



Rooster Ag

R E A L T Y

THE ROUTE 23 DEKALB FARM



DeKalb County, Afton Twp.

78.49± acres

75.57± tillable acres

Excellent location at the NWC of Route 23 & Keslinger Road, south 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

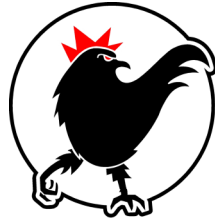
1100 S County Line Road

P.O. Box 297

Maple Park, IL 60151

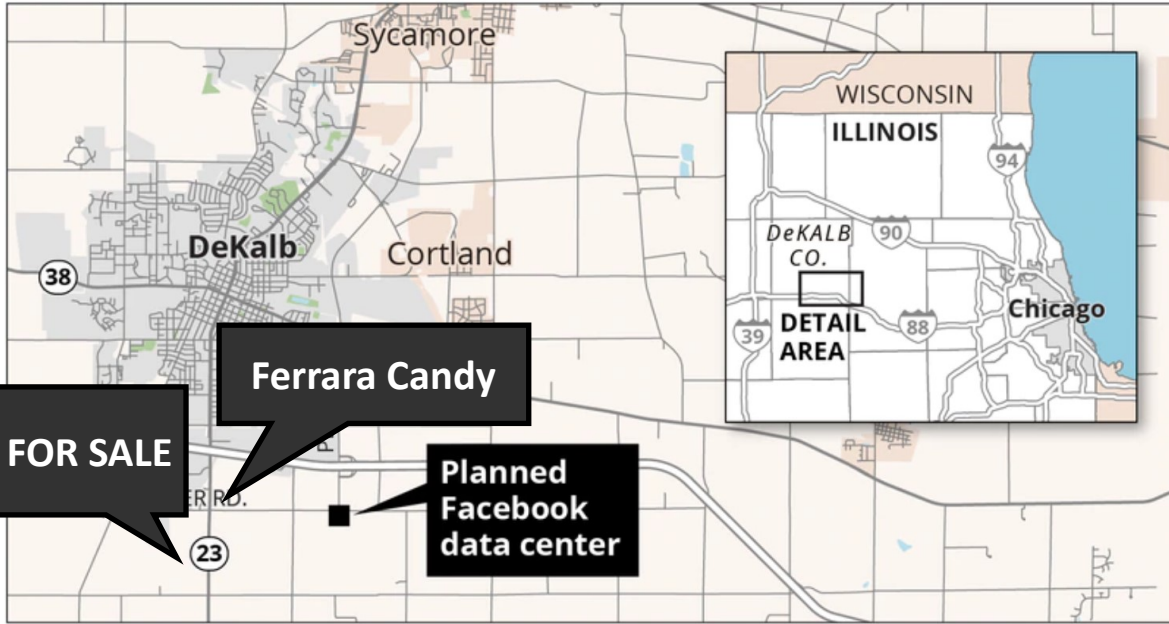
Joe Ludwig 630-774-5887

Tyler Creath 815-451-1152



Rooster Ag'

R E A L T Y



PROPERTY SPECIFICATIONS

GROSS ACRES:	78.49±
TILLABLE ACRES:	75.57±
SOIL PI:	141.6
EST. REAL ESTATE TAXES:	\$5,224.30
PRICE:	\$29,950 per acre

Located at the NWC of Route 23 & Keslinger Road.

