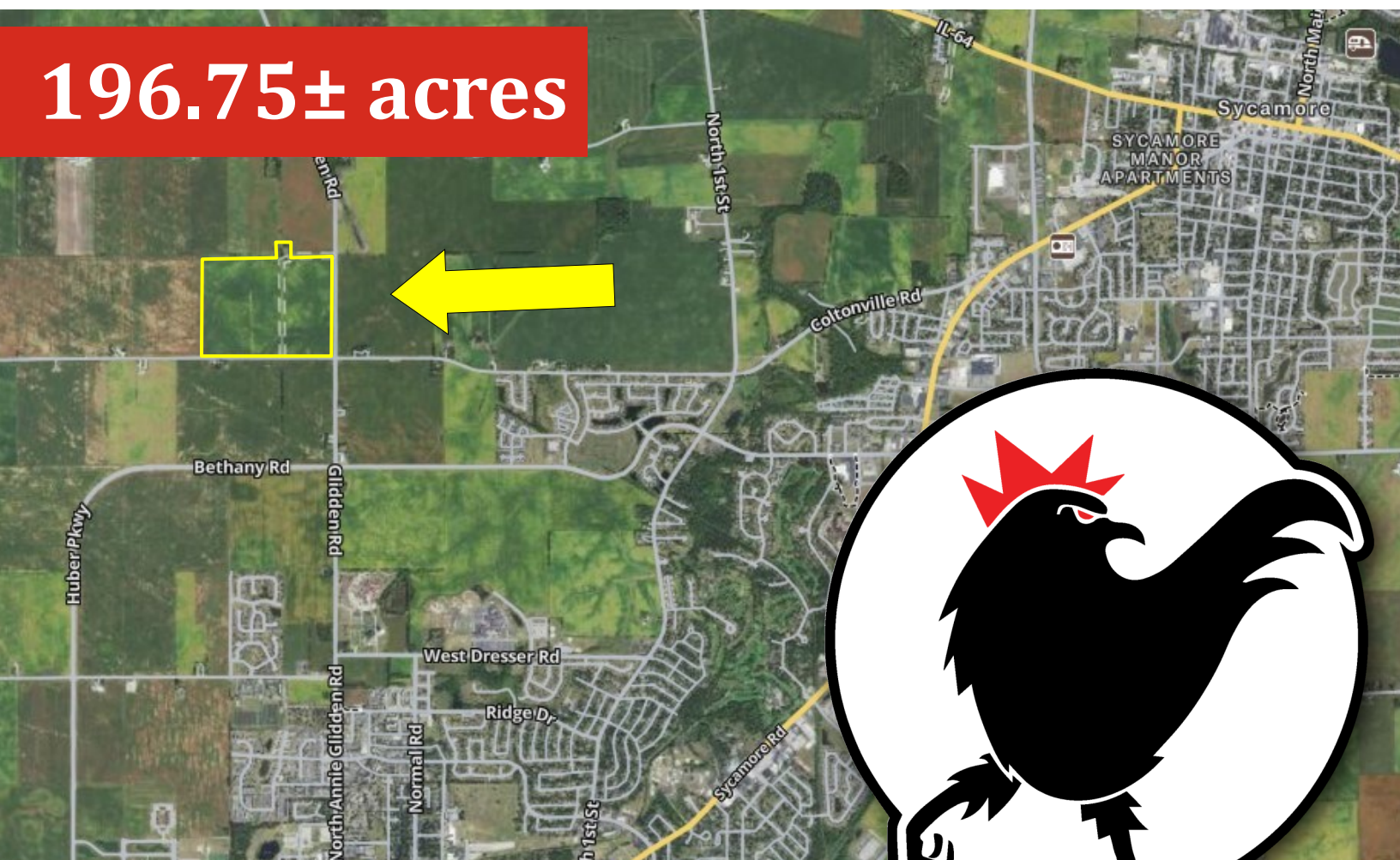


ROOSTER AG

REAL ESTATE

DeKalb County, IL

196.75± acres



\$17,950 Per Acre



ROOSTER AG' REALTY

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

SAM VAZZANO

Broker

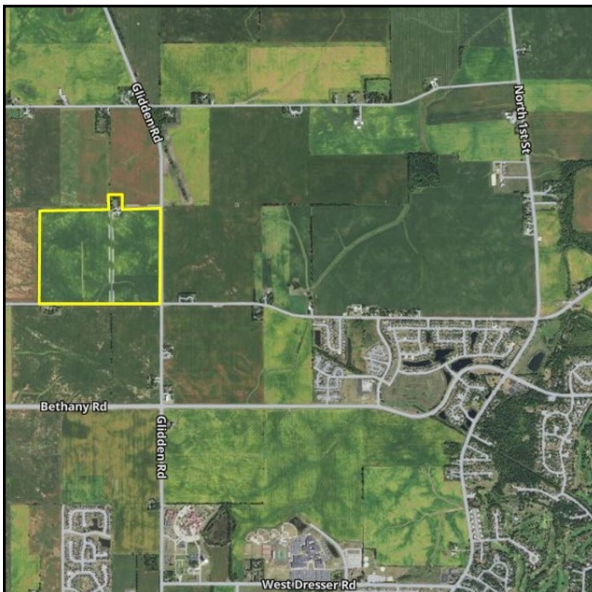
Email: Samantha@roosterag.com

Phone: 815.321.2282



About the Property

The Rich & Glidden Road Farm is 196.75± acres located in Section 4 DeKalb Township, DeKalb County, IL.



GROSS ACRES:	196.75±
TILLABLE ACRES	188.42
SOIL PI	141.8
EST. REAL ESTATE TAX INCLUDING BUILDINGS & FARMLAND:	\$15,606.24
EST. TAX PER ACRE EXCLUDING THE HOUSE/BUILDINGS:	\$65.00
PRICE PER ACRE:	\$17,950.00

The 196.75± acre Rich & Glidden Farm has a farmhouse with a detached garage and 3 outbuildings. Great soils and location! Come check this farm out. It is a rare opportunity!



Scan code to the left to view aerial drone footage of this property.

