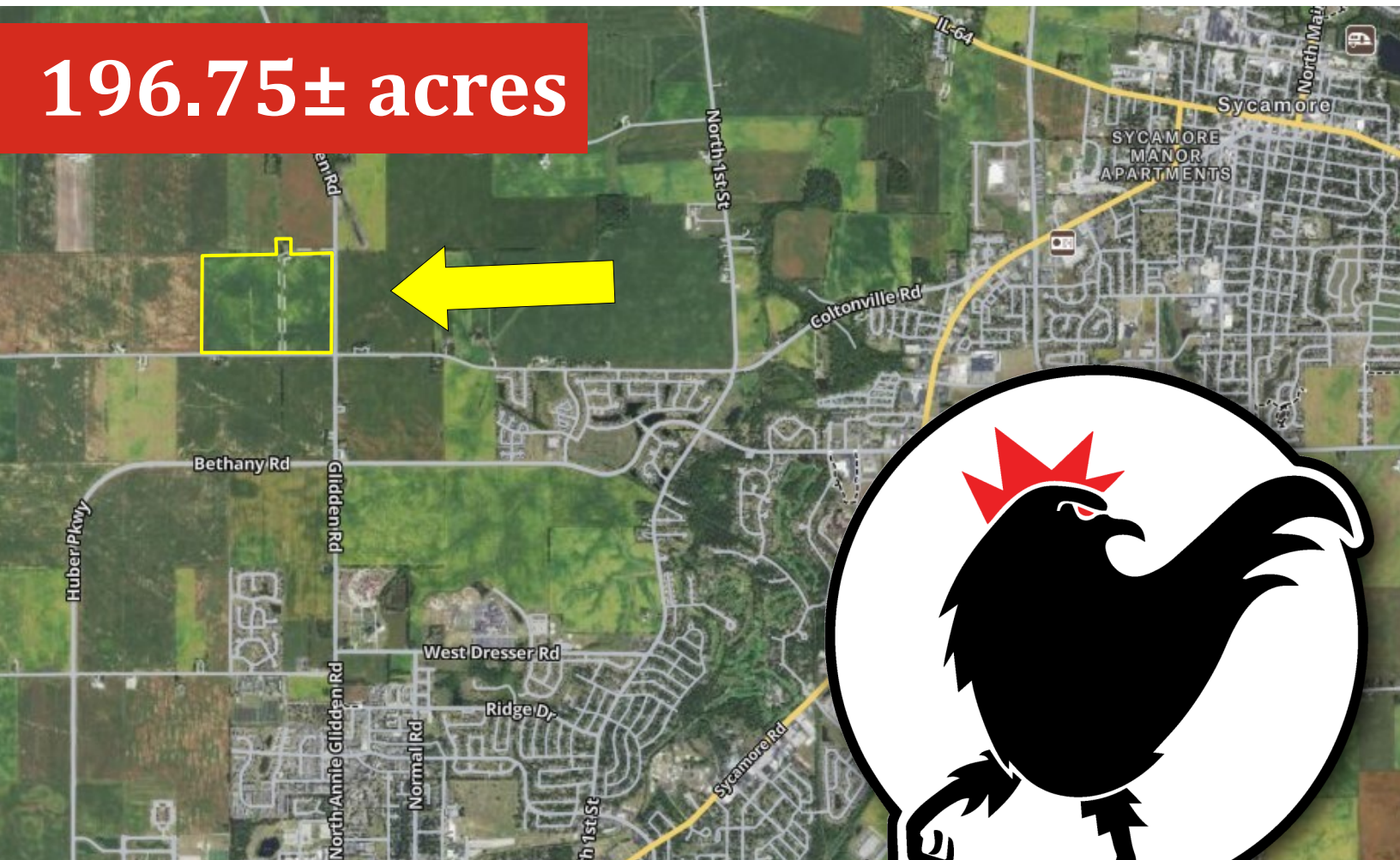


ROOSTER AG

# 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

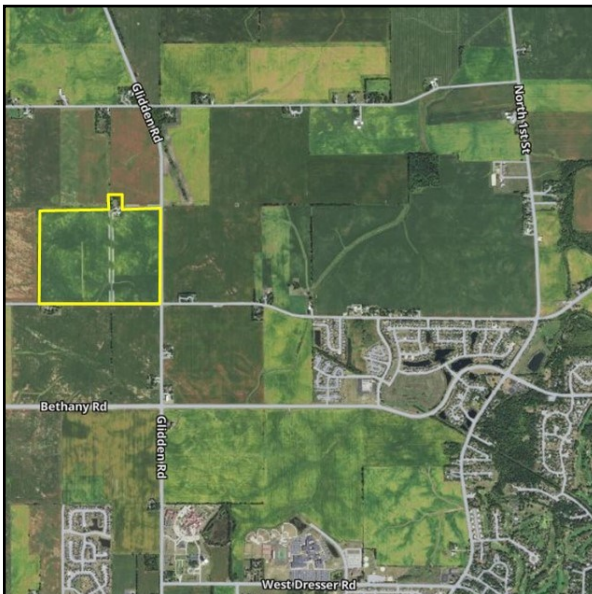
### SAM VAZZANO

Broker  
Email: [Samantha@roosterag.com](mailto: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.



