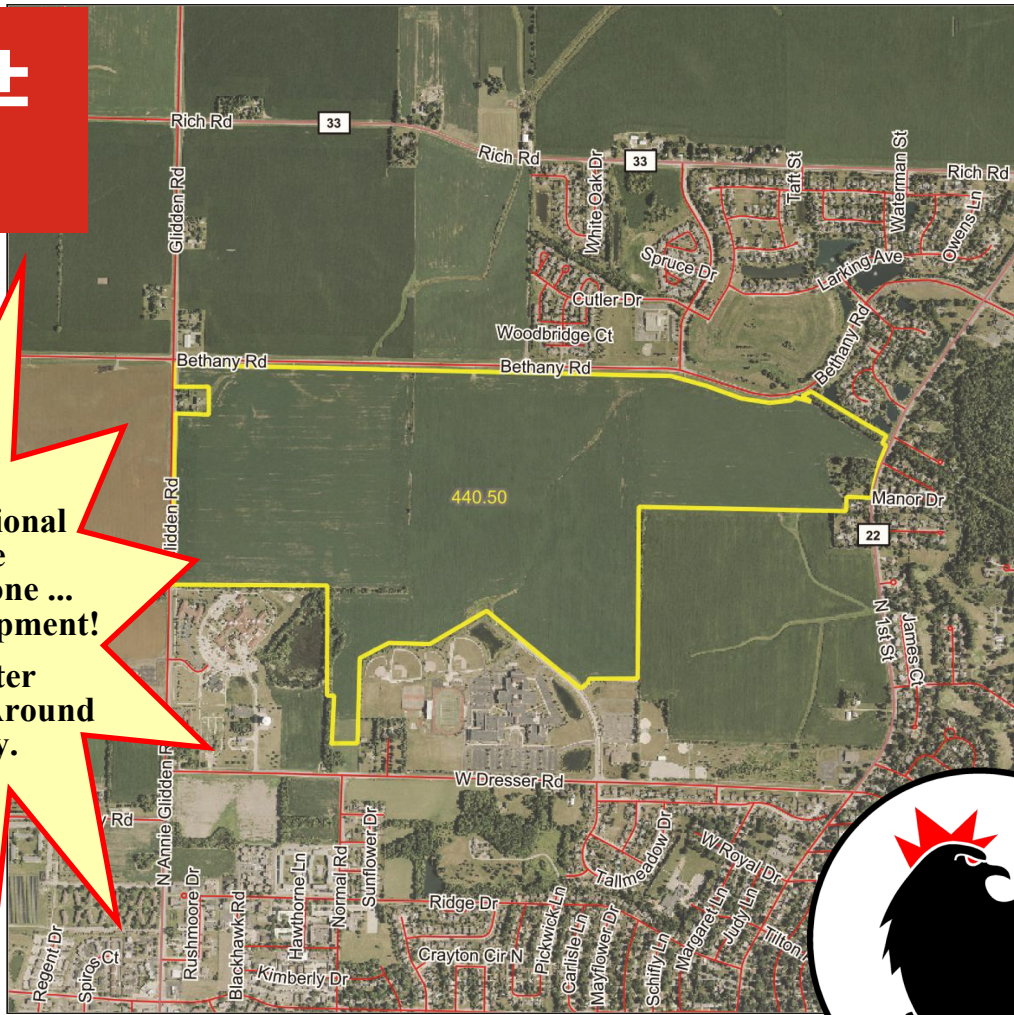


REAL ESTATE

DeKalb County, IL.

**440.5±
Acres**



**Farm / Transitional
Land in the
Opportunity Zone ...
Slated for Development!**

**Sewer & Water
Established All Around
the Property.**

\$25,950 PER ACRE



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Maple Park, IL 60151

DALTON JAHNTZ

Broker
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Phone: 630.525.1431



About the Property

Golden Development Opportunity!

The Iron Gate Farm is 440.50± acres located in Section 10 and Section 11 of DeKalb Township, DeKalb County IL.

This property is conveniently located off Glidden Road & Bethany Road just west of IL Rt. 23.

