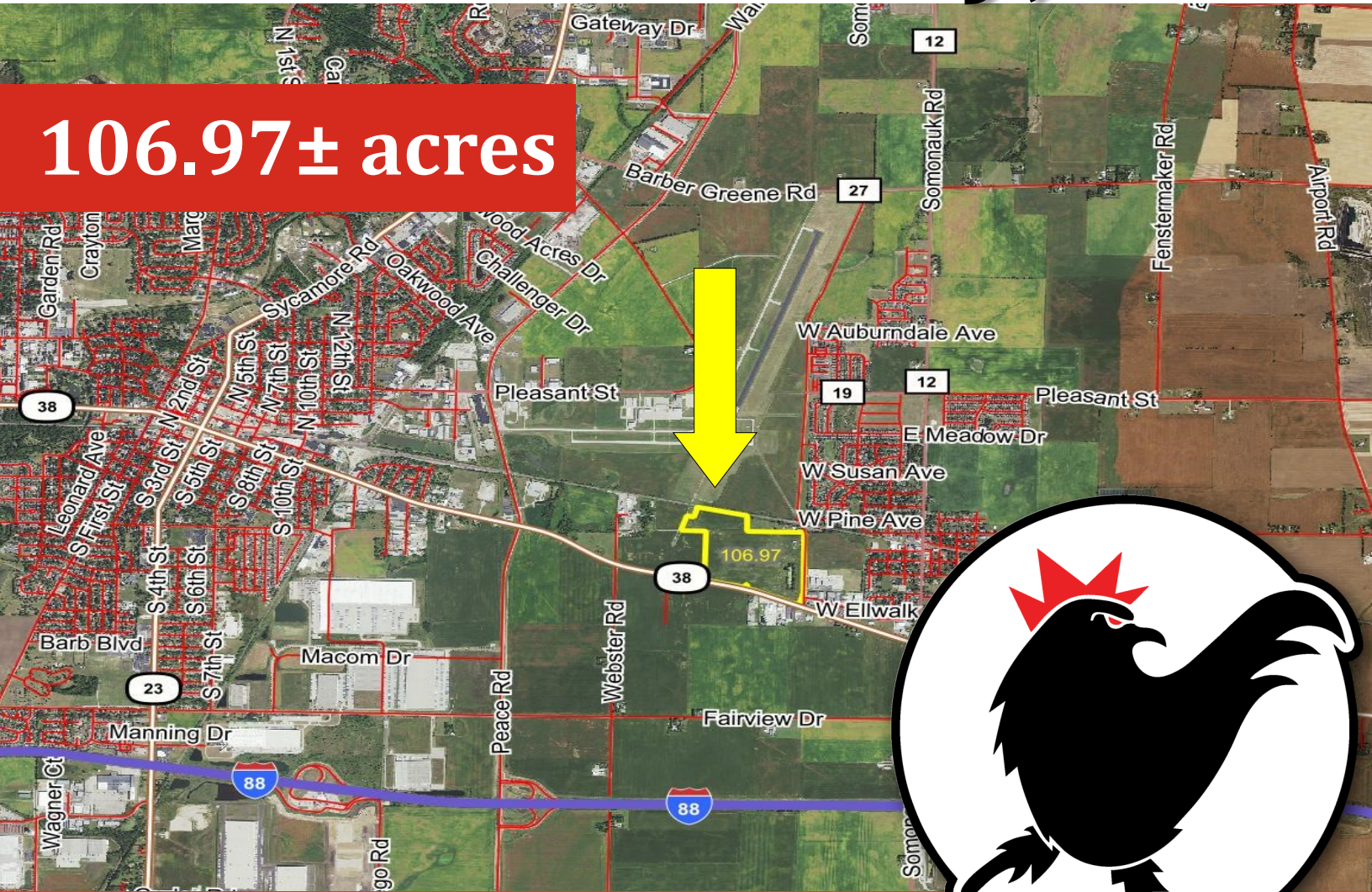


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REAL ESTATE

DeKalb County, IL

106.97± acres



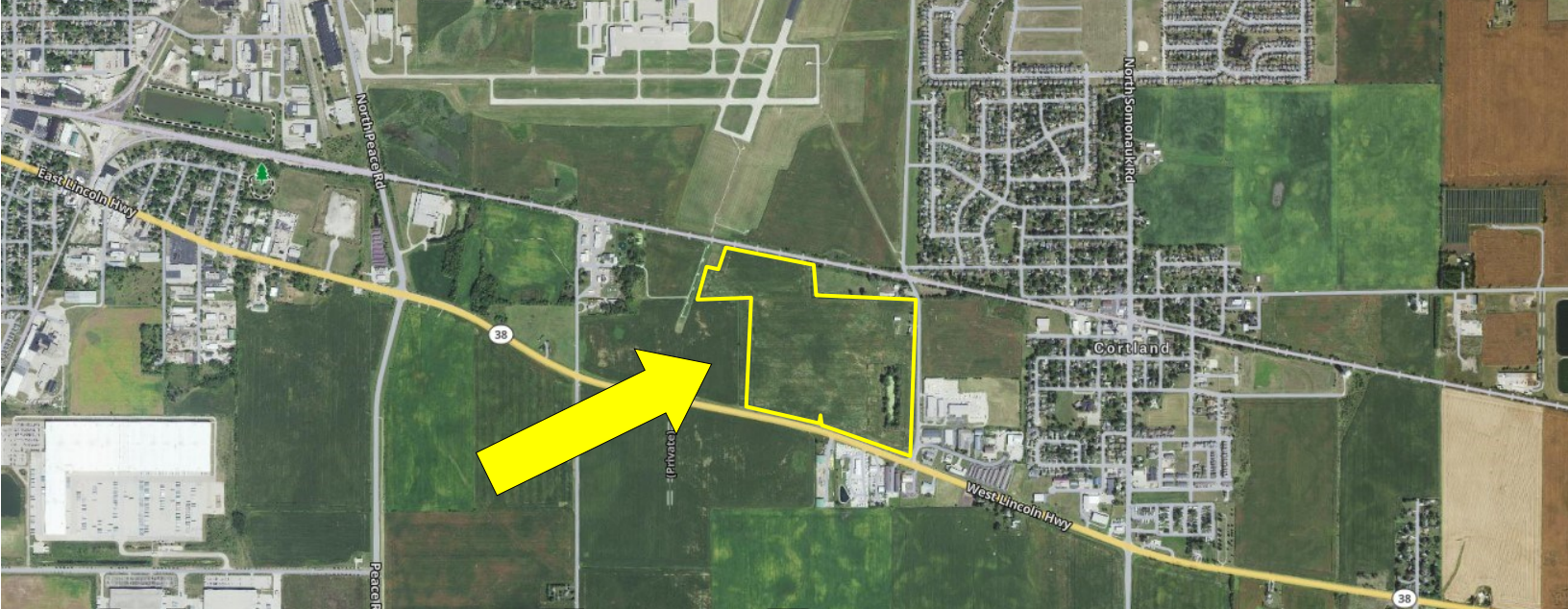
\$15,000 Per Surveyed Acre

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