



# Rooster Ag'

R E A L T Y

## DAUBERMAN ROAD PROPERTY



**Kane County, Big Rock Twp.**

**21.14± acres**

**Endless opportunities as a turn  
-key horse farm/commercial  
rental facility!**

**Listed At: \$1,395,000.00**

Phone: (815) 333-4354

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

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

1100 S County Line Road

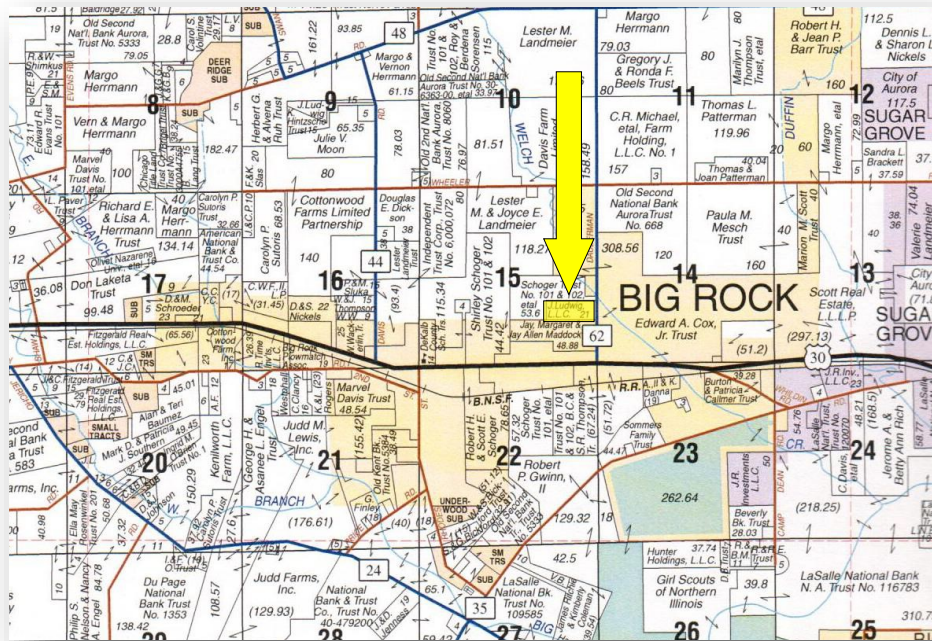
P.O. Box 297

Maple Park, IL 60151

Joe Ludwig 630-774-5887

Tyler Creath 815-451-1152

Steve Edwards 630-774-7470



## PROPERTY SPECIFICATIONS

<b>GROSS ACRES:</b>	<b>21.14±</b>
<b>ESTIMATED TAXES:</b>	<b>\$7,757.80</b>
<b>TOTAL BUILDING SF:</b>	<b>51,190</b>
<b>ZONING:</b>	<b>B-2 Commercial</b>
<b>CURRENT RENTAL INCOME:</b>	<b>\$8,280/month—\$99,360 annually</b>
<b>PRICE:</b>	<b>\$1,395,000</b>

**Plenty of space to expand! Commercial rental facility, main office, apartment, lounge. All buildings have electricity and water.**

**Remaining horse farm buildings can be converted to rental units if desired by purchaser.**

**Large 1.2± acre gravel parking area. Large well, ample electric service. Located right at the Kane County Dauberman Road Extension.**

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### JOE LUDWIG

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

Real Estate

Farm Management

Crop Insurance

Appraisals





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## DAUBERMAN ROAD FACILITY

BUILDING	ESTIMATED SQUARE FOOTAGE
Building 1:	7,200.00SF
Building 2:	6,300.00SF
Building 3:	3,402.00SF
Building 4:	6,480.00SF
Building 5:	6,700.00SF
Building 6:	10,368.00SF
Building 7:	8,640.00SF
Building 8:	2,100.00SF
<b>Total Building Space:</b>	<b>51,421.20SF</b>

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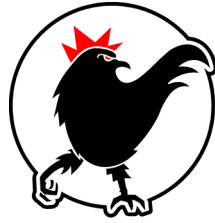
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## DAUBERMAN ROAD CURRENT/POTENTIAL RENTAL INCOME