GROSS ACRES:	440.50±
TILLABLE ACRES:	433.85±
SOIL PI:	140.7
PRICE PER SURVEYED ACRE:	\$25,950

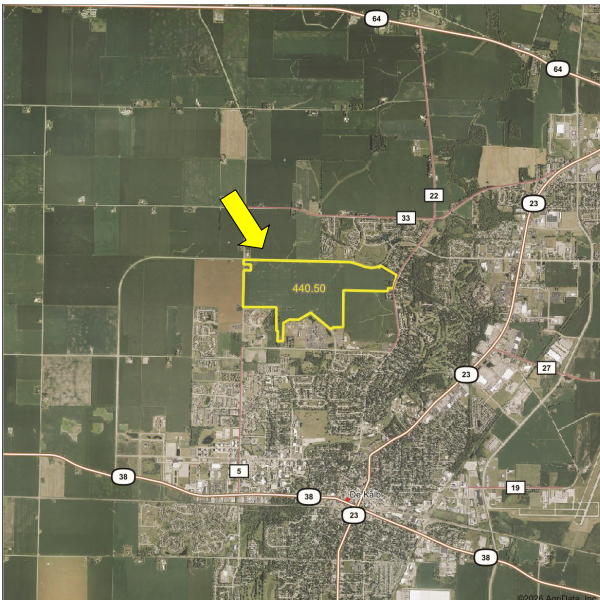
Farm / Transitional Land in the Opportunity Zone ... Slated for development.

The Iron Gate Farm consists of 440.50± acres with 433.85± tillable acres having a Soil PI of 140.7.

Great Location! Property is located around residential neighborhoods (north side of DeKalb & south side of Sycamore), schools, fire station, churches, etc.

Close to shopping, restaurants, and other businesses.

Sewer and water established all around the property.



Investing in farm or transitional land within an Opportunity Zone (OZ) allows one to defer capital gains and permanently exclude post-investment appreciation if held for 10 years. The OZ program has become permanent under recent legislative updates (OBBBA).

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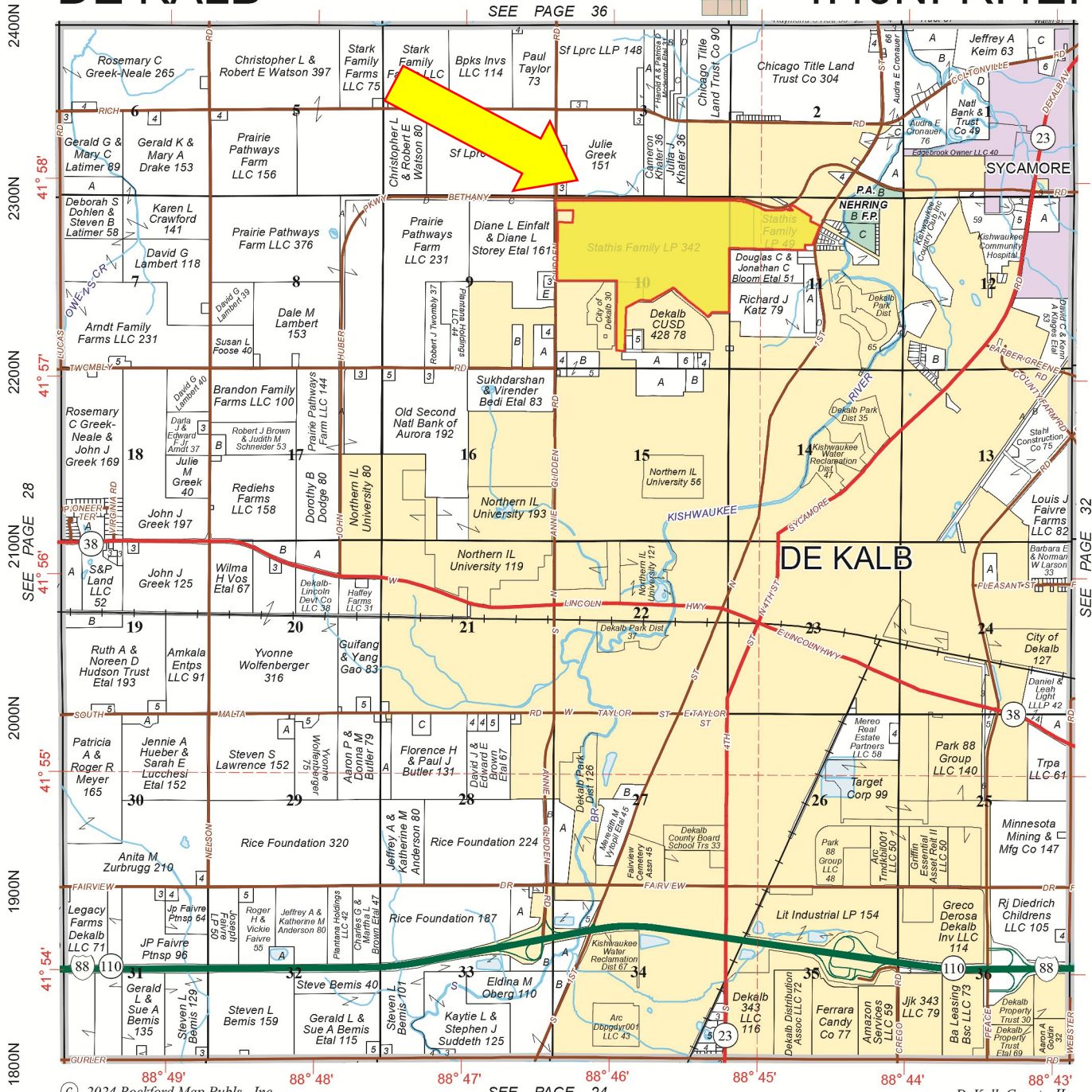
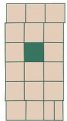
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Refer to page 54 for keyed parcels

