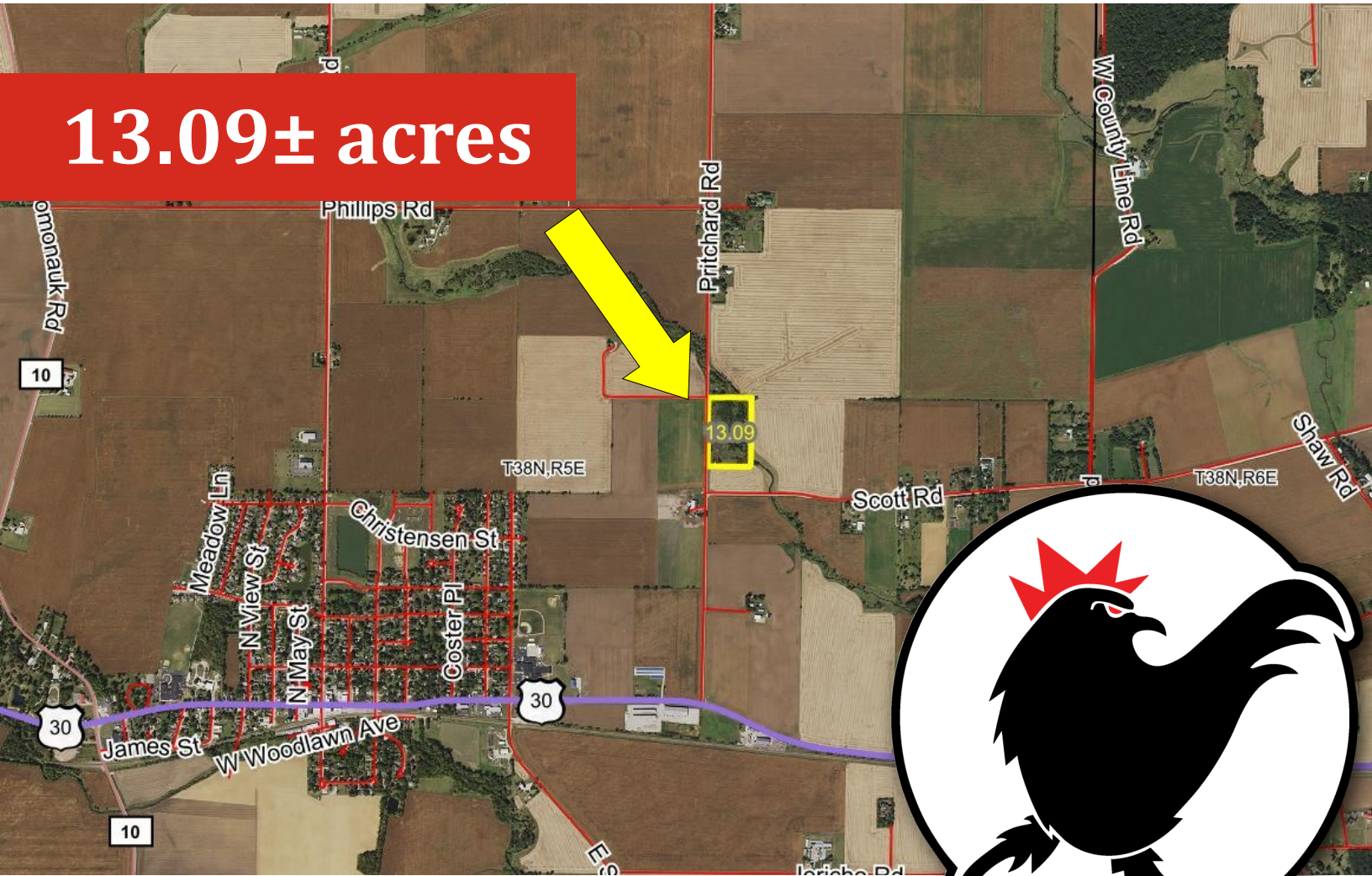


ROOSTER AG

# REAL ESTATE

## DeKalb County, IL

13.09± acres



List Price: \$125,000

**ROOSTER AG' REALTY**

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

**DALTON JAHNTZ**

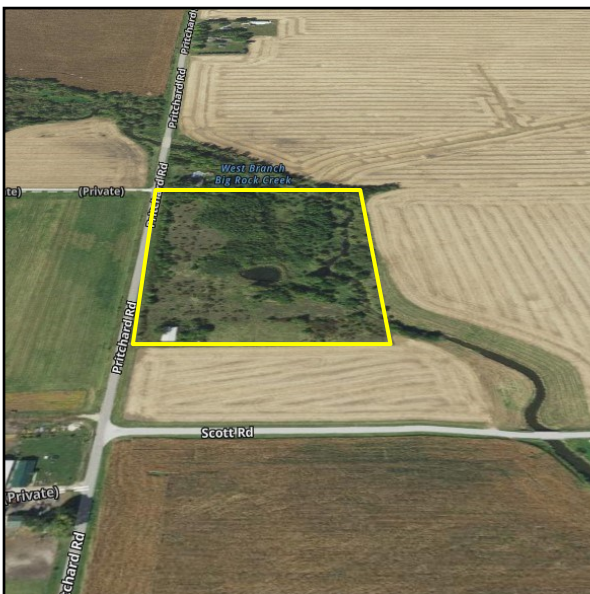
Broker  
Email: Dalton@roosterag.com  
Phone: 630.525.1431



# About the Property

The Hinckley Property is 13.09± acres located in Section 12 Squaw Grove Township, DeKalb County, IL.

<b>GROSS ACRES:</b>	<b>13.09±</b>
<b>SOIL PI</b>	<b>141.2</b>
