

ROOSTER AG'

REAL ESTATE

DeKalb County, IL

40± Acres w/
House & Building



\$850,000

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 Houghtby Rd. Farm is 40± acres located in Section 29 of Shabbona Township, DeKalb County, IL. Property includes house & steel pole building. This property is conveniently located off Houghtby Rd. and Todd Rd. near U.S. Route 30.

GROSS ACRES:	40.00±
TILLABLE ACRES:	30.21±
SOIL PI	133.7
ESTIMATED RE TAXES	\$8,530.28
PRICE	\$850,000.00



40± acres with a 2,300 sq. ft. house & 6,480 sq. ft. steel pole building.

An exceptional opportunity you won't want to miss out on!

The Houghtby Rd. Farm consists of 30.21± tillable acres with a Soil PI of 133.7.

Excellent Location! Near Shabbona, IL and Shabbona Lake.

Aerial drone footage currently not available.

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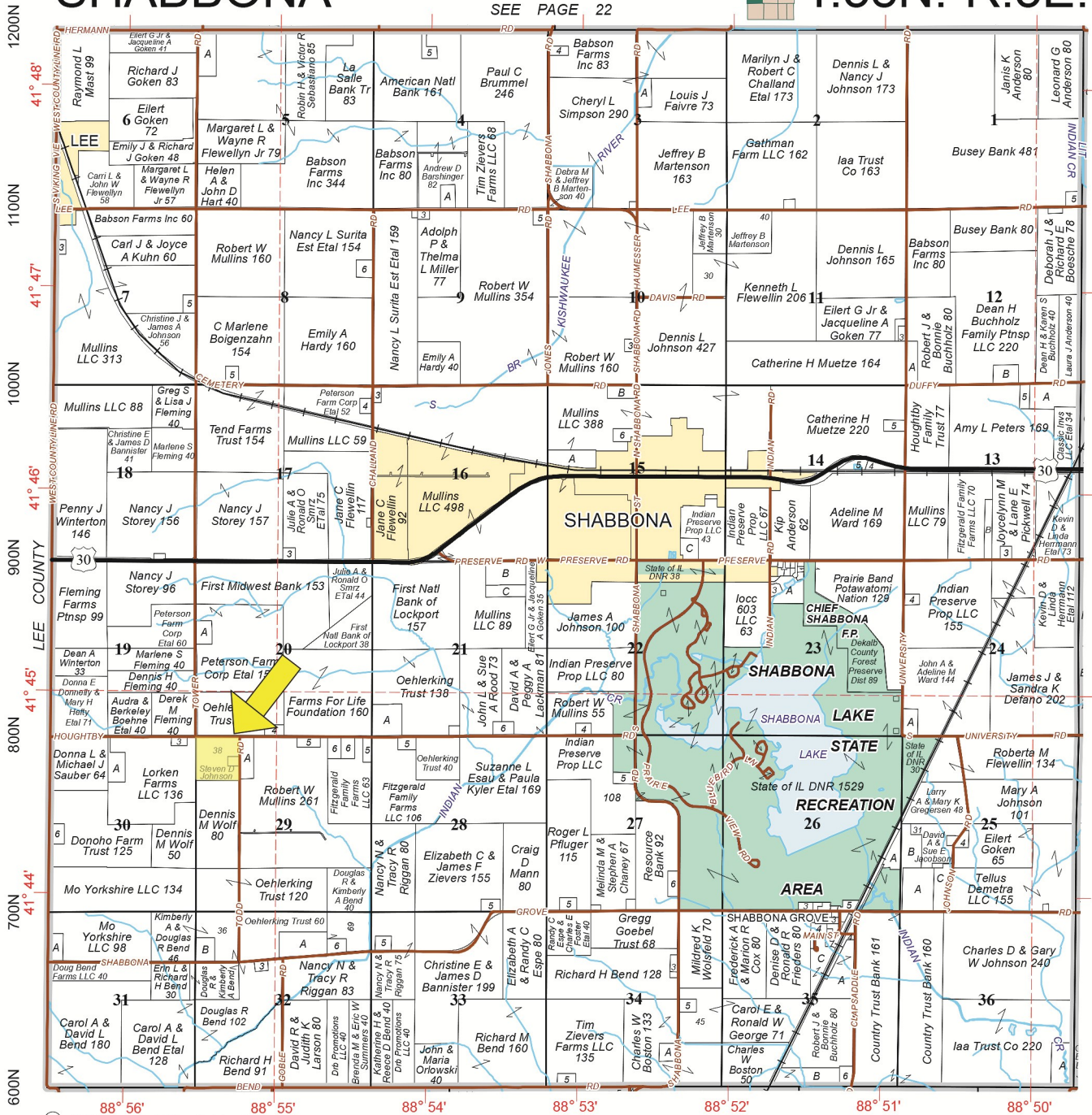
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SHABBONA

