



Commercial

R E A L T Y

A Rooster Ag' Realty, Inc. Company

DeKalb County, IL

Cortland Twp.

106.97± acres



\$49,000 Per Surveyed Acre

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

TYLER CREATH
Broker
Email: Tyler@roosterag.com
Phone: 815.451.1152



About the Property

The Cortland Farm is 106.97± acres located in Sections 10 & 30 of Cortland Township, DeKalb County, IL.



GROSS ACRES:	106.97±
TILLABLE ACRES:	101.00±
SOIL PI:	134
EST. REAL ESTATE TAX:	\$7,432.70
PRICE PER SURVEYED ACRE:	\$49,000

The Cortland Farm is situated between DeKalb & Cortland, IL at the NWC of Route 38 & Loves Road. The Cortland Farm consists of 101 tillable acres of great soils.

The farm is zoned General Commercial (C2) and is annexed into the town of Cortland.

See the following link for the drone footage of the property:
<https://youtu.be/o77VlrenKeg?si=WKXtTQupqac8ADo3>

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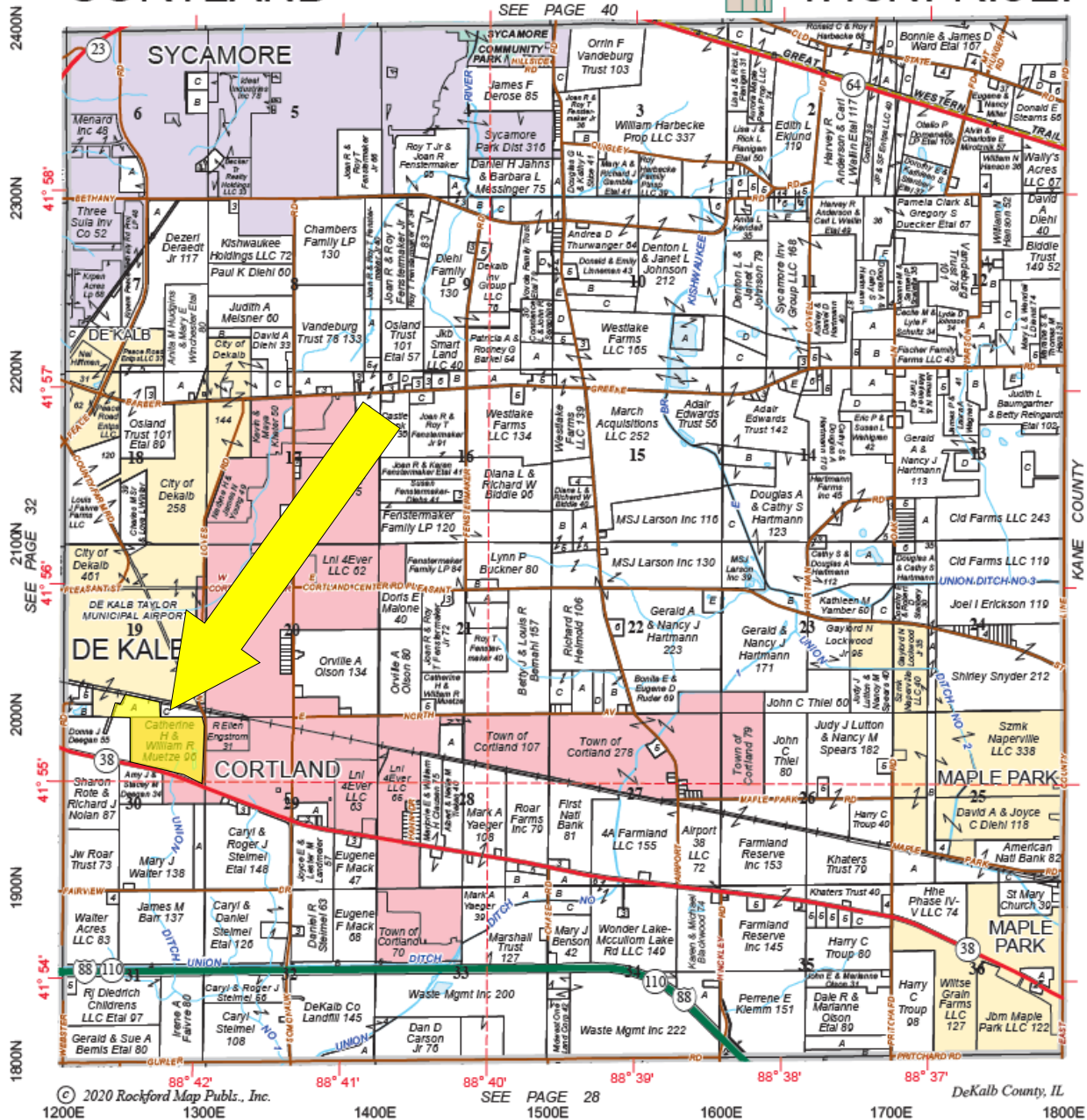


