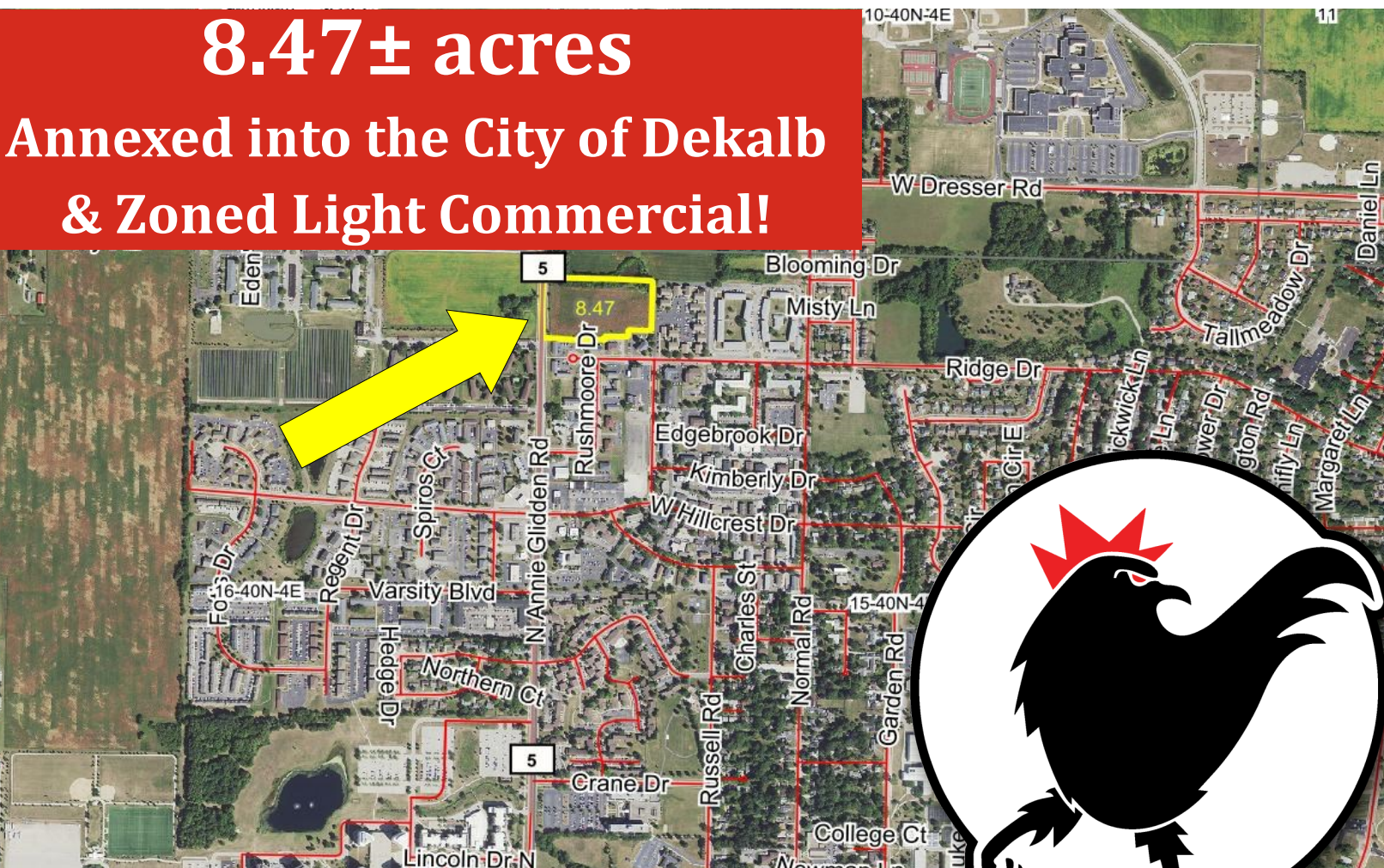


REAL ESTATE

DeKalb County, IL

8.47± acres

**Annexed into the City of DeKalb
& Zoned Light Commercial!**



Ask Price: \$275,000

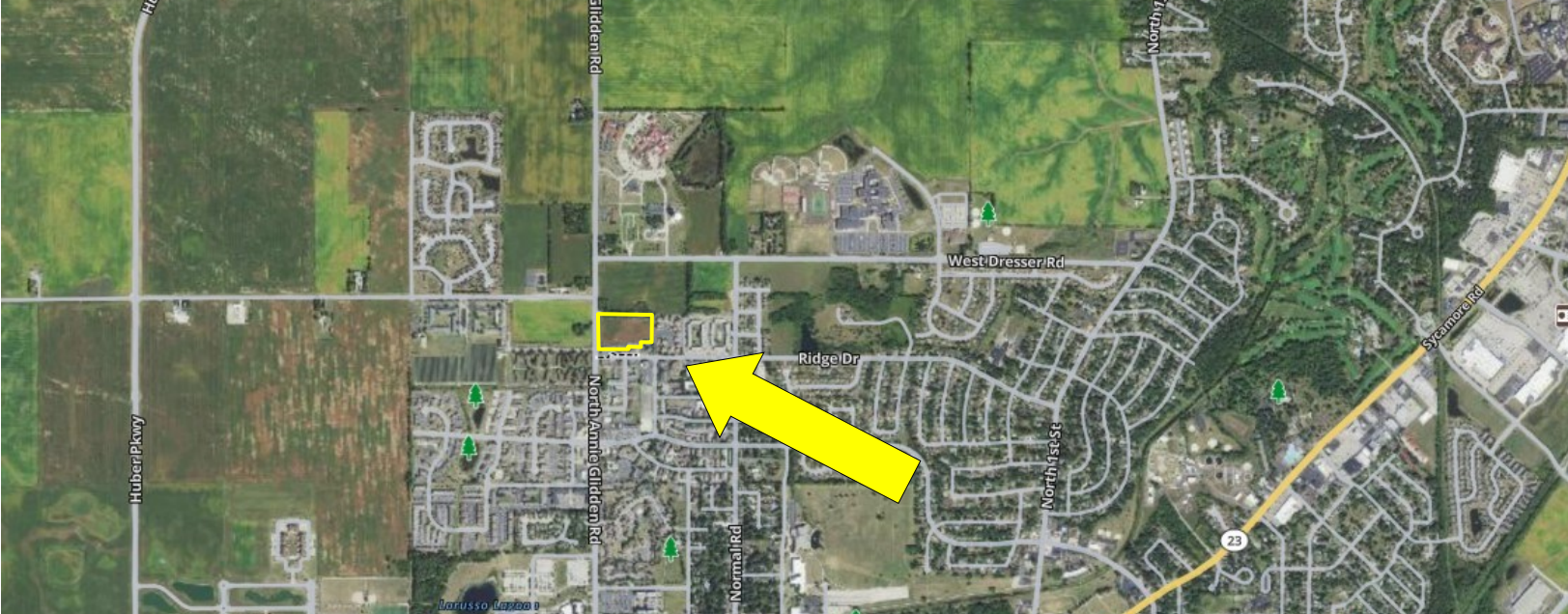


ROOSTER AG' REALTY

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 Annie Glidden Rd property is 8.47± acres located in Section 15 DeKalb Township, DeKalb County, IL.

GROSS ACRES:	8.47±
ZONING:	Light Commercial
EST. REAL ESTATE TAX :	\$566.50
PRICE PER ACRE	\$32,468



The 8.47 Annie Glidden Rd Property surrounded by multi-family housing development. The property is located within the City of DeKalb and within the Enterprising Zone.

Bring your development ideas to DeKalb!

Aerial drone footage of this property coming soon!

