



# Rooster Ag

R E A L T Y

## DAUBERMAN COMMERCIAL



**Kane County, Big Rock Twp**

**21.14± acres**

**Excellent Income, currently generating \$8,280/month or \$99,360 annually with the potential for more!**

**Listed at: \$1,330,000.00**

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

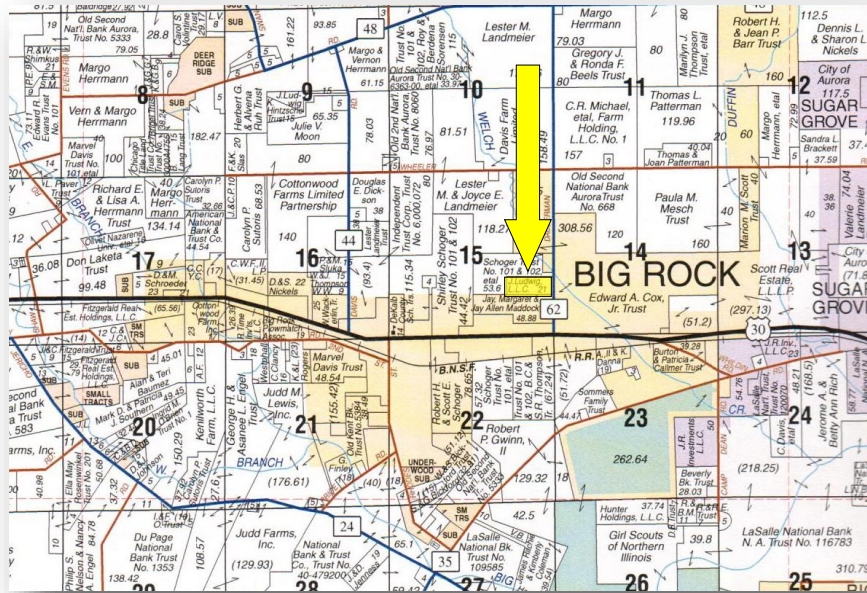
Joe Ludwig 630-774-5887

Tyler Creath 815-451-1152



# Rooster Ag'

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## PROPERTY SPECIFICATIONS

Gross Acres:	21.14±
Estimated Taxes:	\$7,757.80
Total Building SF:	51,190
Zoning	AG / M-1 Multi Use
Current Rental Income:	\$8,280.00/month—\$99,360/annually
Potential Non Horse Building Rental Income:	\$11,135.00+/month—\$133,620/annually
Price:	\$1,330,000

