

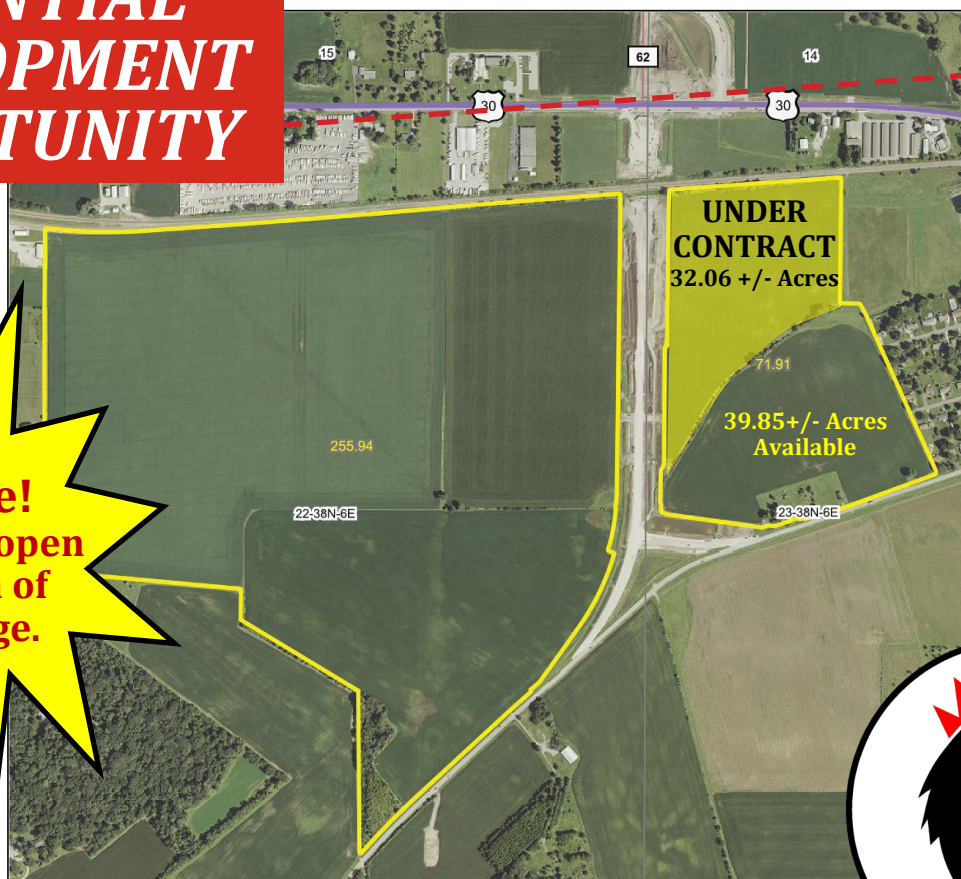
REAL ESTATE

Big Rock Assemblage

328± Acres
**POTENTIAL
DEVELOPMENT
OPPORTUNITY**

(Subject to Zoning
Approvals.)

Divisible!
Owners are open
to division of
assemblage.



