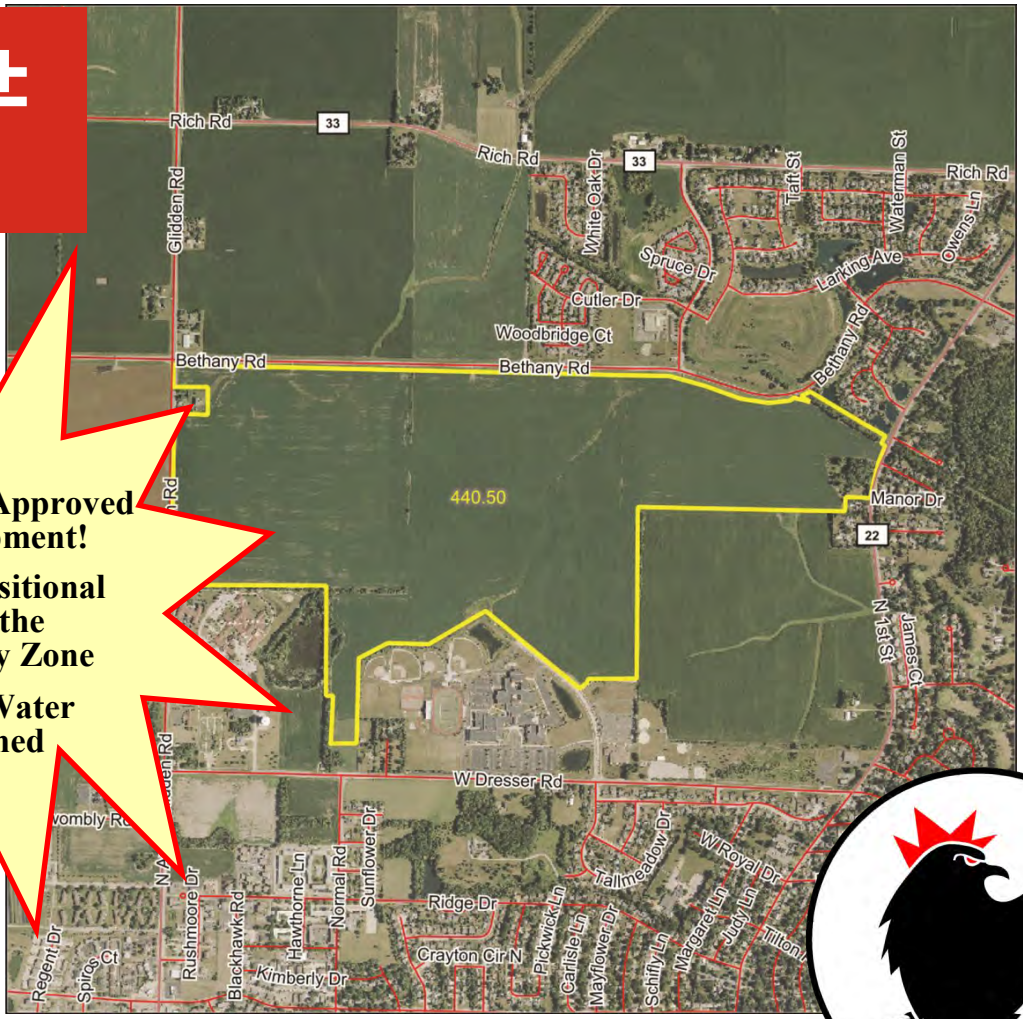
ROOSTER AG'

REAL ESTATE

DeKalb County, IL.

440.5± Acres



Slated & Pre-Approved for Development!

Farm / Transitional Land in the Opportunity Zone

Sewer & Water Established

$25,950 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

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.

Annexed into the City of DeKalb and slated for development.

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

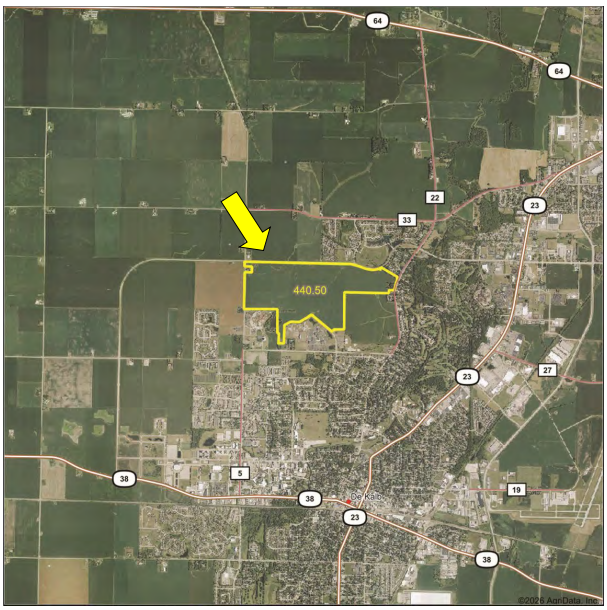
Farm / Transitional Land in the Opportunity Zone … Plan for property has been designed & pre-approved.

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.



