

# REAL ESTATE

## Big Rock Assemblage

**328± Acres  
DEVELOPMENT  
OPPORTUNITY**

**Divisible via  
256± Acres  
West and  
72± Acres  
East of  
Dauberman  
Road**



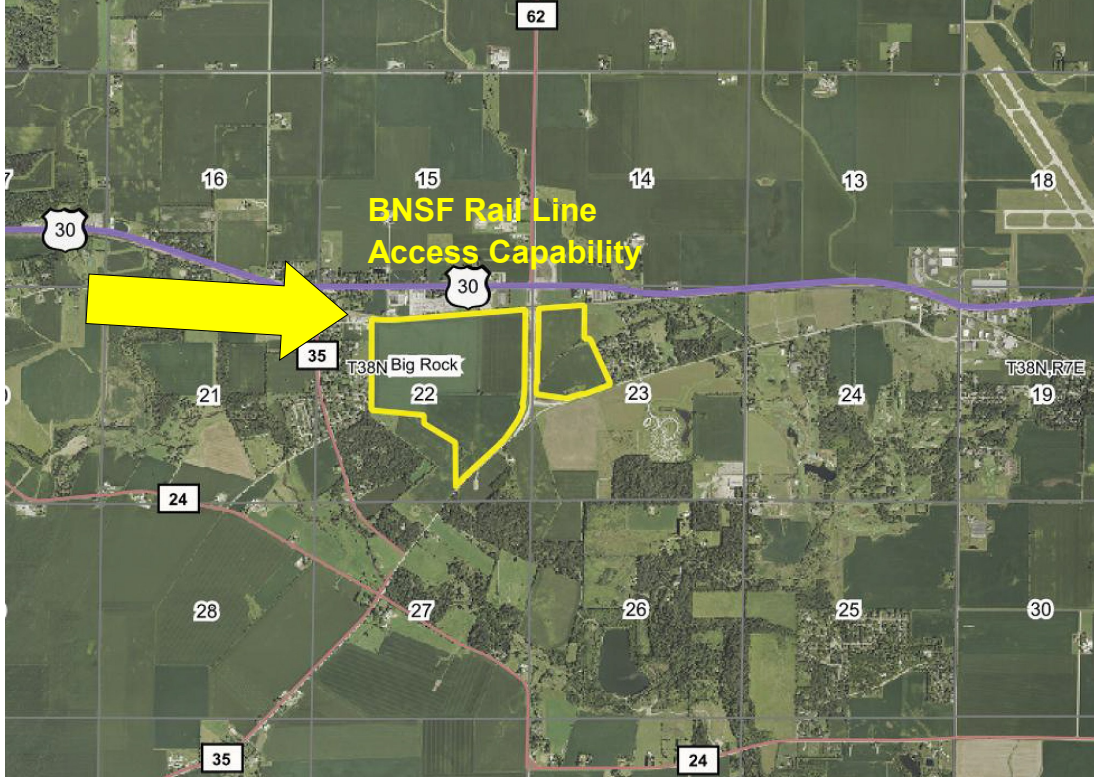
**BNSF  
Rail Line  
Access  
Capability!**



**\$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

<b>GROSS ACRES:</b>	<b>328±</b>
<b>PRICE PER SURVEYED ACRE:</b>	<b>\$78,000</b>

The Big Rock Assemblage is 328± acres located in Sections 22 and 23 of Big Rock Township, Kane County IL. Property is divisible via 256± acres west and 72± acres east of Dauberman Road.

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 a logistics / distribution center and industrial use, etc.