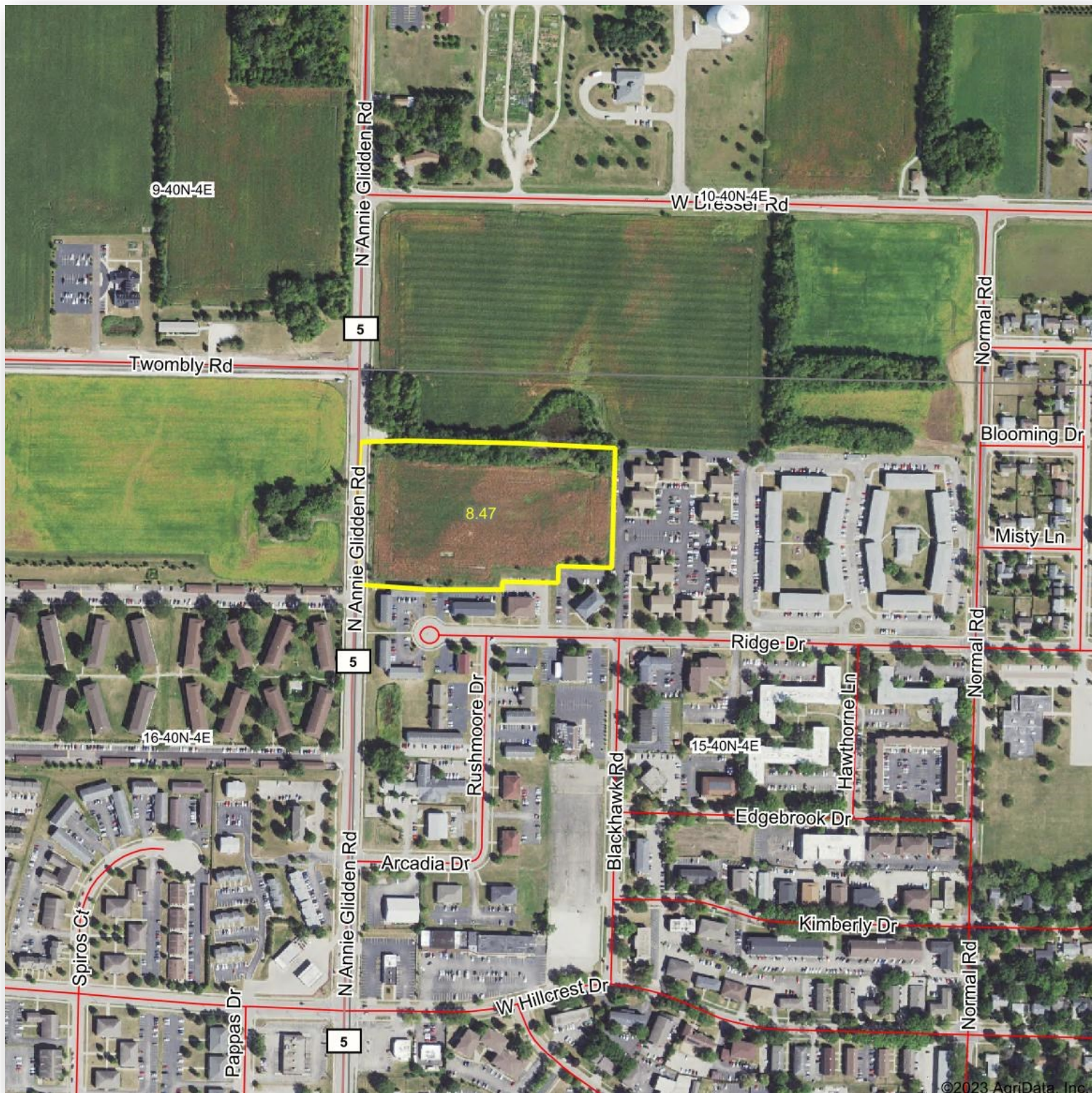
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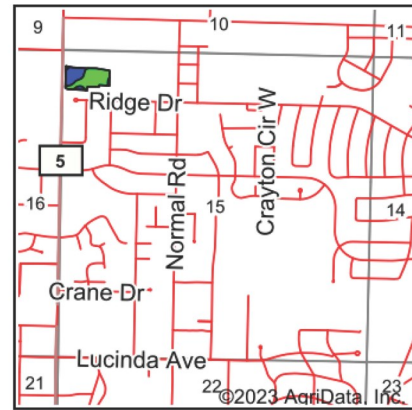
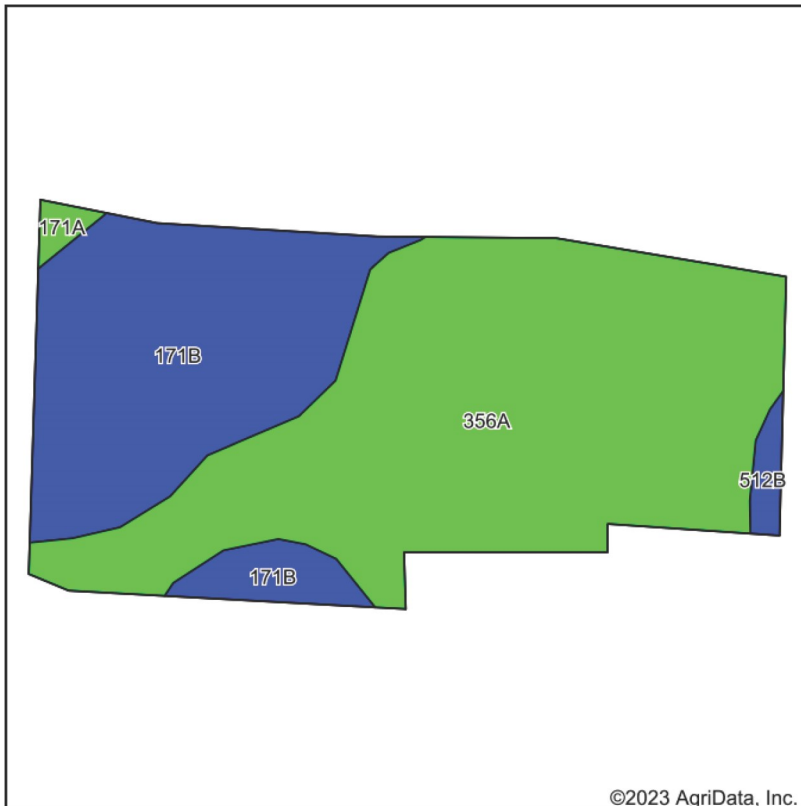
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Soils Map



State: **Illinois**
 County: **DeKalb**
 Location: **15-40N-4E**
 Township: **DeKalb**
 Acres: **5.8**
 Date: **6/12/2023**



Soils data provided by USDA and NRCS.

