



# Commercial

## R E A L T Y

A Rooster Ag' Realty, Inc. Company

### ROCK CREEK HINCKLEY PROPERTY



**DeKalb County, Squaw Grove Twp.**

**17.54± acres**

**11.16± tillable acres**

**Excellent spot for regenerative/  
specialty-organic farming!**

**\*AGENT OWNED**

### Listed At: \$159,000

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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

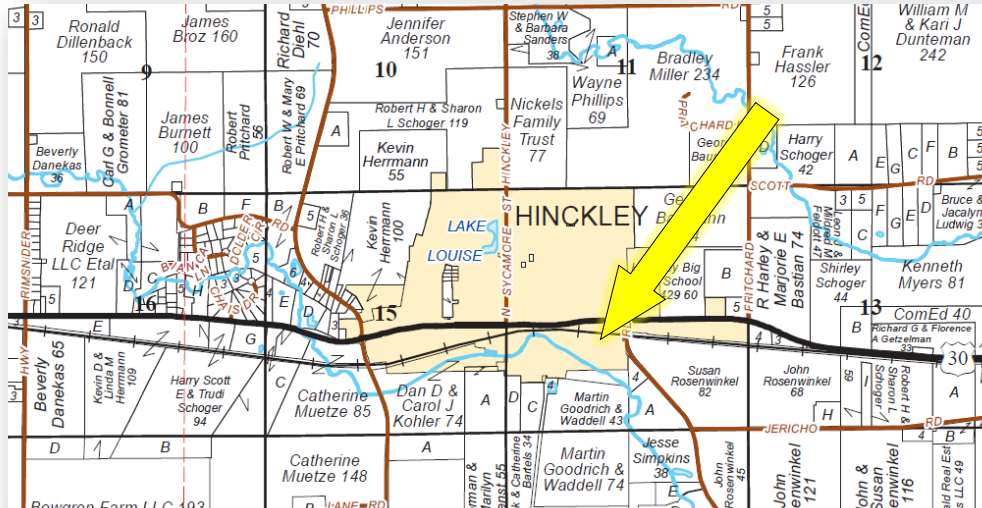
Steve Edwards 630-774-7470



# Commercial

## REALTY

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### PROPERTY SPECIFICATIONS

GROSS ACRES:	17.54±
TILLABLE ACRES:	11.16±
SOIL PI:	135.4