**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.**

### 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



### 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>

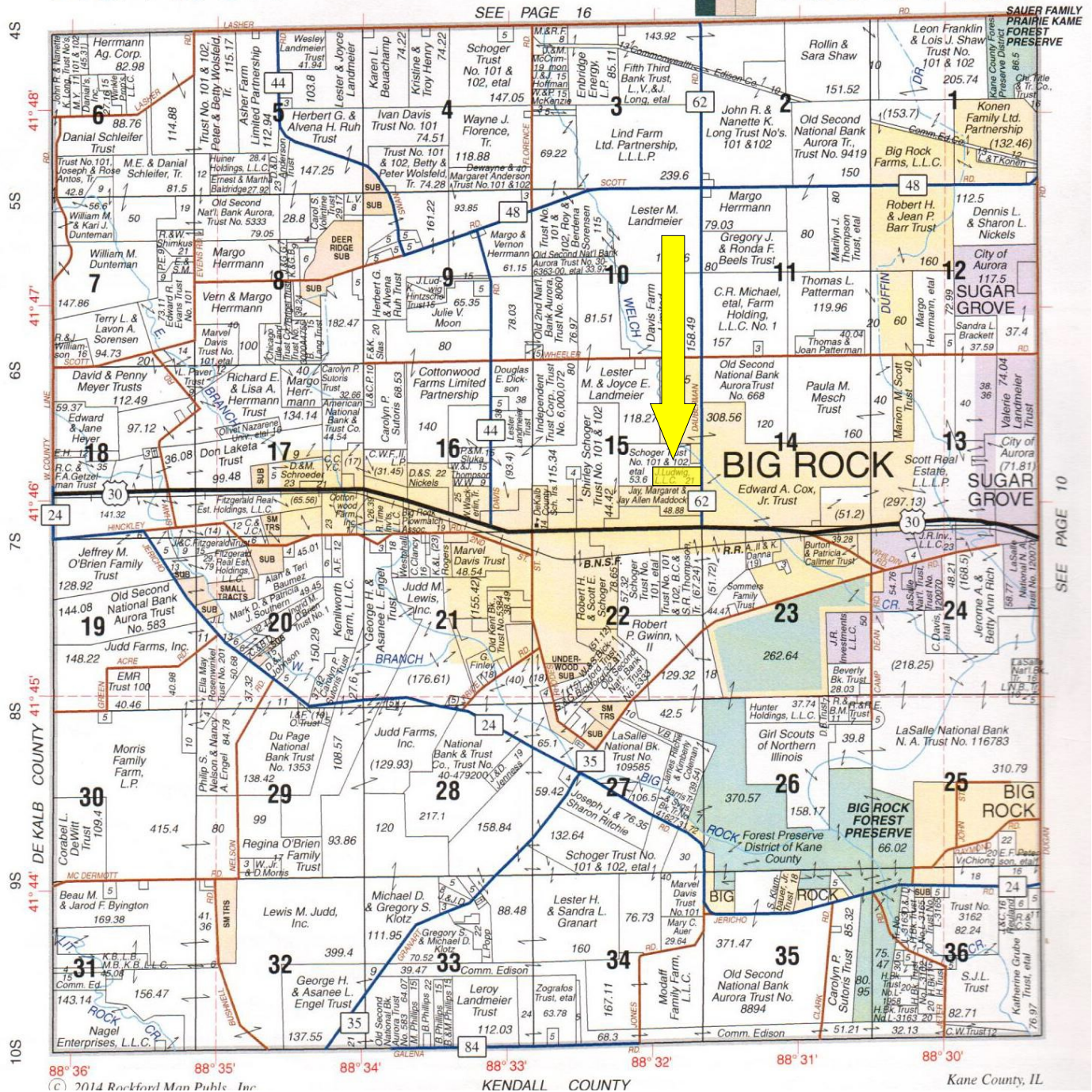
### DAUBERMAN ROAD CURRENT/POTENTIAL RENTAL INCOME

UNIT	EXP.	Current Rent	Potential Rent
Bld. 1 Unit 1 (South)	mo-mo	\$ 695.00	
Bld. 1 Unit 2 (Apartment)	3/1/2020	\$ 1,195.00	
Bld. 1 Unit 3 (North)	1/1/2020	\$ 695.00	
Bld. 2 Unit 1 (Apartment/Shop)	mo-mo	\$ 1,300.00	
Bld. 3 Unit 1 (Stallion)	mo-mo	\$ 1,190.00	
Bld. 6 Unit 1 (North East)	mo-mo	\$ 695.00	
Bld. 6 Unit 2 (North West)	mo-mo	\$ 695.00	
Bld. 6 Unit 3 (South East)	4/1/2020	\$ 795.00	
Bld. 6 Unit 4 (South West)	4/1/2020	\$ 795.00	
Indoor Storage	mo-mo	\$ 225.00	
Blds. 4, 5, 7, 8 & outdoor facilities	Currently available for Purchaser's use		\$ 0.00
	<b>Current Mo. Income</b>	<b>\$8,280.00</b>	

# BIG ROCK

T.38N.-R.6E.

