



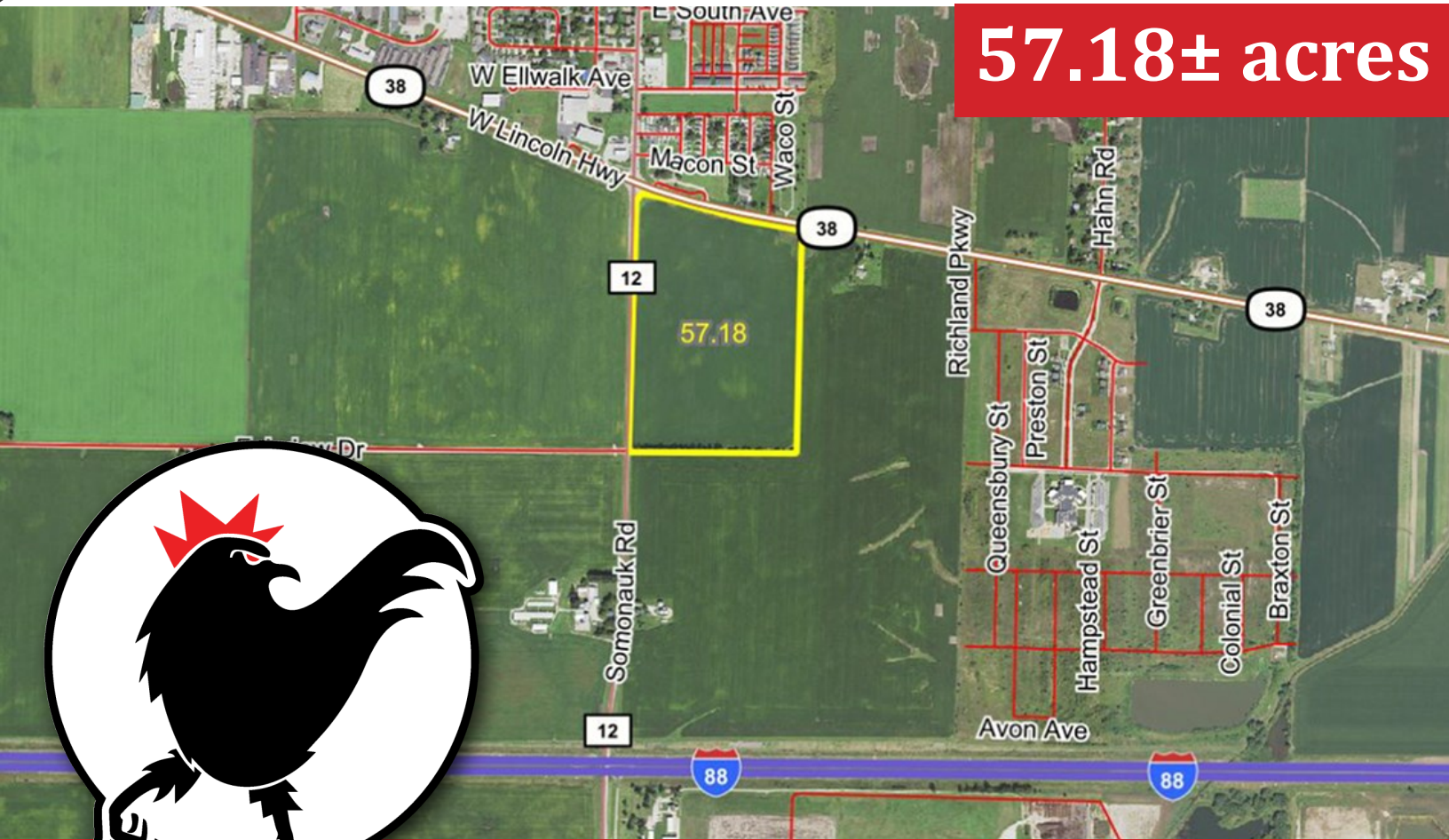
Commercial

R E A L T Y

A Rooster Ag' Realty, Inc. Company

DeKalb County, IL Cortland Twp.