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CORTLAND

T.40N.-R.5E.

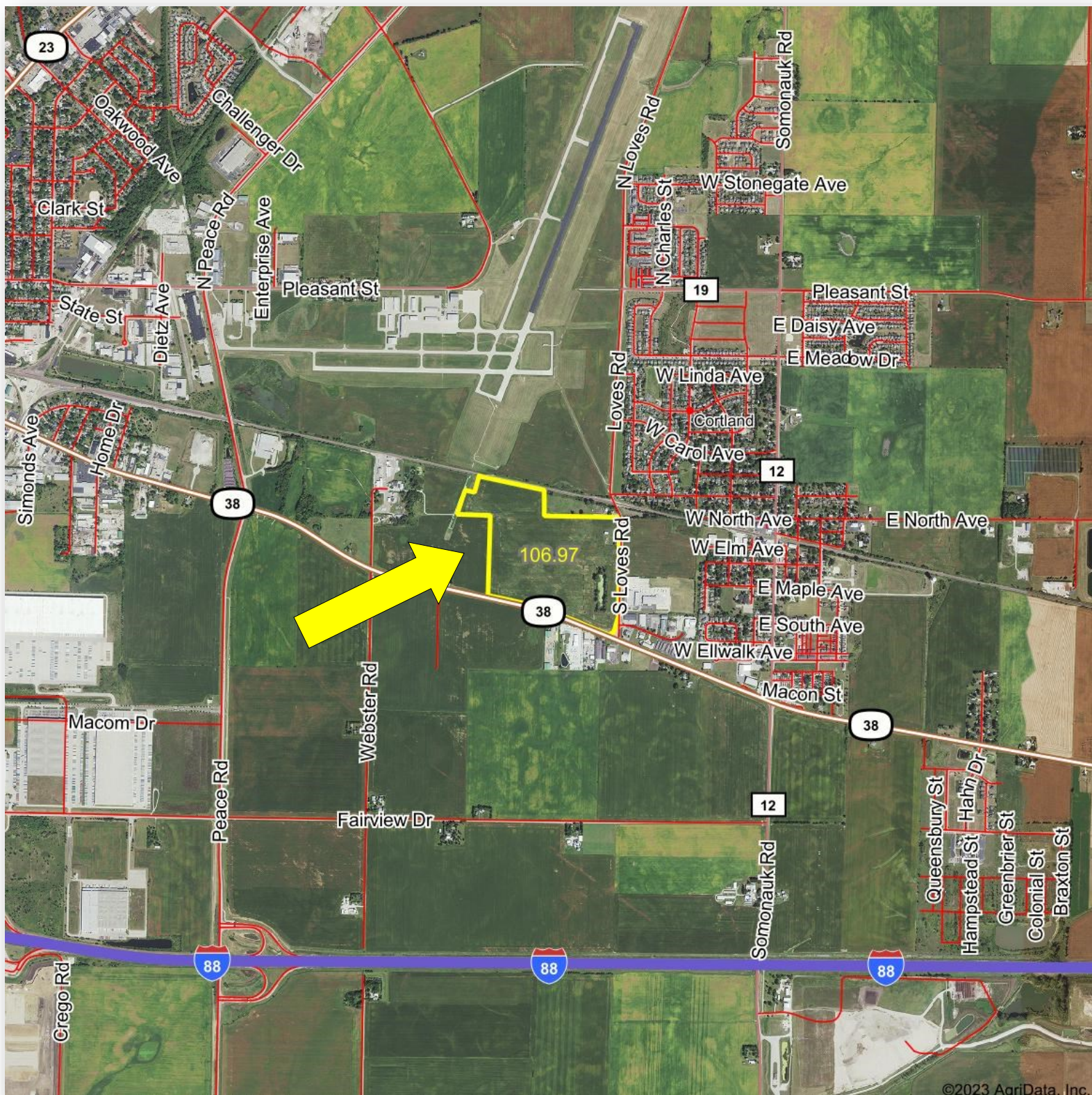
Refer to page 56 for keyed parcels



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