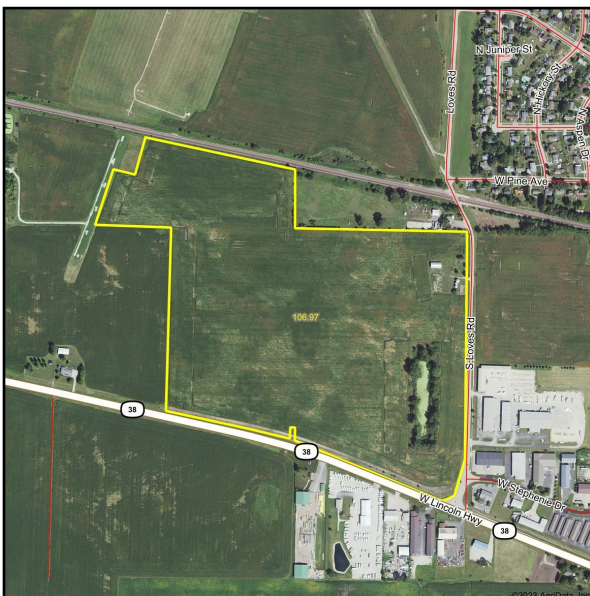
TYLER CREATH

Broker
Email: Tyler@roosterag.com
Phone: 815.451.1152



About the Property

The Cortland Farm is 106.97± acres located in Sections 10 & 30 of Cortland Township, DeKalb County, IL.



