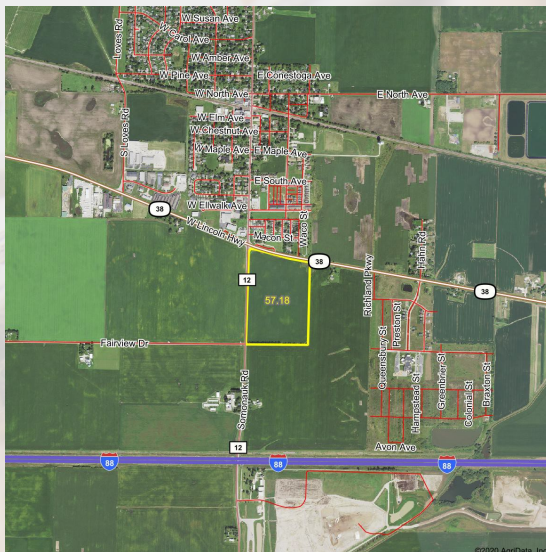




Rooster Ag

R E A L T Y

THE ROUTE 38 CORTLAND FARM



DeKalb County, Cortland Twp.

57.18± acres

53.49± tillable acres

Excellent location at the SEC of Route 38 & Somonauk Road, north of the Ferrara Candy distribution center & the future Facebook data center.

Listed At: \$29,950 Per Acre

Phone: (815) 333-4354

Email: Rooster@mc.net

Web: www.roosterag.com

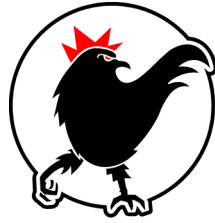
1100 S County Line Road

P.O. Box 297

Maple Park, IL 60151

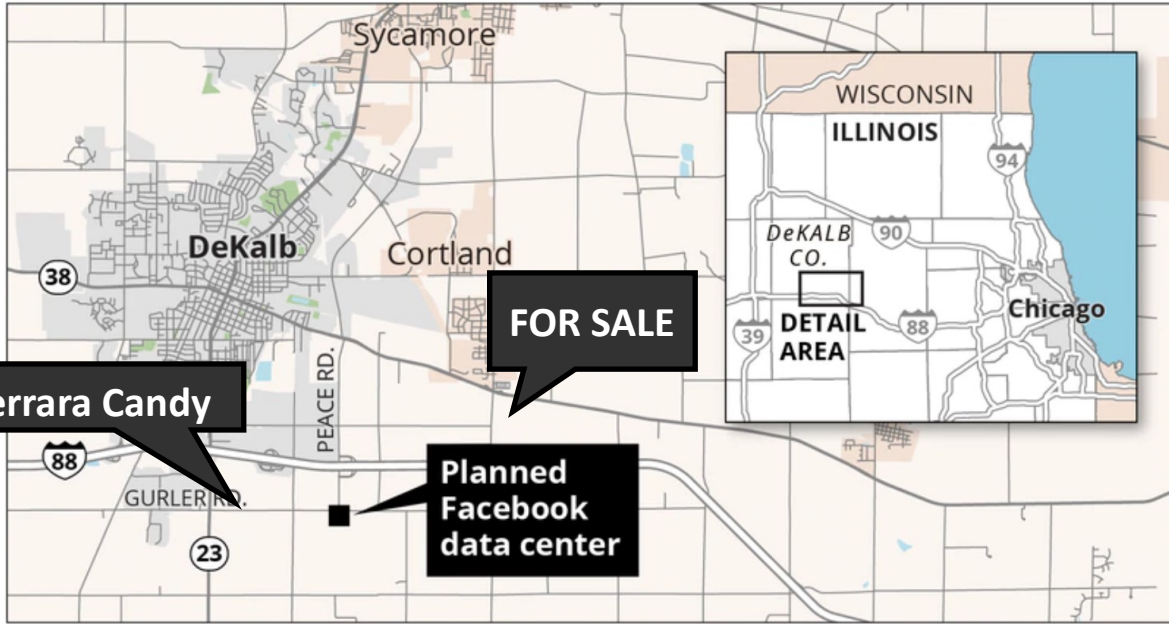
Joe Ludwig 630-774-5887

Tyler Creath 815-451-1152



Rooster Ag'

R E A L T Y



PROPERTY SPECIFICATIONS

GROSS ACRES:	57.18±
TILLABLE ACRES:	53.49±
SOIL PI:	137.6
EST. REAL ESTATE TAXES:	\$2,852.46
PRICE:	\$29,950 per acre

Located at the SEC of Route 38 & Somonauk Road.