Just south 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

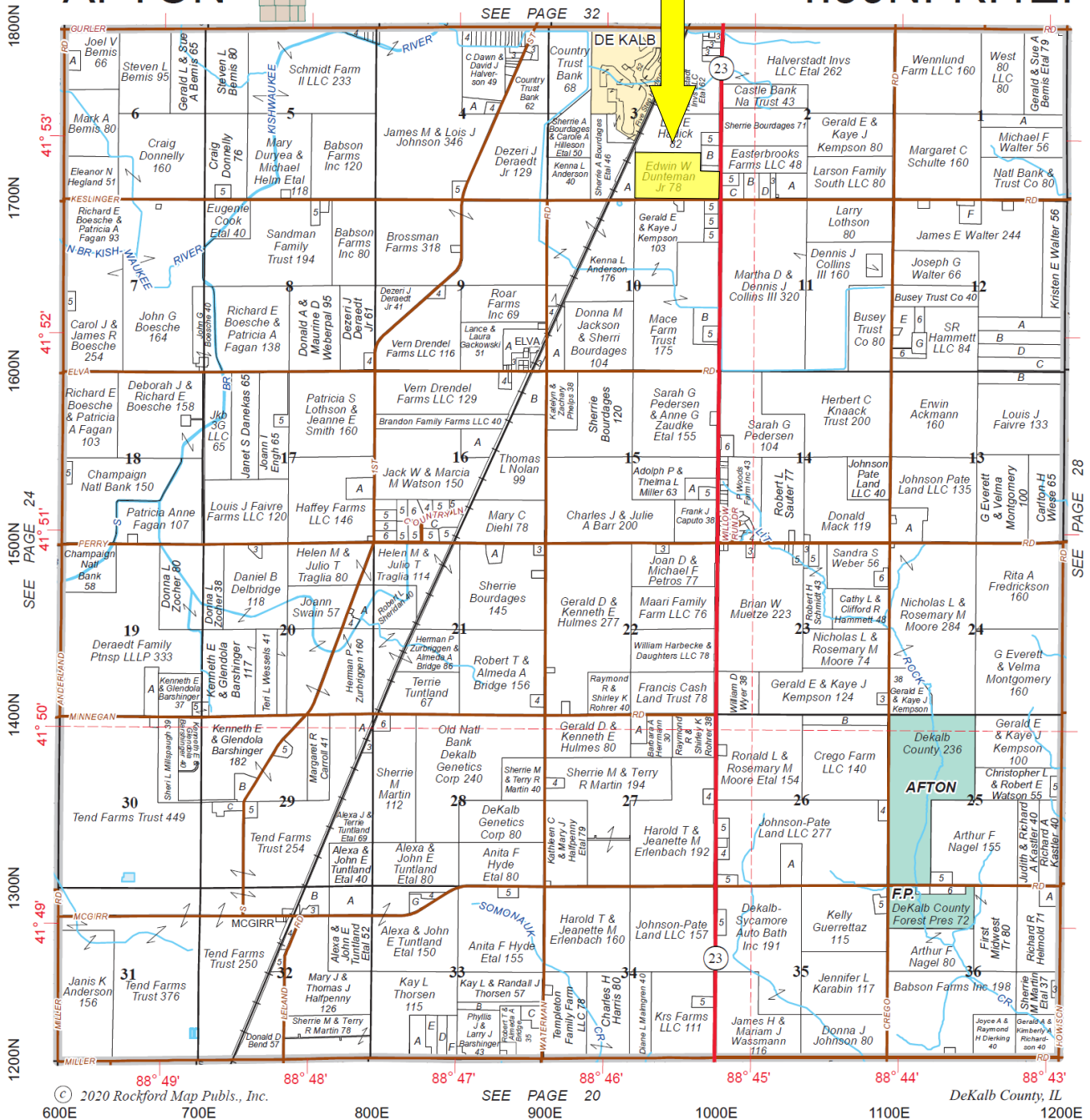
Crop Insurance

Appraisals

AFTON

T.39N.-R.4E.

Refer to page 55 for keyed parcels



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



Rooster Ag
www.RoosterAg.com
815.333.4384

**NORTHERN
ILLINOIS
AG CENTER**

**FARMERS
MAKE
AMERICA
GREAT!**

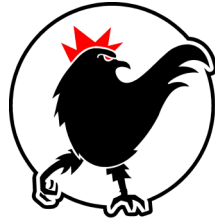


REAL ESTATE

**FARM
MANAGEMENT**

**FEDERAL CROP
INSURANCE**

**FARMLAND
APPRAISALS**



Rooster Ag'