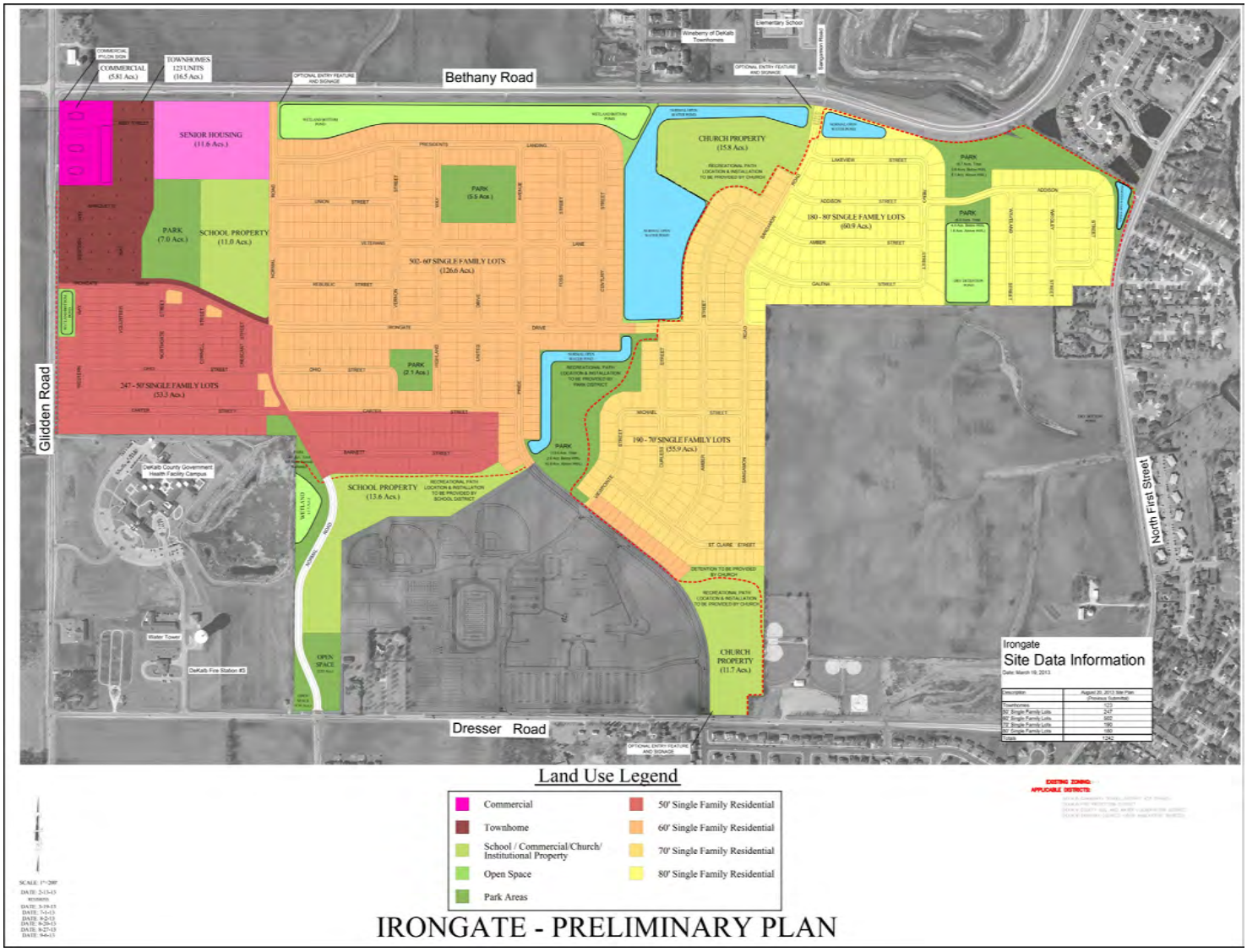
Investing in farm or transitional land within an Opportunity Zone (OZ) allows one to defer capital gains and permanently exclude post-investment appreciation if held for 10 years. The OZ program has become permanent under recent legislative updates (OBBBA). *Read article on property webpage*.

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

City of DeKalb Pre-Approved Plan for Iron Gate Property

Designed by Professional Real Estate Development Company, Architect, and Consulting Engineer Firm



IRONGATE - PRELIMINARY PLAN

This property is annexed into the City of DeKalb with a pre-approved residential development plan in place consisting of 1,119 single family homes, 123 townhome units, 11.6-acre senior living housing, and 5.6 acres of commercial use.