ROOSTER AG' REALTY

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

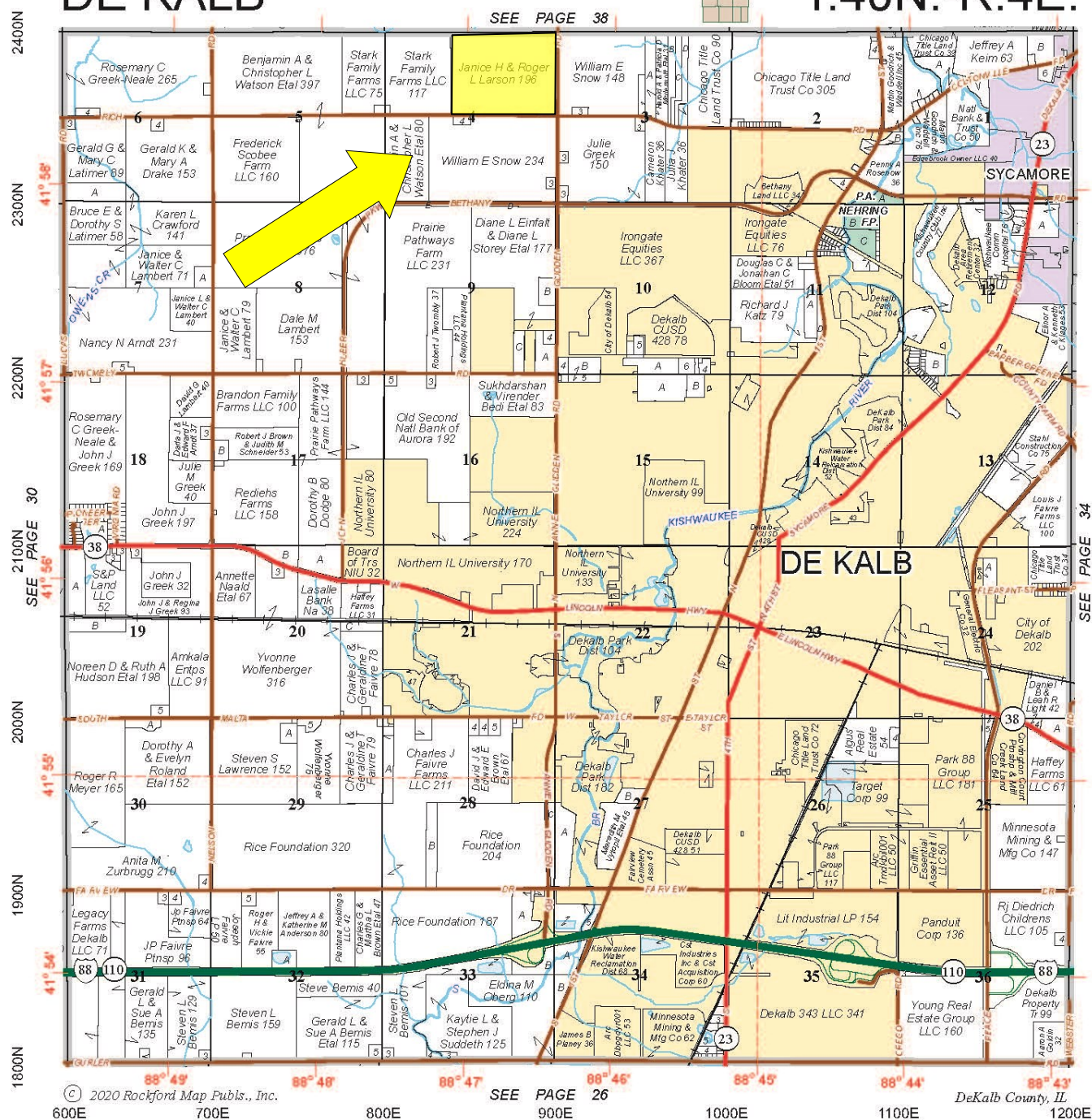


SAM VAZZANO

Broker
Email: Samantha@roosterag.com
Phone: 815.321.2282

T.40N.-R.4E.

