

ROOSTER AG'

# REAL ESTATE

*DeKalb County, IL*

**80.00± acres**

*Clinton Twp*



**\$11,950 Per Acre**

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

Joe Ludwig, Broker  
Email: [roosteragrealty@aol.com](mailto:roosteragrealty@aol.com)  
Phone: (630) 774-5887



# About the Property

The Waterman 80 acres is a rare, well located & high quality farmland opportunity. Located south of Waterman on the north side of Bastian Road, just west of Route 23.



GROSS ACRES:	80.00±
TILLABLE ACRES:	48.89±
CRP ACRES:	29.60
CRP INCOME:	\$385.78
SOIL PI	142.7
ESTIMATED RE TAXES	\$4,802.62
PRICE PER ACRE	\$11,950

**Rare Legacy Farm Opportunity—80.00 acre parcel with high quality soils.**

**Aerial drone footage of this property coming soon!**

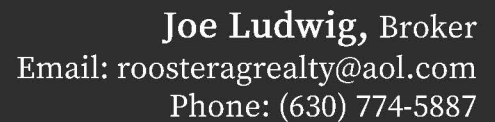
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T.38N.-R.4E.







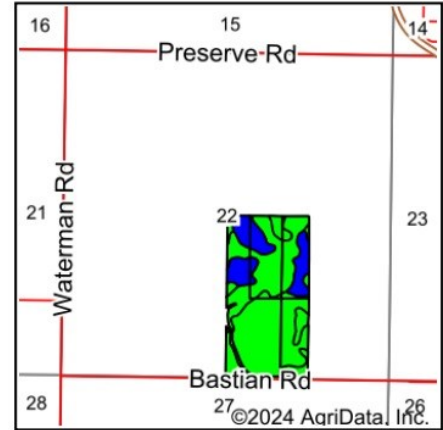
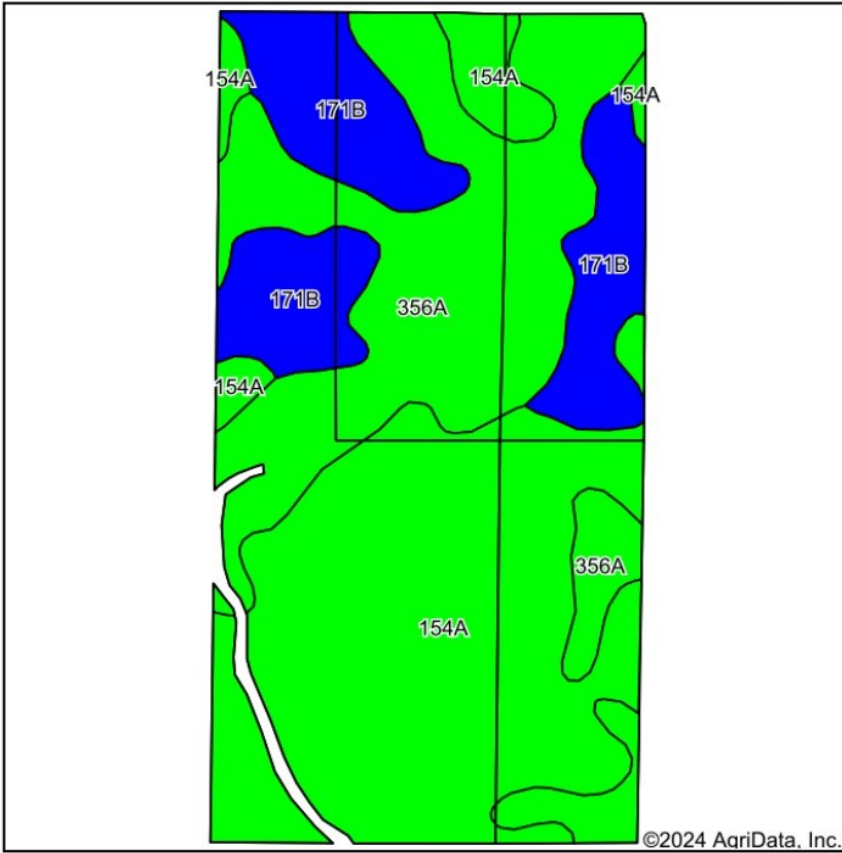
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## Soils Map



State: **Illinois**  
 County: **DeKalb**  
 Location: **22-38N-4E**  
 Township: **Clinton**  
 Acres: **78.49**  
 Date: **8/8/2024**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IL037, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	36.53	46.5%		194	63	144
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	26.97	34.4%		**195	**63	**144
**171B	Catlin silt loam, 2 to 5 percent slopes	14.99	19.1%		**185	**58	**137
Weighted Average					192.6	62	142.7

**Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, and surface texture. Publication Date: 02-08-2023**

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices:

<https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\* The flood/pond factor has been removed for B811 indexes and yields.

