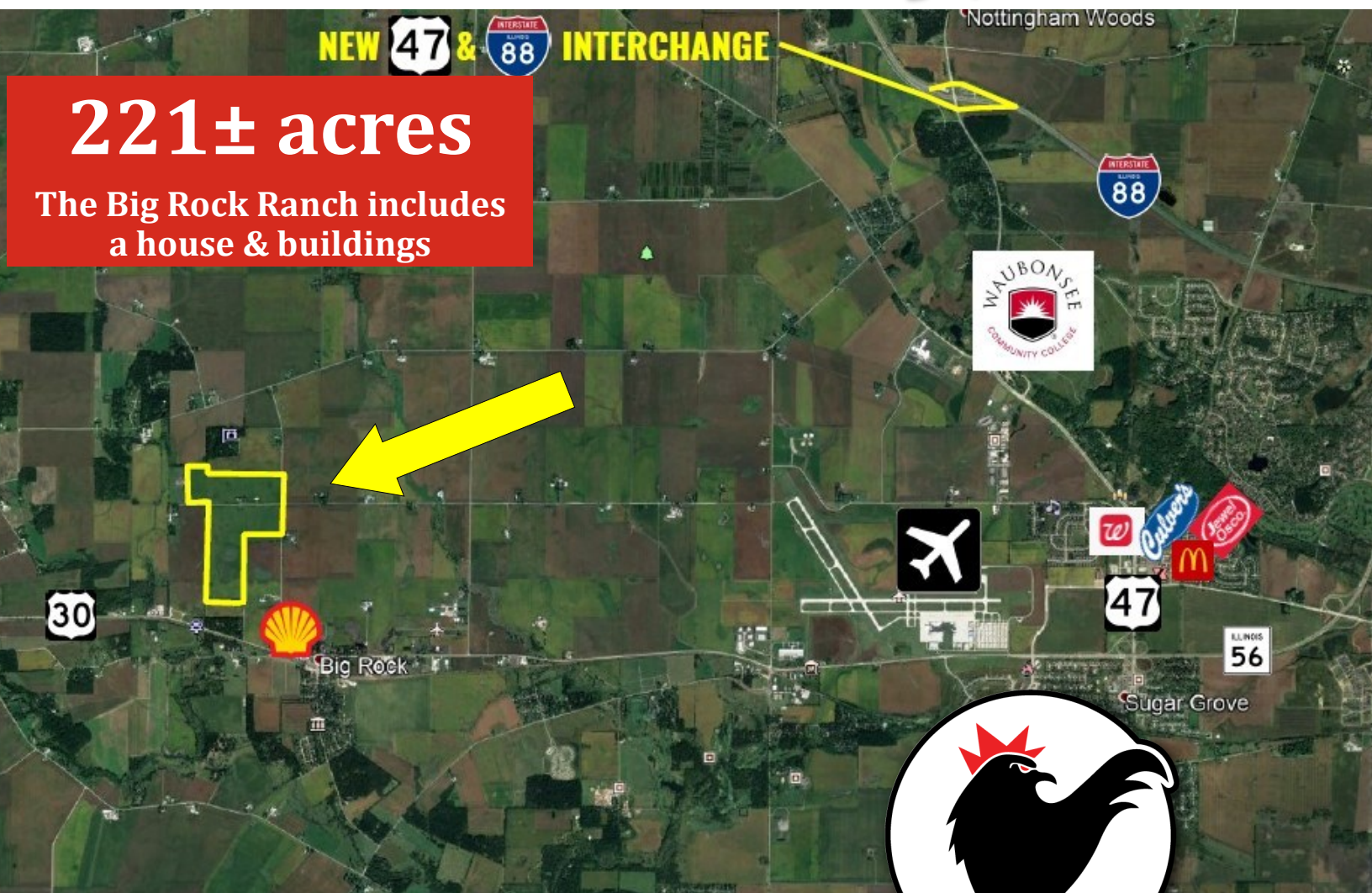


REAL ESTATE

Kane County, IL

221± acres

The Big Rock Ranch includes
a house & buildings



\$23,700 Per Acre



ROOSTER AG' REALTY

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

DALTON JAHNTZ

Broker
Email: Dalton@roosterag.com
Phone: 630.525.1431

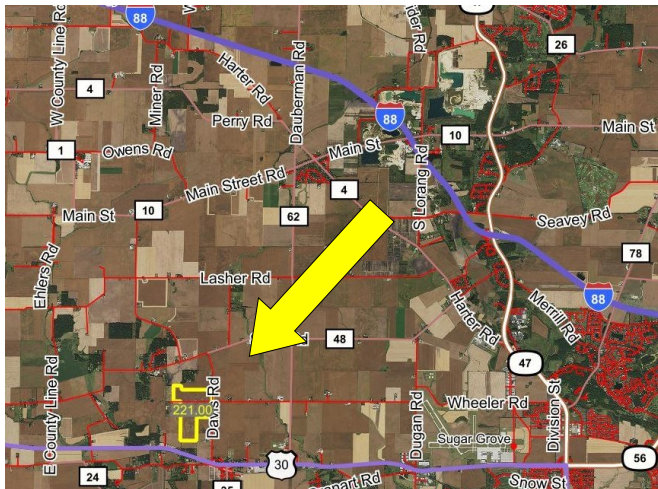


About the Property

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.

GROSS ACRES:	221±
TILLABLE ACRES	210.58
SOIL PI	129.8