GROSS ACRES:	106.97±
TILLABLE ACRES:	99.00±
SOIL PI:	134.1
EST. REAL ESTATE TAX:	\$7,935.72
PRICE PER SURVEYED ACRE:	\$15,000

The Cortland Farm is situated between DeKalb & Cortland, IL at the NWC of Route 38 & Loves Road. The Cortland Farm consists of 99 tillable acres of great soils.

The farm is zoned General Commercial (C2) and is annexed into the town of Cortland.

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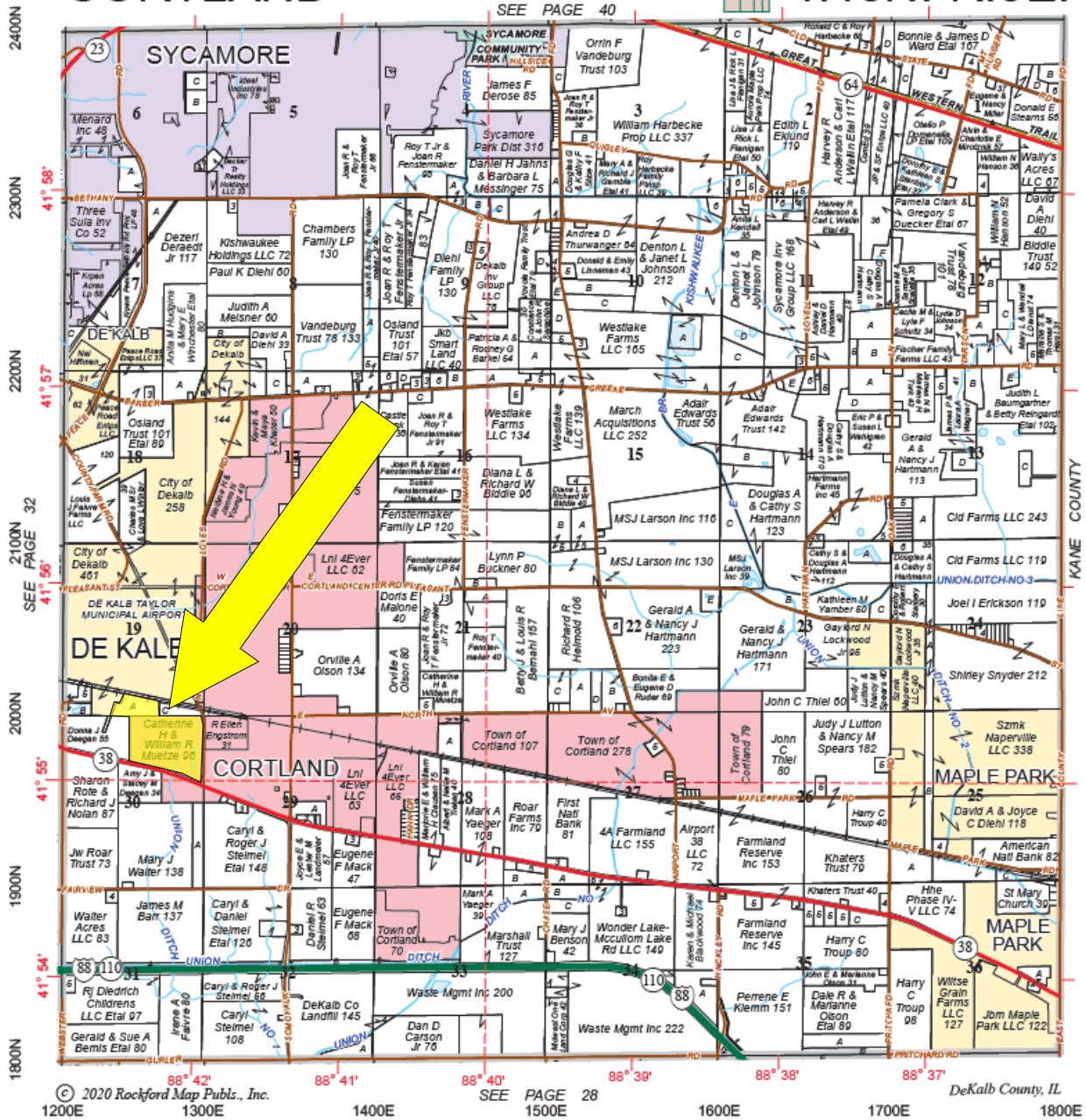
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CORTLAND