**BNSF
Rail Line
Access
Capability!**

\$78,000 PER ACRE

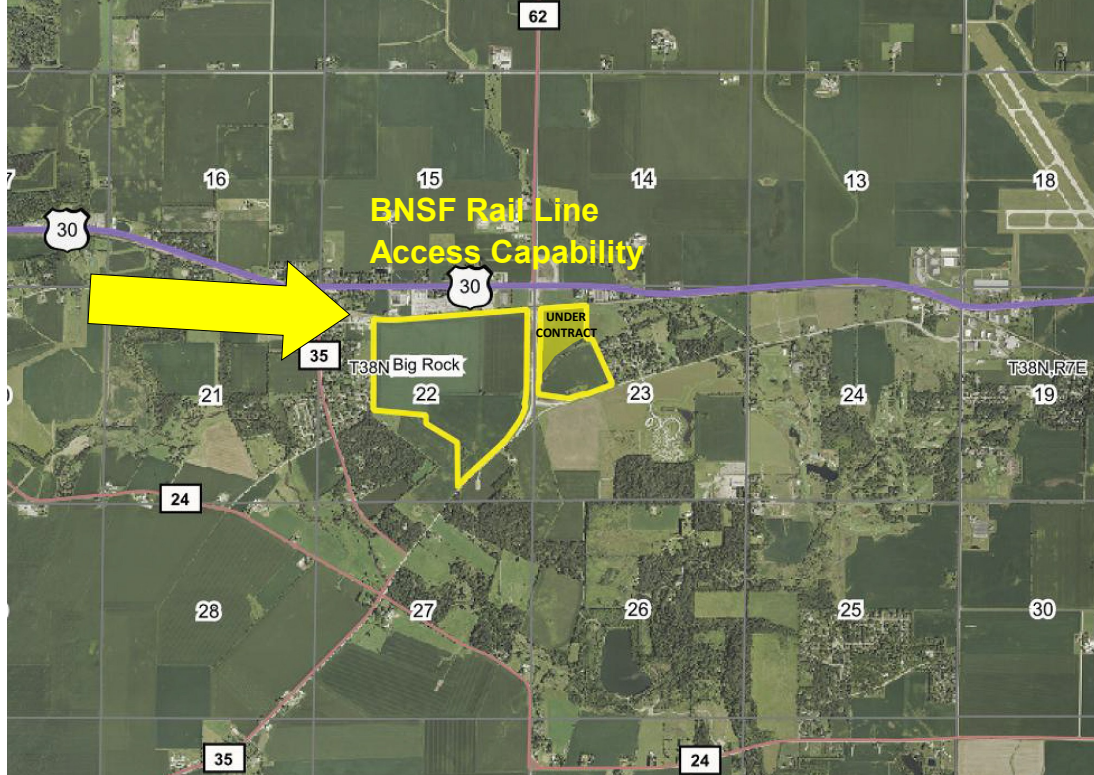


ROOSTER AG' REALTY INC.

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± (296± Remaining, 32± Under Contract)
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.

*296± Acres Still Available;
32± Acres Under Contract*

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 Zoning Approvals.)

Current zoning: F - Farmland.

Close to Aurora Municipal Airport.

The new 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. 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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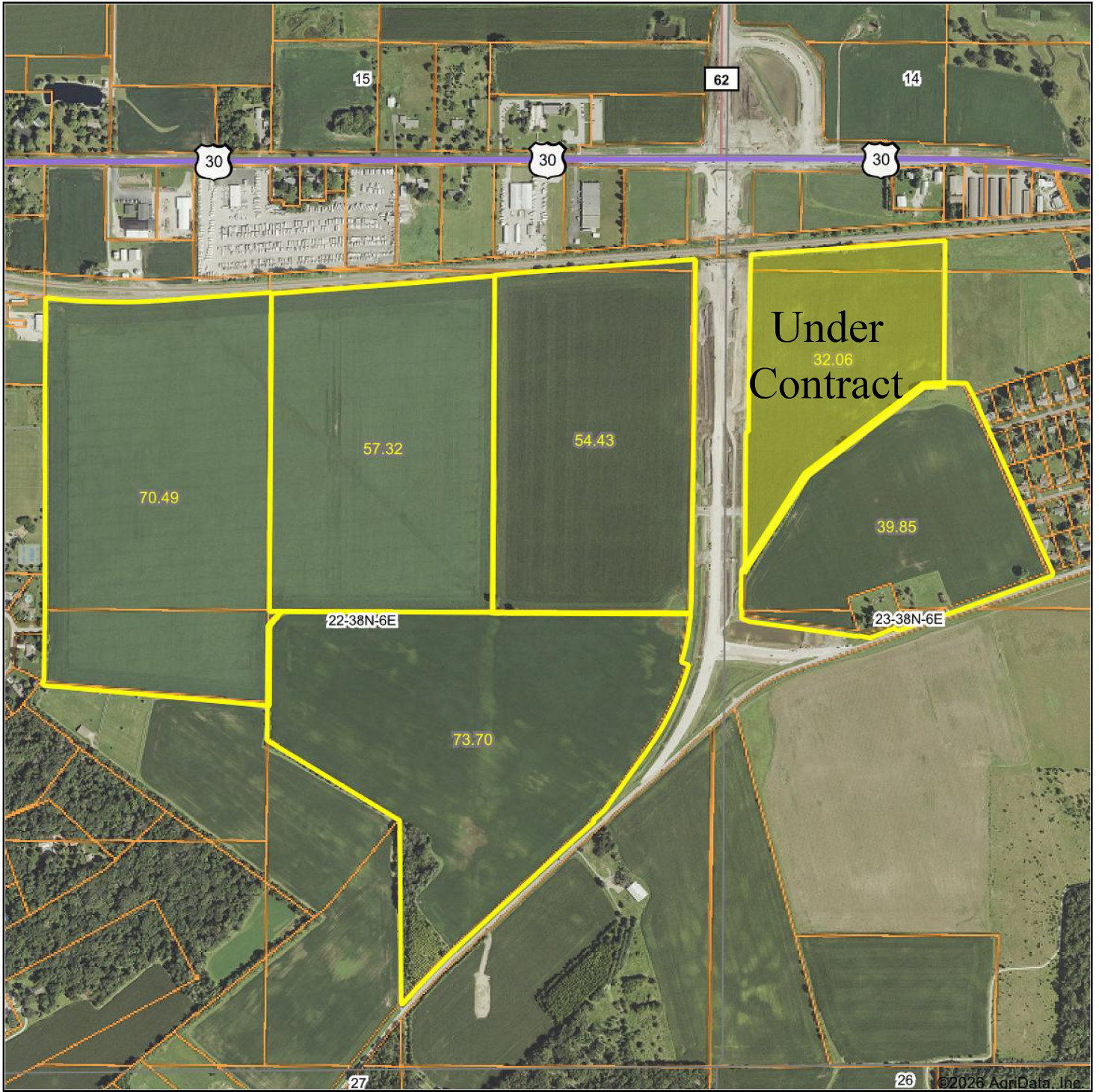