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

The 196.75± acre Rich & Glidden Farm has a farmhouse with a detached garage and 2 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.

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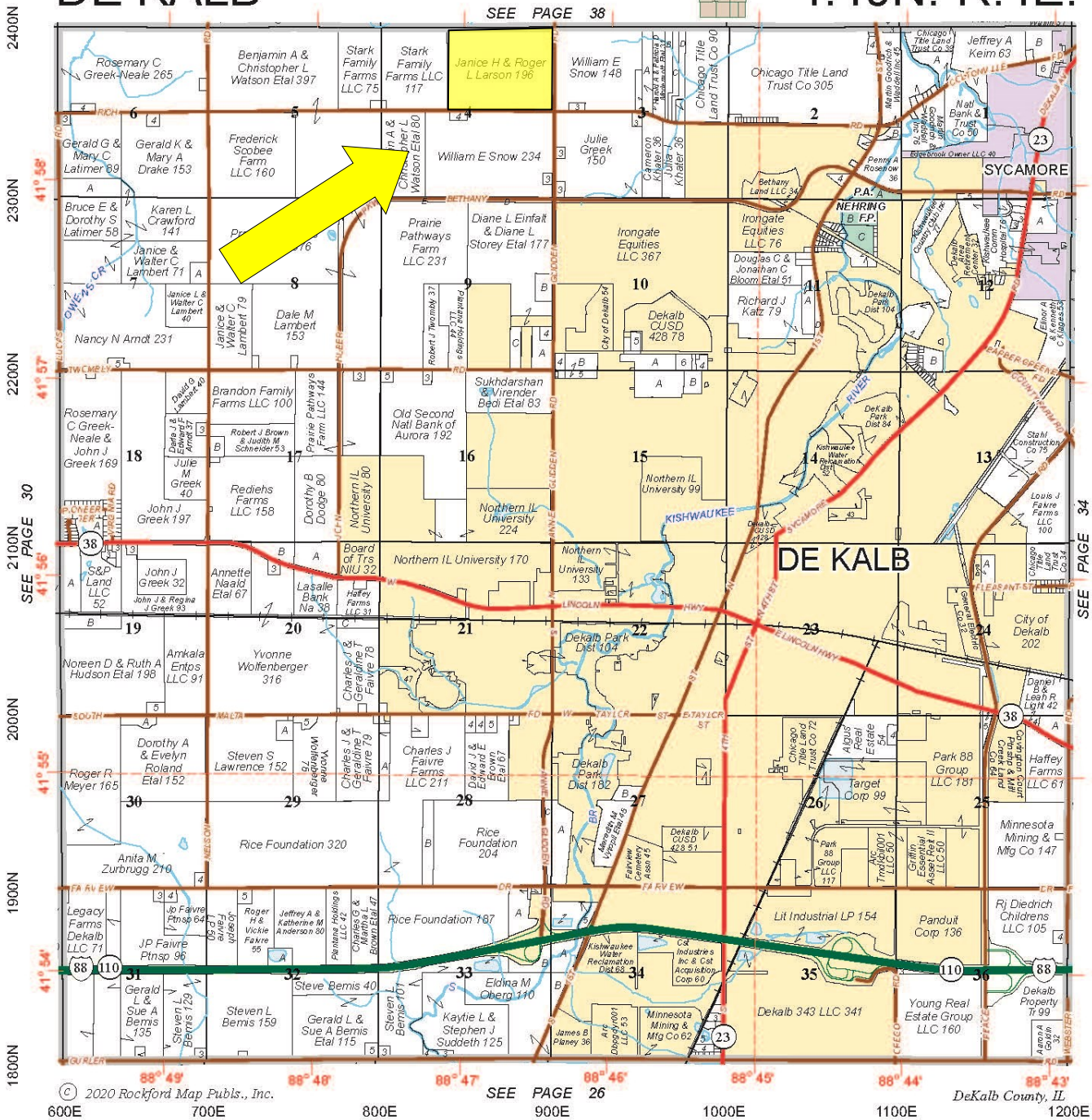


