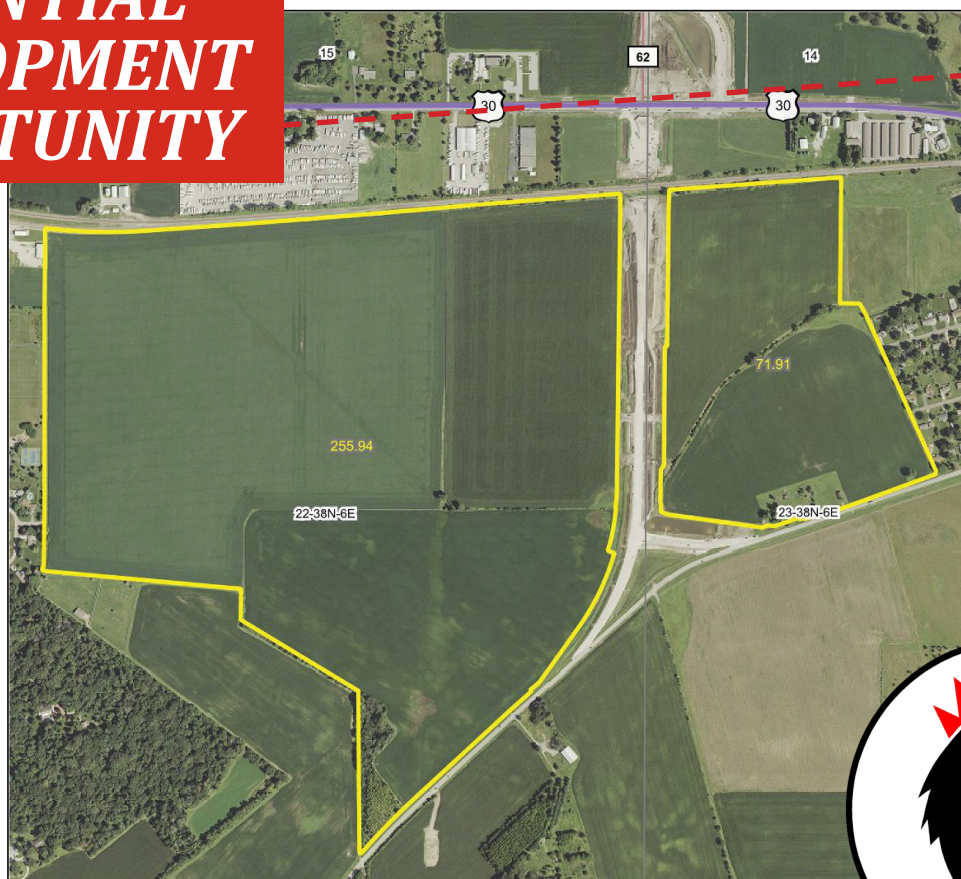


REAL ESTATE

Big Rock Assemblage

328± Acres
*POTENTIAL
DEVELOPMENT
OPPORTUNITY*



**BNSF
Rail Line
Access
Capability!**

\$78,000 PER ACRE

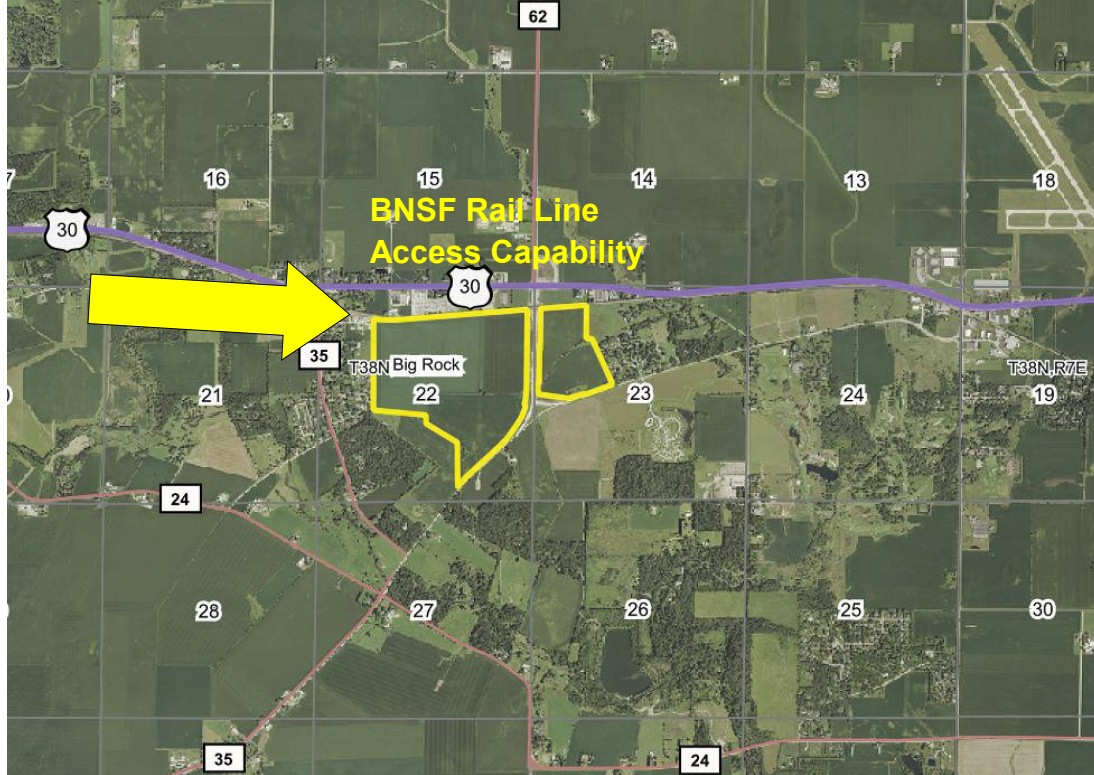


ROOSTER AG' REALTY INC.

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

GROSS ACRES:	328±
PRICE PER SURVEYED ACRE:	\$78,000

The Big Rock Assemblage is 328± acres located in Sections 22 and 23 of Big Rock Township, Kane County IL.

It is located along the BNSF Rail Line (with rail access capability), near U.S. Rte 30, and not far from the IL Rte 47 and I-88 interchange.

This is an excellent location for potential development opportunities. (Subject to Approvals.)