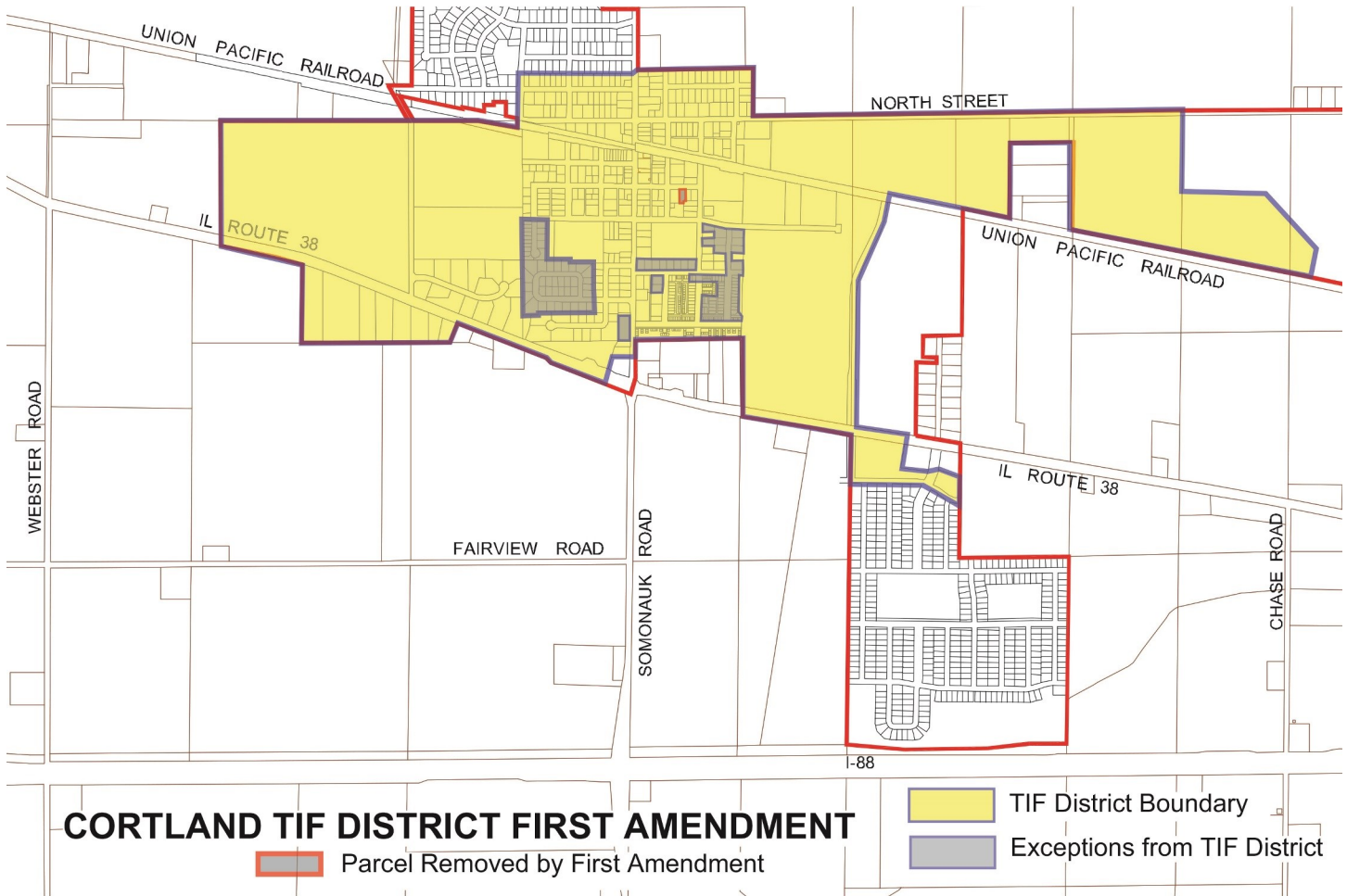
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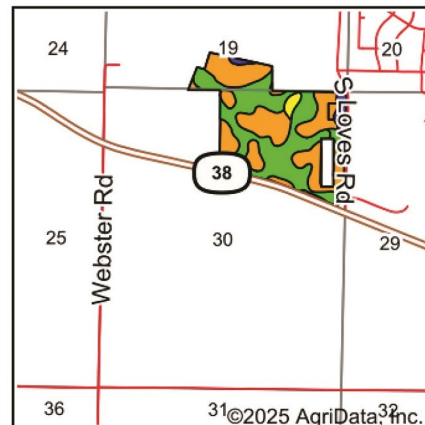
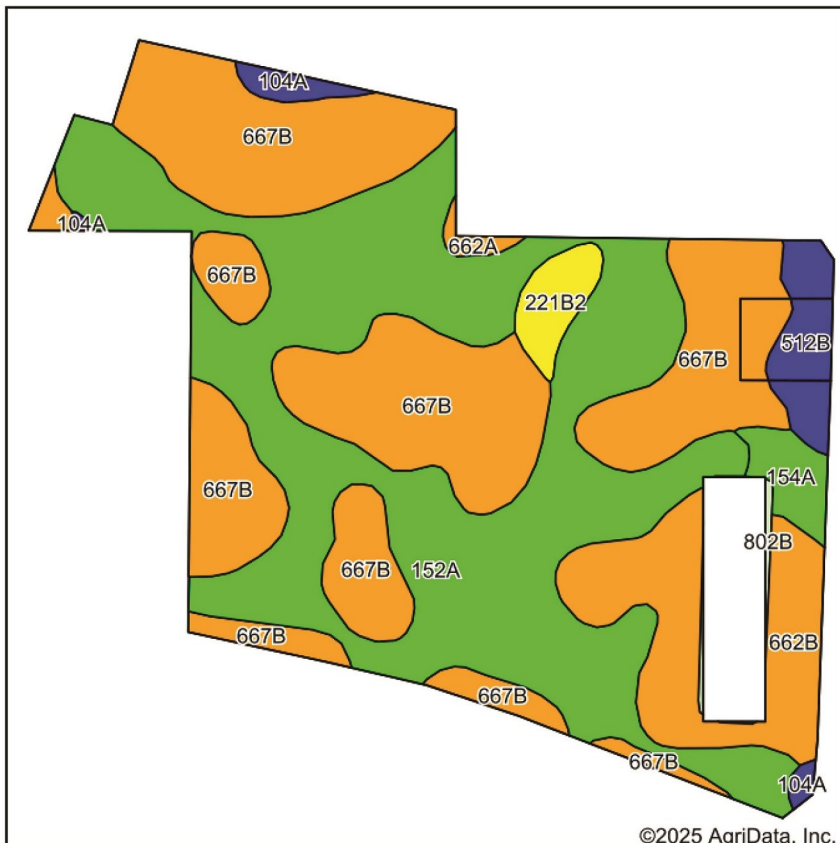