SEE PAGE 22

T.38N.-R.3E.

Refer to page 52 for keyed parcels



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DeKalb County, IL

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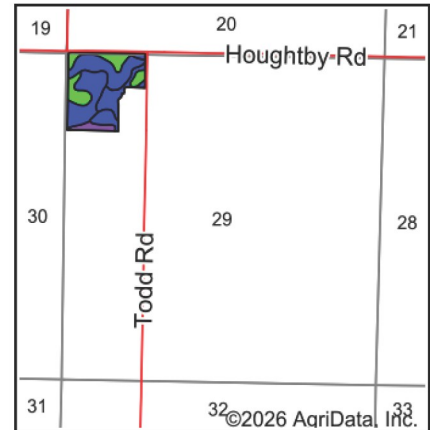
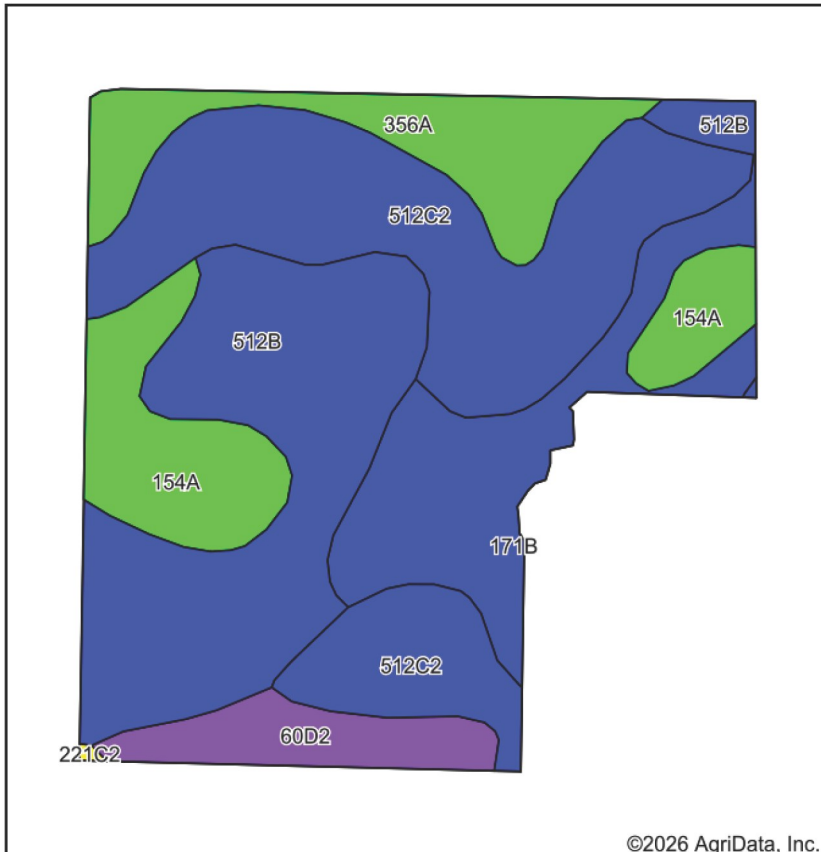
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Soils Map



State: **Illinois**
 County: **DeKalb**
 Location: **29-38N-3E**
 Township: **Shabbona**
 Acres: **30.21**
 Date: **2/2/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IL037, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Crop productivity index for optimum management
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	9.60	31.7%		**128
**512B	Danabrook silt loam, 2 to 5 percent slopes	8.01	26.5%		**137
**171B	Catlin silt loam, 2 to 5 percent slopes	4.25	14.1%		**137
154A	Flanagan silt loam, 0 to 2 percent slopes	3.60	11.9%		144
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	3.07	10.2%		**144
**60D2	La Rose loam, 10 to 18 percent slopes, eroded	1.68	5.6%		**102
Weighted Average					133.7