EST. REAL ESTATE TAX INCLUDING BUILDINGS & FARMLAND:	\$9,600.00
PRICE PER ACRE:	\$23,700.00



The Big Rock Ranch has 210.58 tillable acres. The Farm includes a house, detached garage, and 3 out-buildings that is located off of Wheeler Road.

This is a rare Kane County Assemblage!



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

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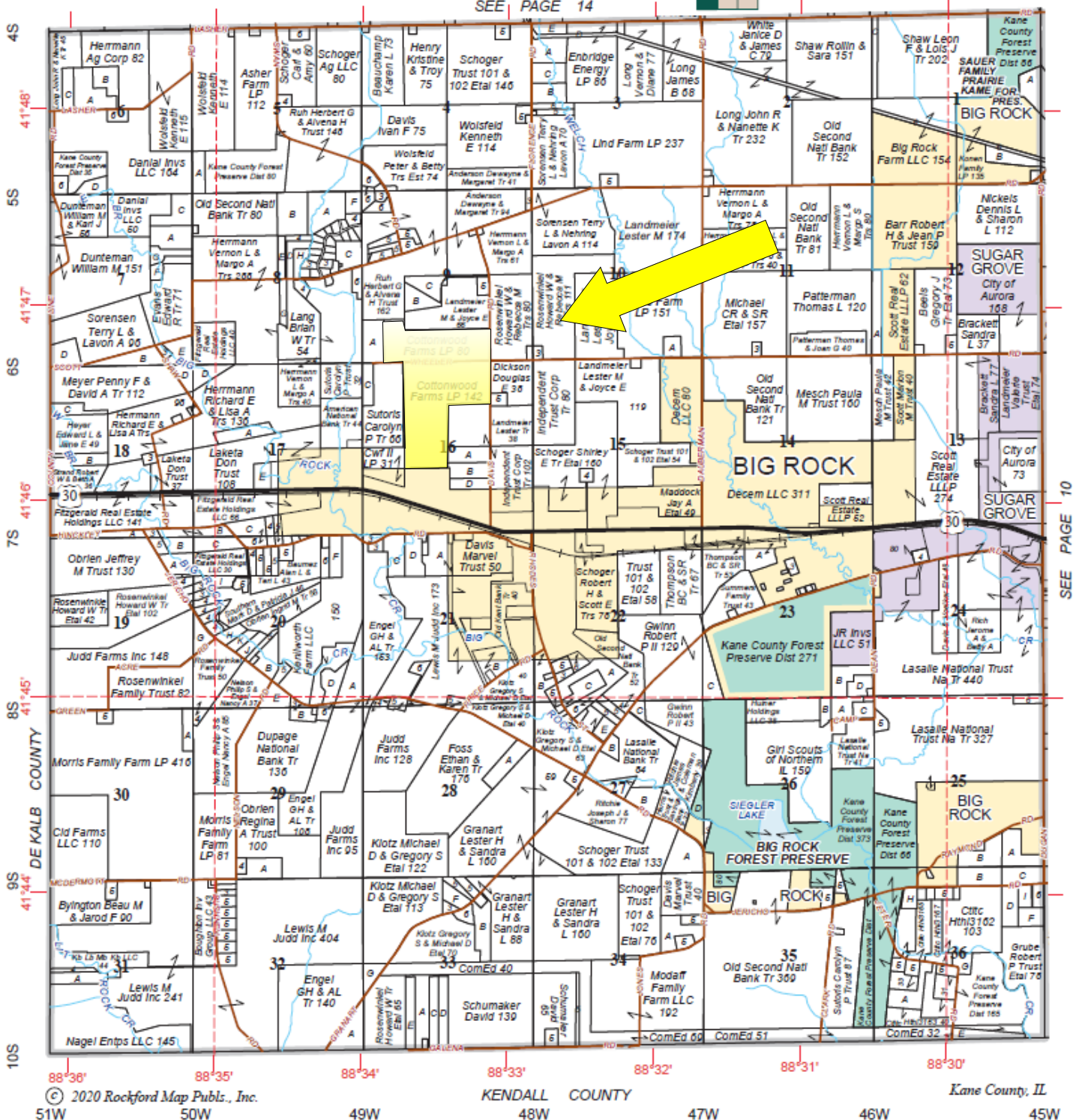
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BIG ROCK

