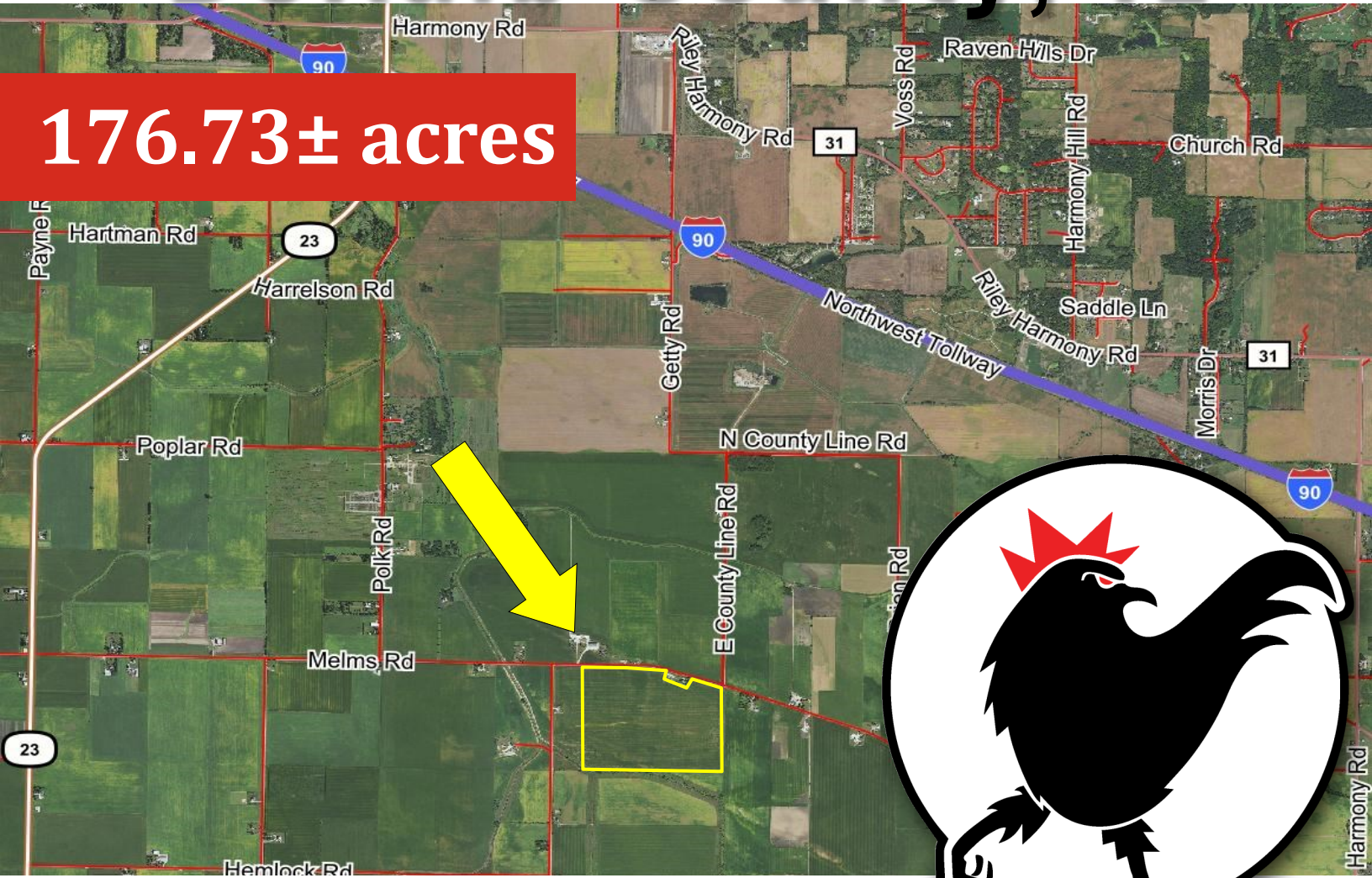


ROOSTER AG

# REAL ESTATE

## DeKalb County, IL

176.73± acres



\$15,000 Per Acre

### ROOSTER AG' REALTY

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

### TYLER CREATH

Broker  
Email: [Tyler@roosterag.com](mailto:Tyler@roosterag.com)  
Phone: 815.451.1152



# About the Property

The Melms Road Genoa Farm is 176.73± acres located in Section 12 Genoa Township, DeKalb County, IL.



