

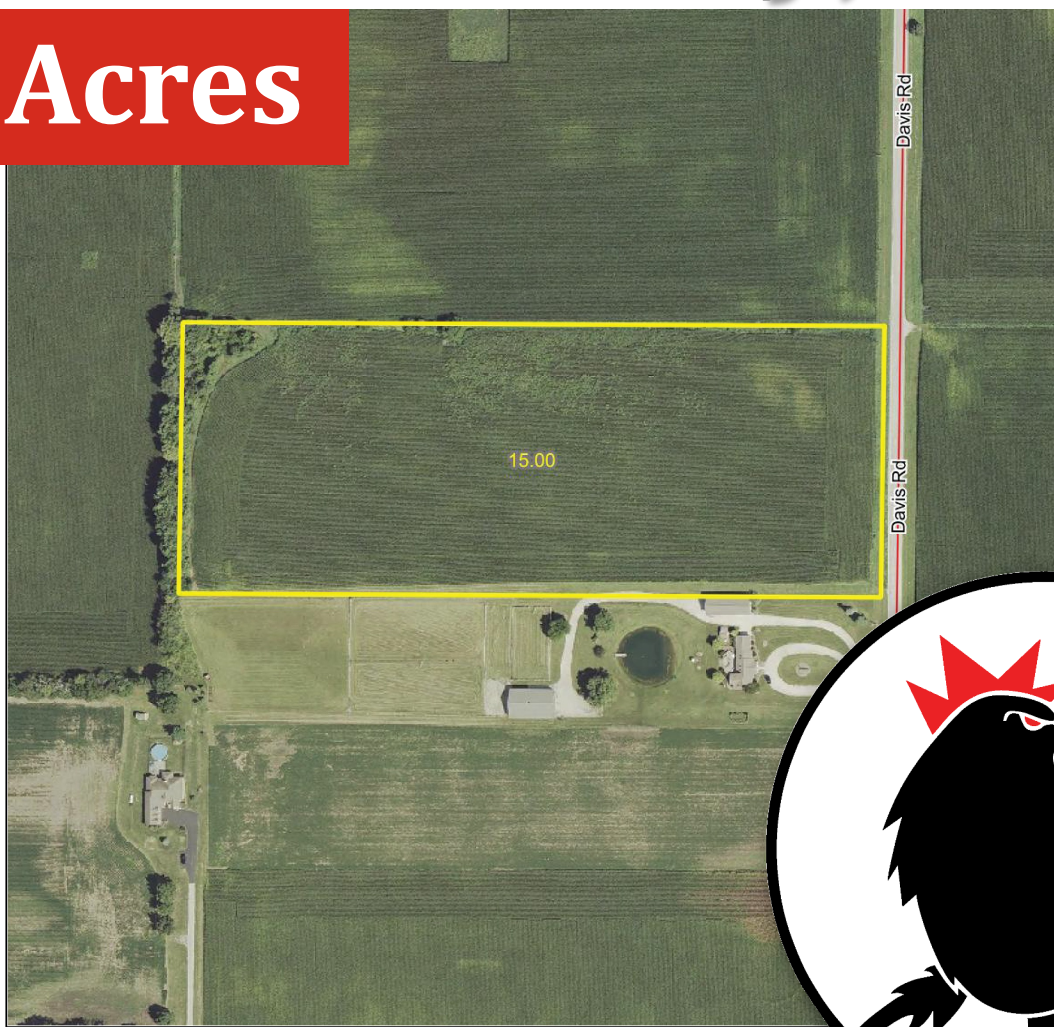
ROOSTER AG'

REAL ESTATE

Kane County, IL

15± Acres

Buildable
Lot!