T.40N.-R.5E.

Refer to page 56 for keyed parcels



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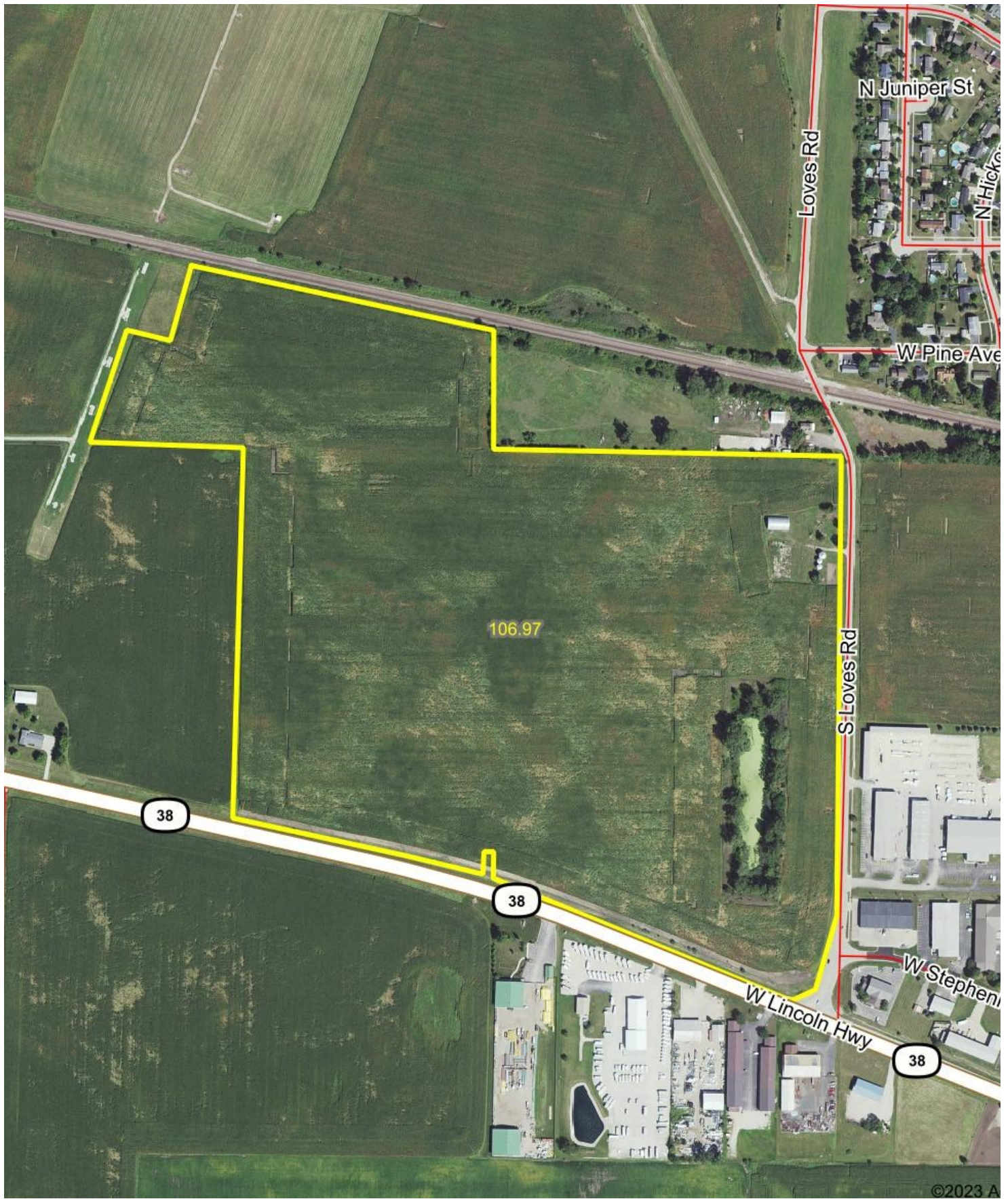
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