<b>GROSS ACRES:</b>	<b>176.73±</b>
<b>TILLABLE ACRES</b>	<b>171.56</b>
<b>SOIL PI</b>	<b>134.4</b>
<b>EST. REAL ESTATE TAX:</b>	<b>\$9,081.00</b>
<b>EST. TAX PER ACRE :</b>	<b>\$51.00</b>
<b>PRICE PER ACRE:</b>	<b>\$15,000.00</b>

The 176.73± acre Melms Road Genoa Farm has 171.56 ± tillable acres with a soil PI of 134.4. Located off of Melms Road, just west of the DeKalb/ Kane County Line.



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

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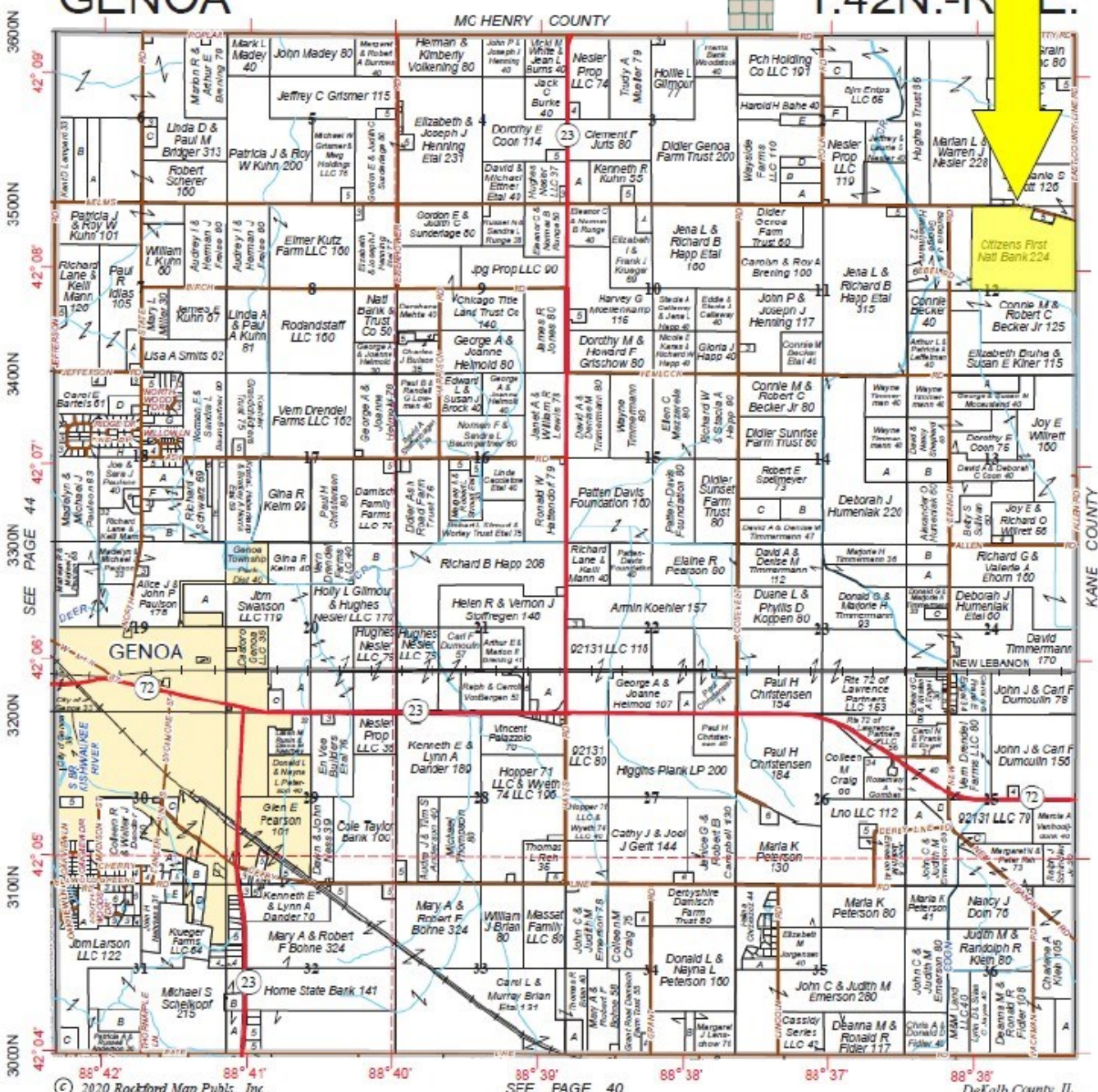
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# GENOA