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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# Major Accessible Transportation Routes

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



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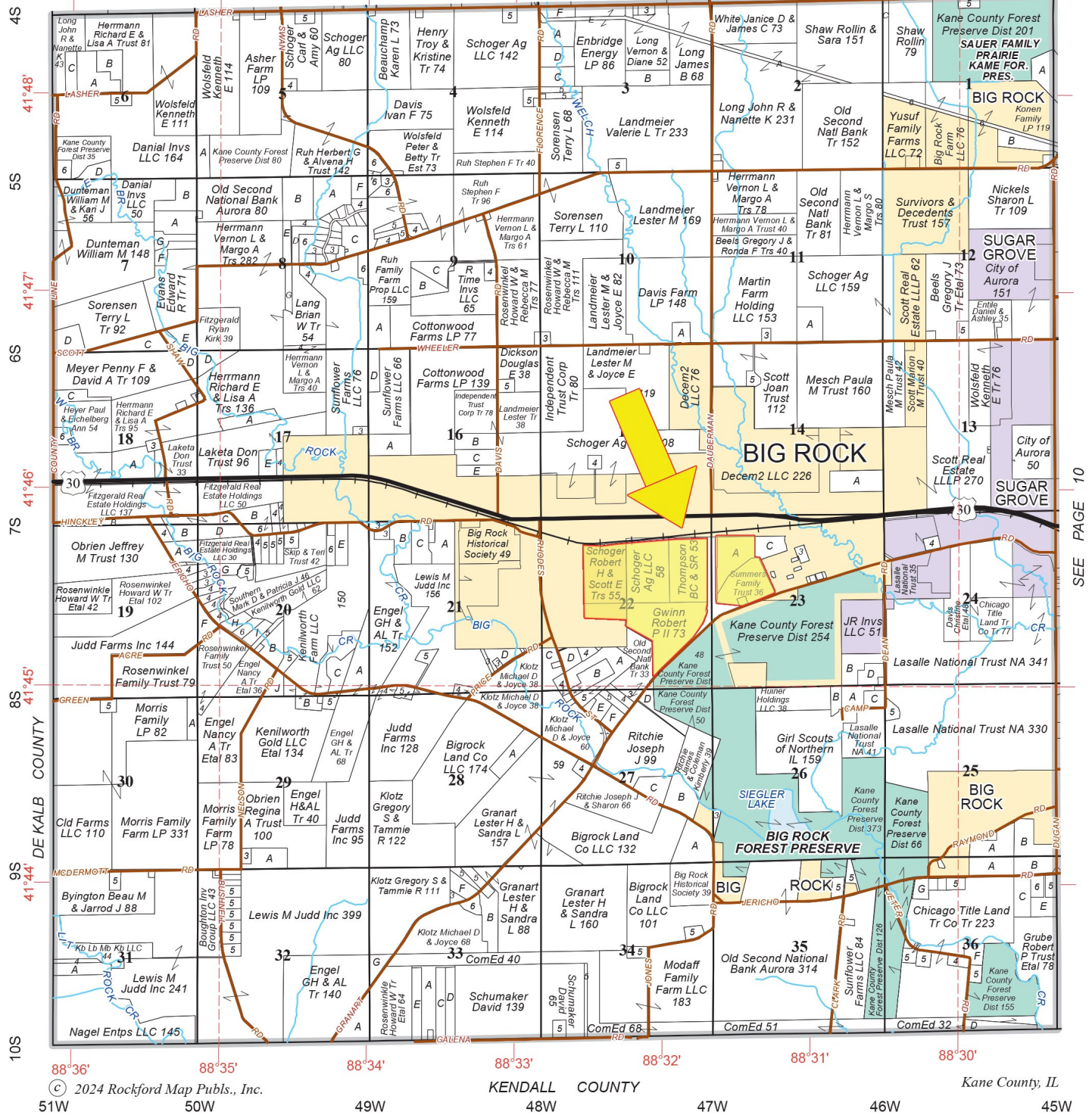
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Refer to page 40 for keyed parcels