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

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

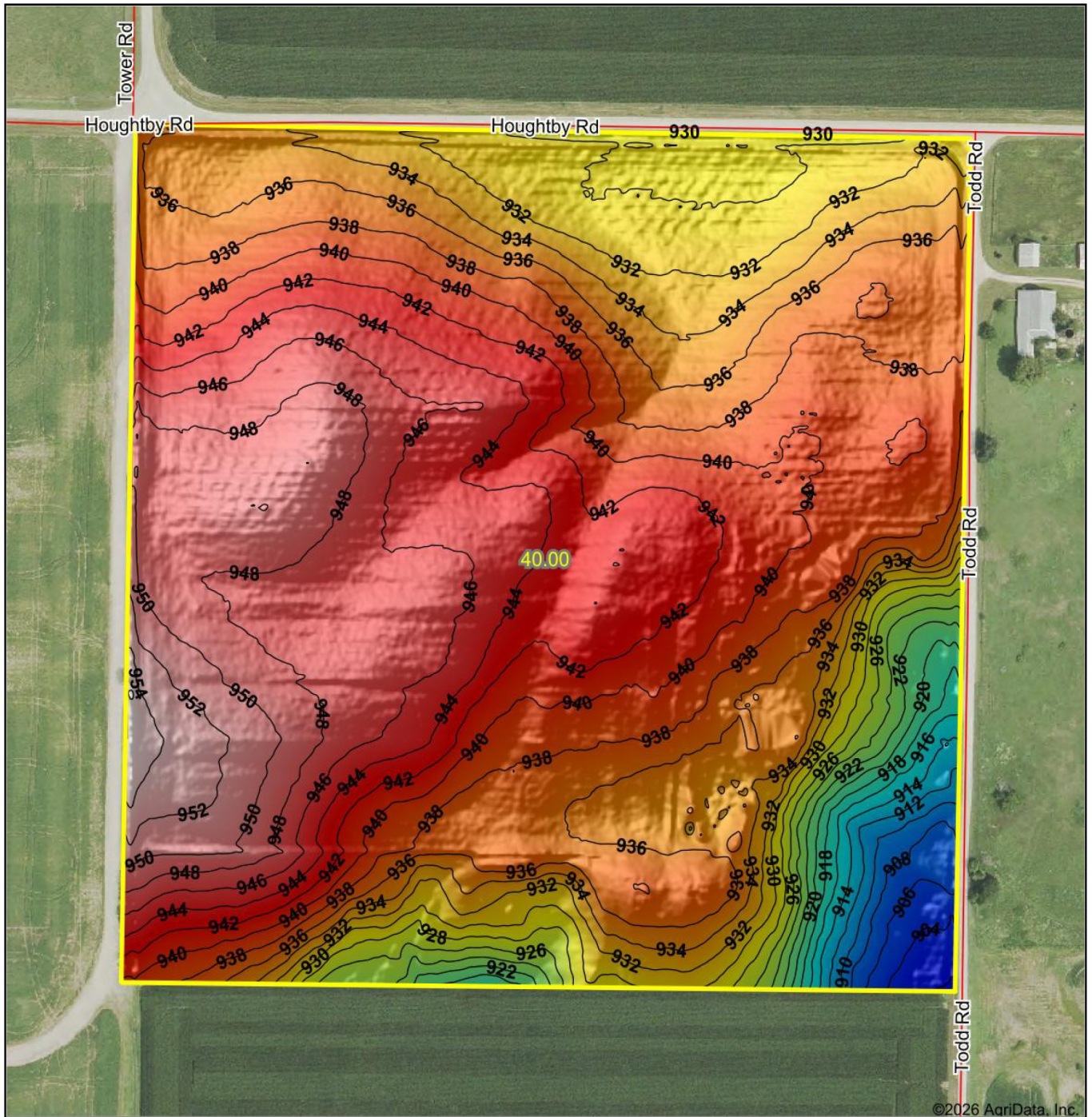
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