SEE PAGE 14

T.38N.-R.6E.

Refer to page 40 for keyed parcels



SEE PAGE 10

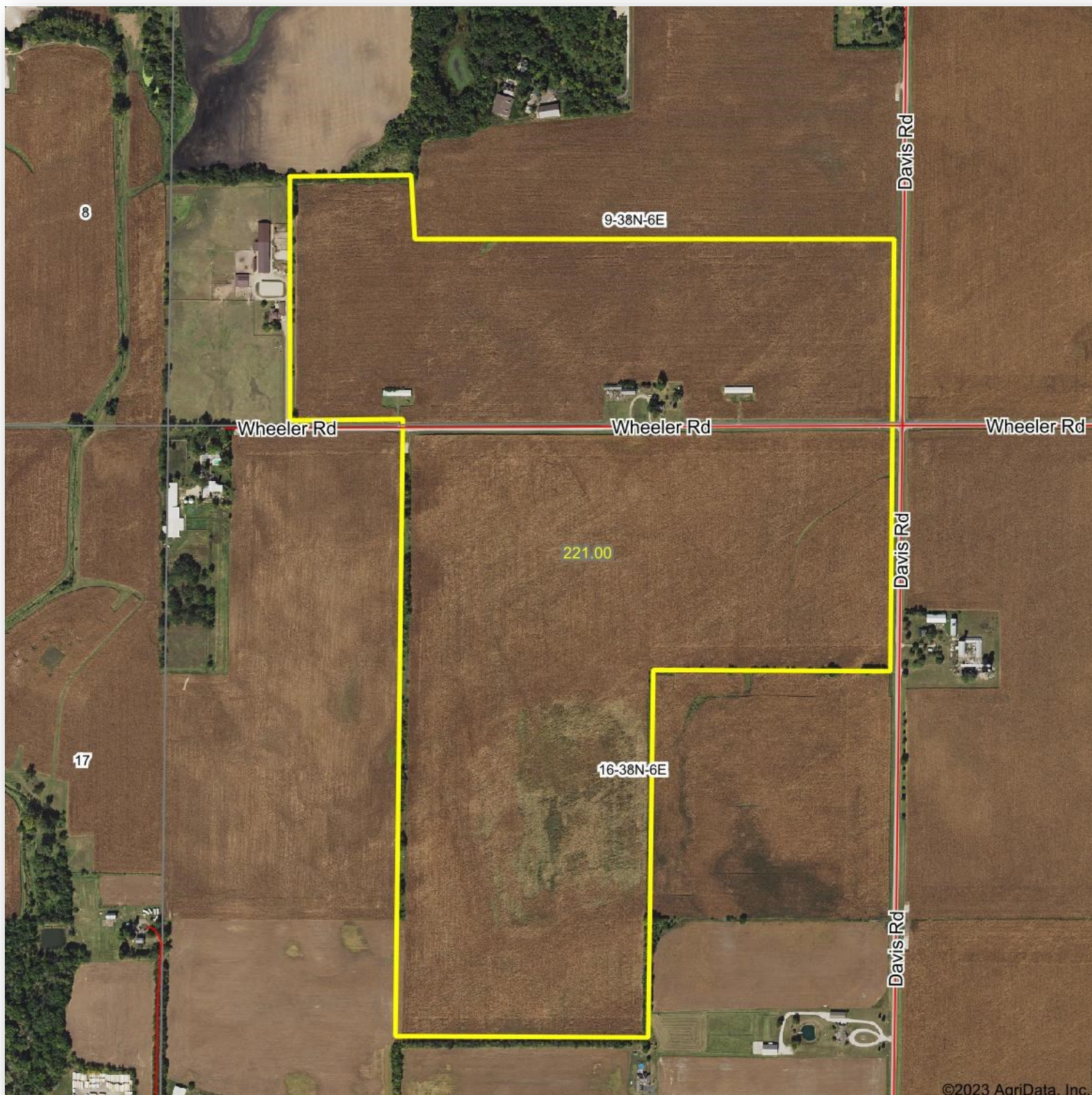
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