# BIG ROCK

# T.38N.-R.6E.

SEE PAGE 14



SEE PAGE 10

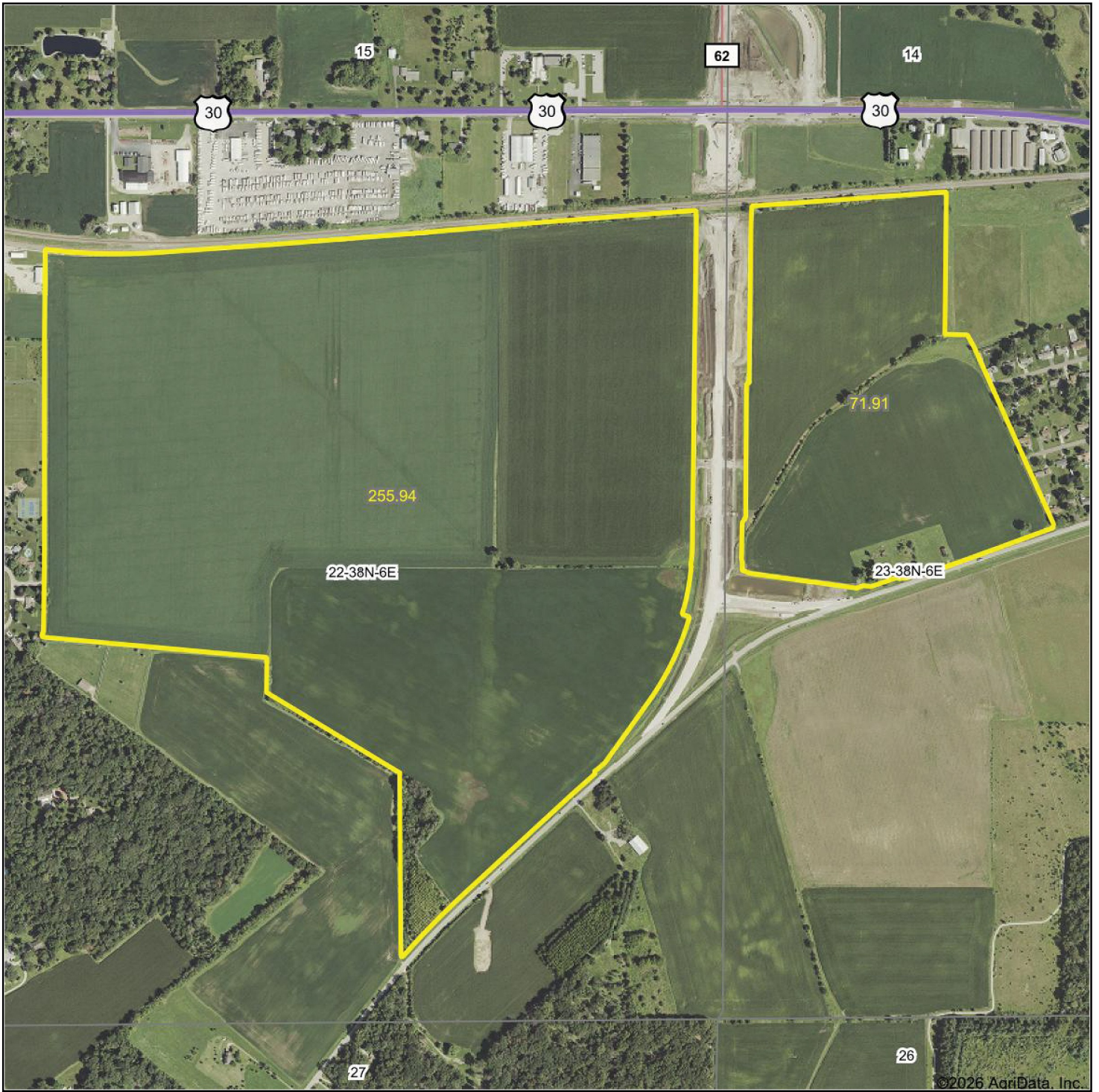
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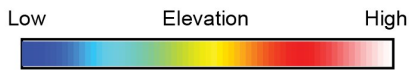
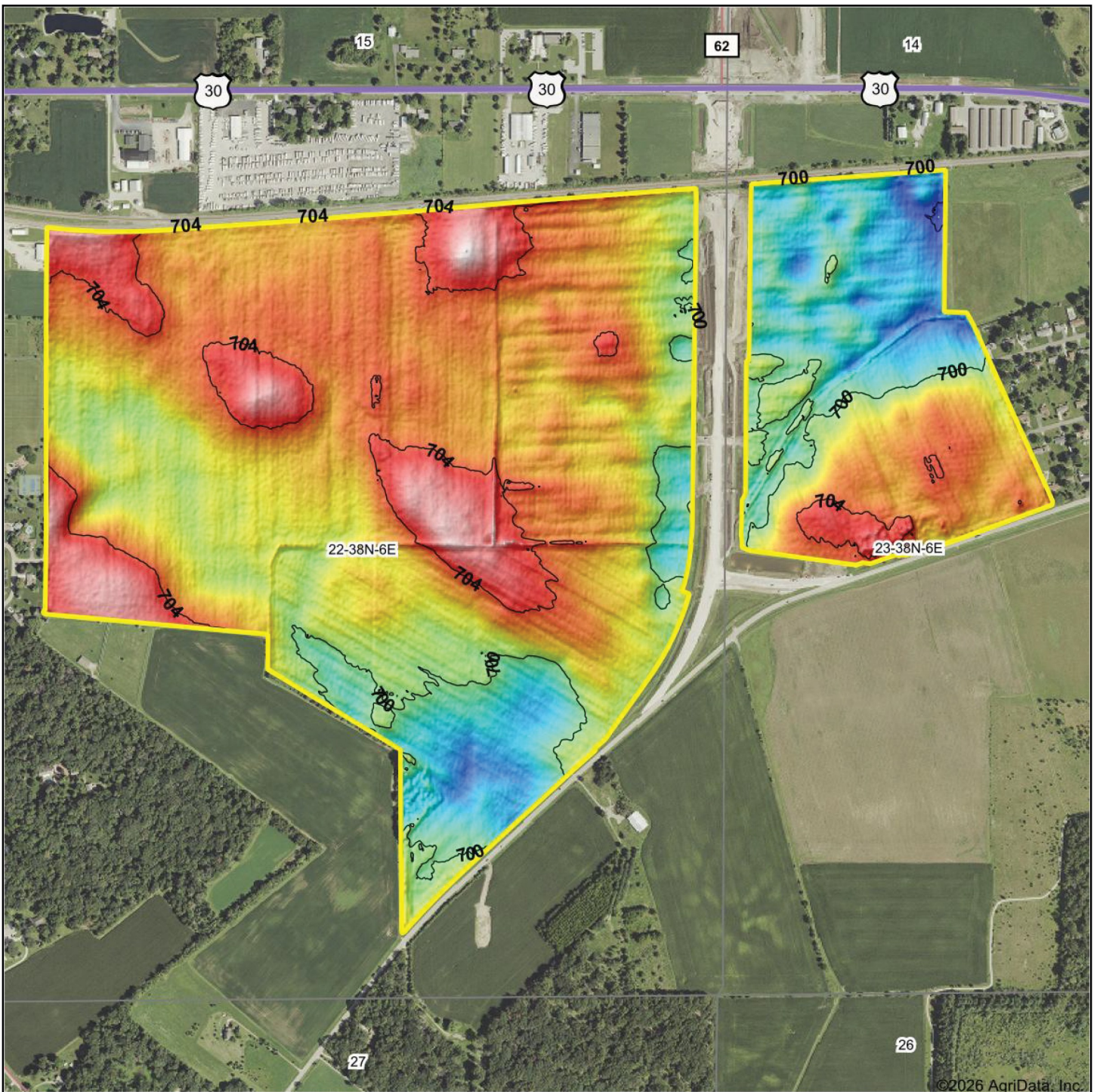
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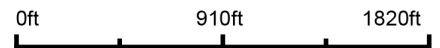


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Source: USGS 3 meter dem  
 Interval(ft): 4  
 Min: 695.5  
 Max: 707.6  
 Range: 12.1  
 Average: 701.8  
 Standard Deviation: 2.17 ft



3/3/2026  
**22-38N-6E**  
**Kane County**  
**Illinois**  
 Boundary Center: 41° 45' 25.24, -88° 31' 53.31

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