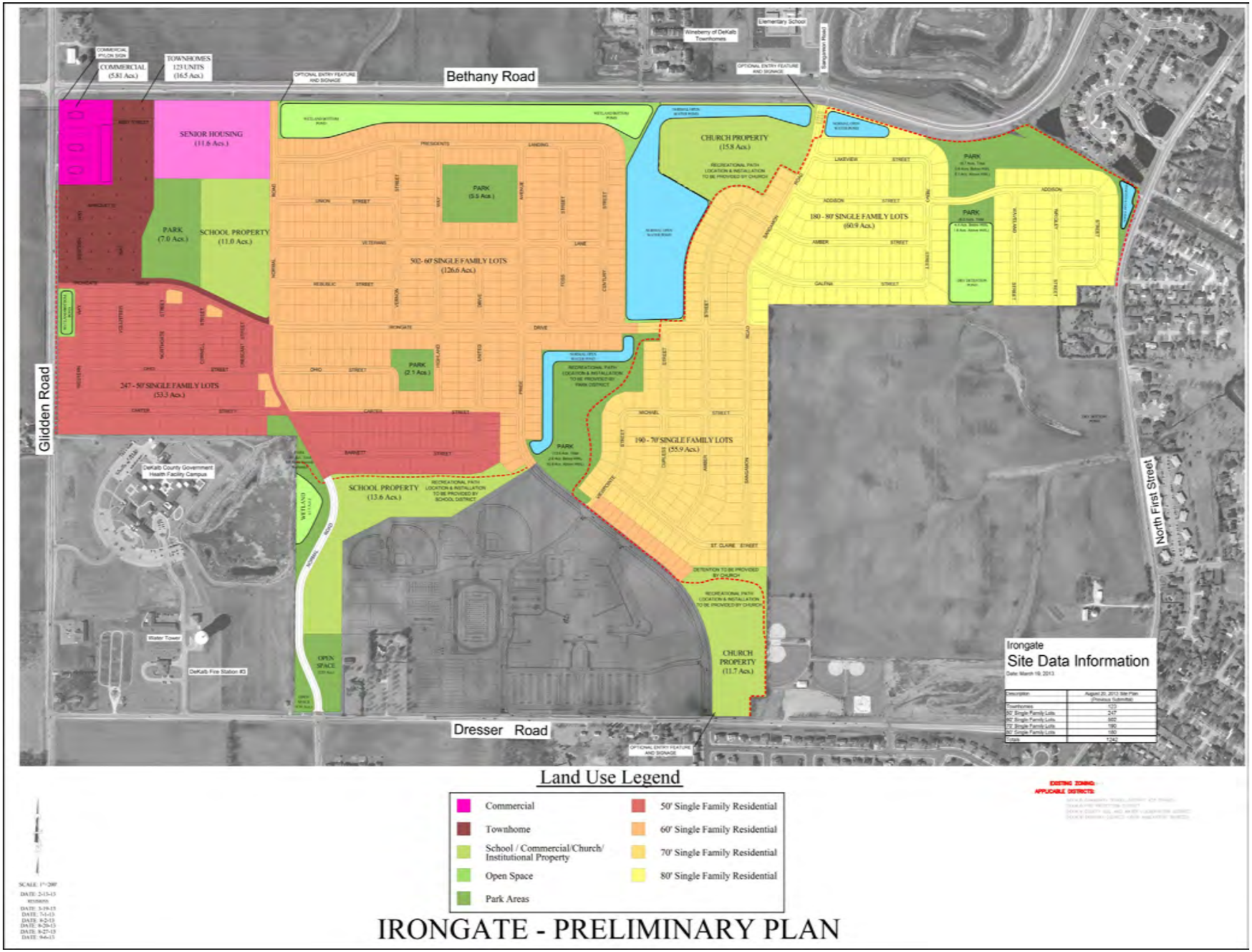
The North and West sides of this property have pre-installed utilities bordering the property, ready for use. There has been a significant investment getting to this point, making this property a great hold for a transitional land investor, or developer ready to get building.

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

City of DeKalb Pre-Approved Plan for Iron Gate Property

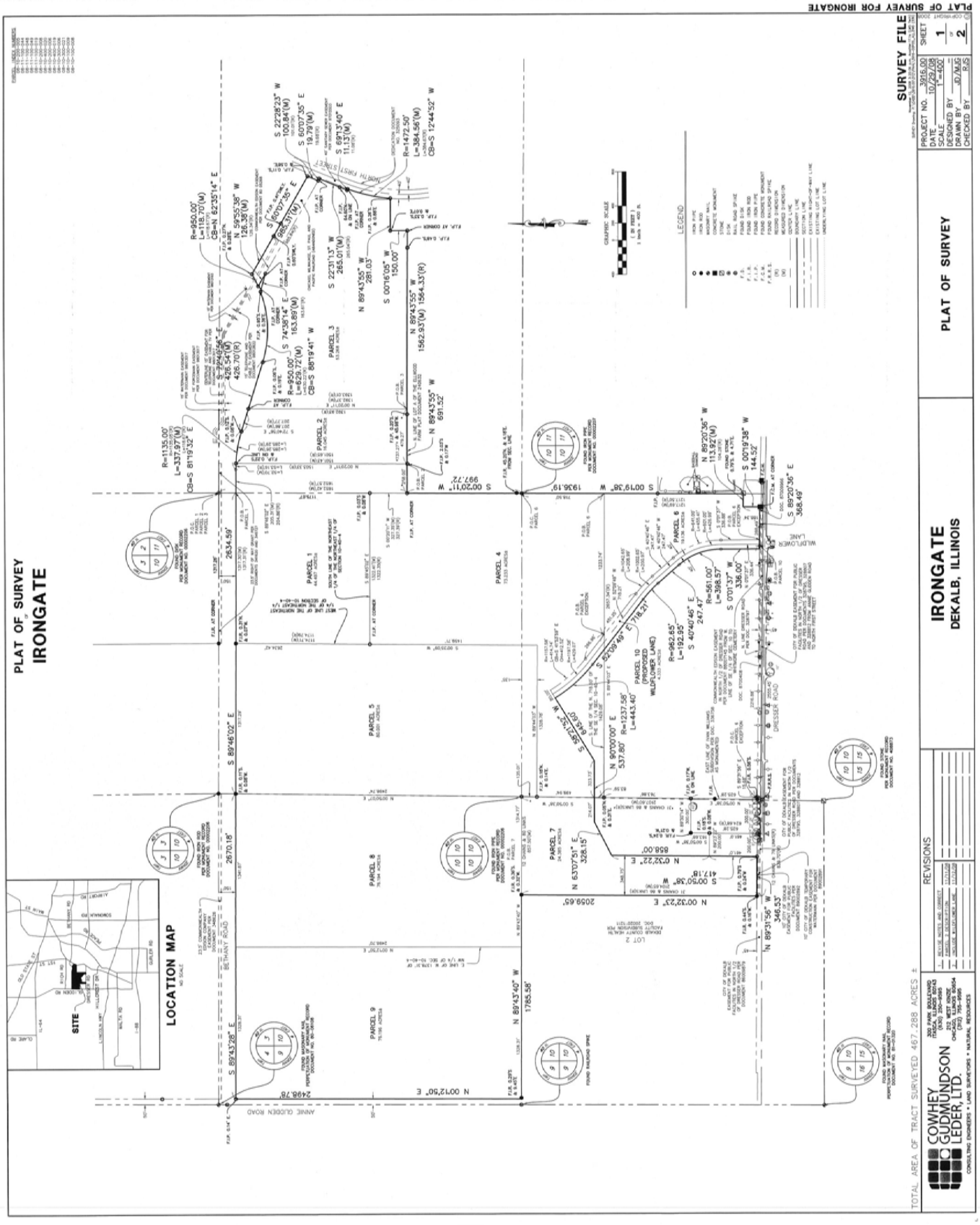
Designed by Professional Real Estate Development Company, Architect, and Consulting Engineer Firm



