

ROOSTER AG'

REAL ESTATE

Lee County, IL

65.95± acres



\$8,950 Per Acre

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

Tyler Creath, Broker
Email: tyler@roosterag.com
Phone: 815.451.1152



About the Property

The Amboy farm is located at the NEC of Schier Road & Lee Center Road and consists of a nice mix of income producing farmland/woods/pond/rec land.



GROSS ACRES:	65.95±
TILLABLE ACRES:	54.68±
SOIL PI	119.0
ESTIMATED RE TAXES	\$1,741.95
PRICE PER ACRE	\$8,950

Divisible! With potential for (2) buildable parcels.

-See pages 5 & 6 for preliminary concept maps.

(Property division and Buildability is subject to final configuration and approval from Lee County Planning and Zoning.)

Aerial drone footage of this property coming soon!

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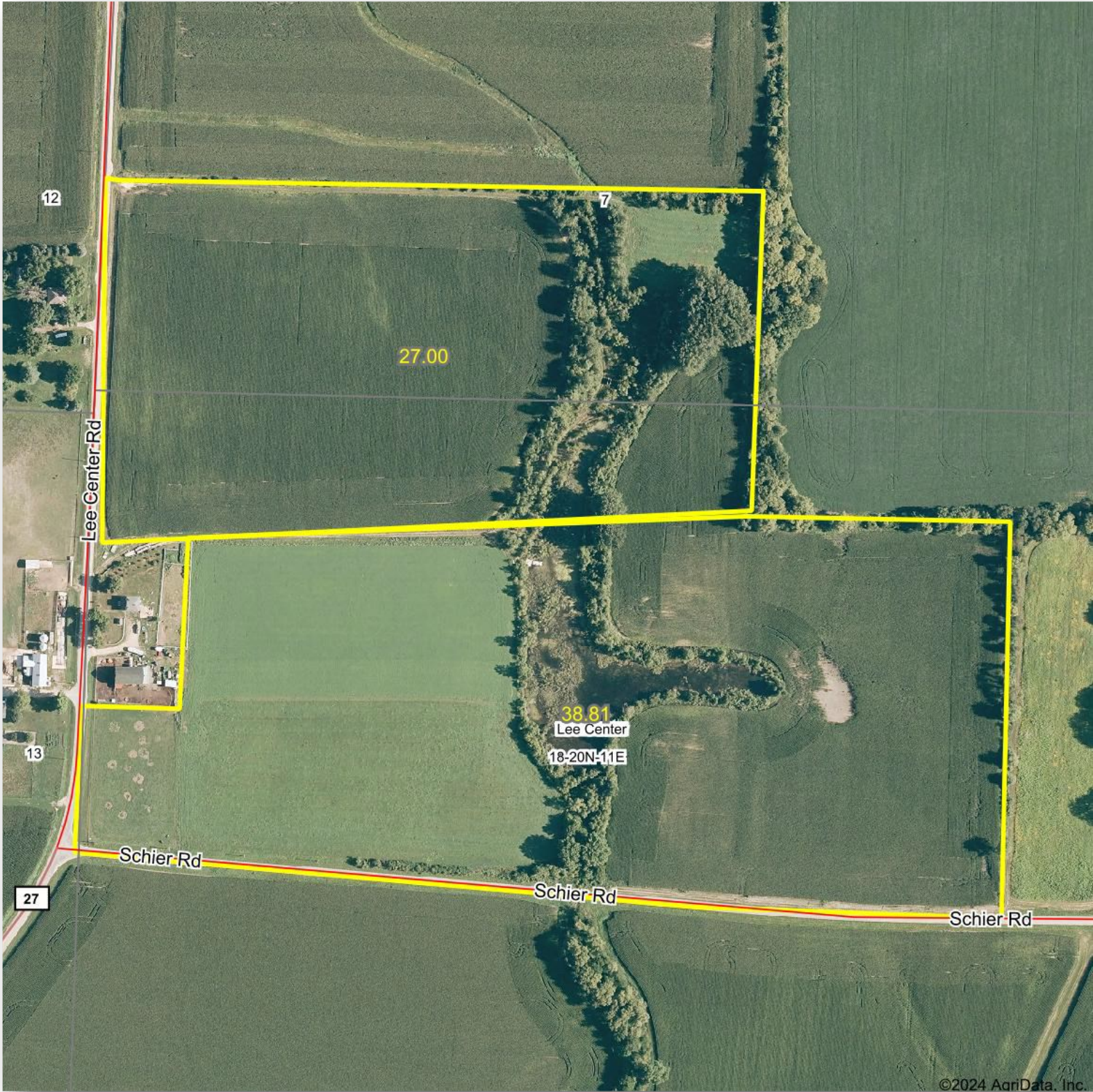