Current zoning: F - Farmland.

Close to Aurora Municipal Airport.

The extension of Dauberman Road east of Big Rock and just west of Sugar Grove opens this road up for through traffic that now runs from Keslinger Road to the north and connects to Granart Road to all points south formally not easily accessible. Dauberman Road now extends over Rte 30 and the BNSF railroad lines, significantly increasing the transportation network.



Source:
Kane County Division
of Transportation

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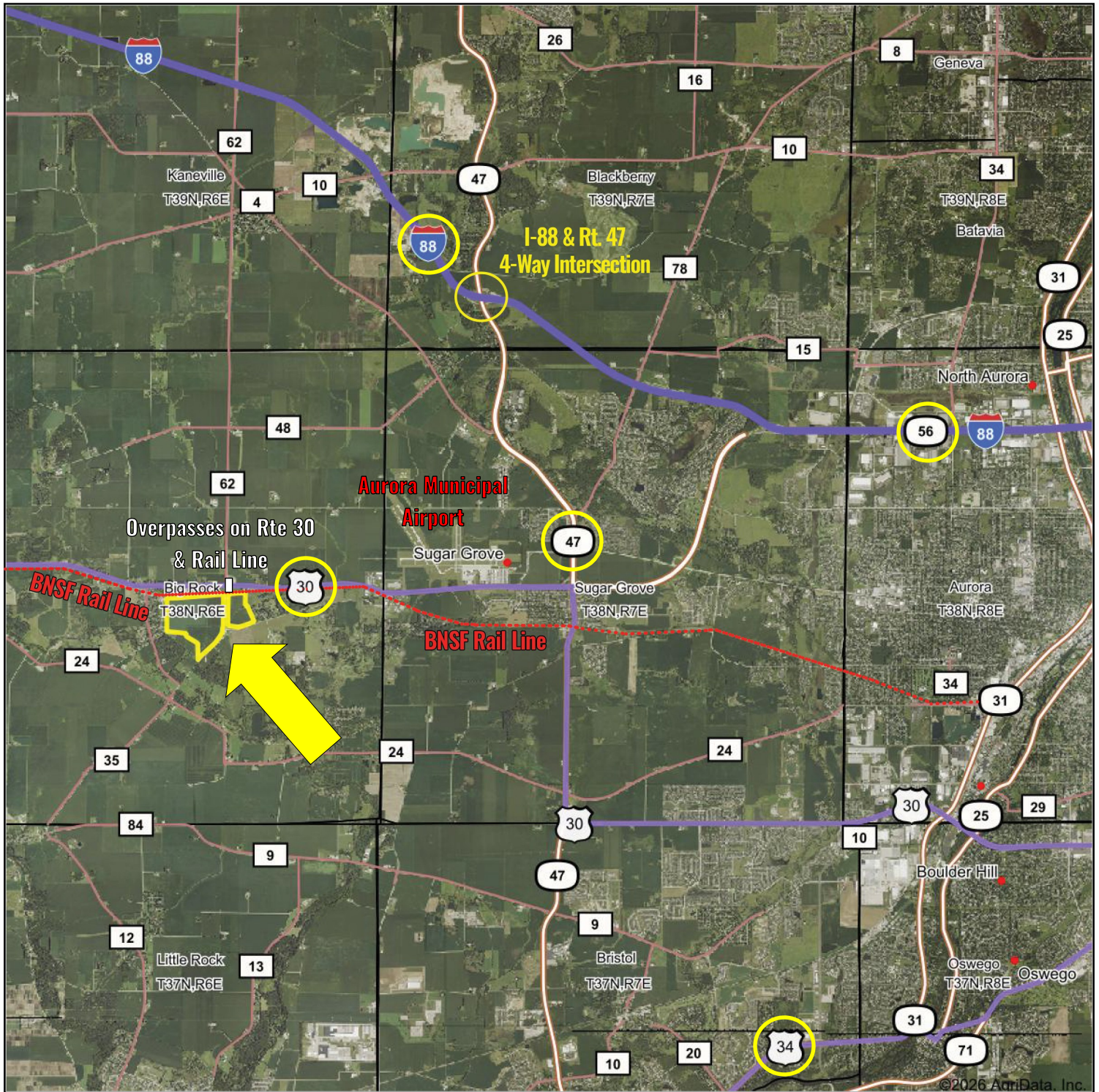
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Major Accessible Transportation Routes