UNIT	EXP.	Current Rent	Potential Rent
Dauberman, SE 40	6/30/2019	\$ 895.00	
Dauberman, NW 40	mo-mo	\$ 695.00	
Dauberman, NE 40	6/30/2019	\$ 695.00	
Dauberman, Unit 1 North	7/31/2019	\$ 695.00	
Dauberman, Unit 2 South	mo-mo	\$ 695.00	
Dauberman, Apartment/ Shop	mo-mo	\$ 1,300.00	
Dauberman, Stallion	5/30/2019	\$ 1,190.00	
Indoor storage	mo-mo	\$ 225.00	
3-Bedroom Apartment	mo-mo	\$ 1,195.00	
Dauberman, SW 40	mo-mo	\$ 650.00	
Horse Barns & outdoor facilities	Currently available		\$3,000.00
	Current Mo. Income	\$ 8,135.00	
		Potential Mo. Income	\$11,135.00

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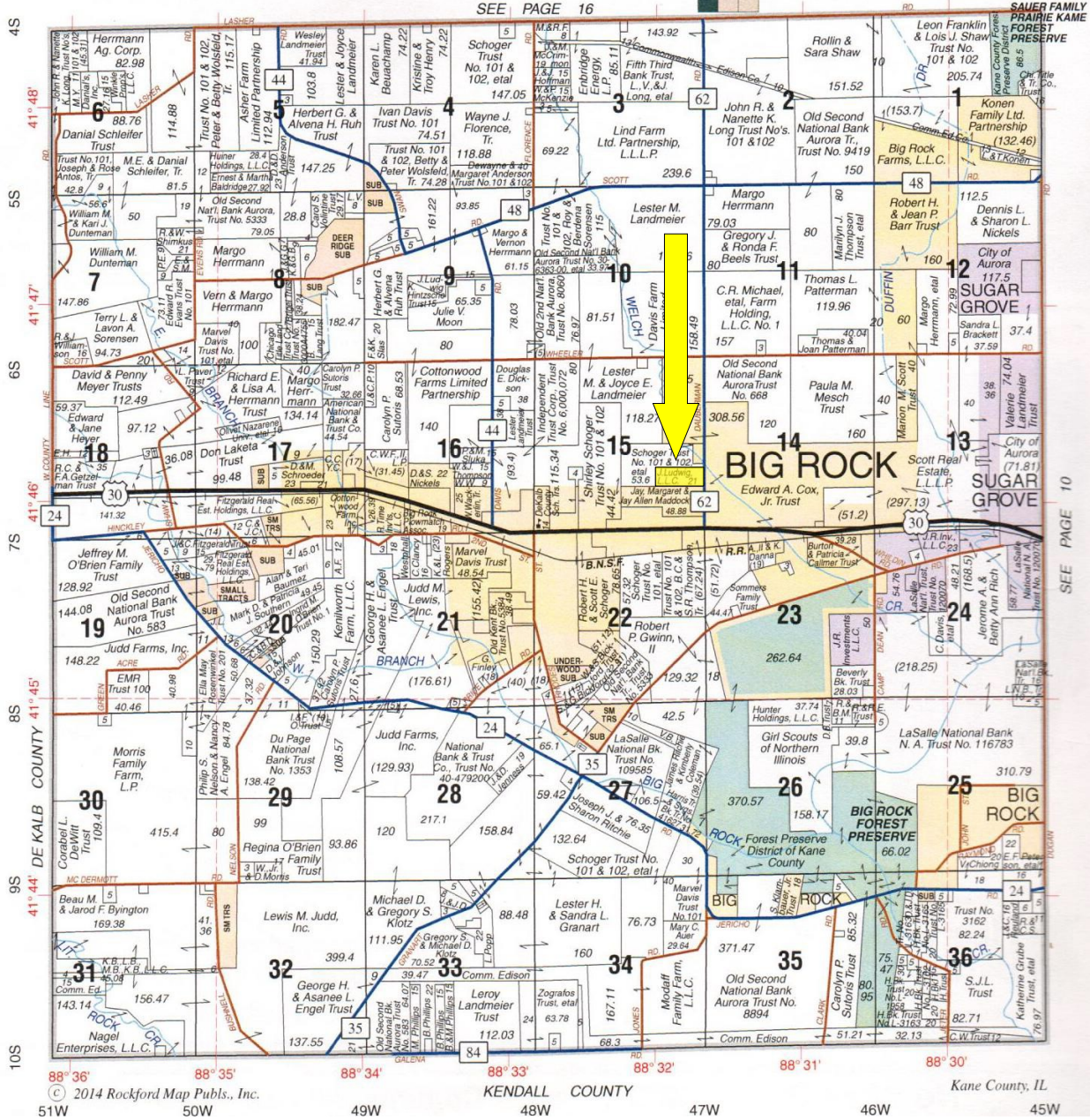
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# BIG ROCK