SEE PAGE 16



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-Don't let your money collect dust, invest in dirt!-

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Real Estate ~ Federal Crop Insurance ~ Farm Management ~ Farmland Appraisals

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(630) 774-5887

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[www.roosteragrealty.com](http://www.roosteragrealty.com)

Located in the Northern Illinois Ag Center in Maple Park, IL

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[rooster@mc.net](mailto:rooster@mc.net)



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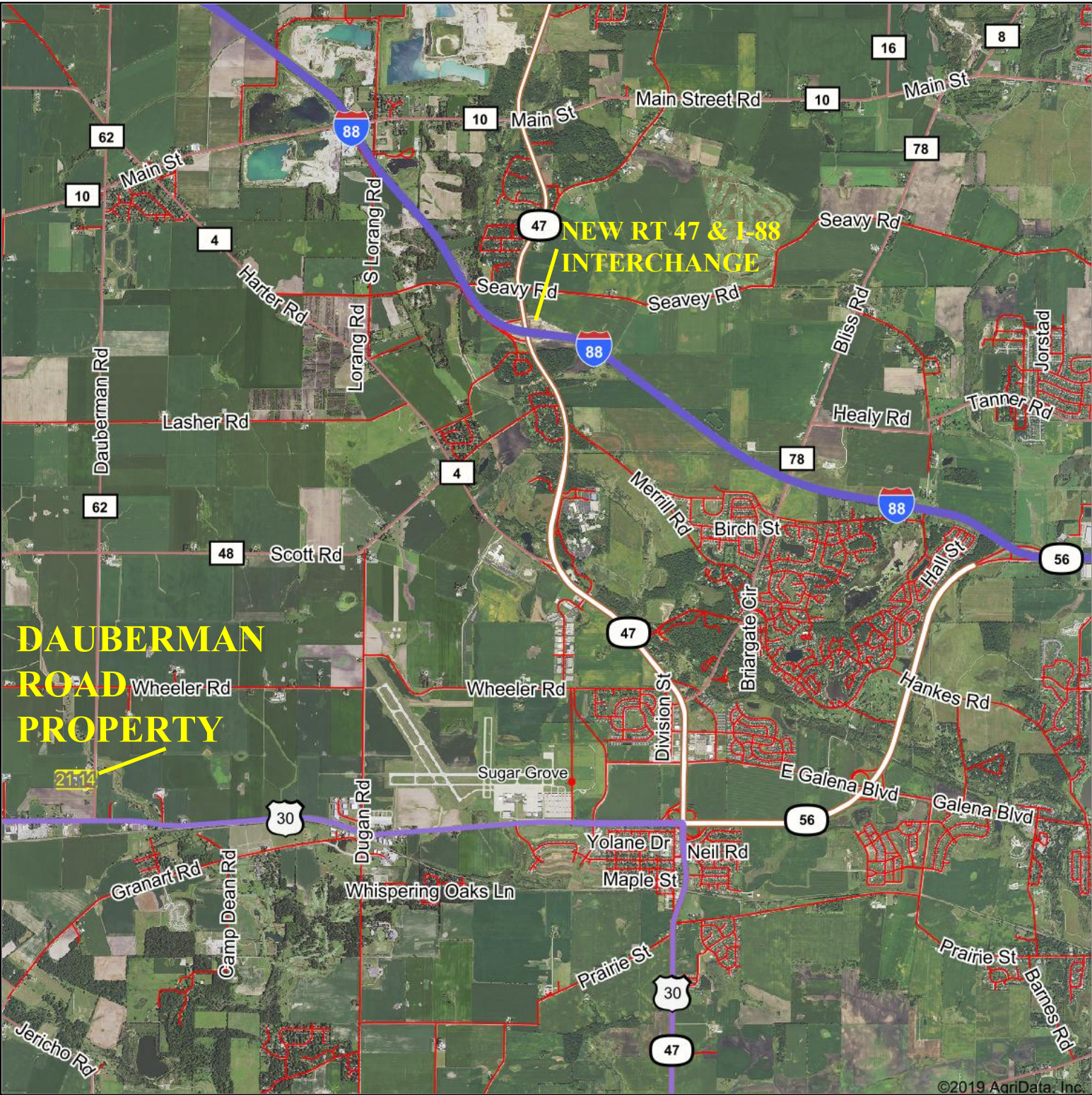
Real Estate

Farm Management

Crop Insurance

Appraisals

Aerial Map



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Map Center: 41° 47' 41.49, -88° 27' 46.82