SEE PAGE 38



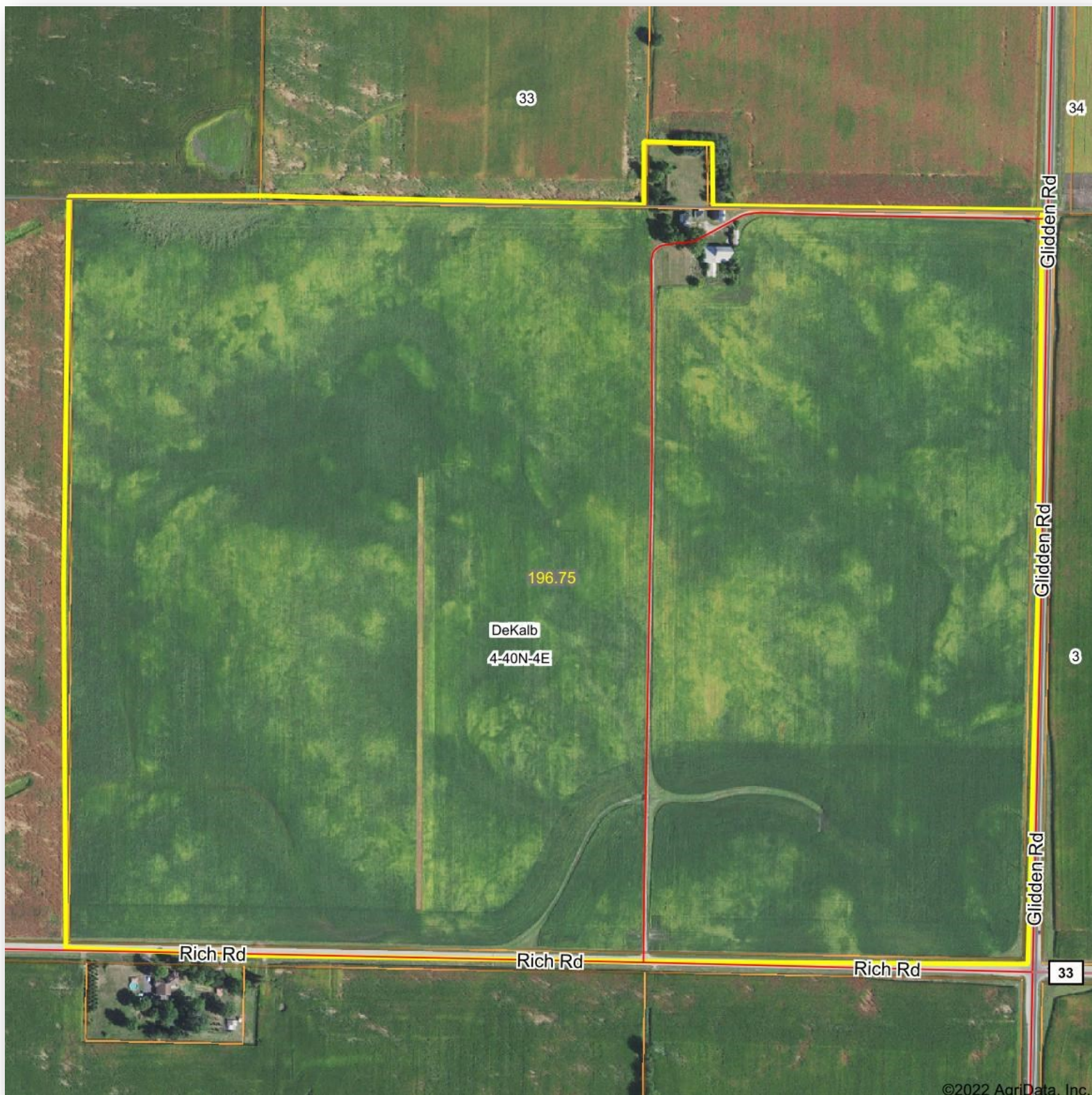
1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151