57.18± acres



ROOSTER AG' COMMERCIAL 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

- Excellent location at the SEC of Route 38 & Somonauk Road.
- Just North of I88, the Ferrara Candy Distribution Center & the future Facebook Data Center.

GROSS ACRES:	57.18±
TILLABLE ACRES:	53.49±
SOIL PI:	137.6
EST. REAL ESTATE TAX:	\$2,852.46
PRICE PER SURVEYED ACRE:	\$22,500.00

ROOSTER AG' COMMERCIAL REALTY

1100 S. County Line Rd
 PO Box 297
 Maple Park, IL 60151

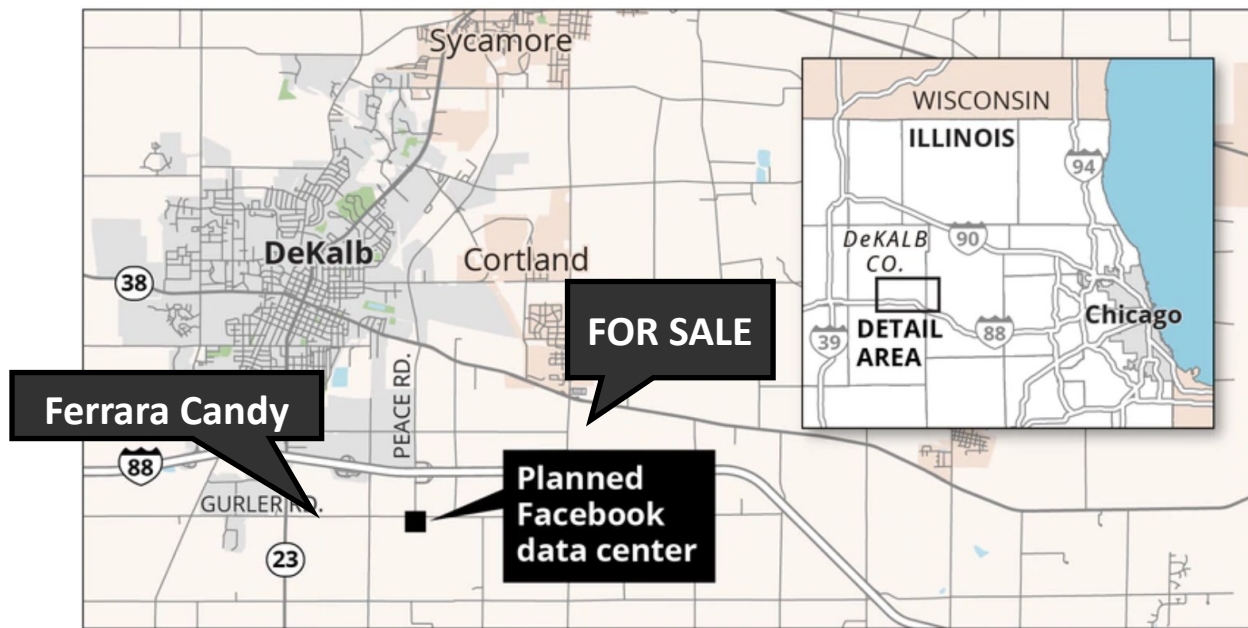


TYLER CREATH

Broker

Email: tyler@roosterag.com

Phone: 815.451.1152



ROOSTER AG' COMMERCIAL REALTY

1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151



TYLER CREATH

Broker

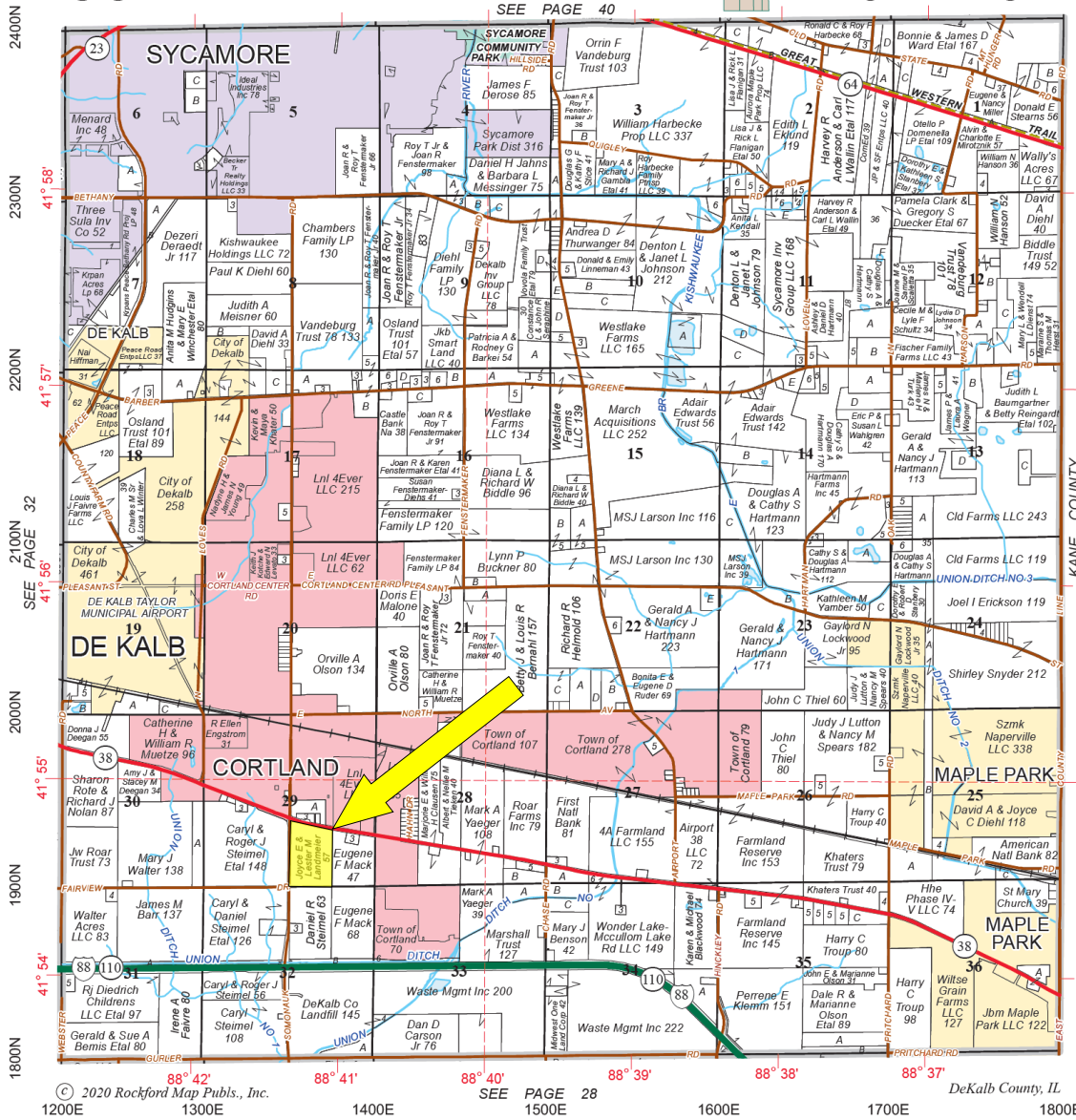
Email: tyler@roosterag.com

Phone: 815.451.1152

CORTLAND

T.40N.-R.5E.