EST. REAL ESTATE TAXES:	\$558.52
PRICE:	\$159,000

**Excellent spot for a regenerative farm or a specialty-organic site!**

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Maple Park, IL 60151



#### JOE LUDWIG

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

Real Estate

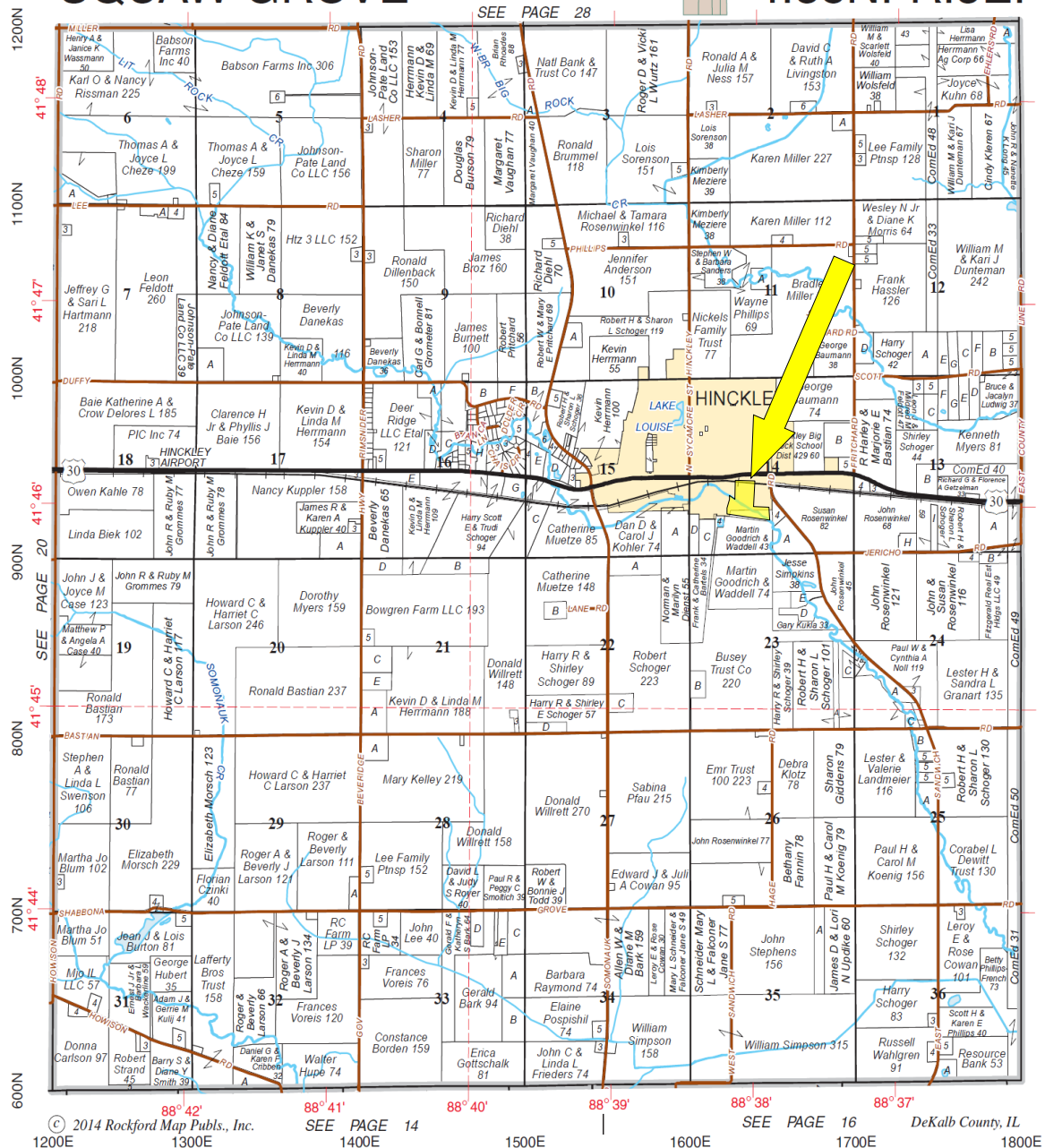
Farm Management

Crop Insurance

Appraisals

# SQUAW GROVE

T.38N.-R.5E.



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



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815 333 4354



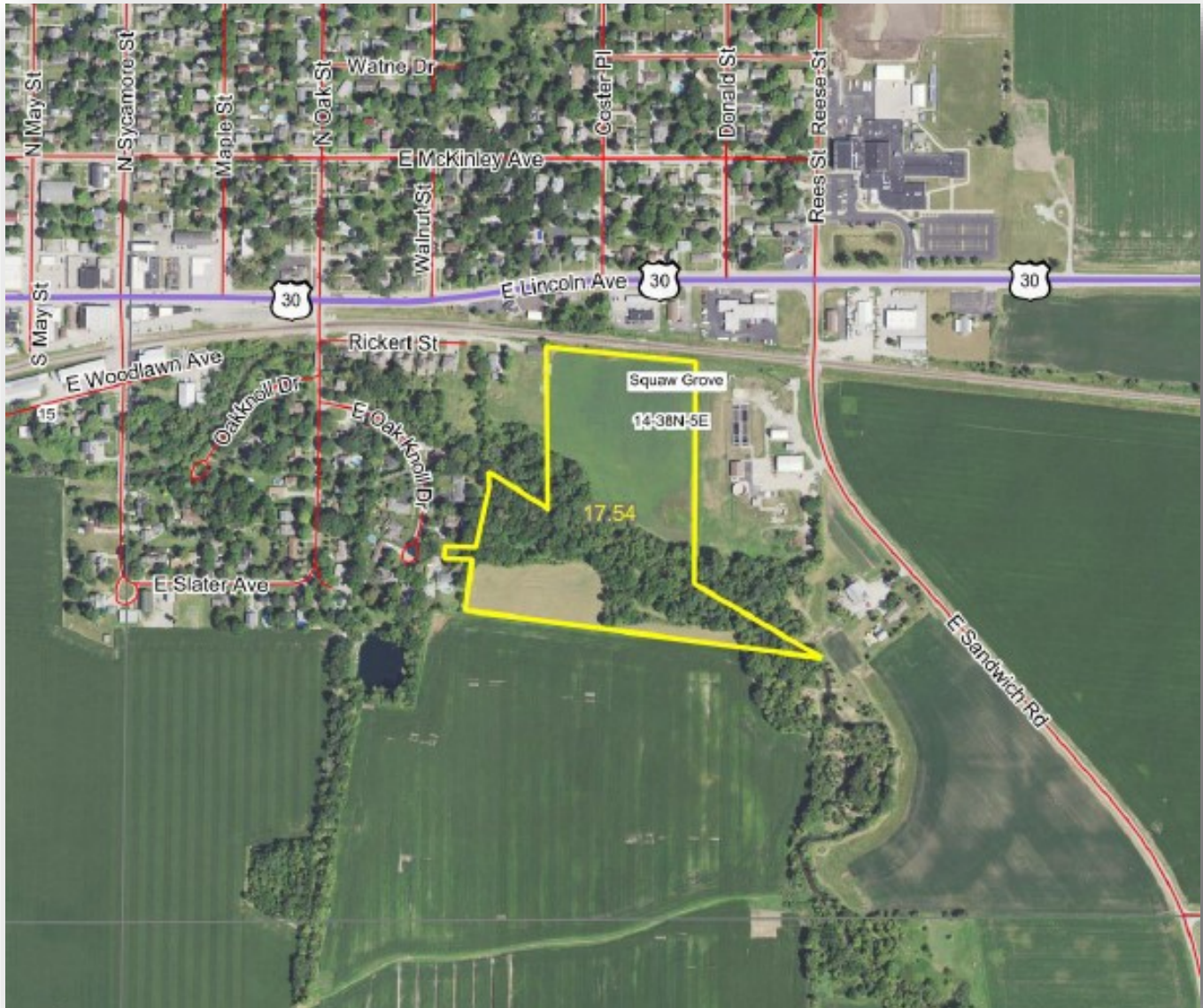
**REAL ESTATE**  
**FARM  
MANAGEMENT**  
**FEDERAL CROP  
INSURANCE**  
**FARMLAND  
APPRAISALS**