R E A L T Y



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

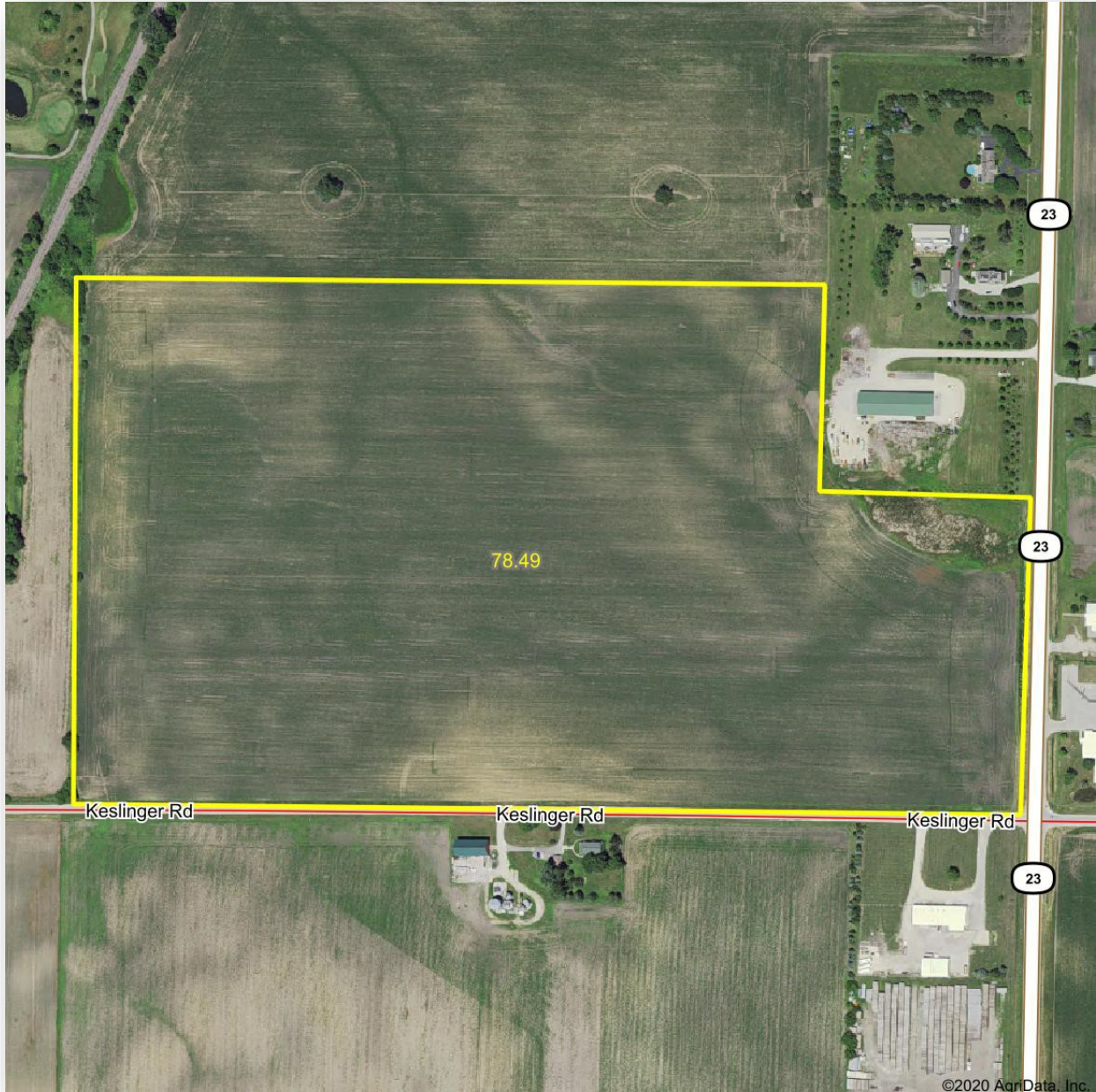
Crop Insurance

Appraisals



Rooster Ag'

R E A L T Y



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

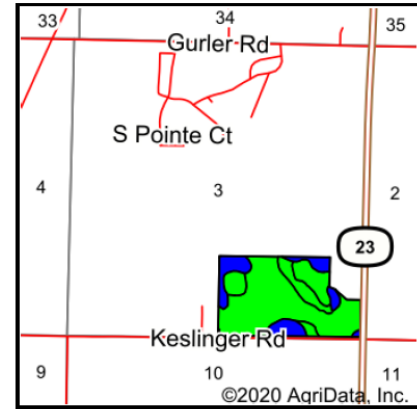
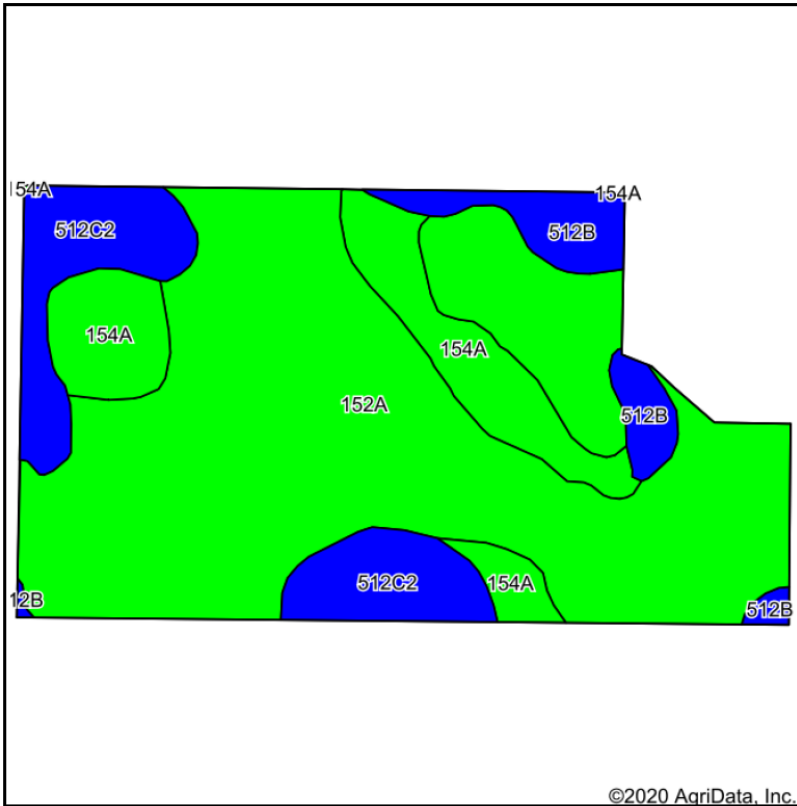
Appraisals



Rooster Ag'

R E A L T Y

Soils Map



State: Illinois
 County: De Kalb
 Location: 3-39N-4E
 Township: Afton
 Acres: 75.57
 Date: 7/30/2020



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2020 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2020 AgriData, Inc.