Refer to page 56 for keyed parcels



© 2020 Rockford Map Publs., Inc. SEE PAGE 28 DeKalb County, IL

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

Rooster Ag'
www.RoosterAg.com
815 333 4354

REAL ESTATE

FARM MANAGEMENT

FEDERAL CROP INSURANCE

FARMLAND APPRAISALS

[YouTube.com/RoosterAgRealty](https://www.youtube.com/RoosterAgRealty)
[@RoosterAgRealty](https://twitter.com/RoosterAgRealty)
[Facebook.com/RoosterAgRealty](https://facebook.com/RoosterAgRealty)
[@RoosterAgRealty](https://www.instagram.com/RoosterAgRealty)

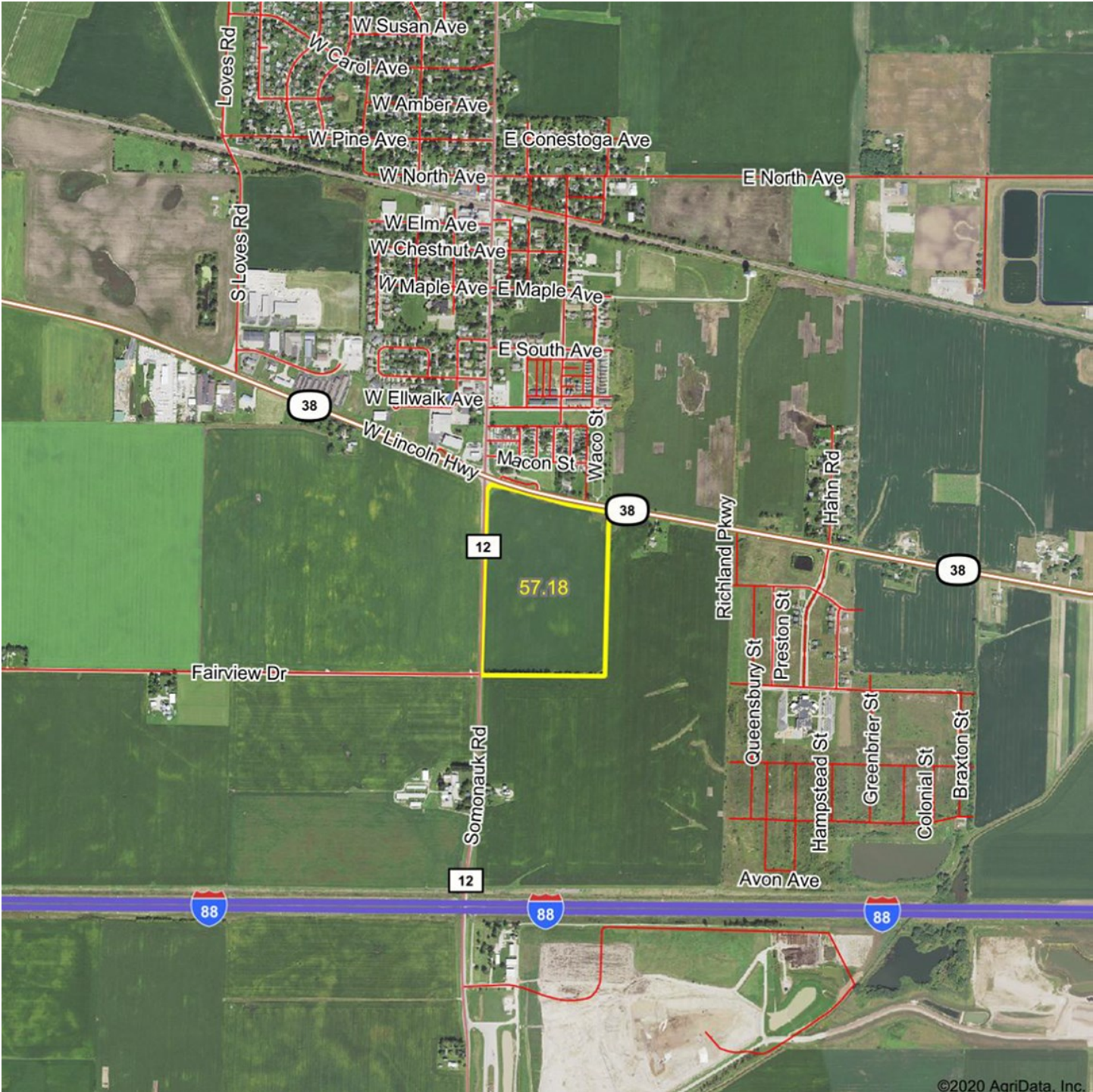