\$395,000



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

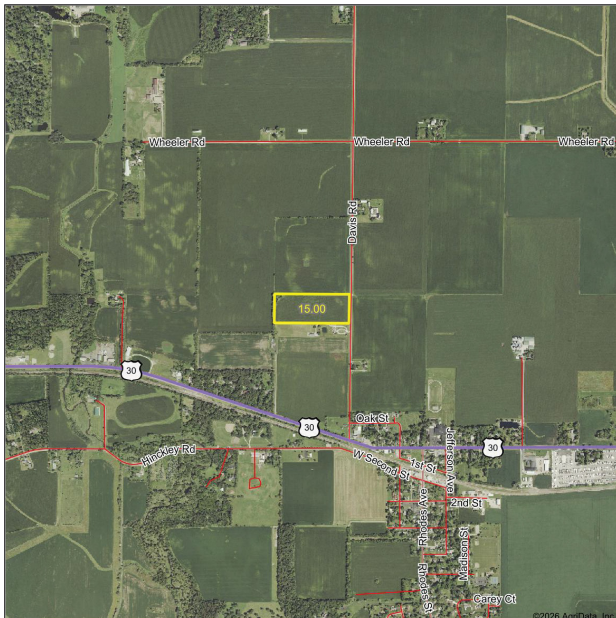


About the Property

The Davis Road Farm is 15± acres located in Section 16 of Big Rock Township, Kane County, IL. ***Agriculture-zoned land that is buildable!***

This property is conveniently located off Davis Rd. and Wheeler Rd. just north of U.S. Route 30.

GROSS ACRES:	15.00±
TILLABLE ACRES:	14.00±
SOIL PI	131.1
ESTIMATED RE TAXES	\$624.08
PRICE	\$395,000.00



A rare find in a desirable area you won't want to miss out on!

15± acres ... Property is zoned agriculture with the possibility to build a home and/or ag building.

The Davis Road Farm consists of 14± tillable acres with a Soil PI of 131.1.

Excellent location that is close to U.S. Route 30 and Big Rock!

Aerial drone footage currently not available.

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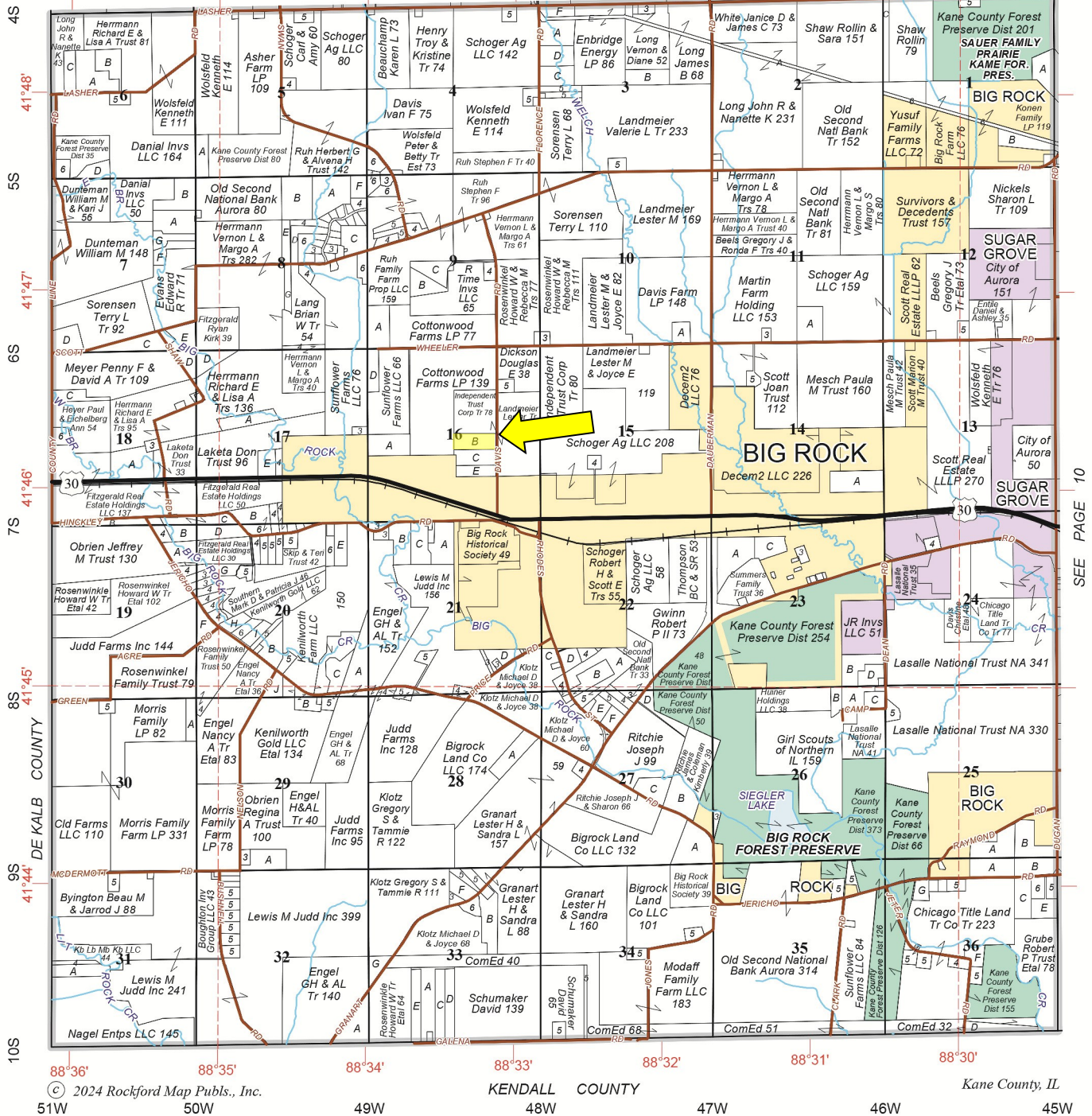
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BIG ROCK