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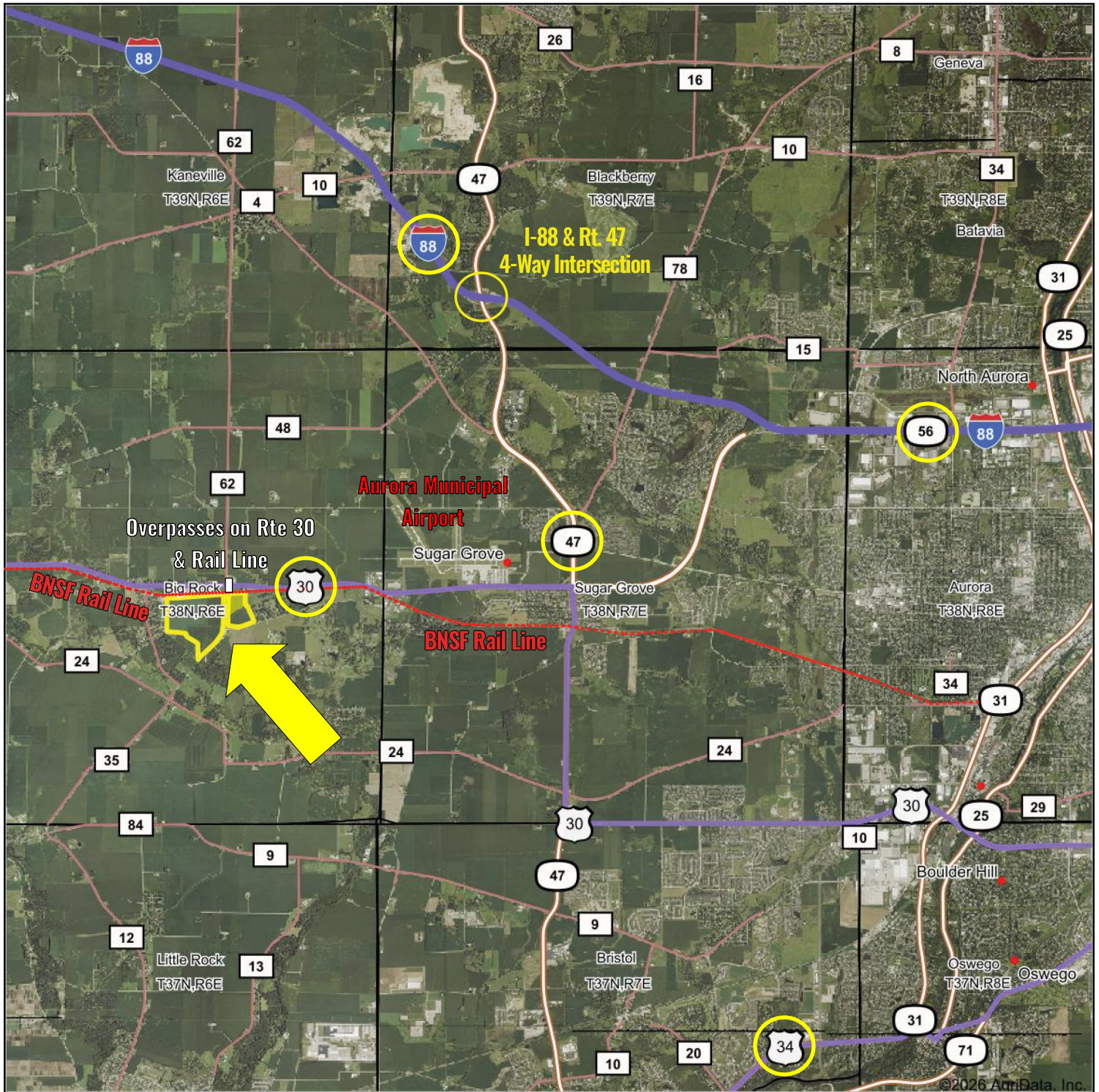