Just North of I88, the Ferrara Candy Distribution Center & the future Facebook Data Center.

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

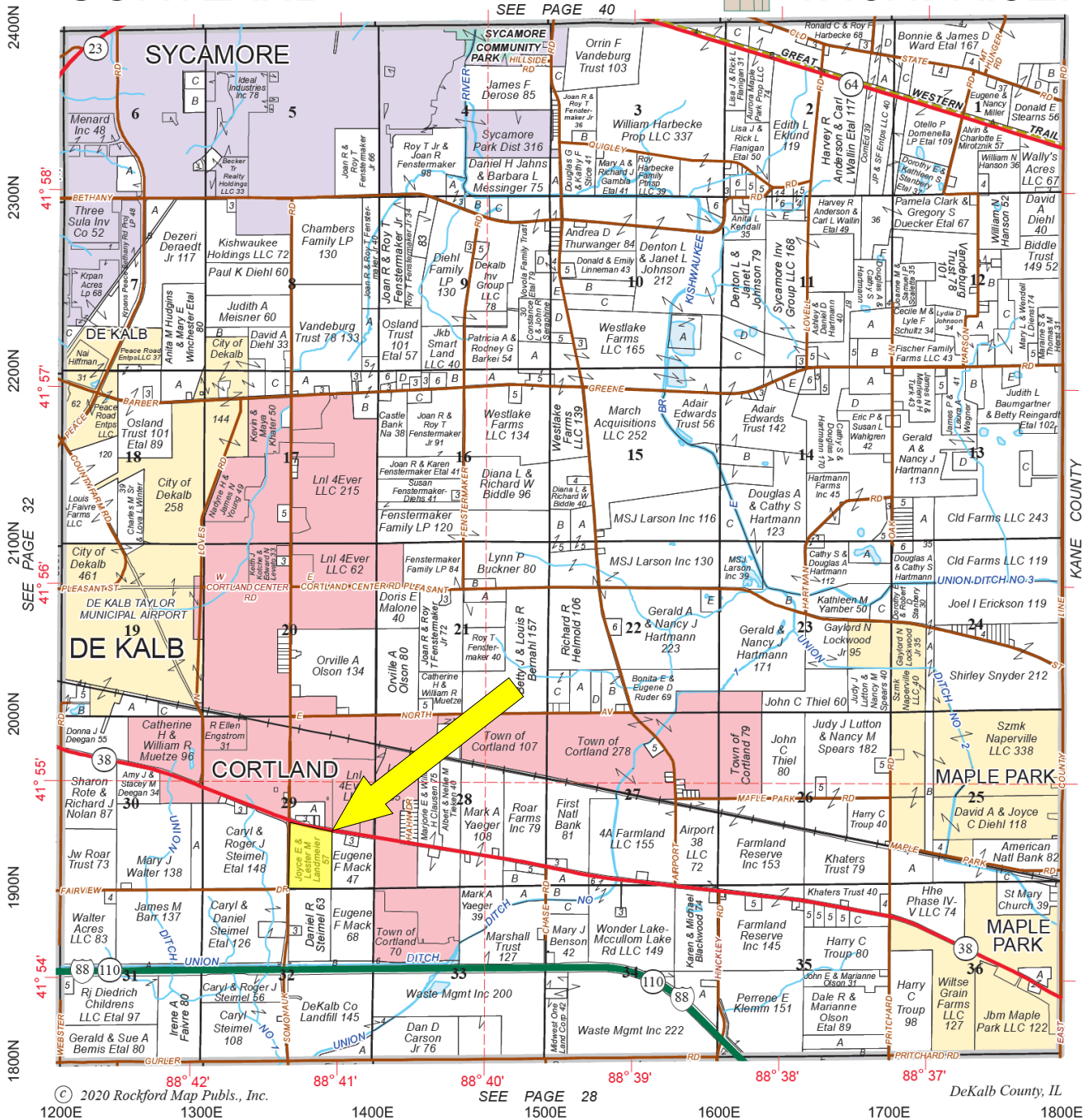
Appraisals

CORTLAND

T.40N.-R.5E.