IRONGATE - PRELIMINARY PLAN

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



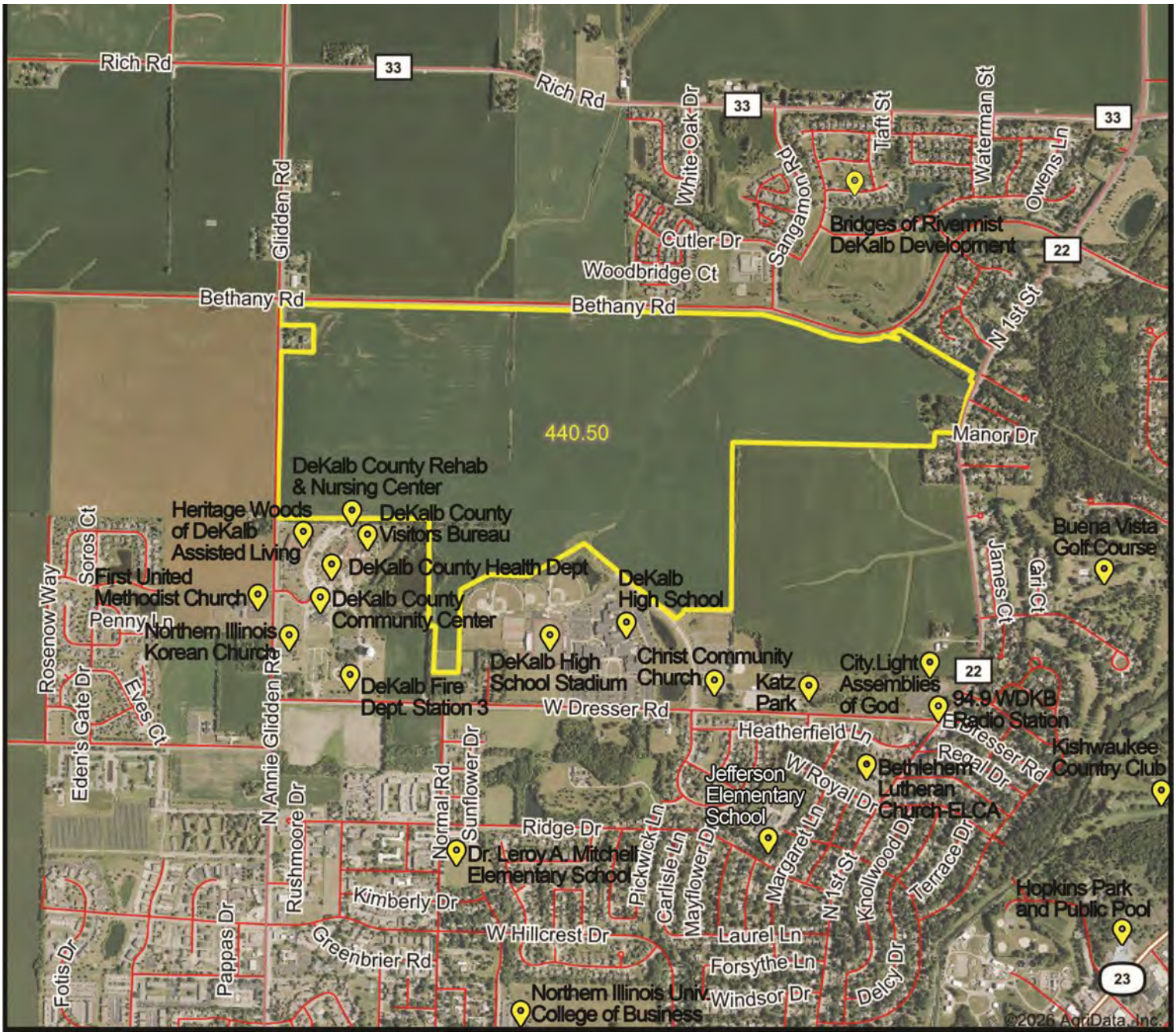
ROOSTER AG' REALTY INC.
1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151