# T.38N.-R.6E.



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



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815 333 4354

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ILLINOIS  
AG CENTER**

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1031 TRADES  
FARMLAND SALES  
GRAIN FACILITY SALES  
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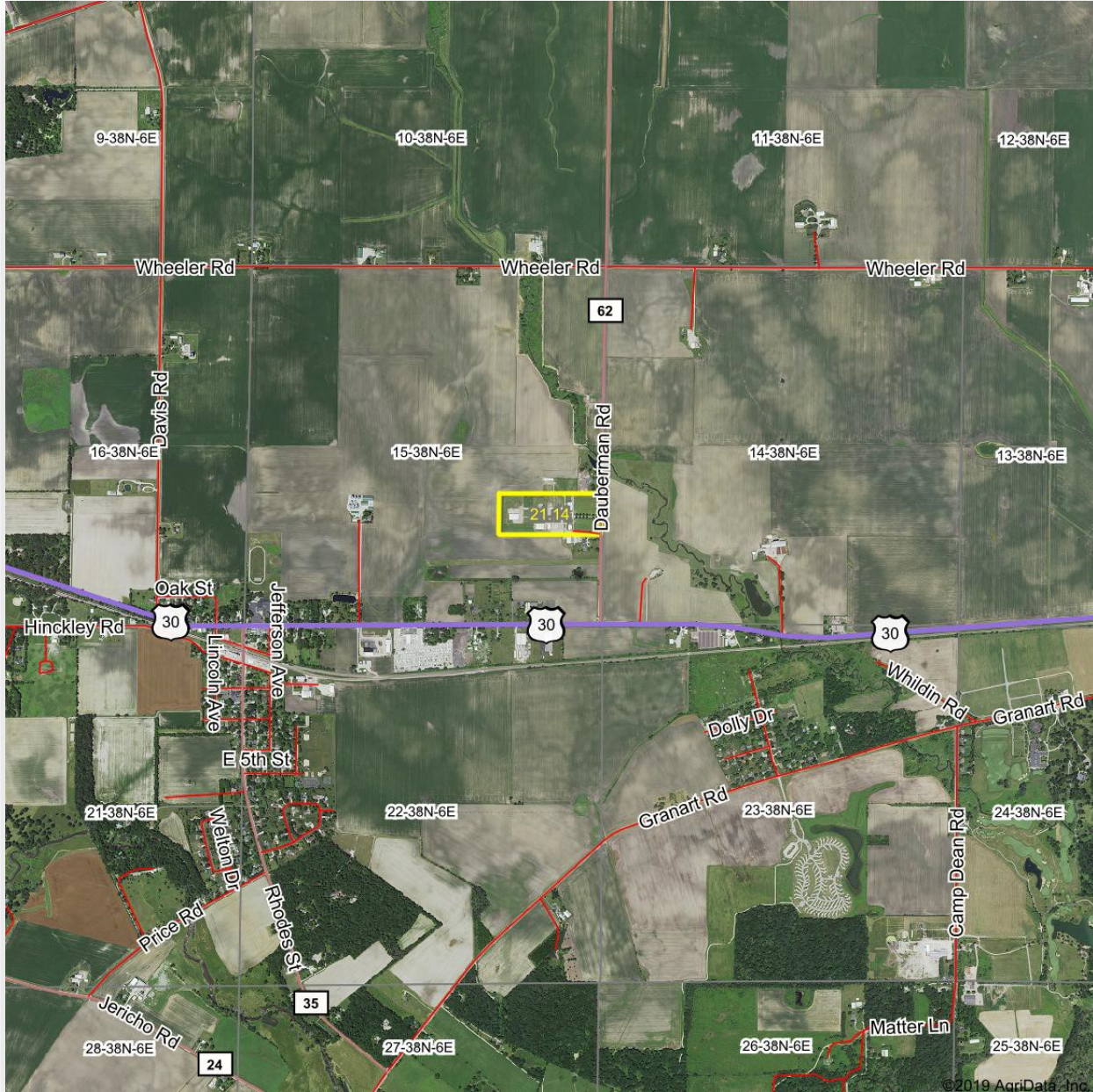
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**BUILDING #1**