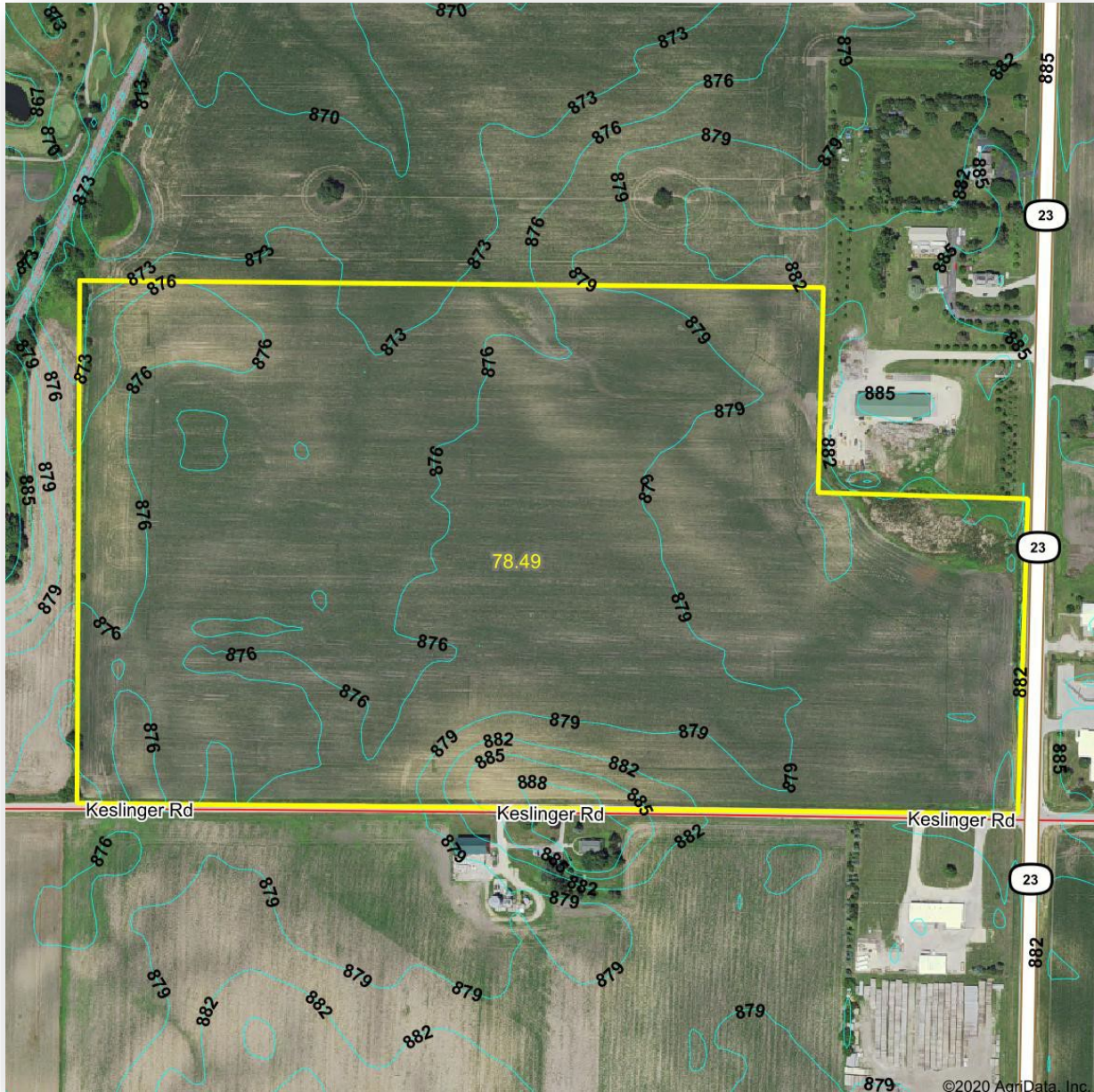
Area Symbol: IL 037, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	51.11	67.6%		195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	10.45	13.8%		194	63	144
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	9.52	12.6%		**174	**55	**128
**512B	Danabrook silt loam, 2 to 5 percent slopes	4.49	5.9%		**185	**58	**137
Weighted Average					191.6	61.7	141.6



Rooster Ag'

R E A L T Y



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

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for examples only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.