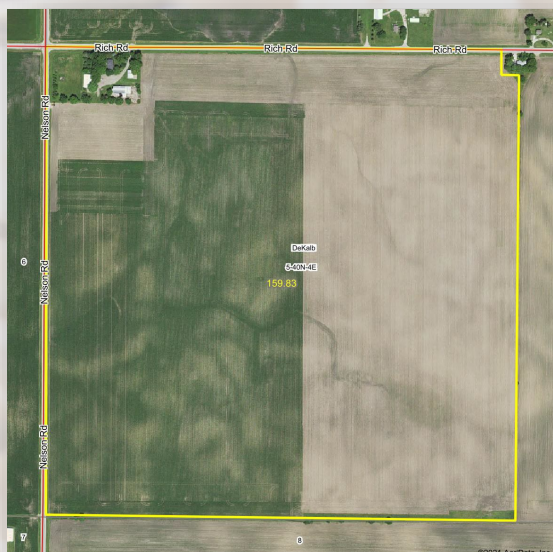




Rooster Ag'

R E A L T Y

THE DEKALB FARM



PREMIUM—CLASS A FARM **DeKalb County—DeKalb Twp**

159.83± acres

155.18± tillable acres

4 acre Farmette with a house, machine shed & barns.

Located on the west side of DeKalb at the SEC of Rich Road & Nelson Road

Offered as a Combined Package of 155.83 Acre & 4 Acre Farmette

\$17,250 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

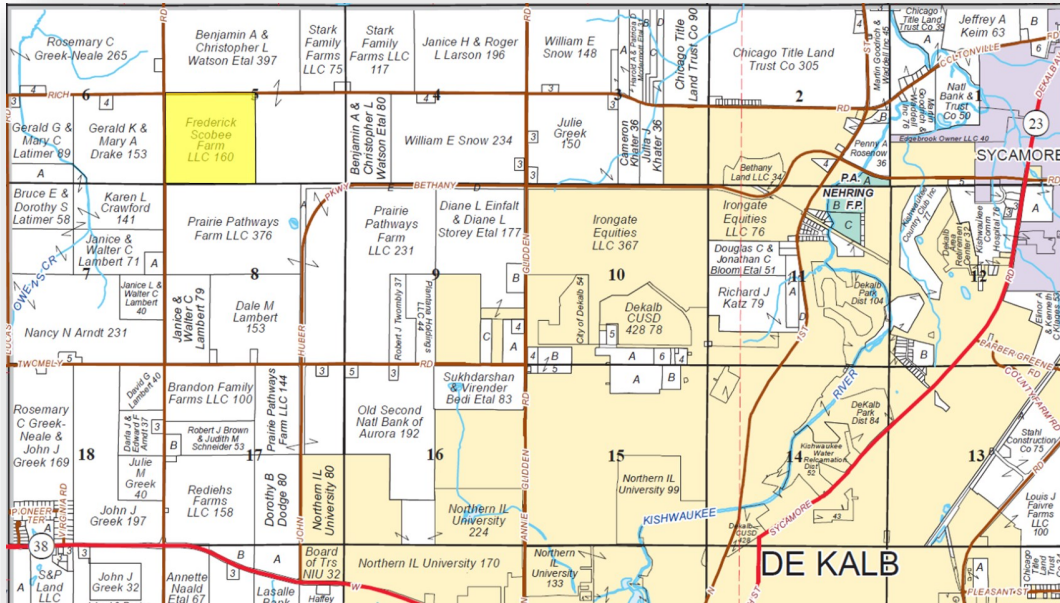
Joe Ludwig 630-774-5887

Tyler Creath 815-451-1152



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PROPERTY SPECIFICATIONS

GROSS ACRES:	159.83±
TILLABLE ACRES:	155.18±
SOIL PI:	137.3
EST. REAL ESTATE TAX:	\$12,347.66
COMBINED LAND & BUILDINGS PRICE:	\$17,250 per acre

The DeKalb Farm is located at the SEC of Rich Road & Nelson Road on the west side of DeKalb, IL.

The farm includes a 4 acre Farmette with a house, machine shed and barns.