DALTON JAHNTZ
Broker
Email: Dalton@roosterag.com
Phone: 630.525.1431

ROOSTER AG' REALTY INC.
1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151

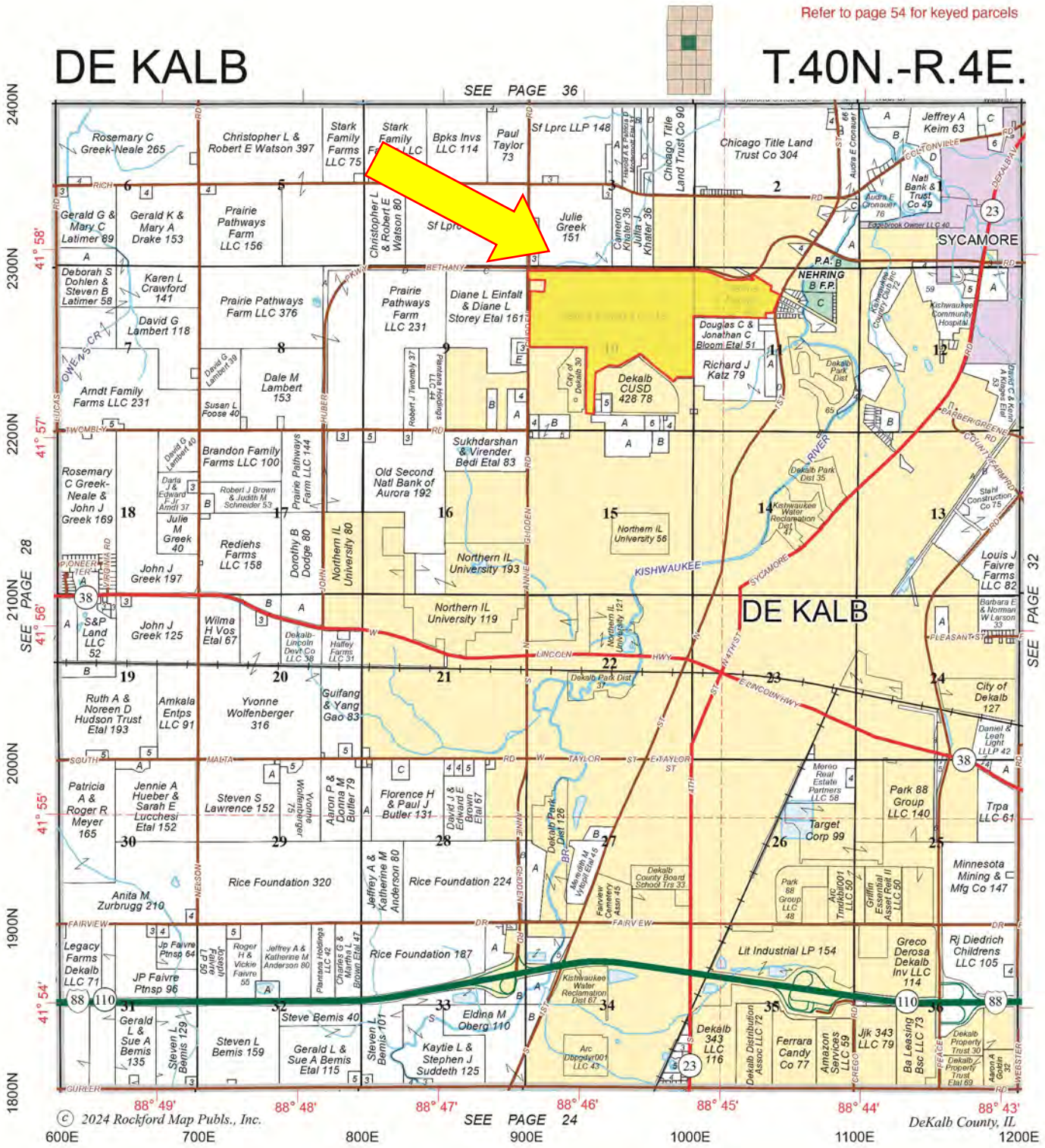
DALTON JAHNTZ
Broker
Email: Dalton@roosterag.com
Phone: 630.525.1431