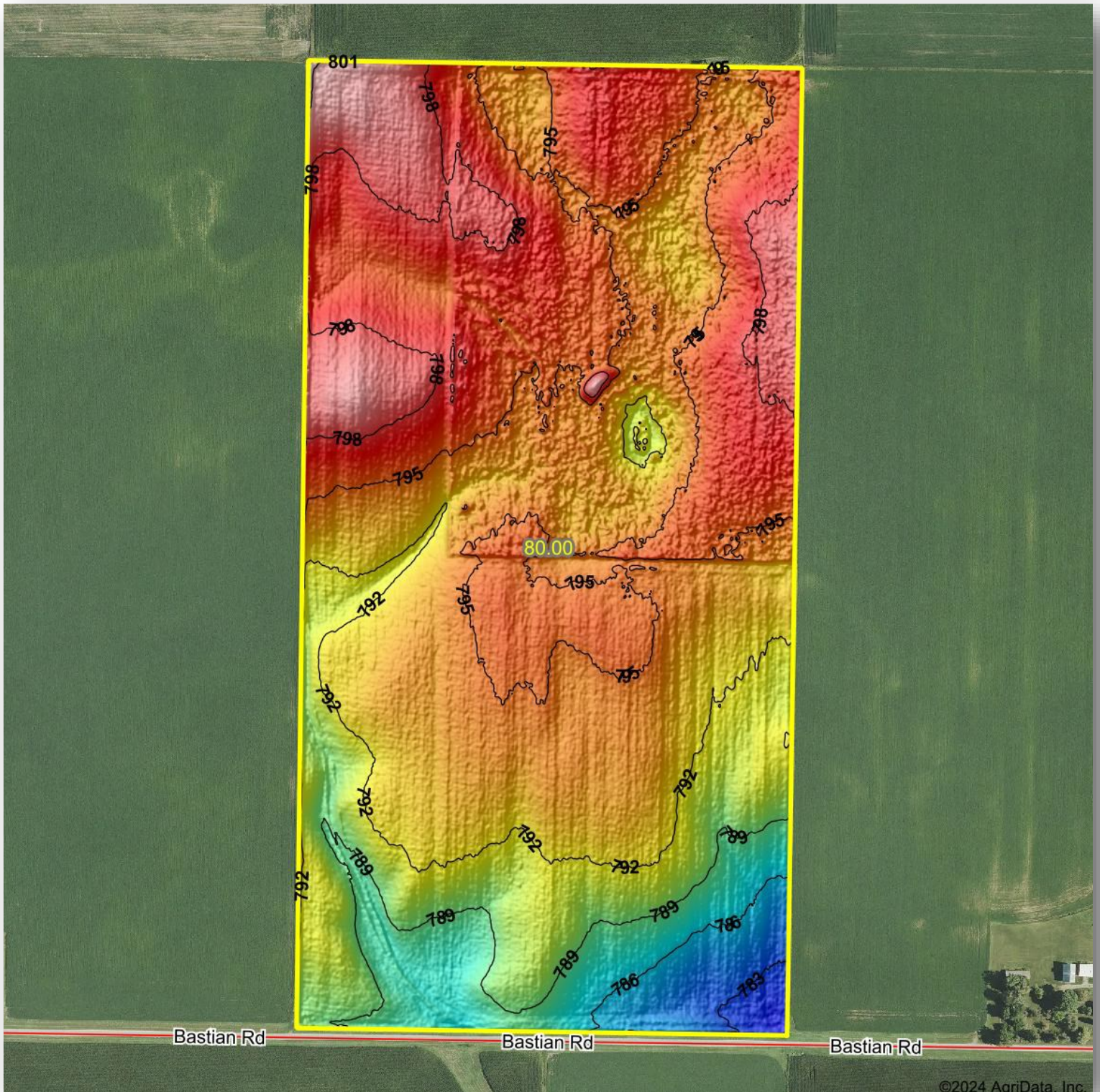
\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

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