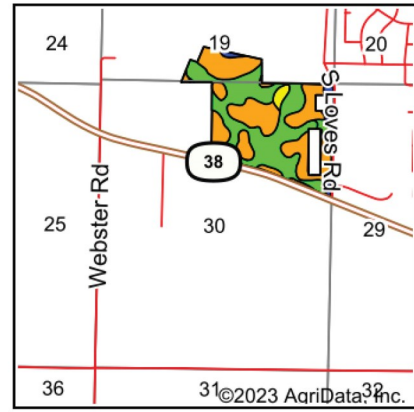
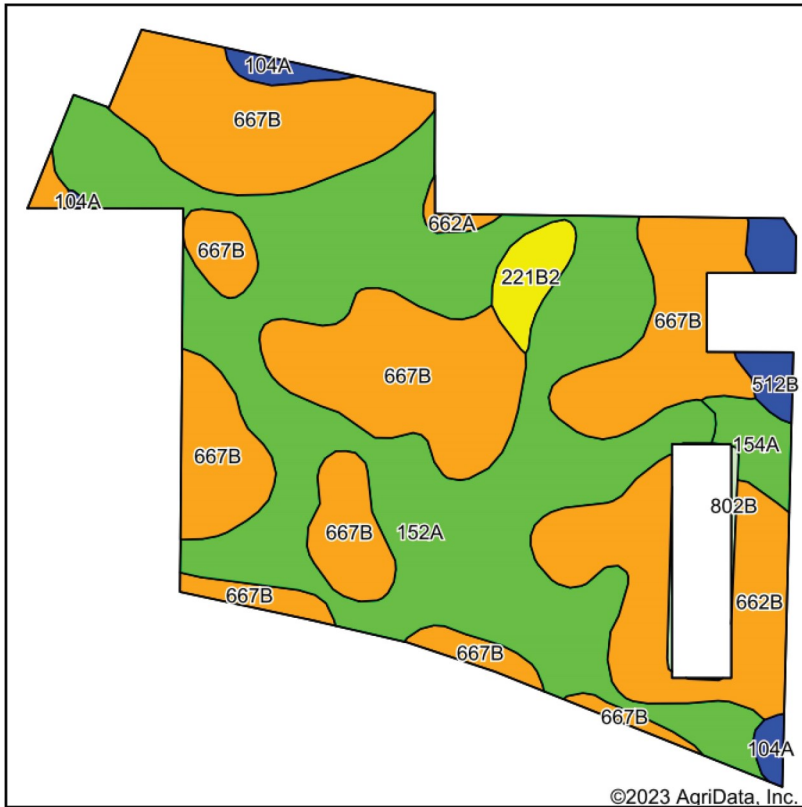
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Soils Map