ROOSTER AG' REALTY

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



JOE LUDWIG

Broker

Email: rooster@mc.net

Phone: 630.774.5887

Real Estate

Farm Management

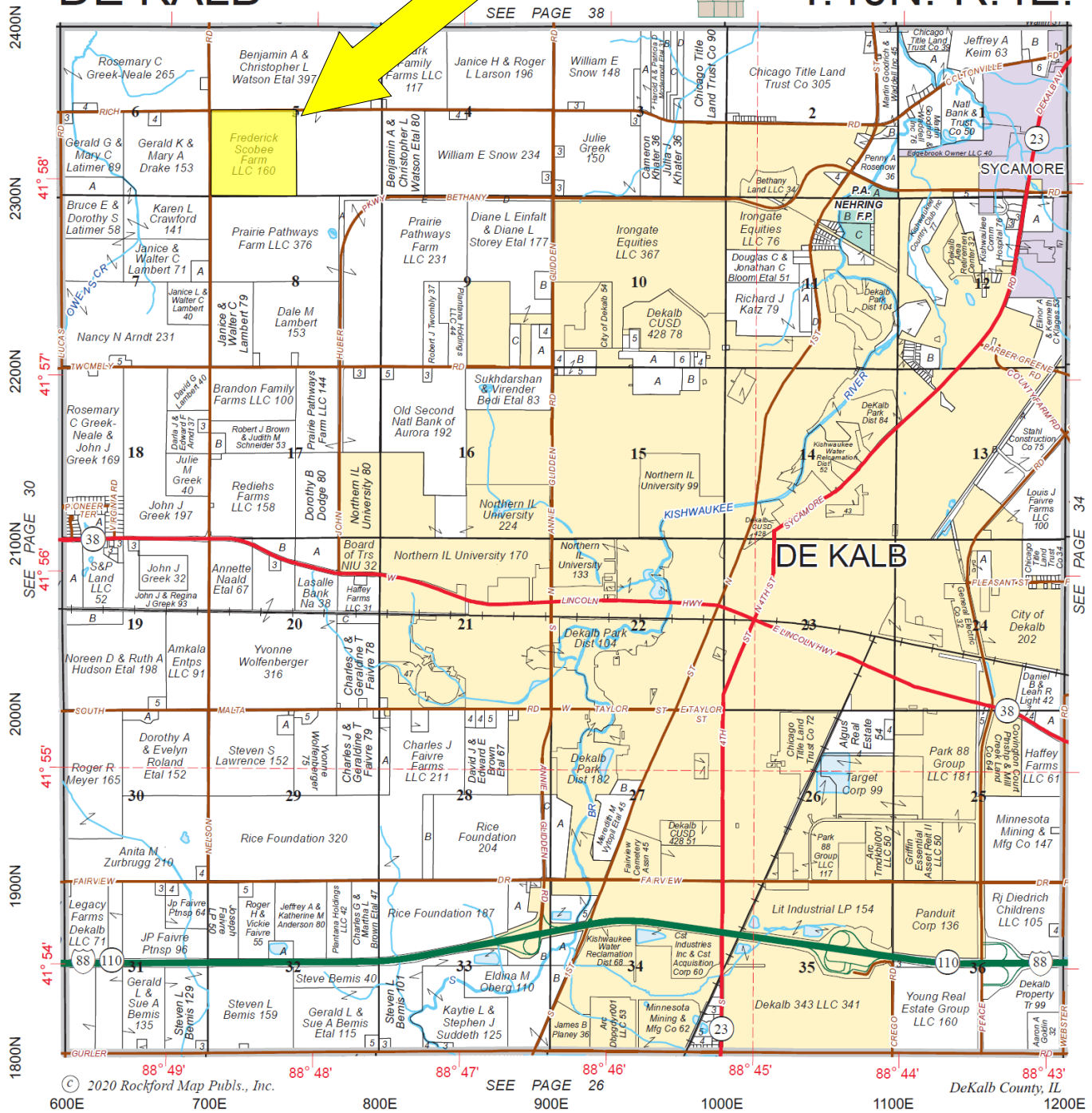
Crop Insurance

Appraisals

DE KALB

T.40N.-R.4E.