Refer to page 56 for keyed parcels

SEE PAGE 40



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SEE PAGE 28

DeKalb County, IL

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



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815.333.4384

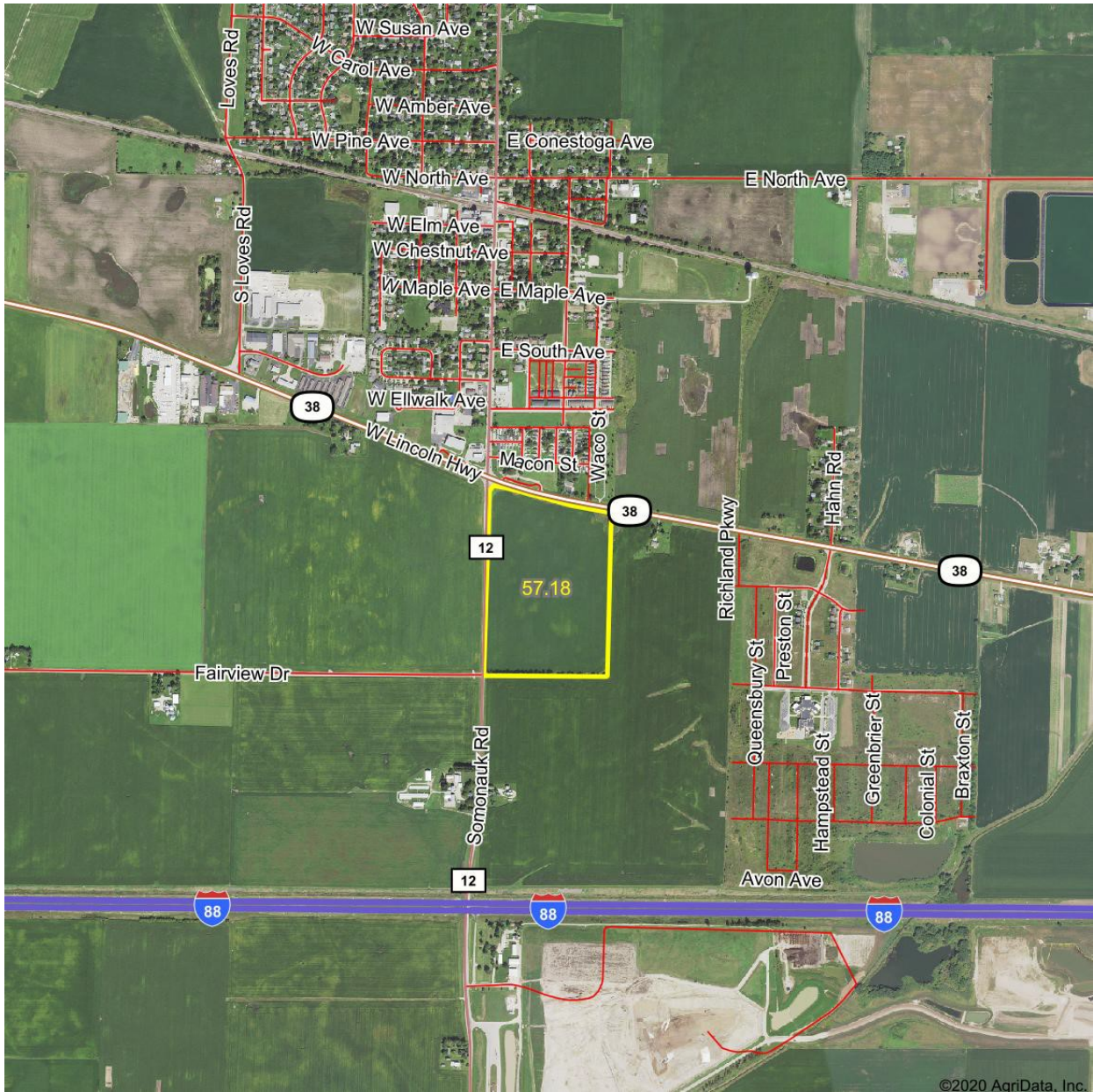


REAL ESTATE
FARM
MANAGEMENT
FEDERAL CROP
INSURANCE
FARMLAND
APPRAISALS