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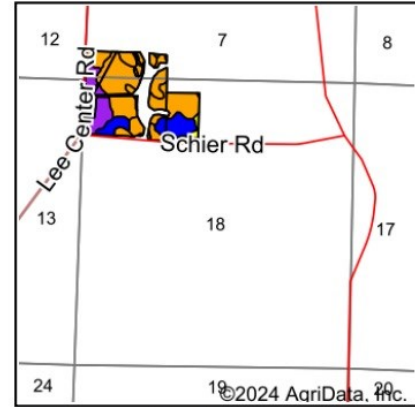
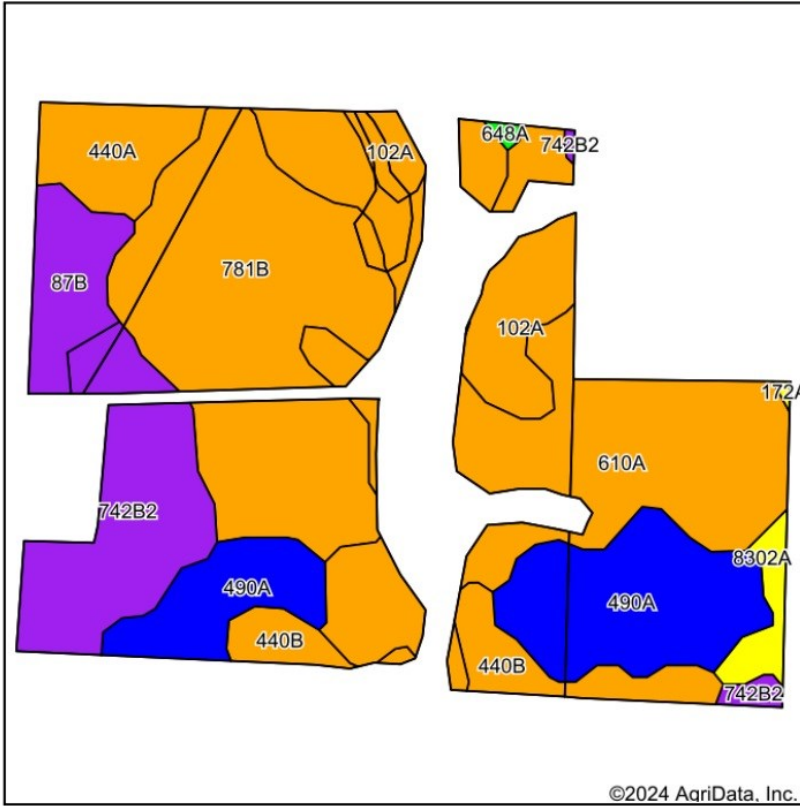


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Soils Map



State: Illinois
 County: Lee
 Location: 18-20N-11E
 Township: Lee Center
 Acres: 54.68
 Date: 10/1/2024



Soils data provided by USDA and NRCS.