**BUILDING #2**



**BUILDING #3**



**BUILDING #4**



**BUILDING #5**



**BUILDING #6**



**BUILDING #7**







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**APARTMENT**

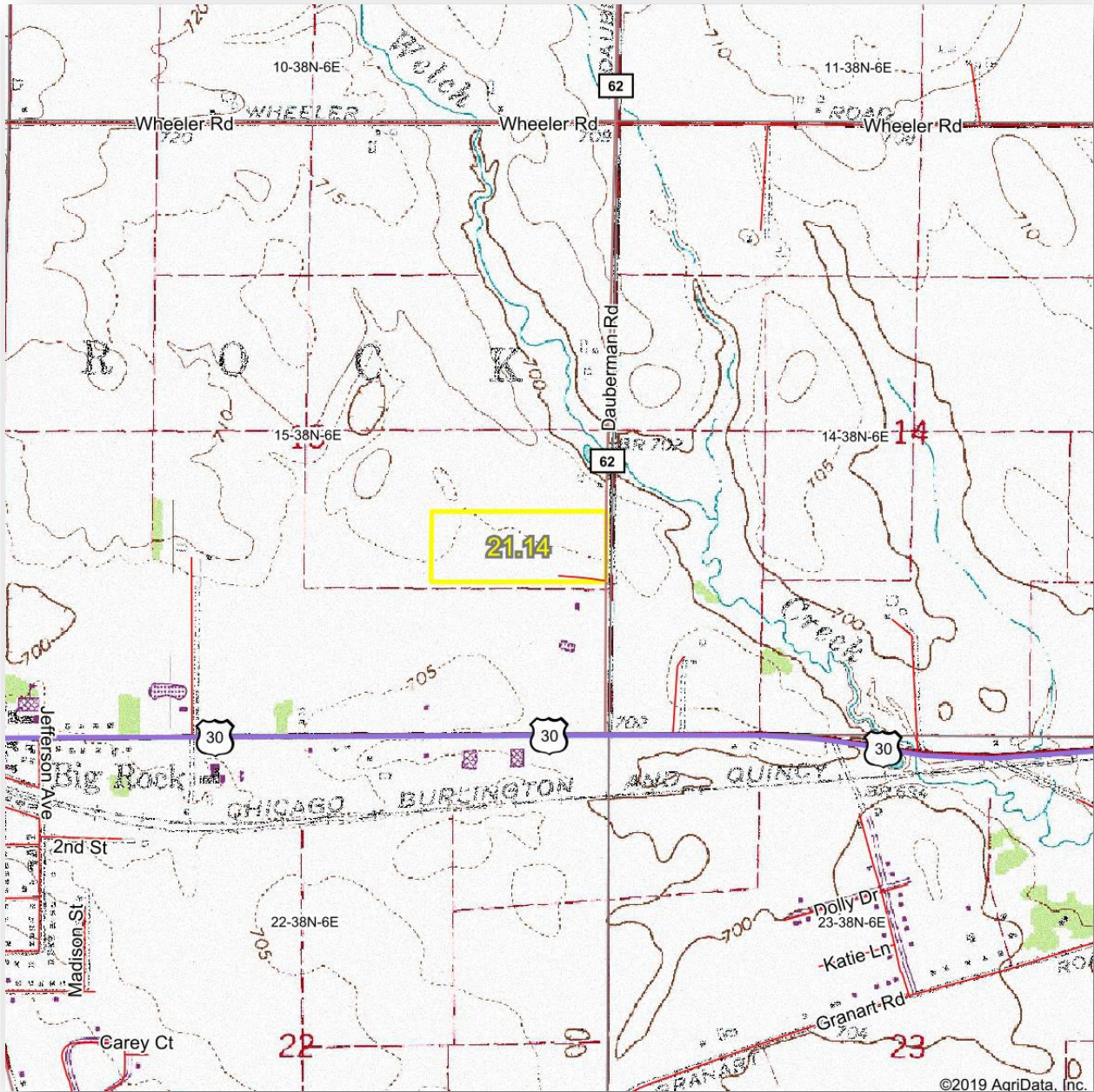






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