DE KALB

T.40N.-R.4E.

SEE PAGE 36



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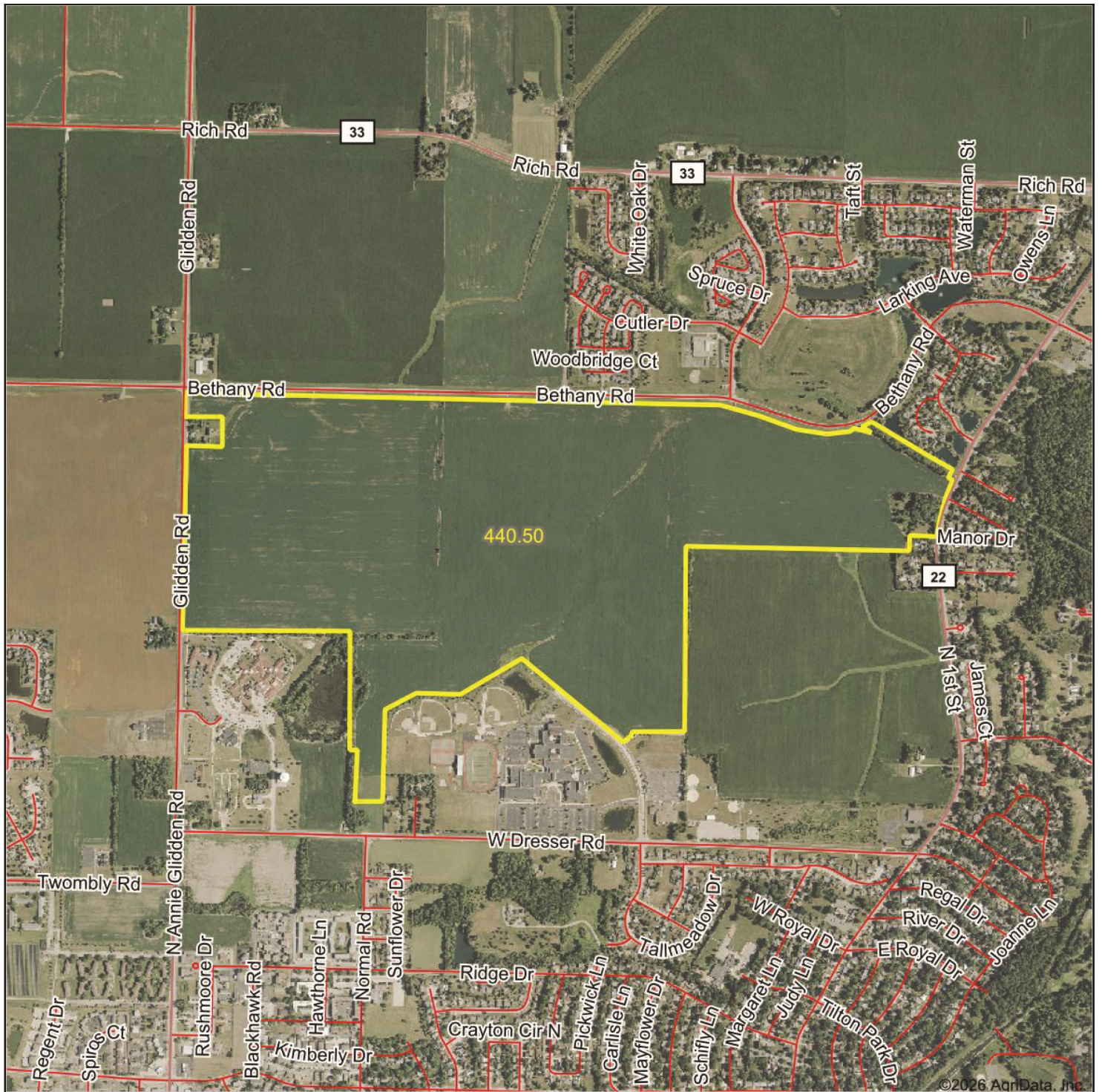