# T.42N.-R.1E.

Refer to page 58 for key symbols



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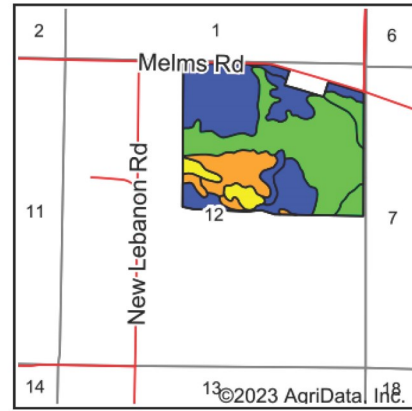
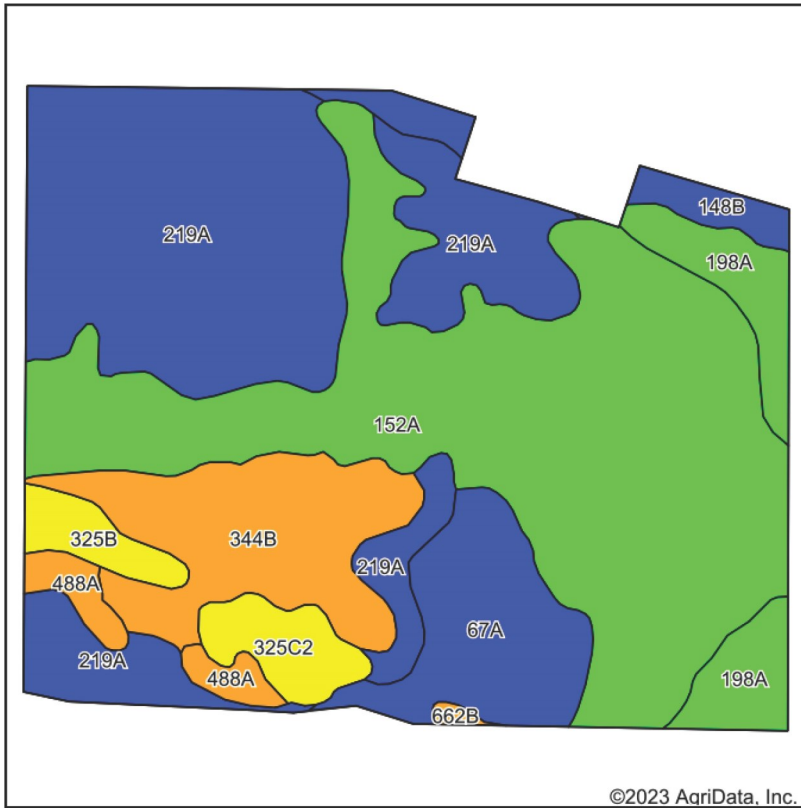
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# Soils Map



State: **Illinois**  
 County: **DeKalb**  
 Location: **12-42N-5E**  
 Township: **Genoa**  
 Acres: **171.56**  
 Date: **4/5/2023**



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	64.68	37.7%		195	63	144
219A	Millbrook silt loam, 0 to 2 percent slopes	52.89	30.8%		177	55	129
**344B	Harvard silt loam, 2 to 5 percent slopes	16.97	9.9%		**169	**53	**124
67A	Harpster silty clay loam, 0 to 2 percent slopes	12.92	7.5%		182	57	133
198A	Elburn silt loam, 0 to 2 percent slopes	8.91	5.2%		197	61	143
**325C2	Dresden silt loam, 4 to 6 percent slopes, eroded	4.47	2.6%		**150	**48	**110
**148B	Proctor silt loam, 2 to 5 percent slopes	4.03	2.3%		**183	**57	**134
488A	Hooppole loam, 0 to 2 percent slopes	3.21	1.9%		163	54	121
**325B	Dresden silt loam, 2 to 4 percent slopes	3.14	1.8%		**156	**50	**115
**662B	Barony silt loam, 2 to 5 percent slopes	0.34	0.2%		**170	**52	**124
<b>Weighted Average</b>					<b>183.2</b>	<b>58</b>	<b>134.4</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.