SEE PAGE 14

T.38N.-R.6E.

Refer to page 40 for keyed parcels



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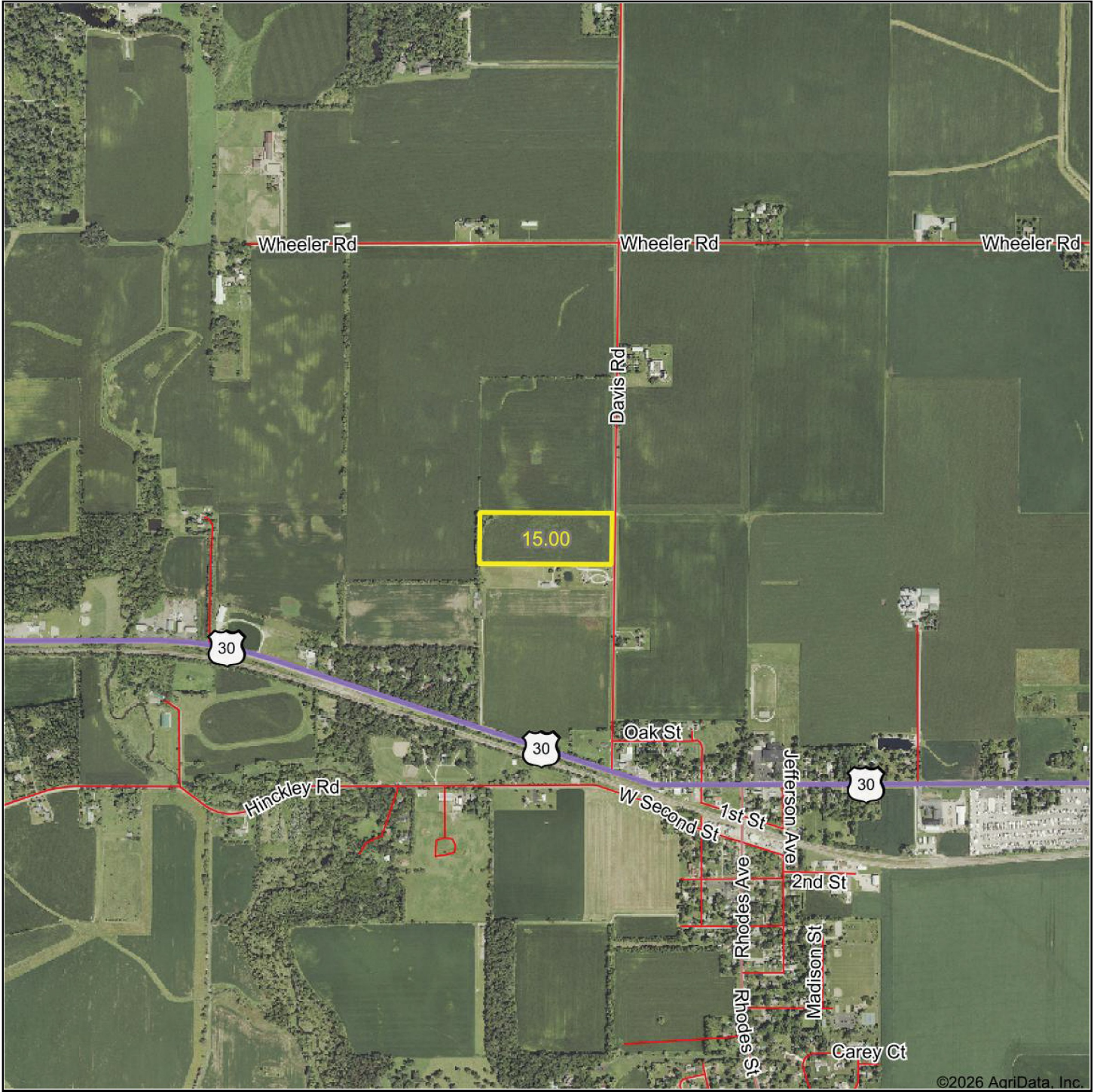