<b>EST. REAL ESTATE TAX:</b>	<b>\$813.30</b>
<b>PRICE</b>	<b>\$125,000.00</b>



The Property receives an annual Conservation Reserve Program (CRP) income of \$2,309.00 which expires on 9/30/2025, has a 2,448 sq ft outbuilding, and has the beautiful Big Rock Creek running through the property!

Check out this opportunity just outside of the village of Hinckley!

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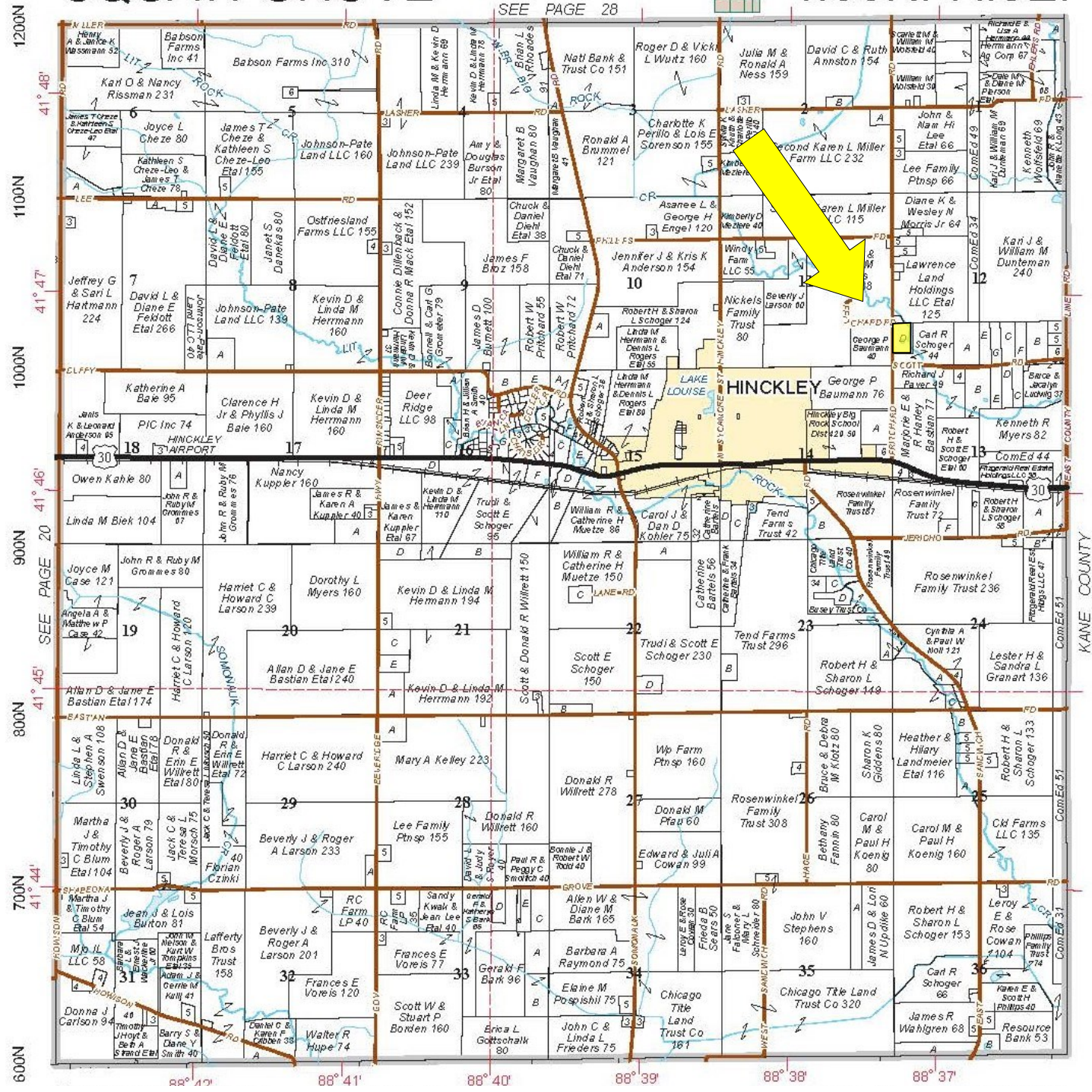
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# SQUAW GROVE