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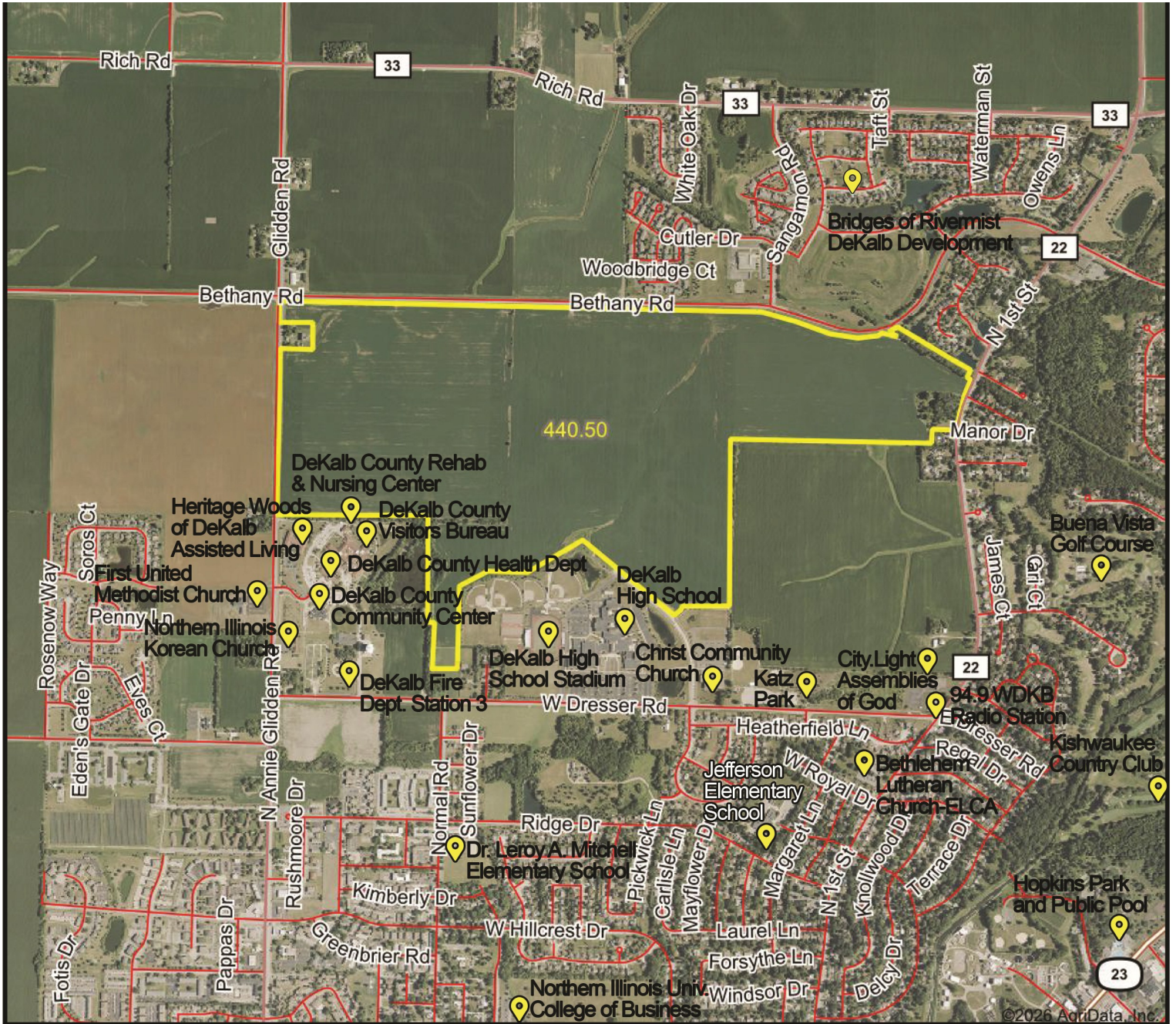
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Surrounding Area of Iron Gate Farm