BNSF Rail Line, Rt. 30, Rt. 34, Rt. 47, Rt. 56, and I-88



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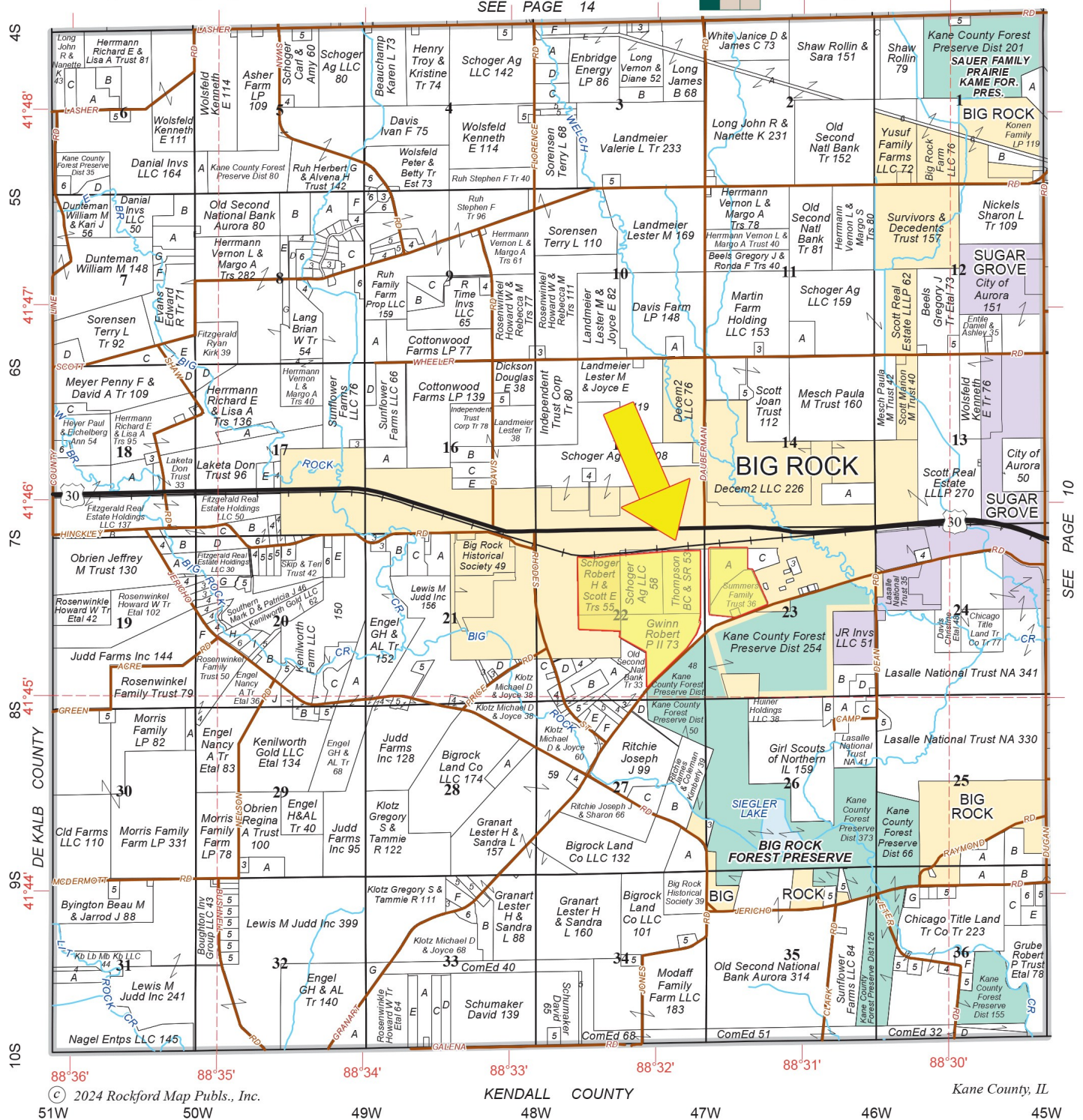
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BIG ROCK

SEE PAGE 14

T.38N.-R.6E.