# T.38N.-R.5E.

SEE PAGE 28



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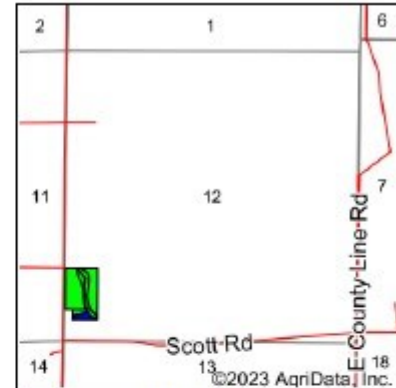
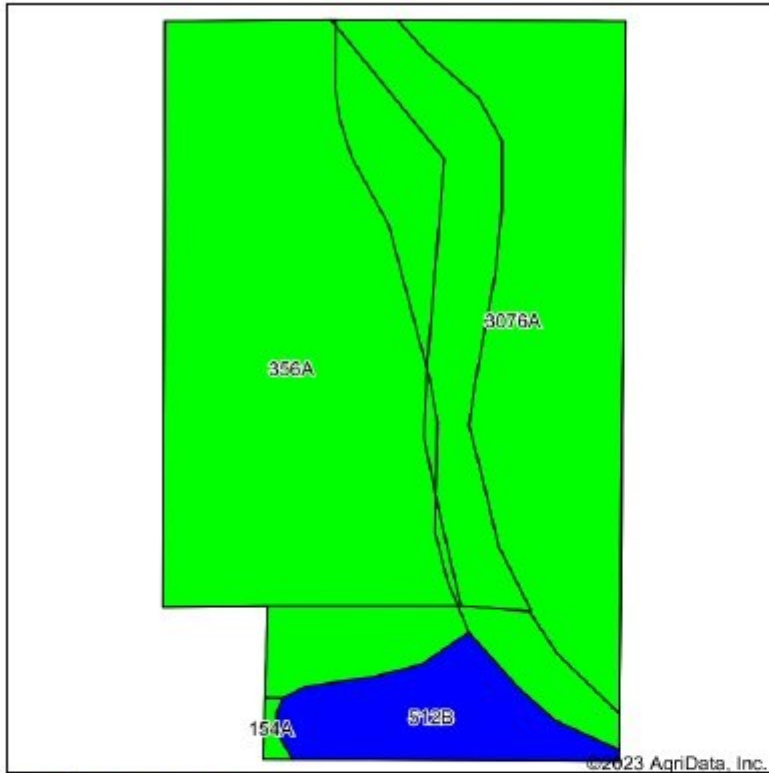
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PO Box 297  
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**DALTON JAHNTZ**

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

## Soils Map



State: **Illinois**  
 County: **DeKalb**  
 Location: **12-38N-5E**  
 Township: **Squaw Grove**  
 Acres: **12.08**  
 Date: **4/18/2023**