Surrounding Area of Iron Gate Farm



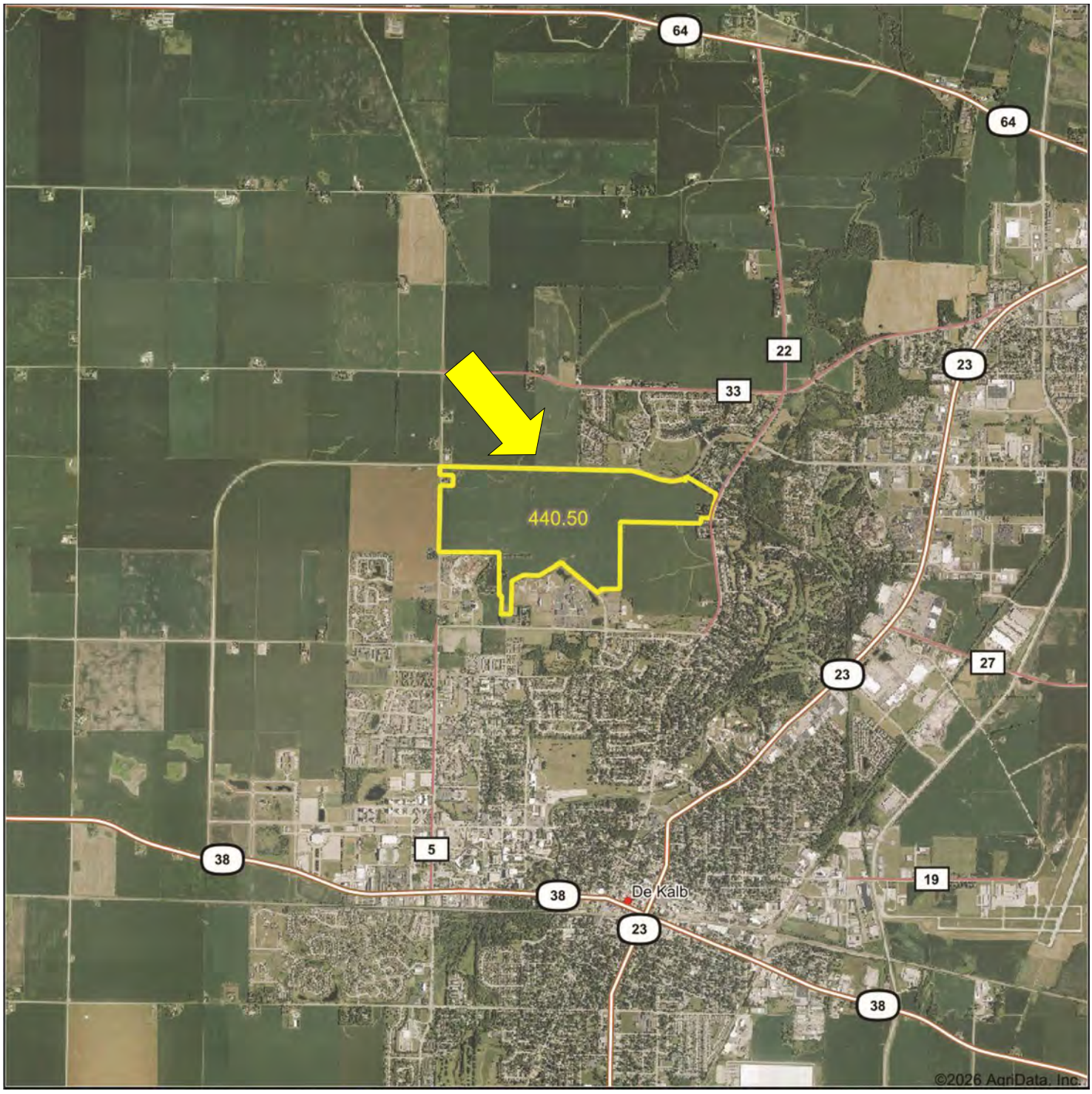
ROOSTER AG' REALTY INC.
1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151