ROOSTER AG' COMMERCIAL REALTY

1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151



TYLER CREATH

Broker
Email: tyler@roosterag.com
Phone: 815.451.1152



ROOSTER AG' COMMERCIAL REALTY

1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151



TYLER CREATH

Broker
Email: tyler@roosterag.com
Phone: 815.451.1152



ROOSTER AG' COMMERCIAL REALTY

1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151

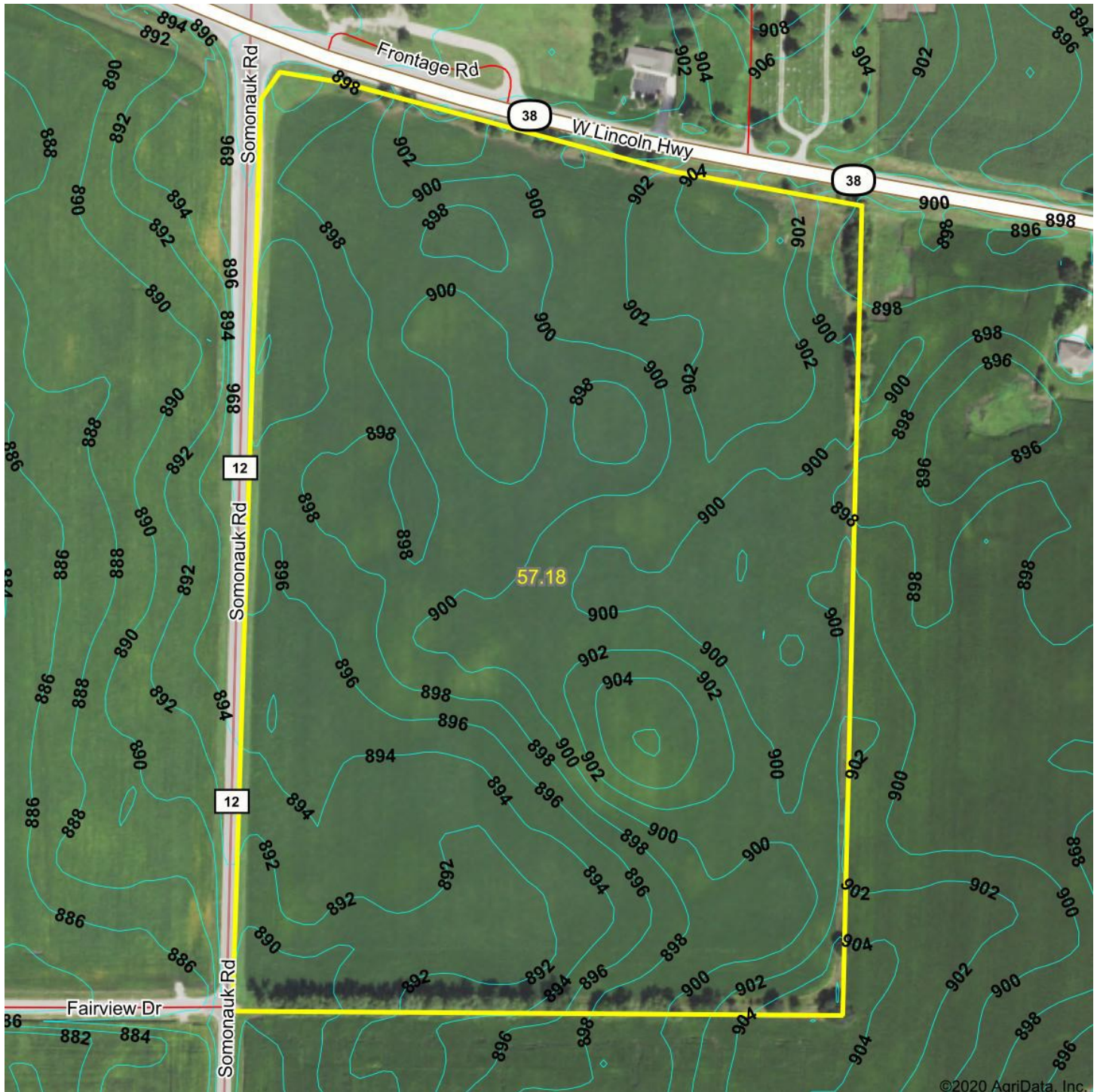


TYLER CREATH

Broker

Email: tyler@roosterag.com

Phone: 815.451.1152



ROOSTER AG' COMMERCIAL REALTY