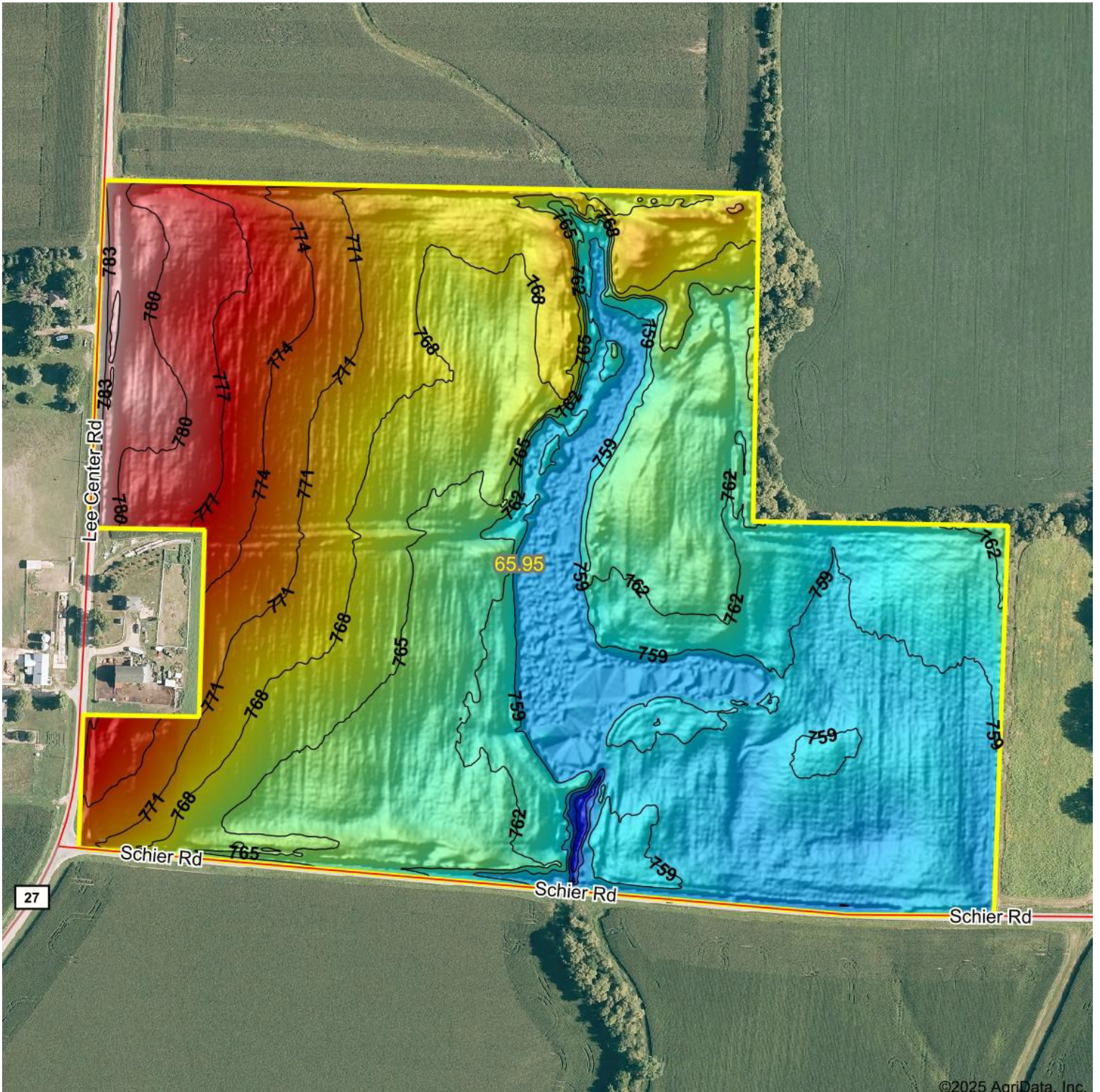
Area Symbol: IL103, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management	*n NCCPI Overall
**610A	Tallmadge sandy loam, 0 to 2 percent slopes	13.72	25.1%		**166	**54	**122	66
**781B	Friesland fine sandy loam, 2 to 5 percent slopes	13.55	24.8%		**159	**51	**119	70
490A	Odell silt loam, 0 to 2 percent slopes	8.43	15.4%		176	56	129	76
**742B2	Dickinson sandy loam, loamy substratum, 1 to 5 percent slopes, eroded	6.28	11.5%		**135	**44	**98	57
**102A	La Hogue loam, 0 to 2 percent slopes	3.90	7.1%		**162	**52	**121	90
**440B	Jasper loam, 2 to 5 percent slopes	2.89	5.3%		**170	**55	**126	89
**440A	Jasper loam, 0 to 2 percent slopes	2.45	4.5%		**172	**56	**127	87
**87B	Dickinson sandy loam, 2 to 5 percent slopes	2.43	4.4%		**141	**46	**102	71
**8302A	Ambraw loam, 0 to 2 percent slopes, occasionally flooded	0.93	1.7%		**157	**51	**117	75
**648A	Clyde clay loam, 0 to 2 percent slopes	0.10	0.2%		**185	**61	**139	82
Weighted Average					161.2	52	119	*n 71.8

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