Refer to page 56 for keyed parcels

# DE KALB

# T.40N.-R.4E.

SEE PAGE 38



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SEE PAGE 26

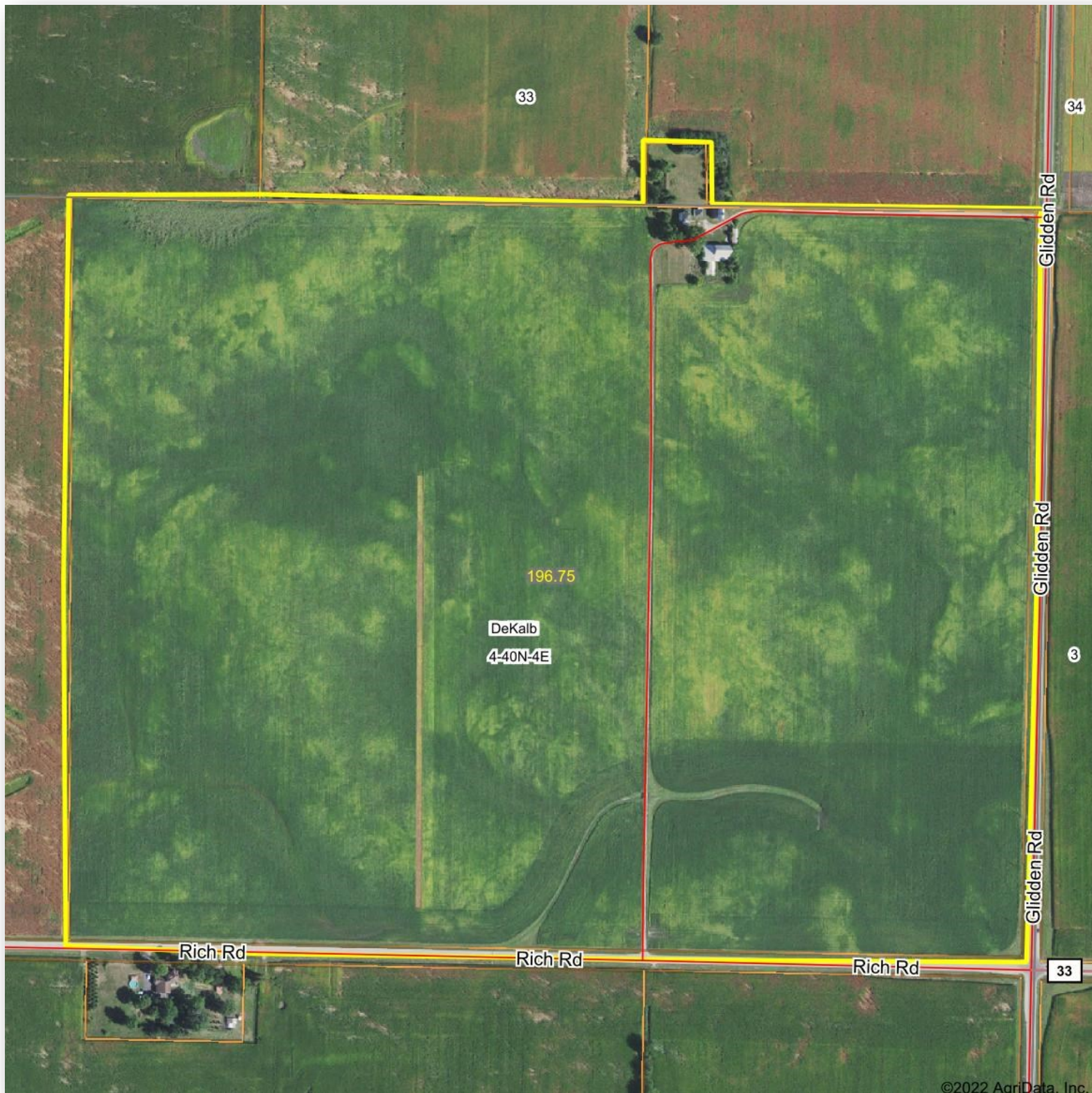
DeKalb County, IL

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