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Real Estate

Farm Management

Crop Insurance

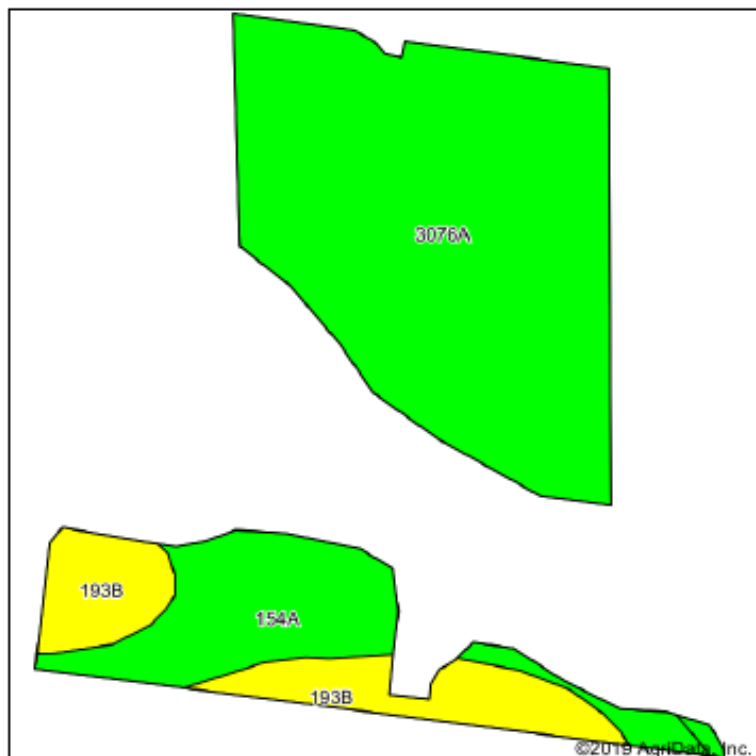
Appraisals



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Soils data provided by USDA and NRCS.



State: Illinois  
County: De Kalb  
Location: 14-38N-5E  
Township: Squaw Grove  
Acres: 11.16  
Date: 12/19/2019



Rooster Ag'

Maps Provided By:



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Area Symbol: IL037, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	7.40	66.3%		186	61	139
154A	Flanagan silt loam, 0 to 2 percent slopes	2.06	18.5%		194	63	144
**193B	Mayville silt loam, 2 to 5 percent slopes	1.70	15.2%		**148	**49	**109
Weighted Average					181.7	59.5	135.4

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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