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
356A	Elipaso silty clay loam, 0 to 2 percent slopes	5.69	47.1%		195	63	144
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	5.44	45.0%		186	61	139
**512B	Danabrook silt loam, 2 to 5 percent slopes	0.95	7.9%		**185	**58	**137
<b>Weighted Average</b>					<b>190.2</b>	<b>61.7</b>	<b>141.2</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

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

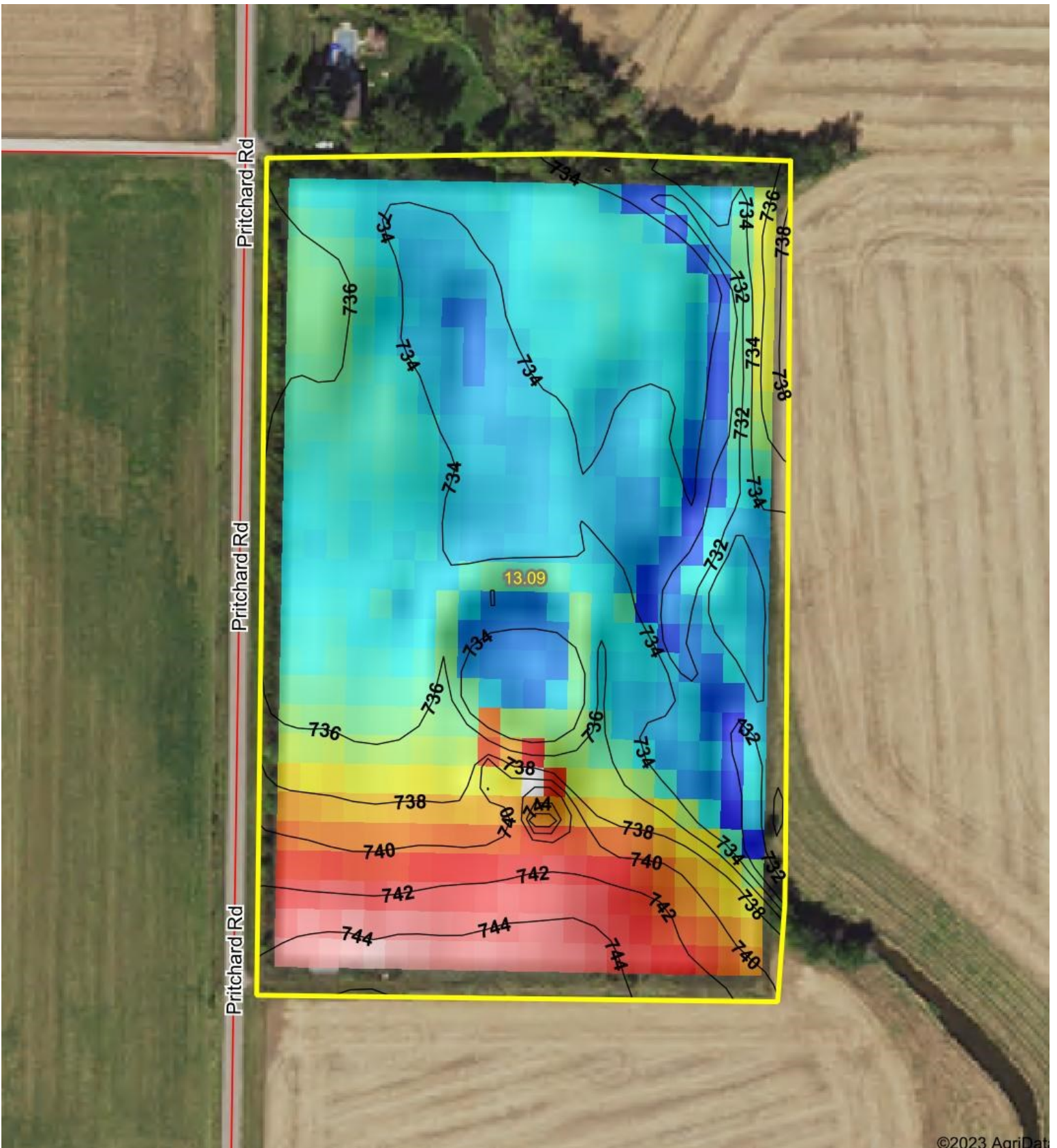
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