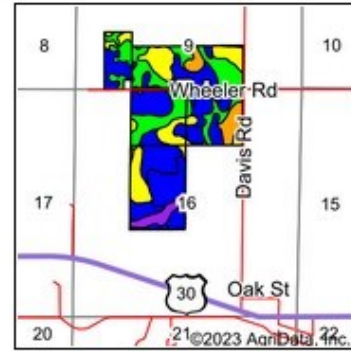
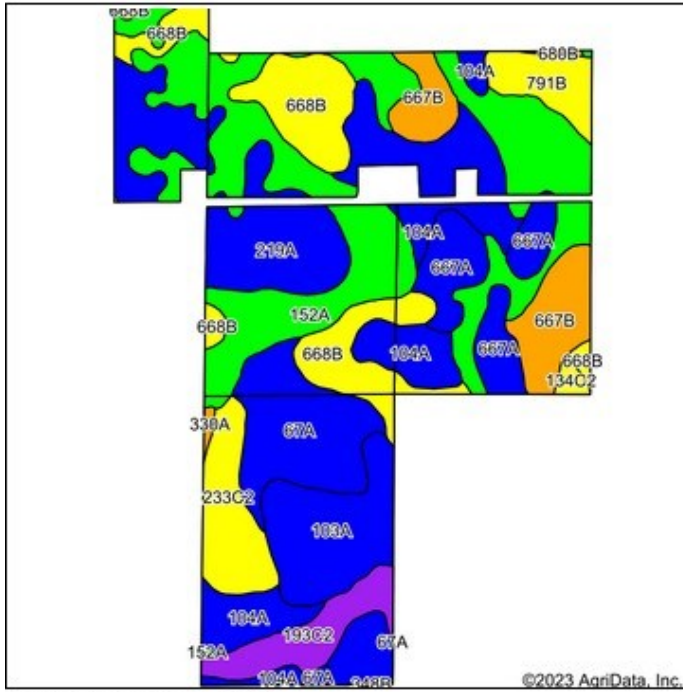
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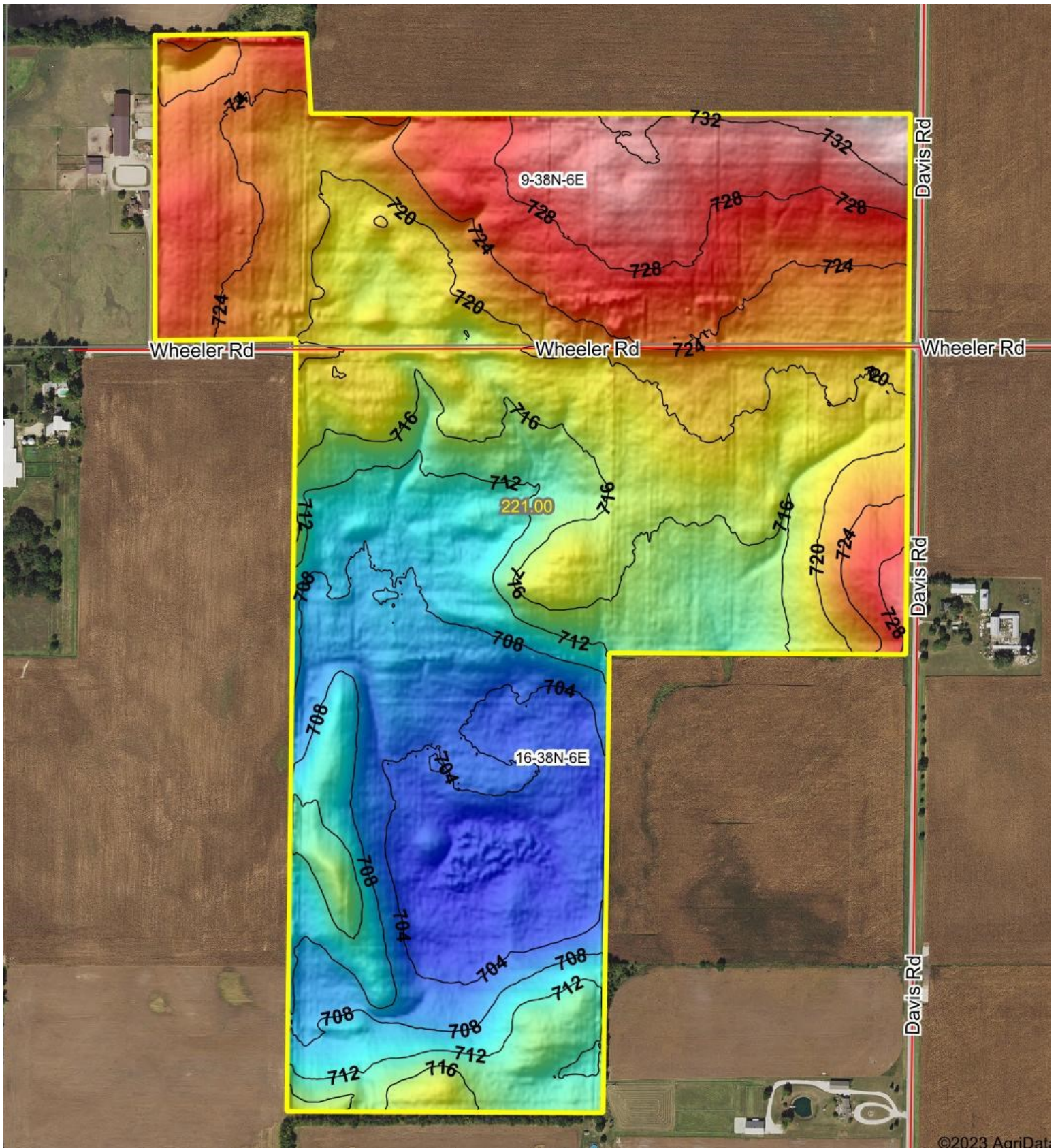
Soils Map