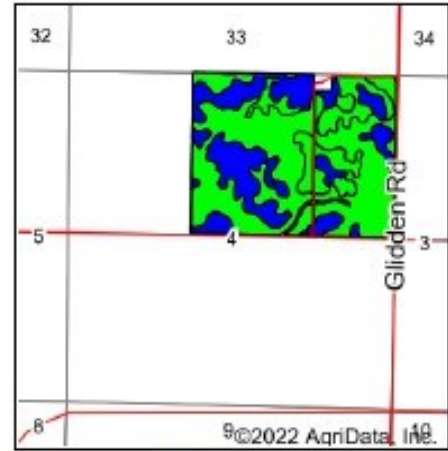
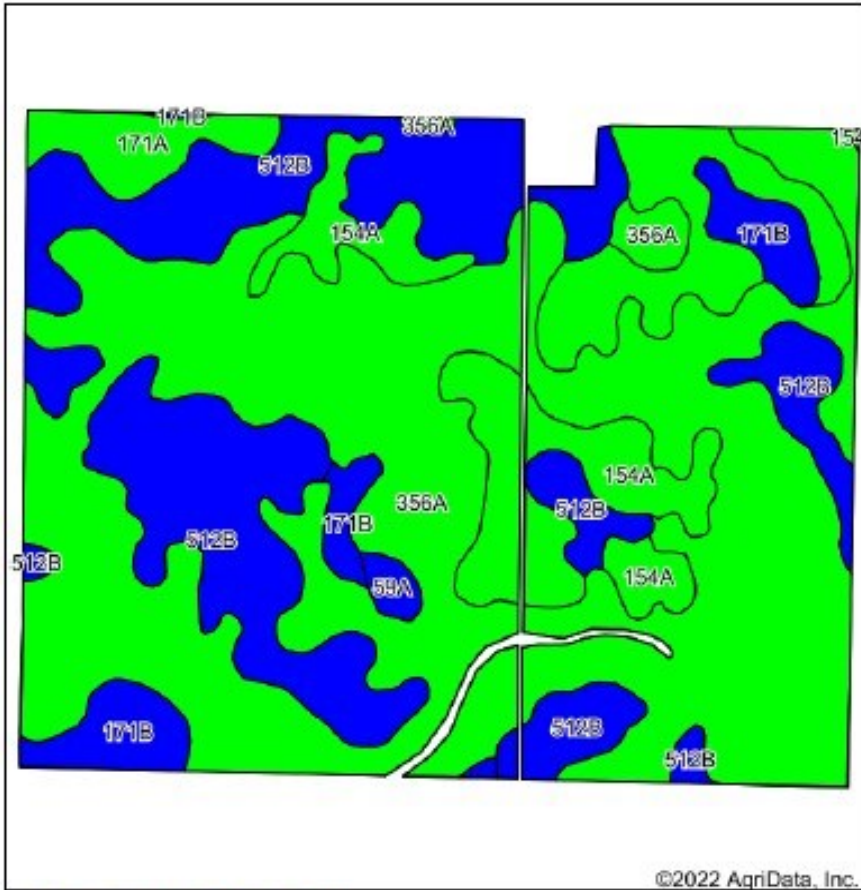


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# Soils Map



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



Soils data provided by USDA and NRCS.