Refer to page 40 for keyed parcels



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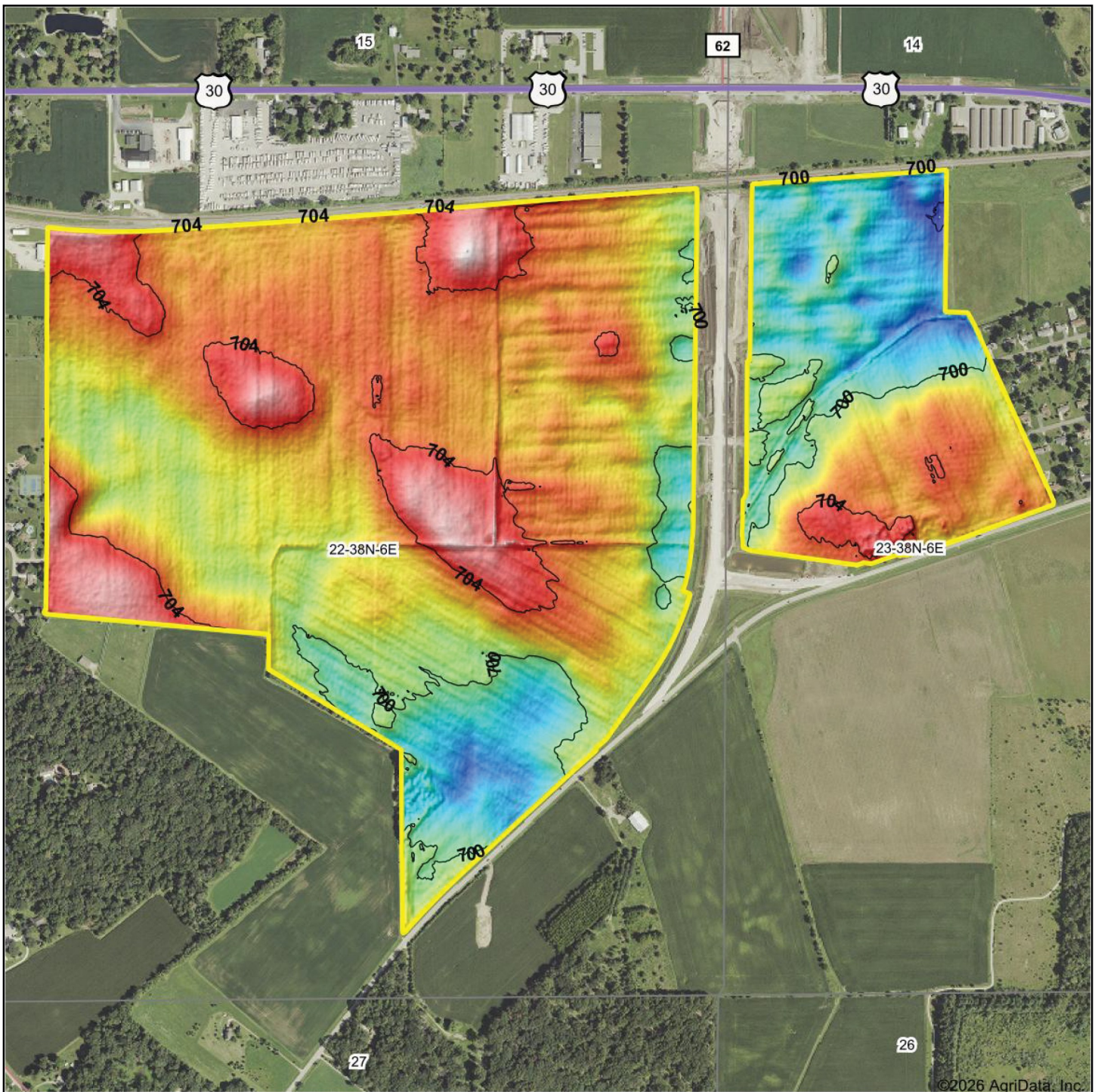


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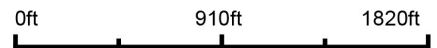
Maps Provided By:



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www.AgriDataInc.com

Source: USGS 3 meter dem
Interval(ft): 4
Min: 695.5
Max: 707.6
Range: 12.1
Average: 701.8
Standard Deviation: 2.17 ft



3/3/2026

22-38N-6E
Kane County
Illinois

Boundary Center: 41° 45' 25.24, -88° 31' 53.31

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