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	Elpaso silty clay loam, 0 to 2 percent slopes	3.68	63.4%		195	63	144
**171B	Catlin silt loam, 2 to 5 percent slopes	2.04	35.2%		**185	**58	**137
**512B	Danabrook silt loam, 2 to 5 percent slopes	0.08	1.4%		**185	**58	**137
Weighted Average					191.3	61.2	141.4

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.

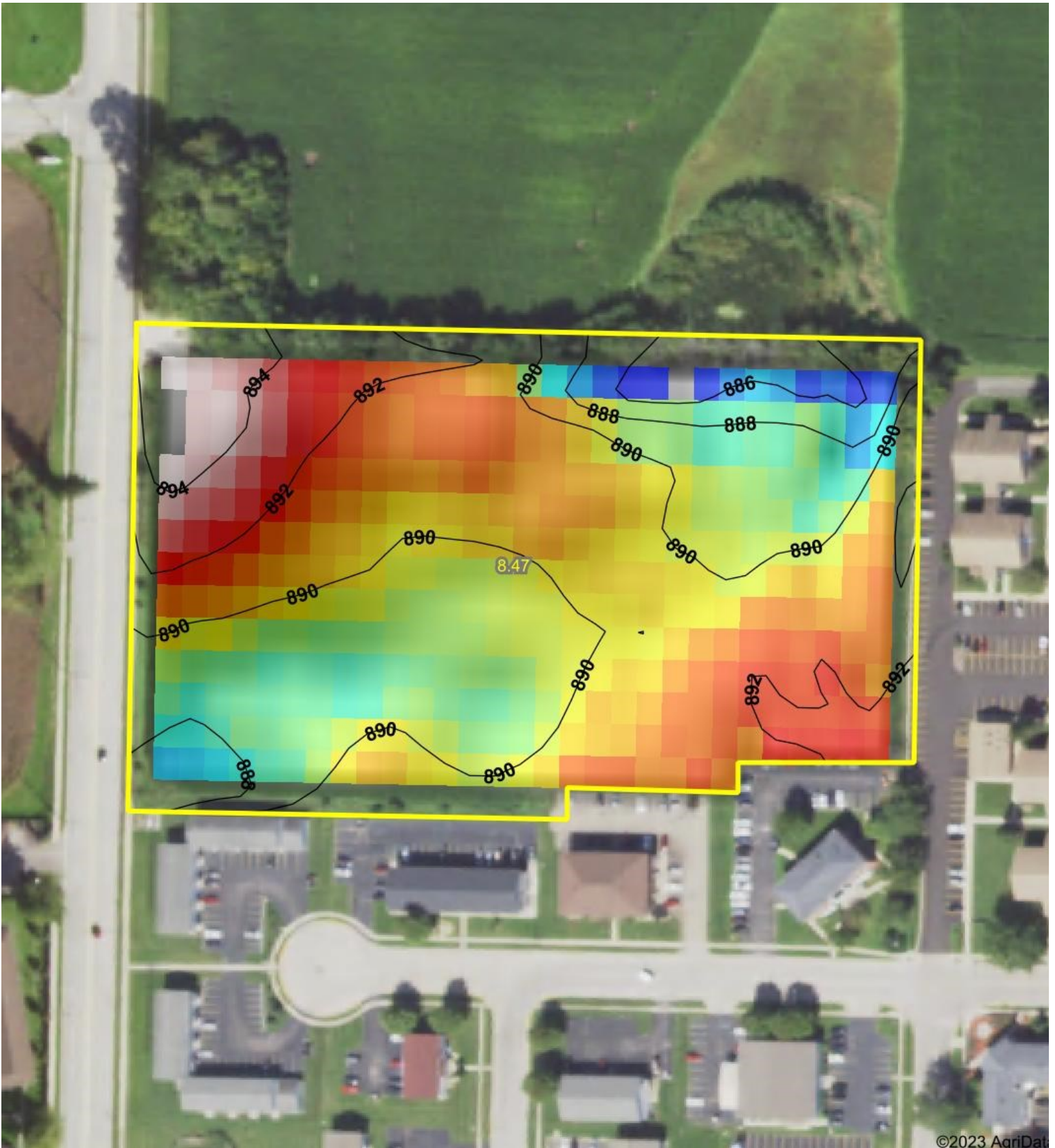
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