0ft 6165ft 12329ft

5-38N-7E  
Kane County  
Illinois



3/30/2020

Maps Provided By:

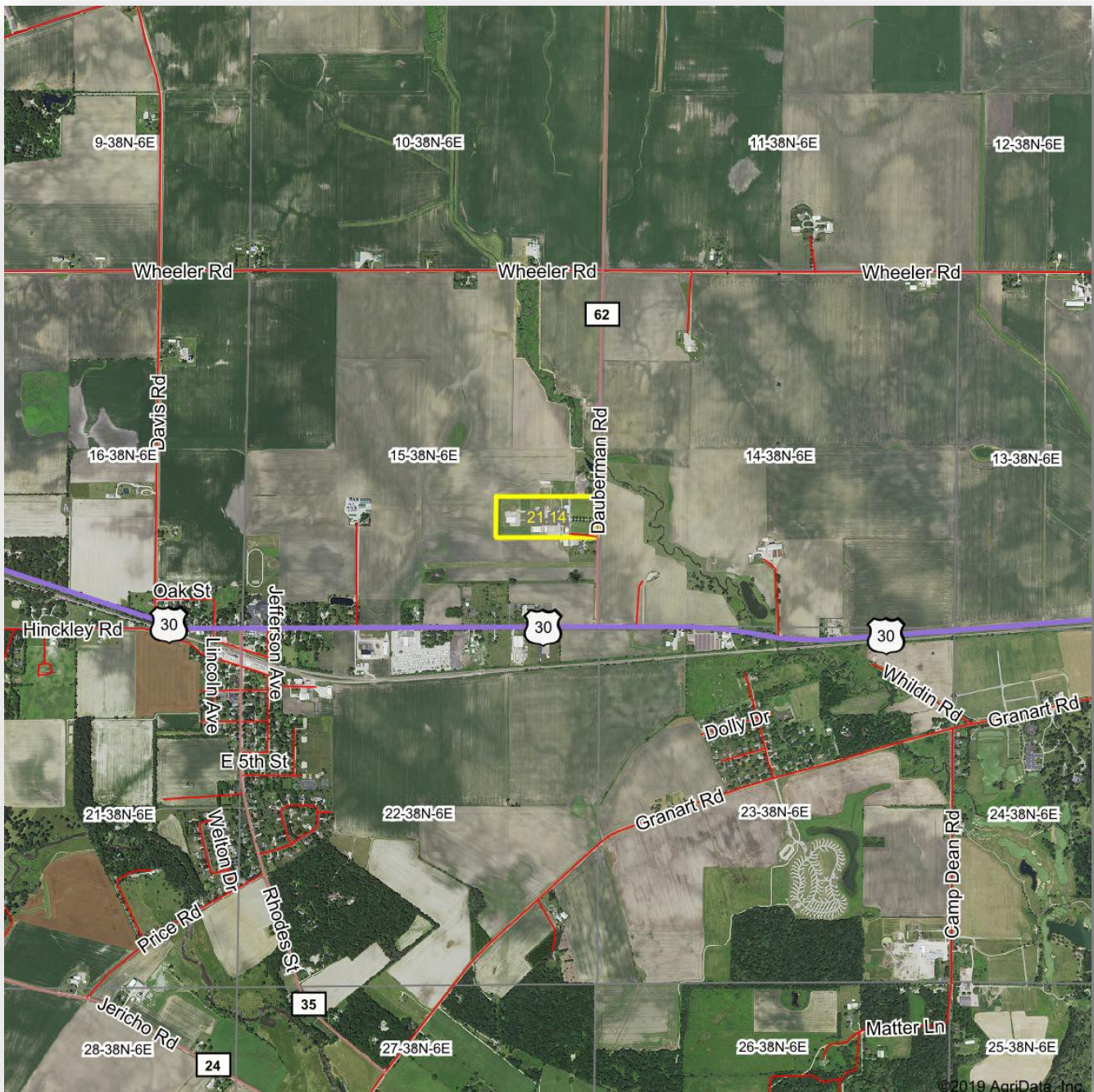


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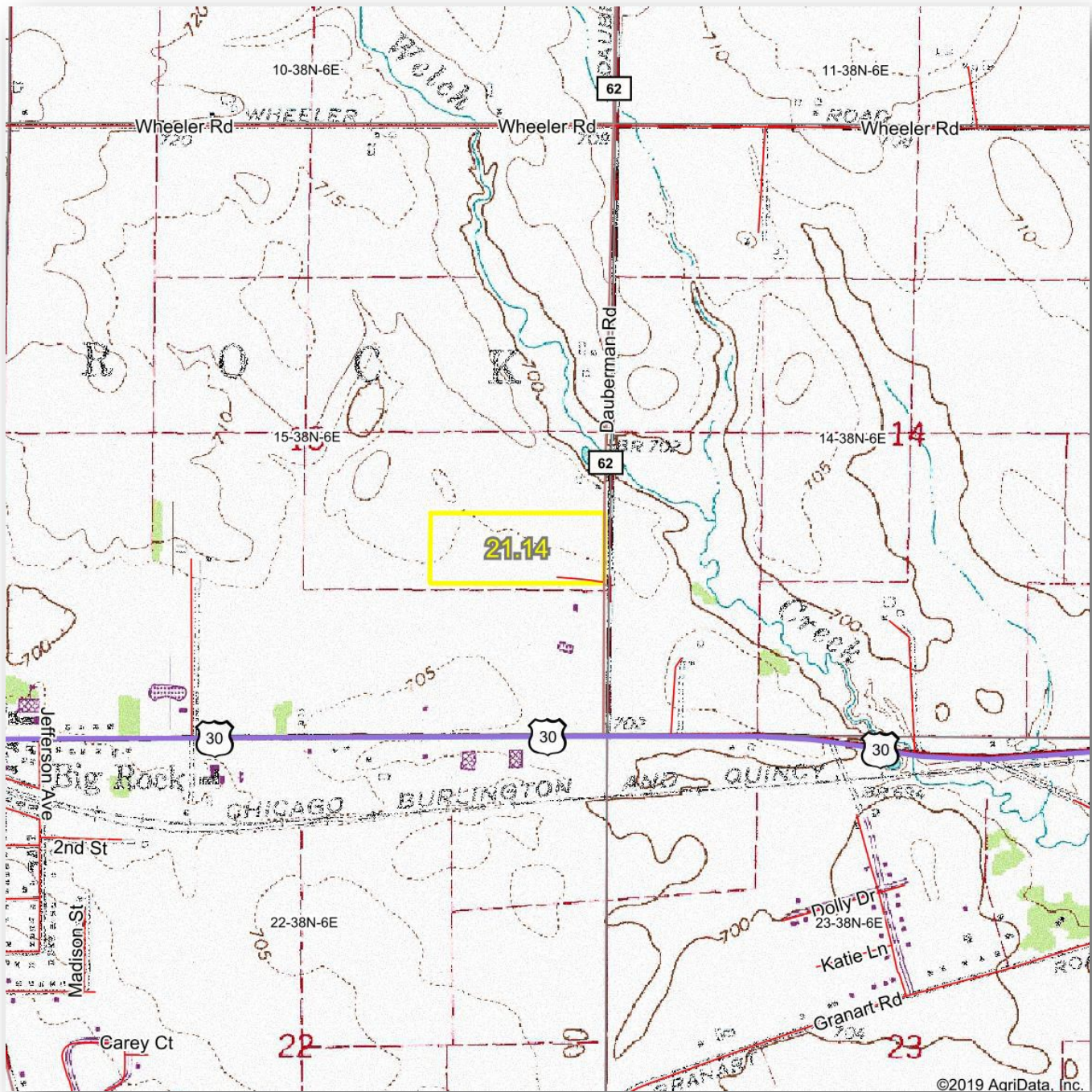
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**BUILDING #1**



**BUILDING #2**



**BUILDING #3**



**BUILDING #4**



**BUILDING #5**



**BUILDING #6**



**BUILDING #7**





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## APARTMENT