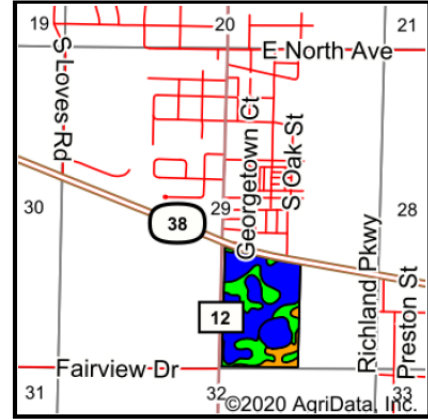
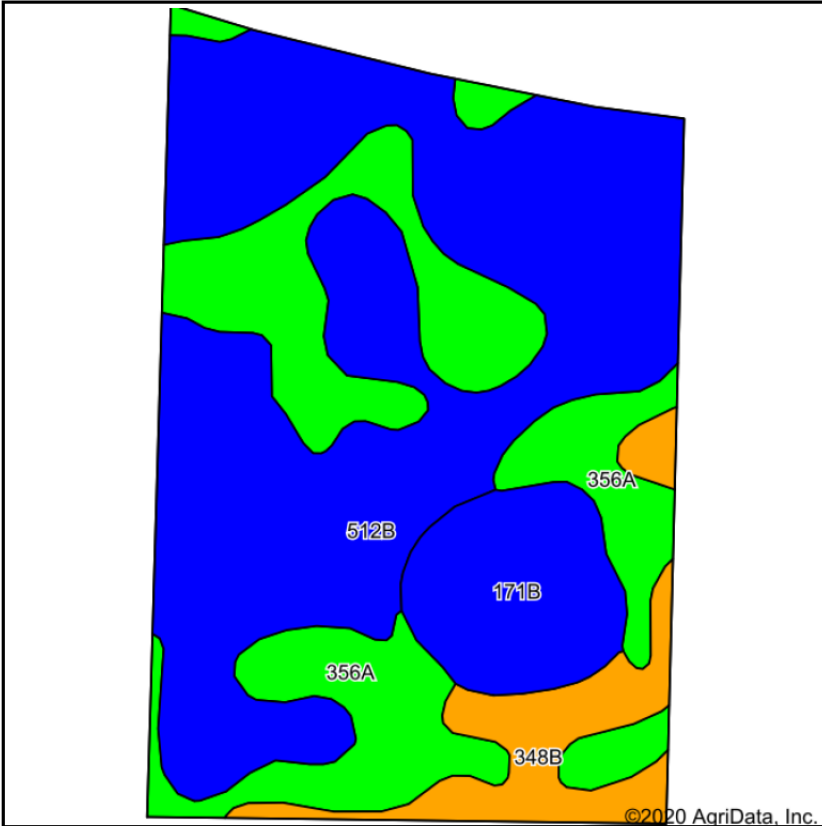
1100 S. County Line Rd
 PO Box 297
 Maple Park, IL 60151



TYLER CREATH

Broker
 Email: tyler@roosterag.com
 Phone: 815.451.1152

Soils Map



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



Maps Provided By:

 © AgriData, Inc. 2020 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: II 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

ROOSTER AG' COMMERCIAL REALTY

1100 S. County Line Rd
 PO Box 297
 Maple Park, IL 60151



TYLER CREATH

Broker

Email: tyler@roosterag.com

Phone: 815.451.1152