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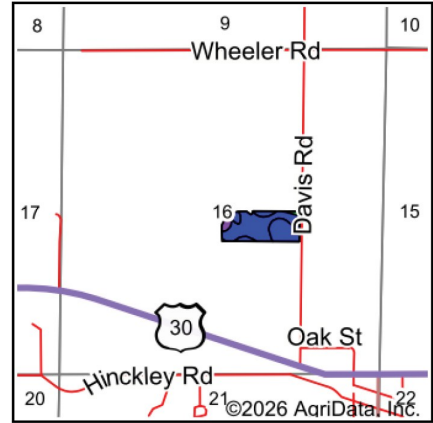
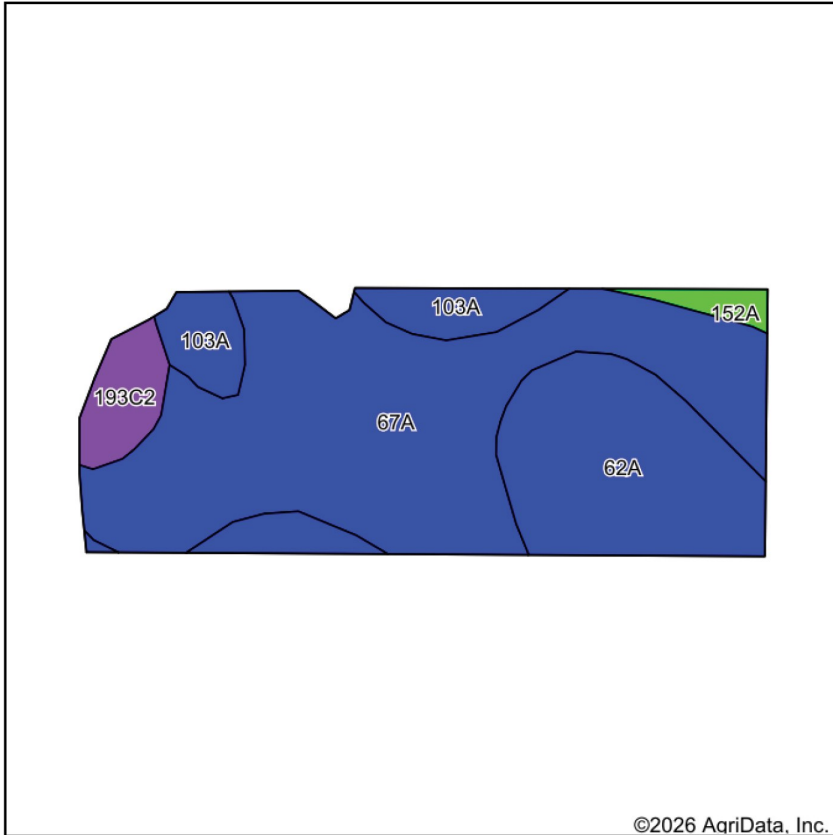
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Soils Map



State: **Illinois**
 County: **Kane**
 Location: **16-38N-6E**
 Township: **Big Rock**
 Acres: **13.95**
 Date: **4/17/2026**



Soils data provided by USDA and NRCS.