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Soils Map



State: **Illinois**
 County: **DeKalb**
 Location: **30-40N-5E**
 Township: **Cortland**
 Acres: **101.06**
 Date: **4/10/2025**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IL037, Soil Area Version: 19								
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management	*n NCCPI Overall
**152A	Drummer silty clay loam, 0 to 2 percent slopes	44.11	43.7%		**195	**63	**144	82
**667B	Kaneville silt loam, 2 to 5 percent slopes	38.85	38.4%		**176	**54	**127	88
**662B	Barony silt loam, 2 to 5 percent slopes	9.55	9.4%		**170	**52	**124	88
**512B	Danabrook silt loam, 2 to 5 percent slopes	2.91	2.9%		**185	**58	**137	88
**221B2	Parr silt loam, 2 to 5 percent slopes, eroded	1.91	1.9%		**151	**49	**113	68
154A	Flanagan silt loam, 0 to 2 percent slopes	1.79	1.8%		194	63	144	90
104A	Virgil silt loam, 0 to 2 percent slopes	1.11	1.1%		182	56	132	87
662A	Barony silt loam, 0 to 2 percent slopes	0.45	0.4%		172	53	125	89
**802B	Orthents, loamy, 1 to 6 percent slopes	0.38	0.4%		**0	**0	**0	66
Weighted Average					183.2	57.7	134	*n 84.9