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	Eipaso 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	Catlin silt loam, 2 to 5 percent slopes	8.28	4.4%		**185	**58	**137
171A	Catlin 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.

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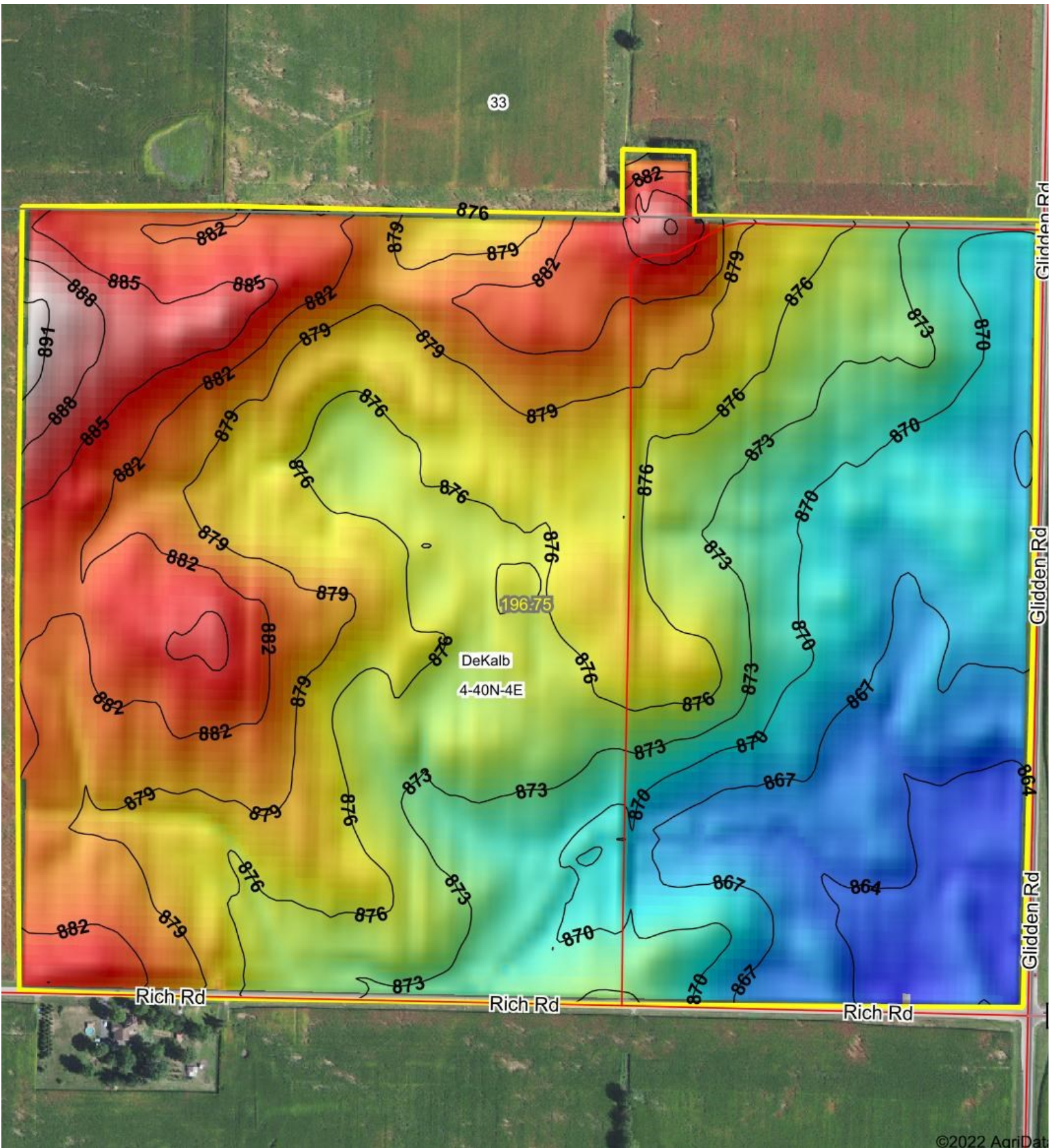
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