Refer to page 56 for keyed parcels



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



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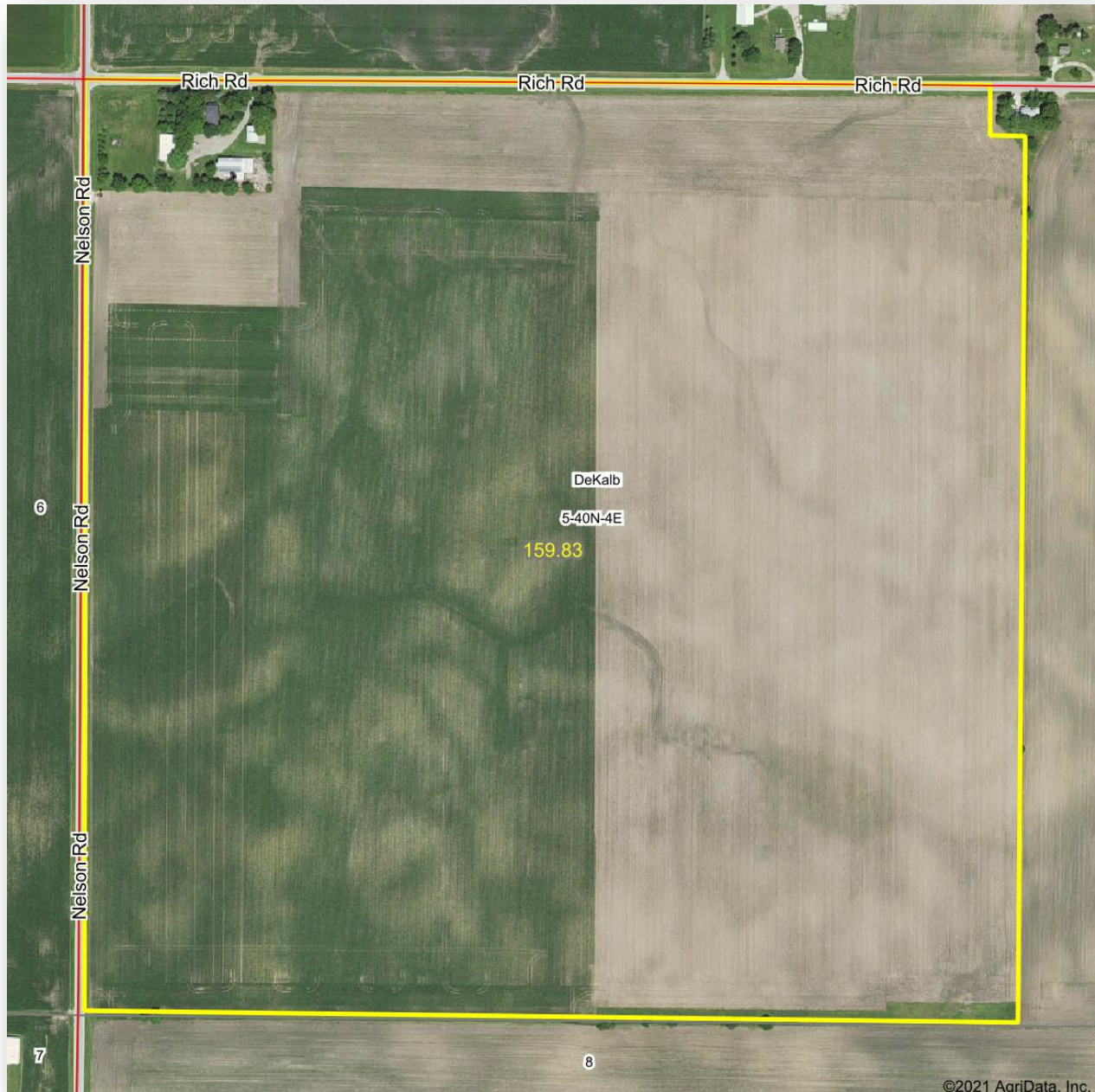


