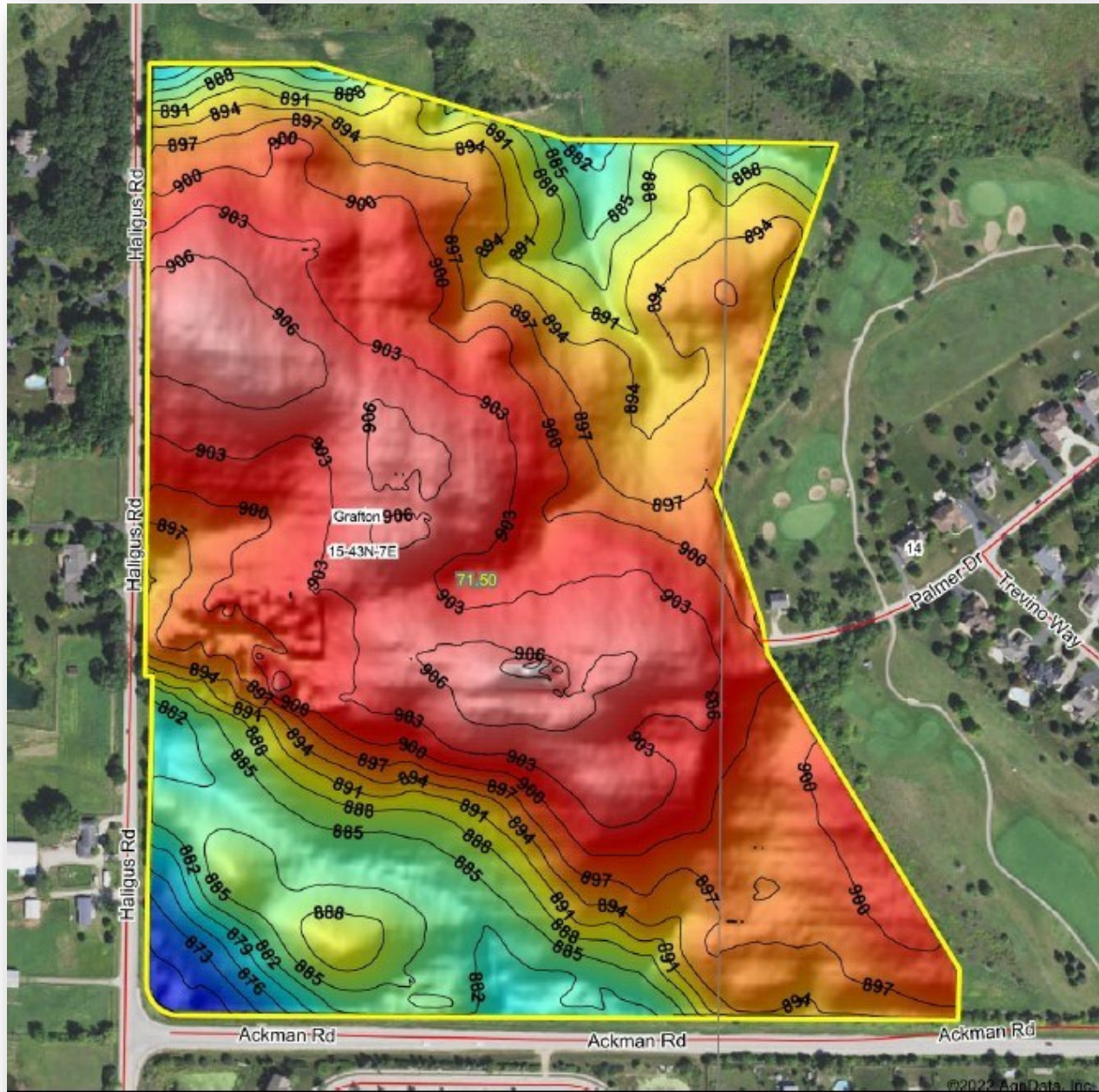
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.





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