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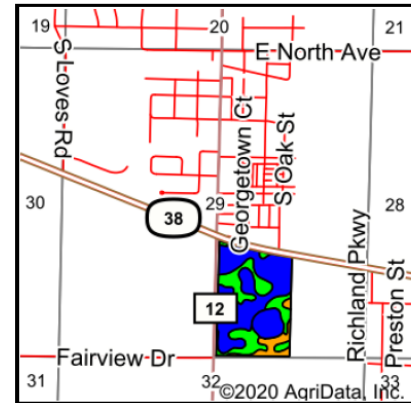
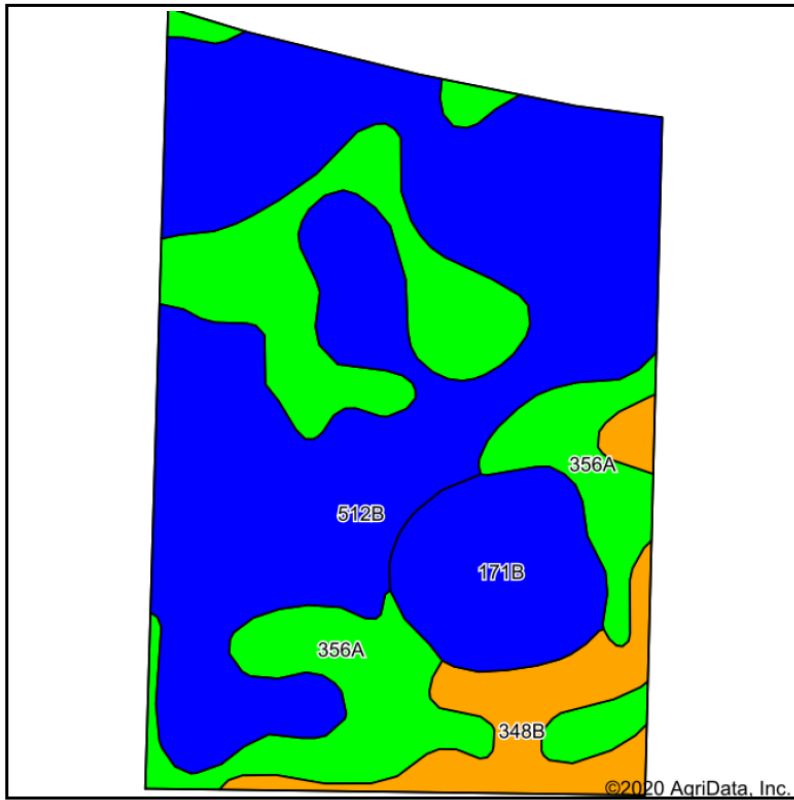
Appraisals



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R E A L T Y

Soils Map

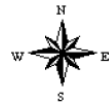


State: **Illinois**
 County: **De Kalb**
 Location: **29-40N-5E**
 Township: **Cortland**
 Acres: **53.49**
 Date: **8/4/2020**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