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Major Accessible Transportation Routes

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



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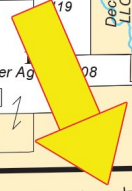
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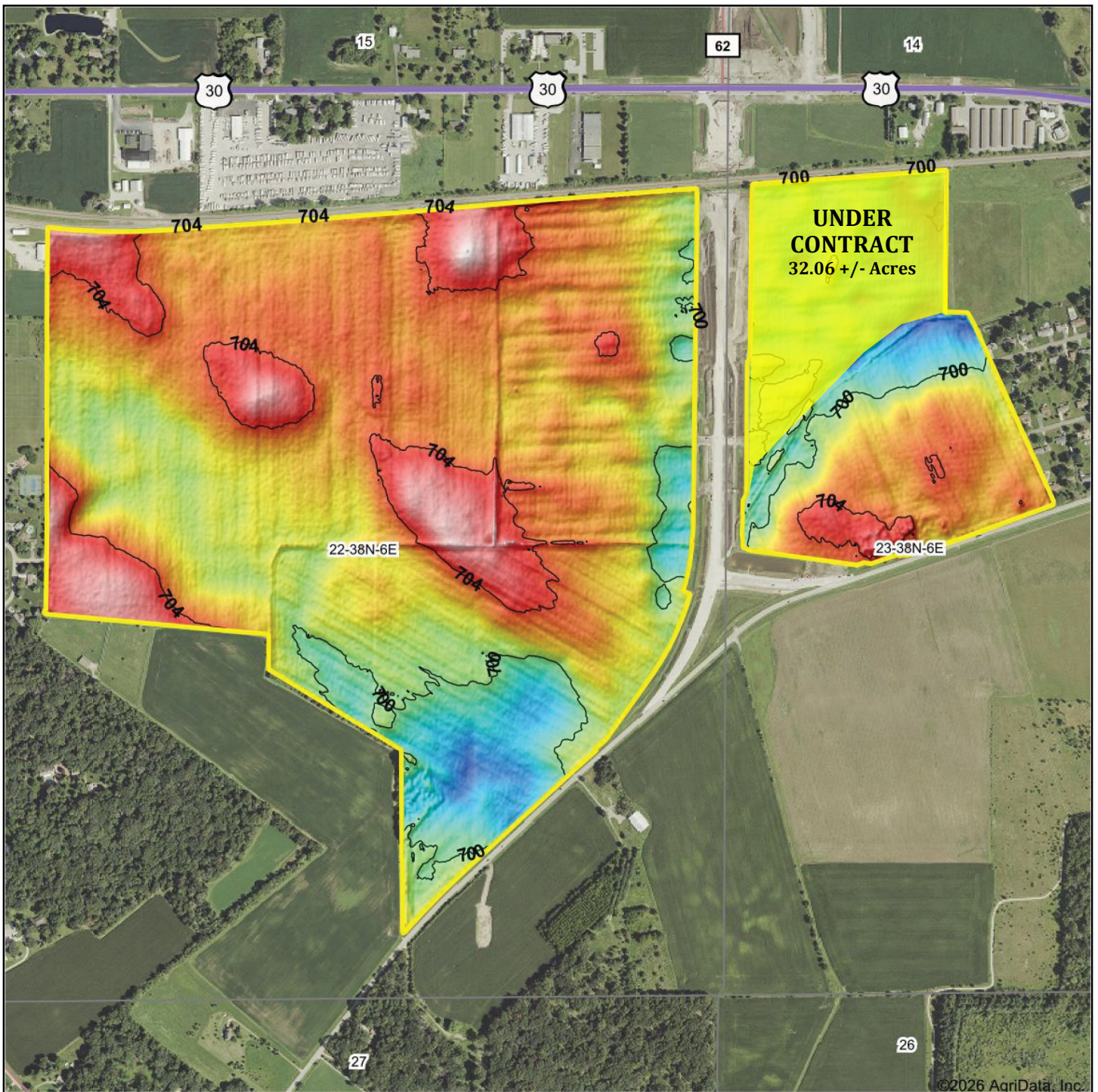
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T.38N.-R.6E.

SEE PAGE 10



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Low Elevation High



Rooster Ag'
GOLD STANDARD
APPRAISALS

Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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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

0ft 910ft 1820ft



3/3/2026

22-38N-6E
Kane County
Illinois

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

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