Broker

Email: Samantha@roosterag.com

Phone: 815.321.2282



ROOSTER AG' REALTY

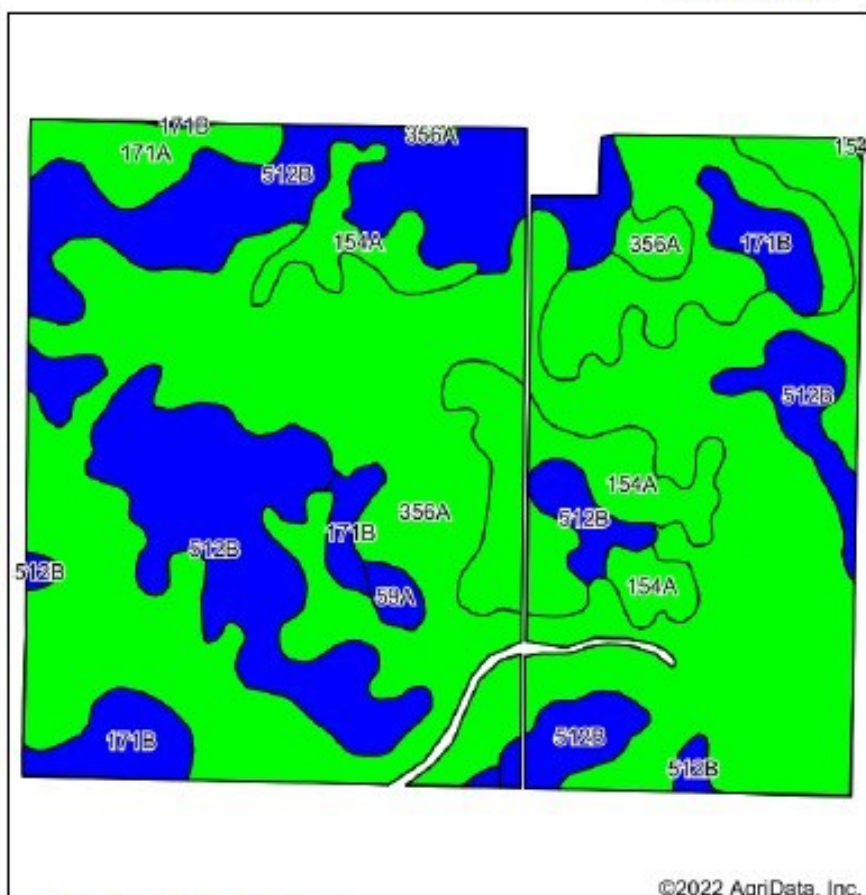
1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151



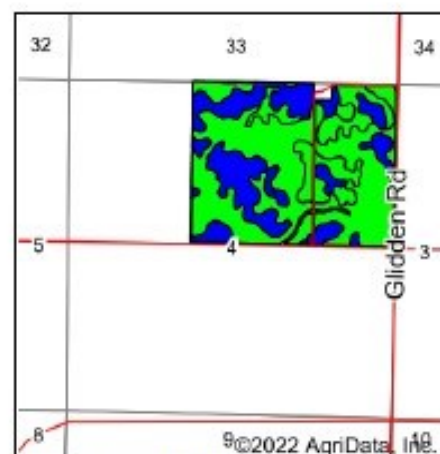
SAM VAZZANO

Broker
Email: Samantha@roosterag.com
Phone: 815.321.2282

Soils Map



Soils data provided by USDA and NRCS.



State: Illinois
County: DeKalb
Location: 4-40N-4E
Township: DeKalb
Acres: 188.42
Date: 10/19/2022



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com



Area Symbol: IL037, Soil Area Version: 16

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	Elipaso silty clay loam, 0 to 2 percent slopes	100.49	53.3%		195	63	144
**512B	Danabrook silt loam, 2 to 5 percent slopes	46.82	24.8%		**185	**58	**137
154A	Flanagan silt loam, 0 to 2 percent slopes	27.21	14.4%		194	63	144
**171B	Cattlin silt loam, 2 to 5 percent slopes	8.28	4.4%		**185	**58	**137
171A	Cattlin silt loam, 0 to 2 percent slopes	4.63	2.5%		187	59	136
59A	Lisbon silt loam, 0 to 2 percent slopes	0.99	0.5%		188	59	136
Weighted Average					191.7	61.4	141.8