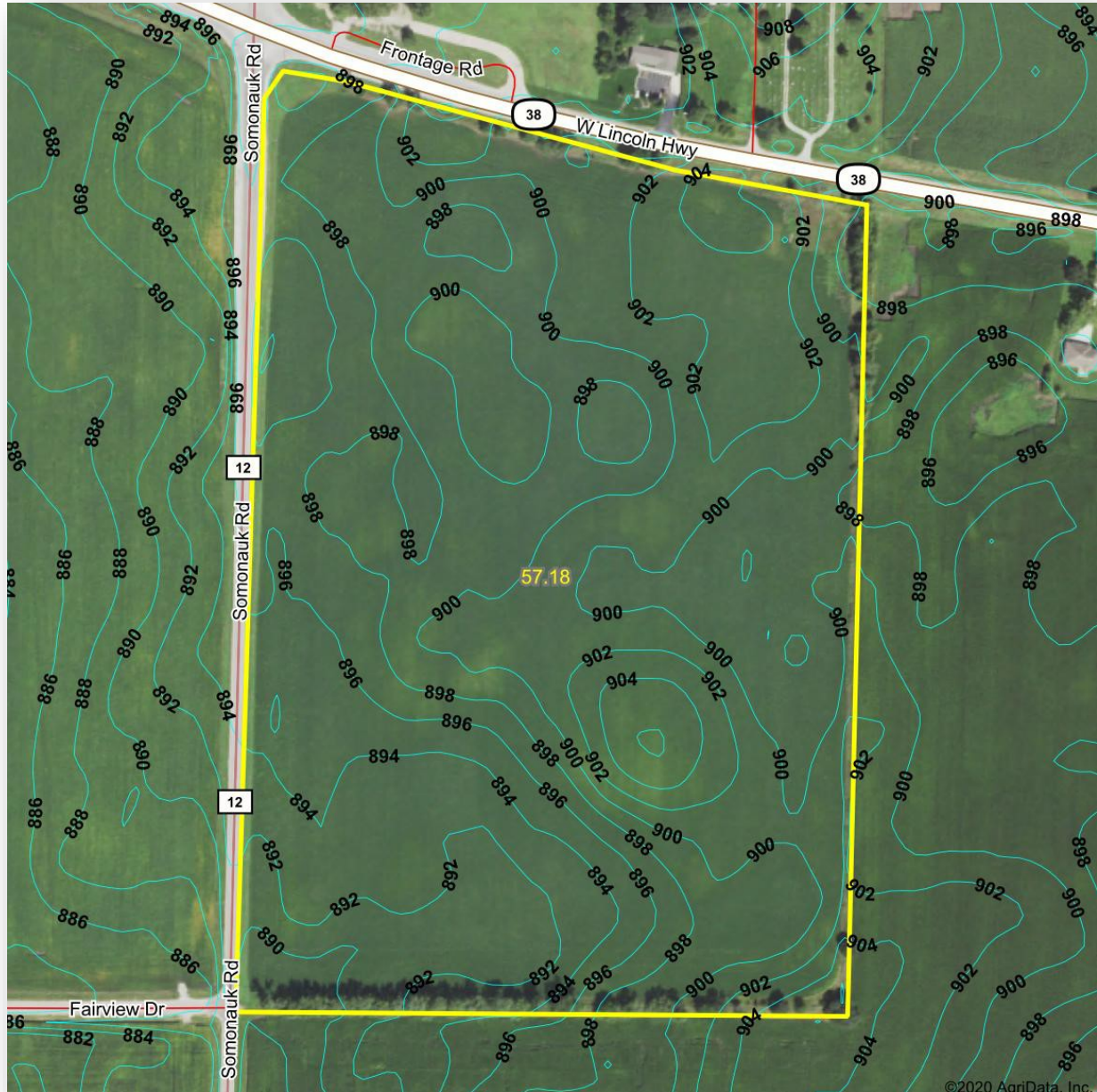
Area Symbol: IL 037 Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**512B	Danabrook silt loam, 2 to 5 percent slopes	28.71	53.7%		**185	**58	**137
356A	Elpaso silty clay loam, 0 to 2 percent slopes	15.26	28.5%		195	63	144
**171B	Catlin silt loam, 2 to 5 percent slopes	5.14	9.6%		**185	**58	**137
**348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	4.38	8.2%		**163	**51	**120
Weighted Average					186.1	58.9	137.6



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