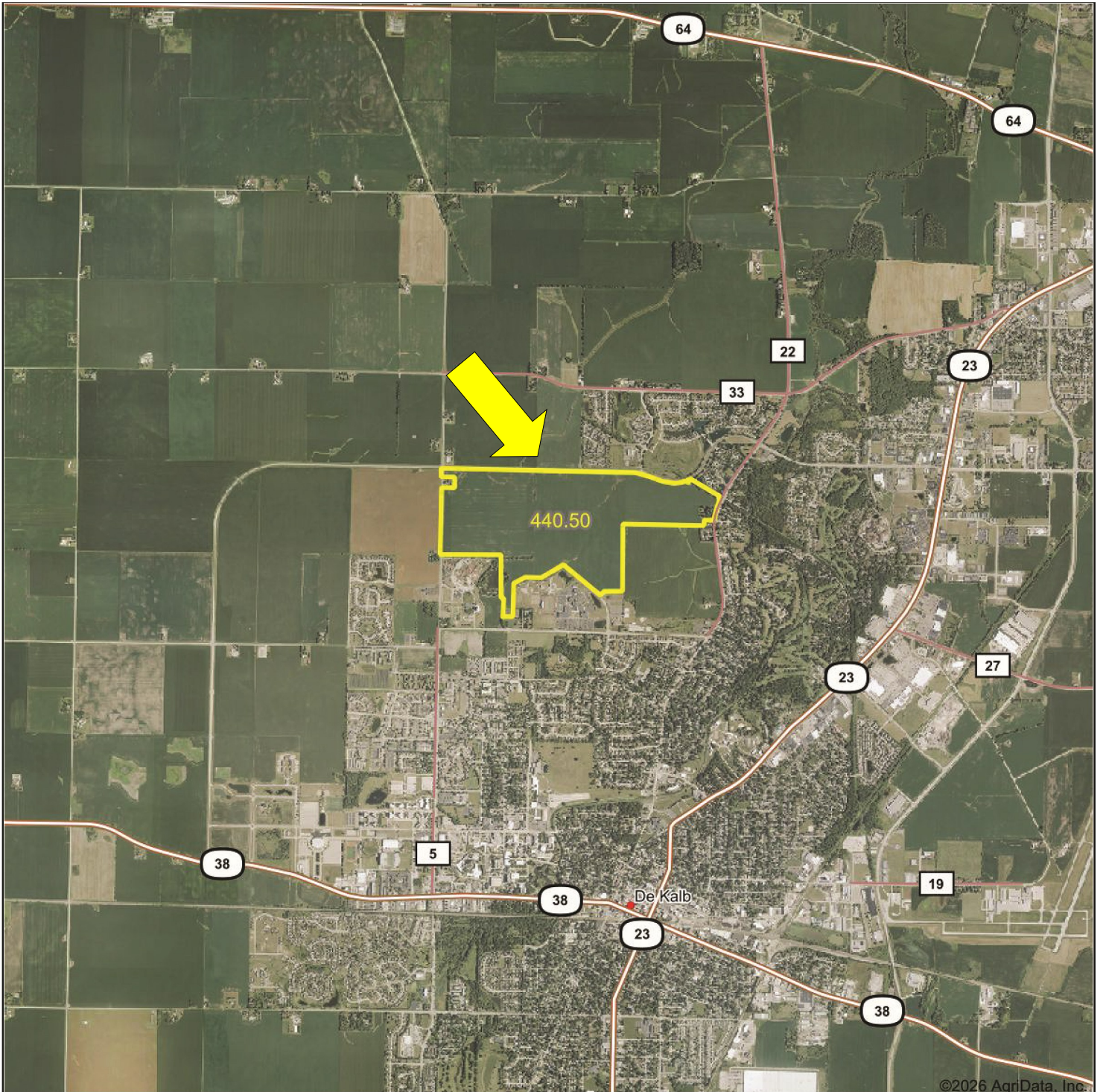
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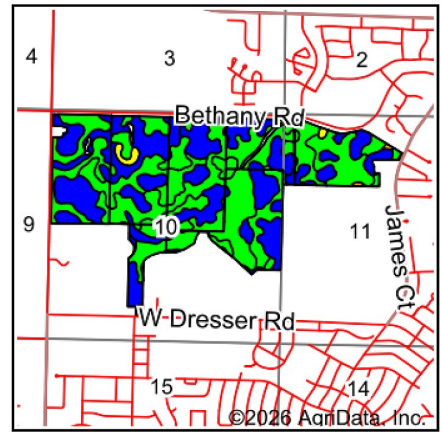
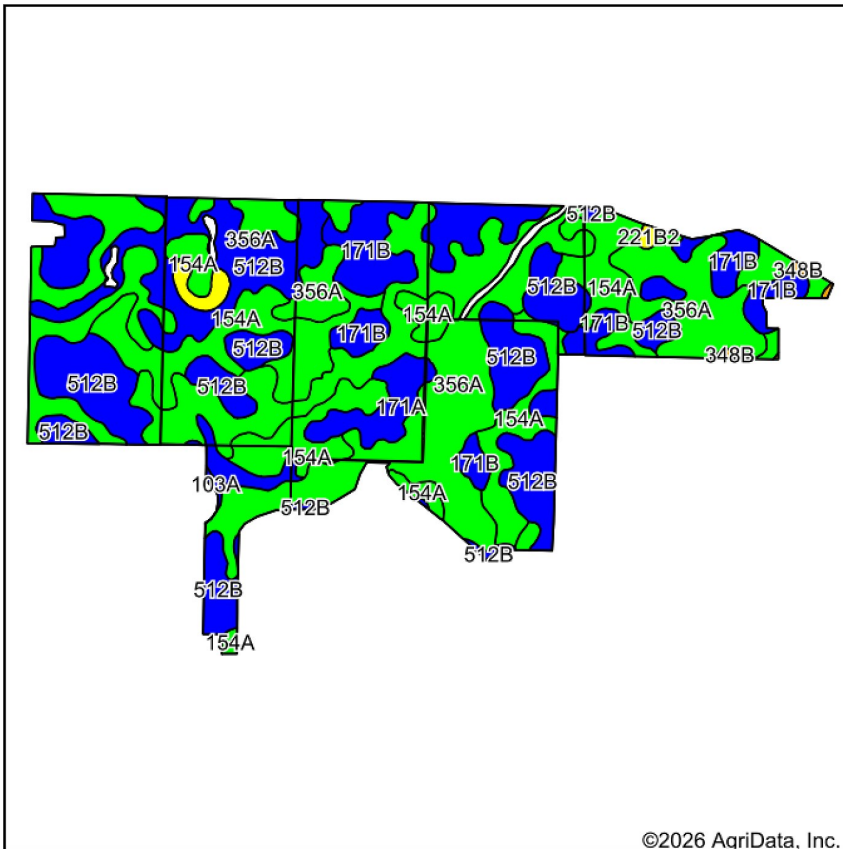
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State: **Illinois**
 County: **DeKalb**
 Location: **10-40N-4E**
 Township: **DeKalb**
 Acres: **433.85**
 Date: **6/23/2026**