State: **Illinois**
 County: **DeKalb**
 Location: **30-40N-5E**
 Township: **Cortland**
 Acres: **99**
 Date: **7/26/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: IL037, Soil Area Version: 17

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	44.11	44.6%		195	63	144
**667B	Kaneville silt loam, 2 to 5 percent slopes	37.67	38.1%		**176	**54	**127
**662B	Barony silt loam, 2 to 5 percent slopes	9.72	9.8%		**170	**52	**124
**221B2	Parr silt loam, 2 to 5 percent slopes, eroded	1.91	1.9%		**151	**49	**113
154A	Flanagan silt loam, 0 to 2 percent slopes	1.81	1.8%		194	63	144
**512B	Danabrook silt loam, 2 to 5 percent slopes	1.62	1.6%		**185	**58	**137
104A	Virgil silt loam, 0 to 2 percent slopes	1.34	1.4%		182	56	132
662A	Barony silt loam, 0 to 2 percent slopes	0.44	0.4%		172	53	125
802B	Orthents, loamy, 1 to 6 percent slopes	0.38	0.4%				
Weighted Average					183.3	57.8	134.1

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.

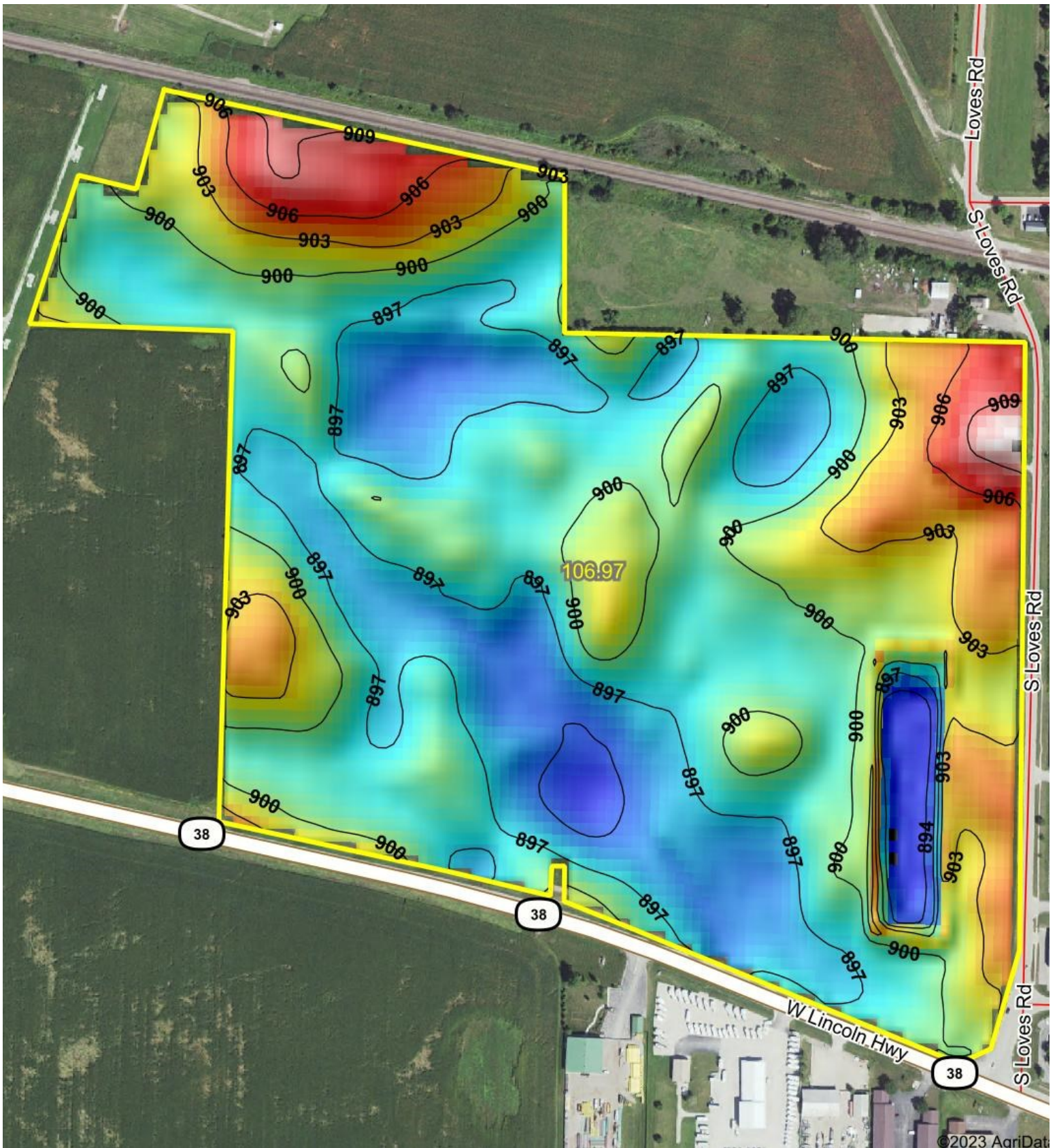
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