State: **Illinois**
 County: **Kane**
 Location: **16-38N-6E**
 Township: **Big Rock**
 Acres: **210.58**
 Date: **4/17/2023**



Area Symbol: IL089, Soil Area Version: 16													
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	52.81	25.1%		FAV	195	63	73	100	0	0.00	5.64	144
104A	Virgil silt loam, 0 to 2 percent slopes	25.95	12.3%		FAV	182	56	70	97	0	0.00	5.52	132
**668B	Somonauk silt loam, 2 to 5 percent slopes	22.92	10.9%		FAV	**161	**49	**62	**83	0	0.00	**5.09	**116
219A	Millbrook silt loam, 0 to 2 percent slopes	22.73	10.8%		FAV	177	55	69	93	0	0.00	5.27	129
67A	Harpster silty clay loam, 0 to 2 percent slopes	16.96	8.1%		FAV	182	57	68	89	0	0.00	5.39	133
103A	Houghton muck, 0 to 2 percent slopes	15.01	7.1%		FAV	175	57	0	0	0	0.00	0.00	130
**193C2	Mayville silt loam, 5 to 10 percent slopes, eroded	8.20	3.6%		FAV	**139	**46	**56	**72	0	**3.73	0.00	**102
**791B	Rush silt loam, 2 to 4 percent slopes	5.98	2.6%		FAV	**174	**48	**57	**73	0	**3.64	0.00	**108
62A	Herbert silt loam, 0 to 2 percent slopes	3.93	1.7%		FAV	179	56	68	92	0	0.00	5.27	131
**348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	3.07	1.3%		FAV	**163	**51	**67	**91	0	**5.34	0.00	**120
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	0.89	0.4%		FAV	**154	**47	**60	**81	0	**4.44	0.00	**111
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.40	0.2%		FAV	164	55	61	78	0	0.00	5.02	123
**680B	Campton silt loam, 2 to 5 percent slopes	0.23	0.1%		FAV	**162	**50	**63	**83	0	**5.09	0.00	**118
Weighted Average						178.3	56	63.5	86.1	0	0.99	3.83	129.8



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