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
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	162.76	37.5%		**144
**512B	Danabrook silt loam, 2 to 5 percent slopes	120.89	27.9%		**137
154A	Flanagan silt loam, 0 to 2 percent slopes	87.35	20.1%		144
**171B	Catlin silt loam, 2 to 5 percent slopes	45.10	10.4%		**137
**171A	Catlin silt loam, 0 to 2 percent slopes	11.37	2.6%		**137
**221C2	Parr silt loam, 5 to 10 percent slopes, eroded	3.50	0.8%		**111
**348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	1.30	0.3%		**119
**221B2	Parr silt loam, 2 to 5 percent slopes, eroded	0.88	0.2%		**113
103A	Houghton muck, 0 to 2 percent slopes	0.70	0.2%		130
Weighted Average					140.7

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, flooding, 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>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, 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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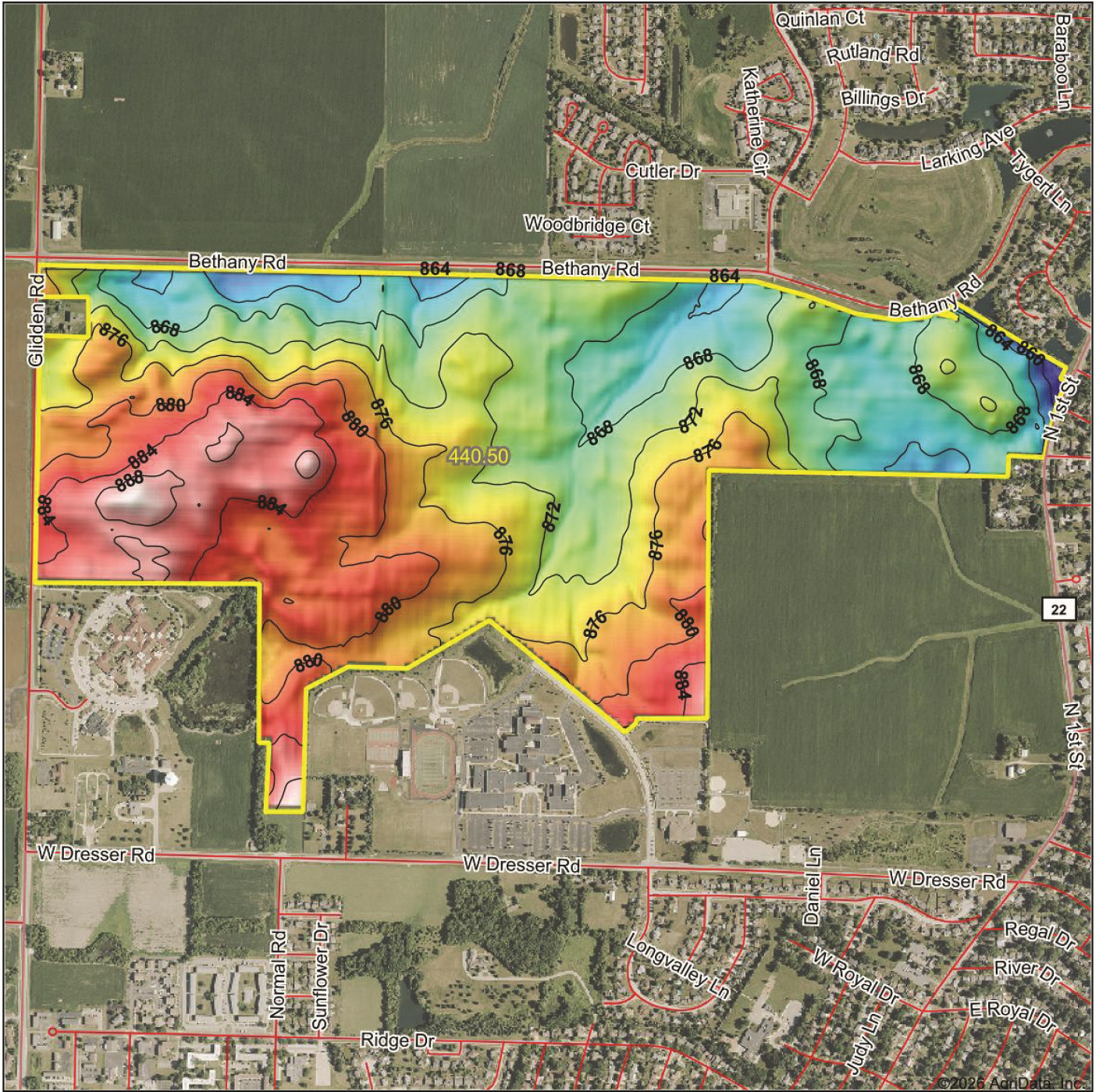


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Source: USGS 10 meter dem



Interval(ft): 4

Min: 854.6

Max: 891.9

Range: 37.3

Average: 874.8

Standard Deviation: 6.99 ft



10-40N-4E
DeKalb County
Illinois

Boundary Center: 41° 57' 33.23, -88° 45' 29.46



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