DALTON JAHNTZ
Broker
Email: Dalton@roosterag.com
Phone: 630.525.1431



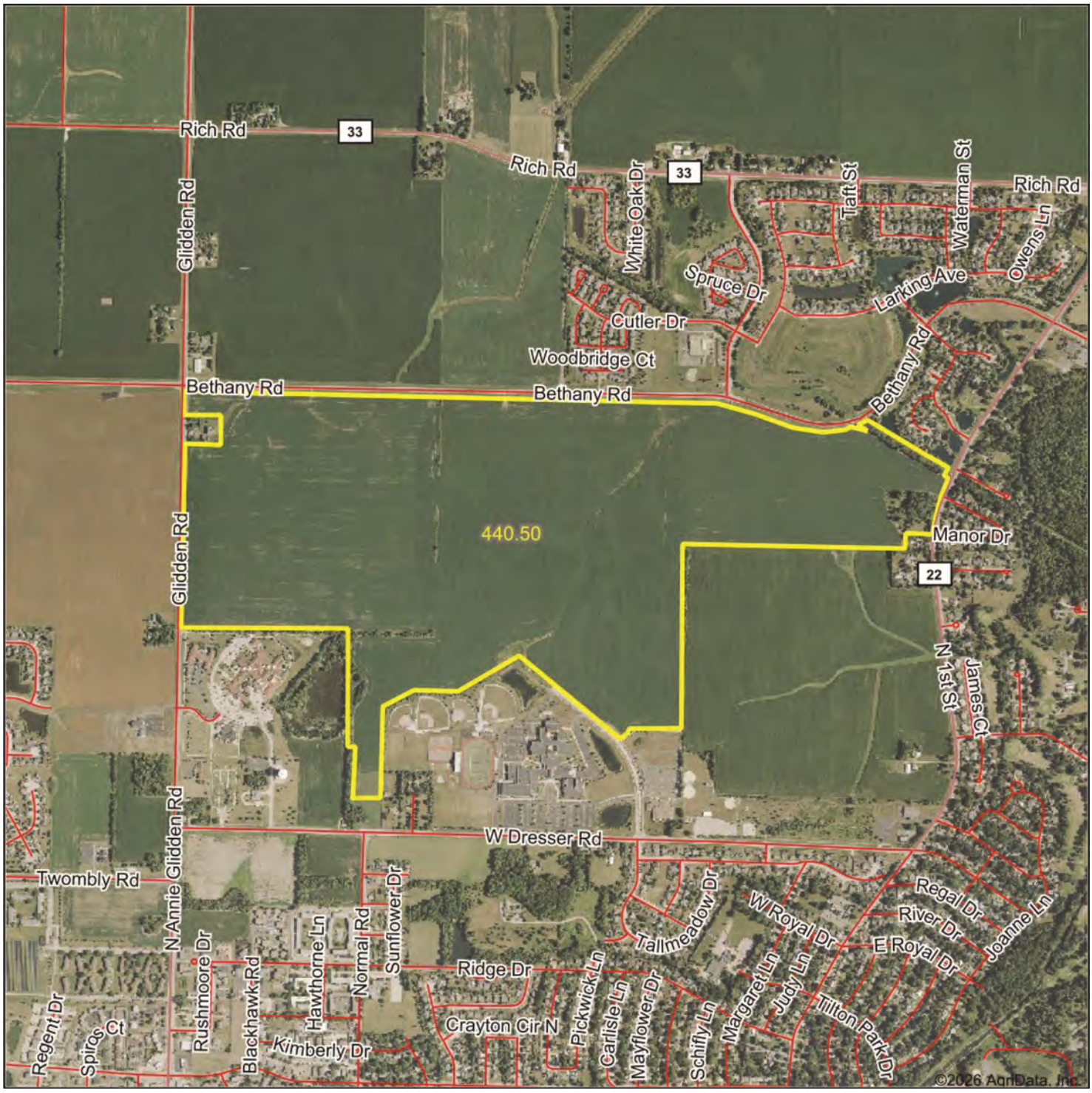
ROOSTER AG' REALTY INC.
1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151

DALTON JAHNTZ
Broker
Email: Dalton@roosterag.com
Phone: 630.525.1431



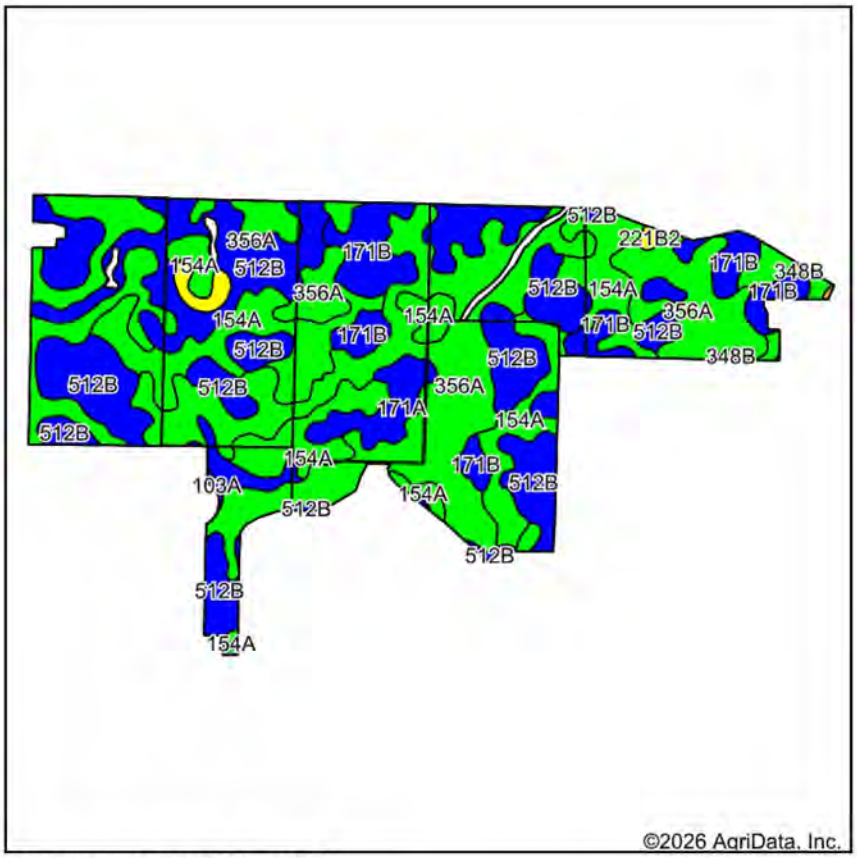
ROOSTER AG' REALTY INC.
1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151

DALTON JAHNTZ
Broker
Email: Dalton@roosterag.com
Phone: 630.525.1431

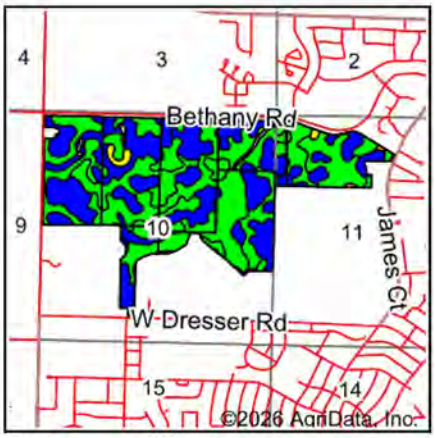


ROOSTER AG' REALTY INC.
1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151

DALTON JAHNTZ
Broker
Email: Dalton@roosterag.com
Phone: 630.525.1431



Soils data provided by USDA and NRCS.