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: 01-28-2025

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

*n: The aggregation method is "Weighted Average using all components"

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

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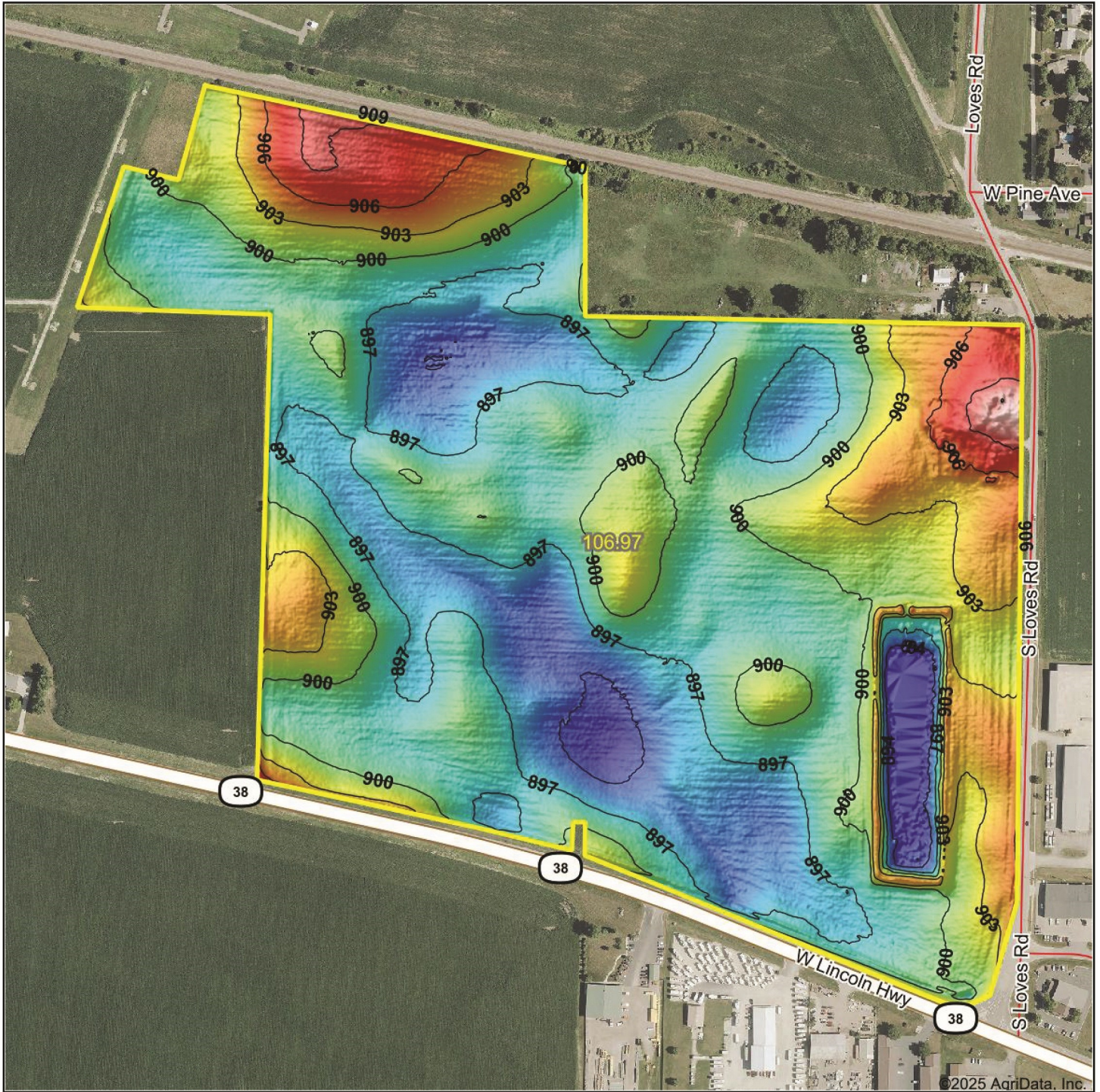


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