REAL ESTATE
FARM MANAGEMENT
FEDERAL CROP INSURANCE
FARMLAND APPRAISALS



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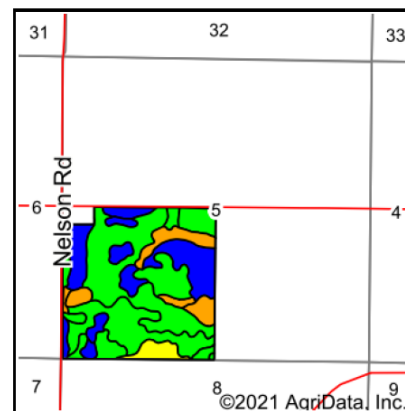
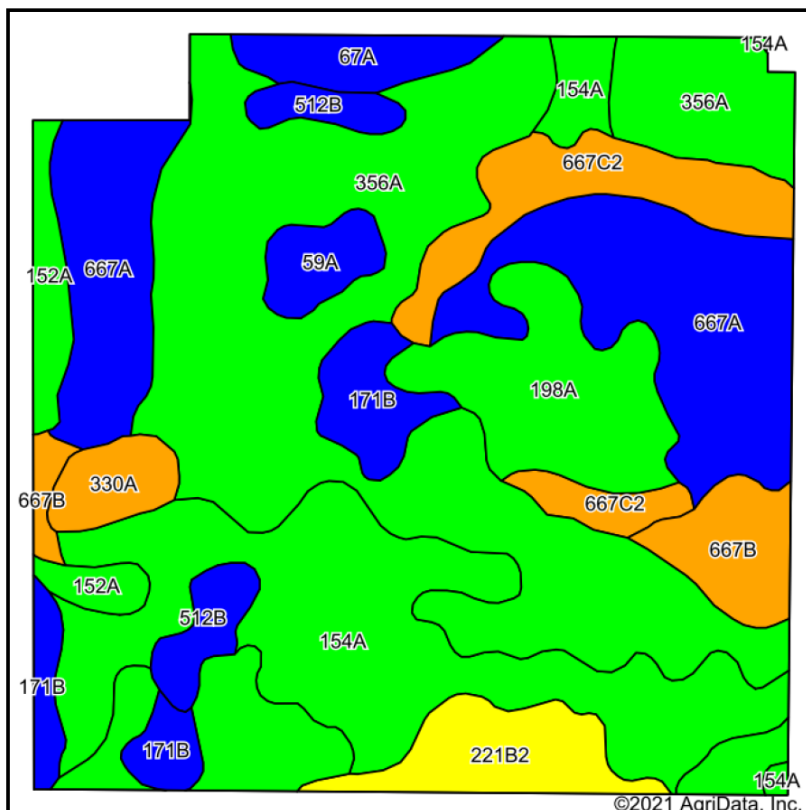
Appraisals



Rooster Ag'

R E A L T Y

Soils Map



State: **Illinois**
 County: **De Kalb**
 Location: **5-40N-4E**
 Township: **DeKalb**
 Acres: **155.18**
 Date: **8/12/2021**



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Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING

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Soils data provided by USDA and NRCS.