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

ROOSTER AG' REALTY

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

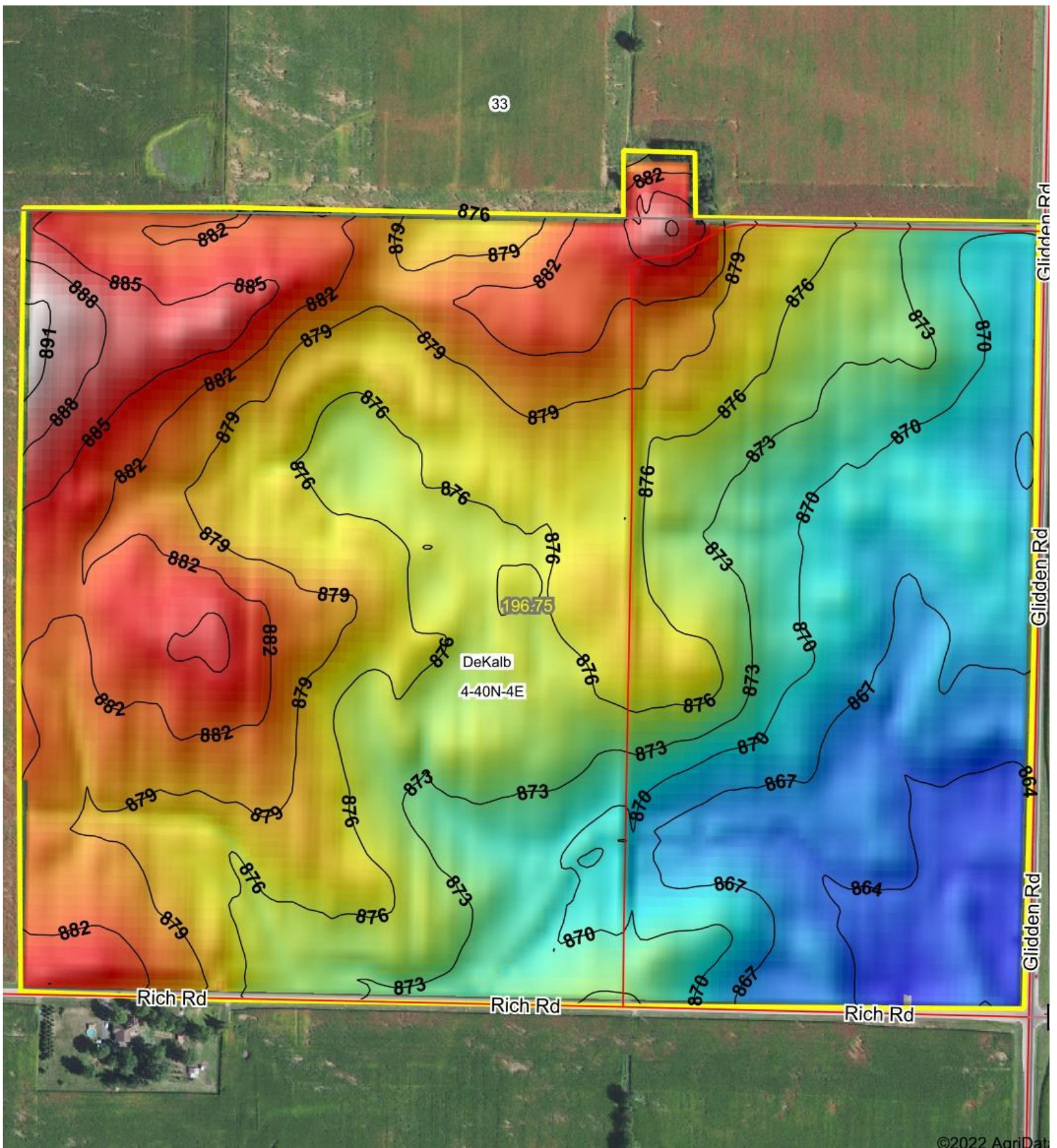


SAM VAZZANO

Broker

Email: Samantha@roosterag.com

Phone: 815.321.2282



ROOSTER AG' REALTY

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



SAM VAZZANO

Broker
Email: Samantha@roosterag.com
Phone: 815.321.2282



ROOSTER AG' REALTY

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



SAM VAZZANO

Broker
Email: Samantha@roosterag.com
Phone: 815.321.2282



ROOSTER AG' REALTY

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



SAM VAZZANO

Broker
Email: Samantha@roosterag.com
Phone: 815.321.2282



ROOSTER AG' REALTY

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



SAM VAZZANO

Broker
Email: Samantha@roosterag.com
Phone: 815.321.2282