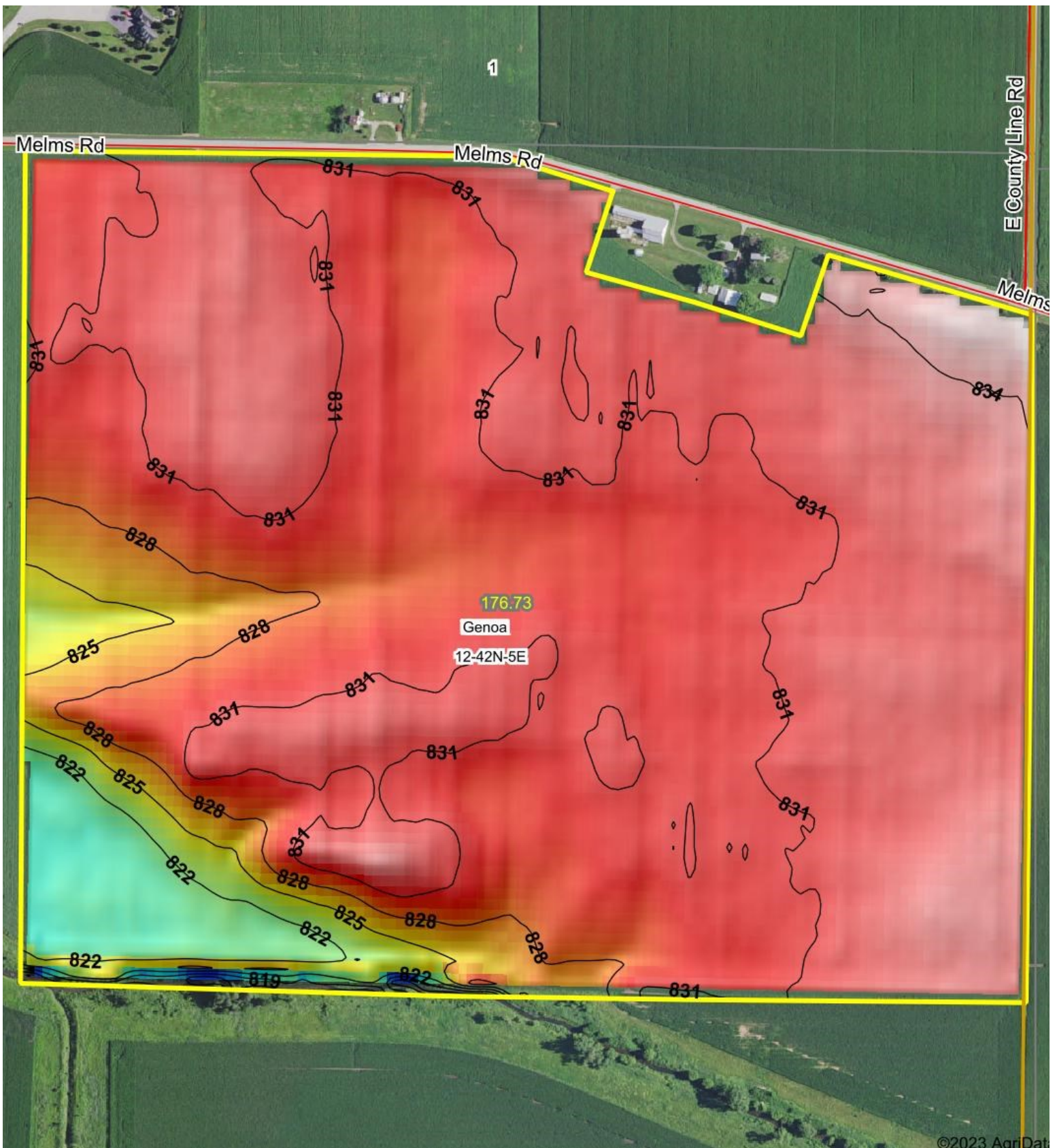
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