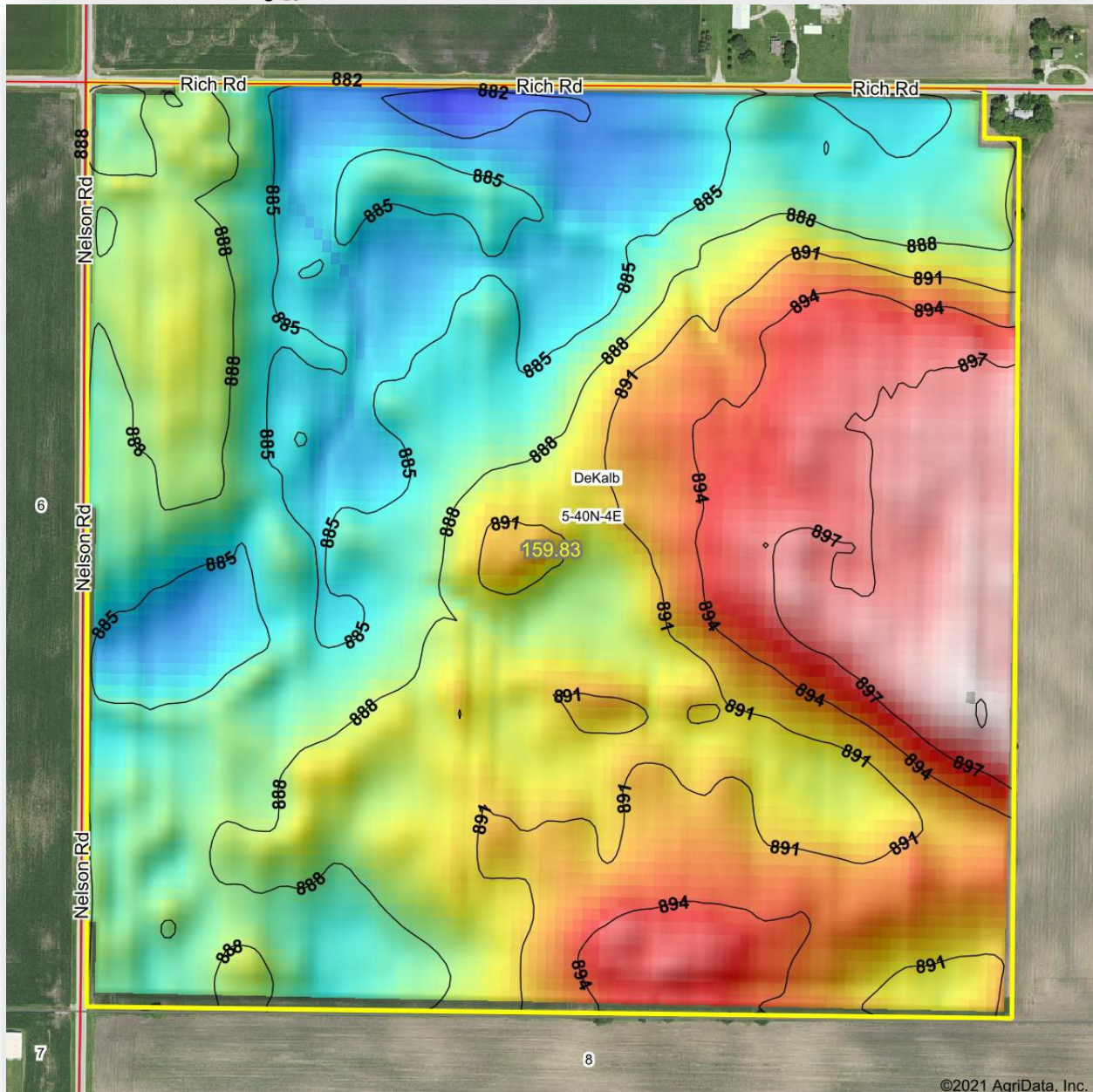
Area Symbol: IL037, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
356A	Elpaso silty clay loam, 0 to 2 percent slopes	53.31	34.4%		195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	27.40	17.7%		194	63	144
667A	Kaneville silt loam, 0 to 2 percent slopes	23.26	15.0%		178	55	128
198A	Elburn silt loam, 0 to 2 percent slopes	10.17	6.6%		197	61	143
**667C2	Kaneville silt loam, 5 to 10 percent slopes, eroded	8.77	5.7%		**166	**51	**119
**171B	Catlin silt loam, 2 to 5 percent slopes	6.13	4.0%		**185	**58	**137
**221B2	Parr silt loam, 2 to 5 percent slopes, eroded	5.46	3.5%		**151	**49	**113
**667B	Kaneville silt loam, 2 to 5 percent slopes	5.03	3.2%		**176	**54	**127
152A	Drummer silty clay loam, 0 to 2 percent slopes	3.73	2.4%		195	63	144
**512B	Danabrook silt loam, 2 to 5 percent slopes	3.71	2.4%		**185	**58	**137
67A	Harpster silty clay loam, 0 to 2 percent slopes	3.17	2.0%		182	57	133
330A	Peotone silty clay loam, 0 to 2 percent slopes	2.57	1.7%		164	55	123
59A	Lisbon silt loam, 0 to 2 percent slopes	2.47	1.6%		188	59	136
Weighted Average					187.1	59.6	137.3



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