

# REAL ESTATE

## *Kane County, IL*

NEW  &  INTERCHANGE

### 276± ACRES DIVISIBLE!

- 23 +/- ACRES WITH BUILDINGS
  - 32 +/- ACRES
- 5 +/- ACRES WITH BUILDINGS
  - 35 +/- ACRES
  - 41 +/- ACRES
  - 100 +/- ACRES
  - 40 +/- ACRES



Call Dalton for details on pricing



ROOSTER AG' REALTY  
1100 S. County Line Rd  
PO Box 297  
Maple Park, IL 60151

DALTON JAHNTZ  
Broker  
Email: [Dalton@roosterag.com](mailto:Dalton@roosterag.com)  
Phone: 630.525.1431



# About the Property

The Big Rock Ranch is 221 acres adjacent to the village of Big Rock. The Farm is 4.5 miles from the Aurora Airport and only one hour outside of Chicago.

Easy access to the interchanges of Rt 56 & 88 or Sugar Grove & Rt 47 & 88 or Elburn which provides ease of access to the North, South, West side of Chicago.

Ingress/Egress on US Route 30, which ties the entire assemblage together with road frontage along 3 roadways.

The farm off Wheeler Road includes a house, detached garage, and 3 outbuildings!

The farm off of US Route 30 includes a house, detached garage, a cool barn, and a pond!

This is a rare Kane County Assemblage with 276 +/- contiguous acres!

GROSS ACRES:	276±
TILLABLE ACRES	249.40±
SOIL PI	129.8
EST. REAL ESTATE TAX PER ACRE INCLUDING BUILDINGS & FARMLAND:	\$41.66
PRICE PER ACRE:	Call Broker

## DIVISIBLE OPTIONS

- 23 +/- ACRES WITH BUILDINGS
  - 32 +/- ACRES
- 5 +/- ACRES WITH BUILDINGS
  - 35 +/- ACRES
  - 41 +/- ACRES
  - 100 +/- ACRES
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Scan code to the left to view aerial drone footage of this property.

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276 +/-  
CONTIGUOUS  
ACRES

8-3&N-6E

9-3&N-6E

41.00

35.00

5.00

Wheeler Rd

40.00

100.00

Big Rock

16-3&N-6E

17-3&N-6E

23.00

32.00

30

Davis Rd

Davis Rd

Davis Rd

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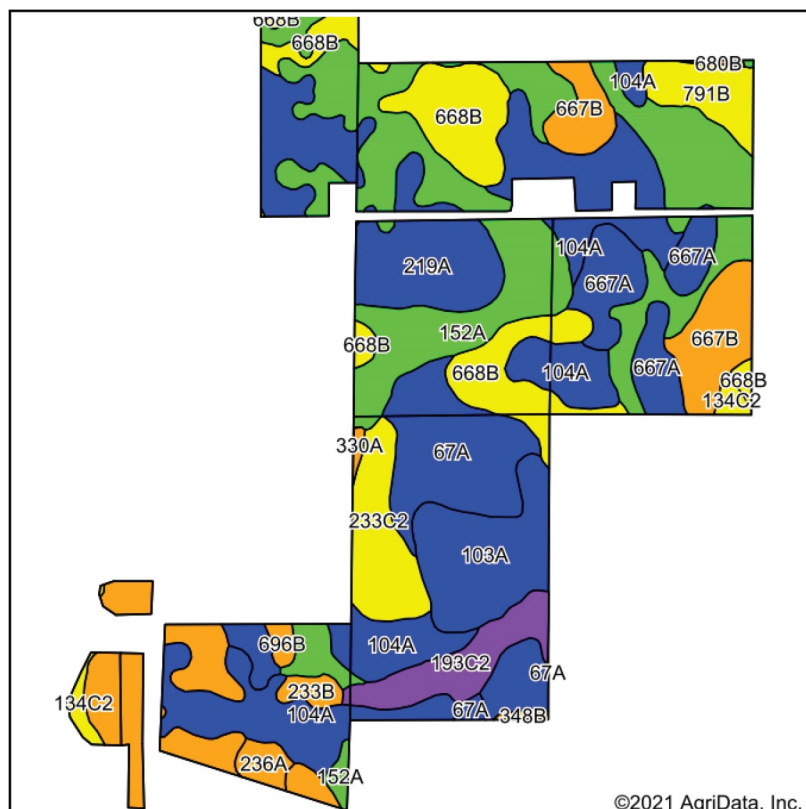


T.38N.-R.6E.

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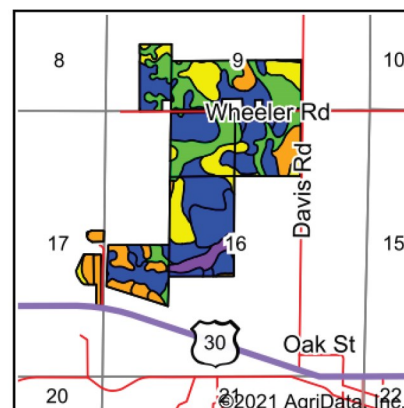


## Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**  
 County: **Kane**  
 Location: **16-38N-6E**  
 Township: **Big Rock**  
 Acres: **249.4**  
 Date: **5/28/2021**



**Rooster Ag**

Maps Provided By:



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Area Symbol: IL089, Soil Area Version: 14

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	56.21	22.5%		195	63	144
104A	Virgil silt loam, 0 to 2 percent slopes	38.20	15.3%		182	56	132
**668B	Somonauk silt loam, 2 to 5 percent slopes	22.92	9.2%		**161	**49	**116
219A	Millbrook silt loam, 0 to 2 percent slopes	22.73	9.1%		177	55	129
67A	Harpster silty clay loam, 0 to 2 percent slopes	19.11	7.7%		182	57	133
103A	Houghton muck, 0 to 2 percent slopes	15.01	6.0%		175	57	130
**680B	Campton silt loam, 2 to 5 percent slopes	13.71	5.5%		**162	**50	**118
667A	Kaneville silt loam, 0 to 2 percent slopes	12.51	5.0%		178	55	128
**667B	Kaneville silt loam, 2 to 5 percent slopes	12.33	4.9%		**176	**54	**127
**233C2	Birkbeck silt loam, 5 to 10 percent slopes, eroded	9.70	3.9%		**155	**48	**113
**193C2	Mayville silt loam, 5 to 10 percent slopes, eroded	8.33	3.3%		**139	**46	**102
**791B	Rush silt loam, 2 to 4 percent slopes	5.98	2.4%		**174	**48	**108
62A	Herbert silt loam, 0 to 2 percent slopes	3.91	1.6%		179	56	131
**233B	Birkbeck silt loam, 2 to 5 percent slopes	2.97	1.2%		**165	**51	**121
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	2.03	0.8%		**154	**47	**111
236A	Sabina silt loam, 0 to 2 percent slopes	2.01	0.8%		168	52	122
**696B	Zurich silt loam 2 to 4 percent slopes	0.95	0.4%		**161	**50	**118
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.40	0.2%		164	55	123
**348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	0.39	0.2%		**163	**51	**120
<b>Weighted Average</b>					<b>177.1</b>	<b>55.5</b>	<b>128.9</b>

**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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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