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Area Symbol: IL089, Soil Area Version: 19					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Crop productivity index for optimum management
**67A	Harpster silty clay loam, 0 to 2 percent slopes	8.00	57.3%	[Dark Blue]	**133
62A	Herbert silt loam, 0 to 2 percent slopes	3.82	27.4%	[Light Blue]	131
103A	Houghton muck, 0 to 2 percent slopes	1.16	8.3%	[Blue]	130
**193C2	Mayville silt loam, 5 to 10 percent slopes, eroded	0.71	5.1%	[Purple]	**107
**152A	Drummer silty clay loam, 0 to 2 percent slopes	0.26	1.9%	[Green]	**144
Weighted Average					131.1

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.

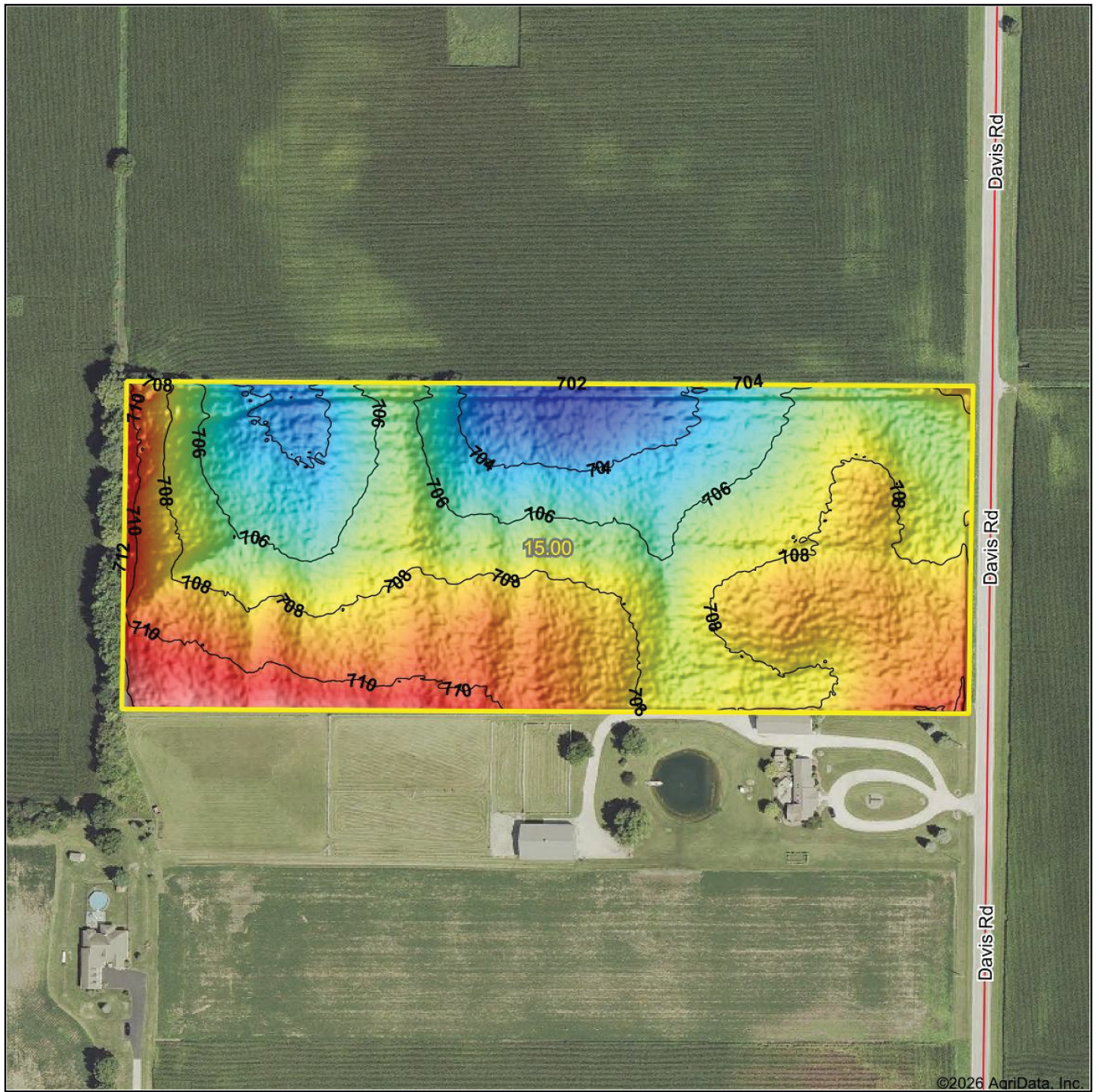
** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

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

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