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

RoosterAg' GOLD STANDARD APPRAISALS

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2025 www.AgriDataInc.com

N W E S

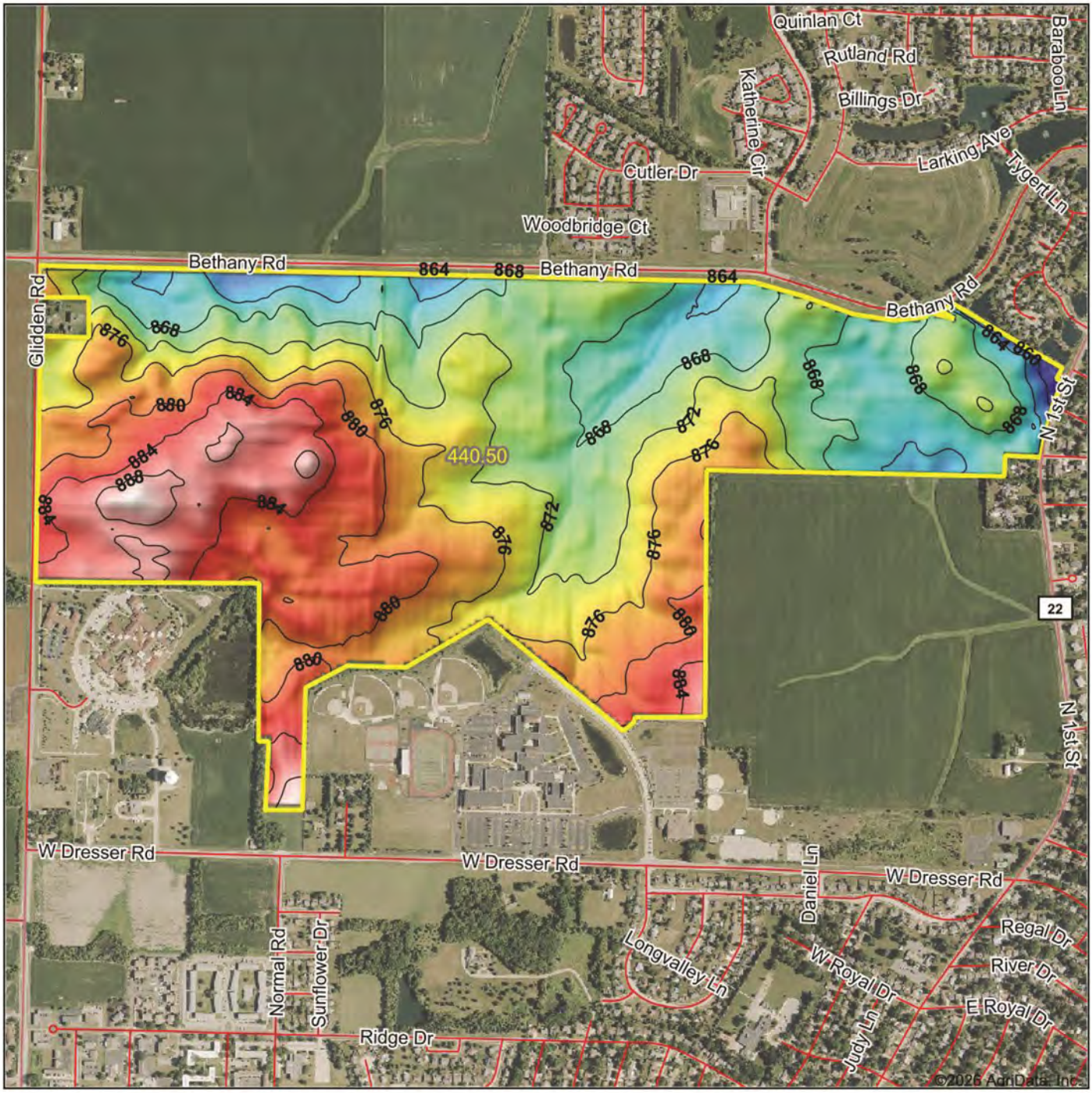
Area Symbol: IL037, Soil Area Version: 20					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	162.76	37.5%		**144
**512B	Danabrook silt loam, 2 to 5 percent slopes	120.89	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.

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



Low Elevation High

RoosterAg' GOLD STANDARD APPRAISALS

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2025 www.AgriDataInc.com

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

0ft 1223ft 2446ft

N W E S

6/16/2026

10-40N-4E
DeKalb County
Illinois

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

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