

REAL ESTATE

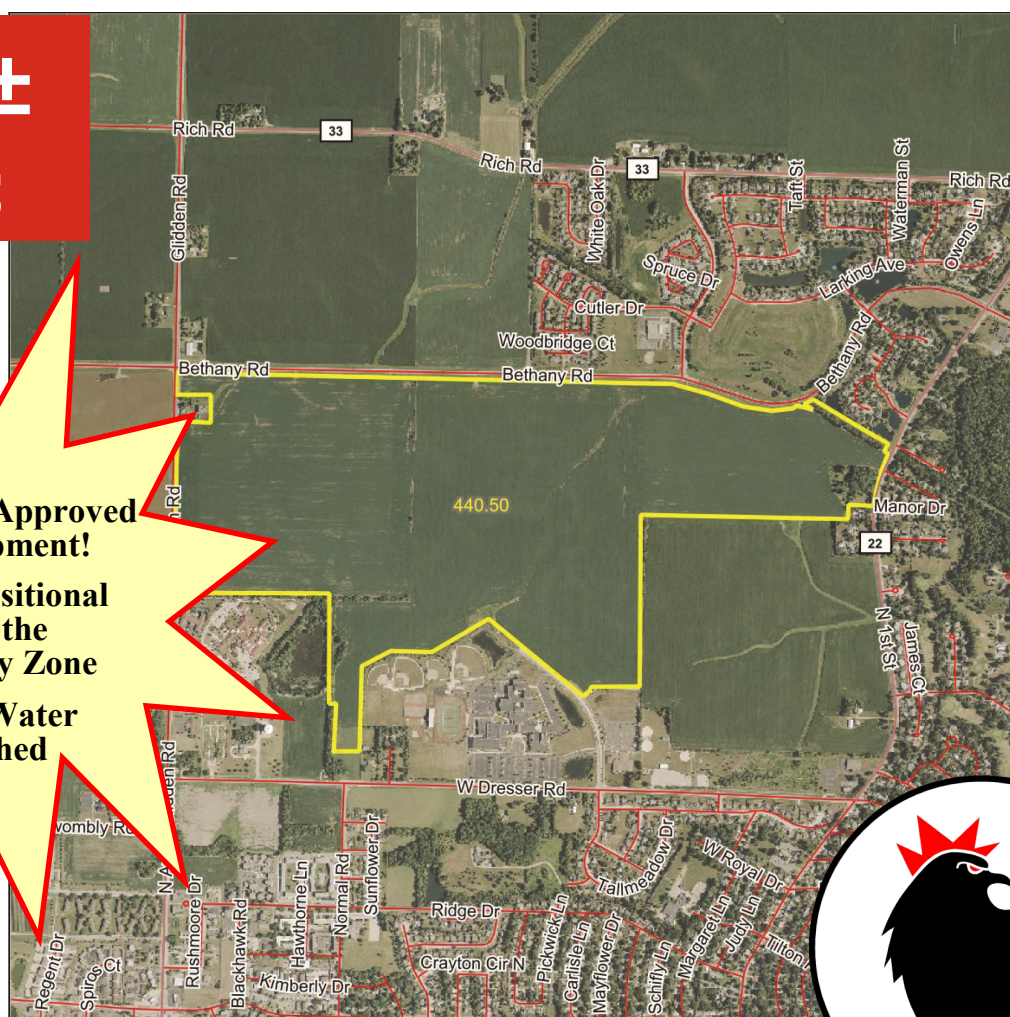
DeKalb County, IL.

**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

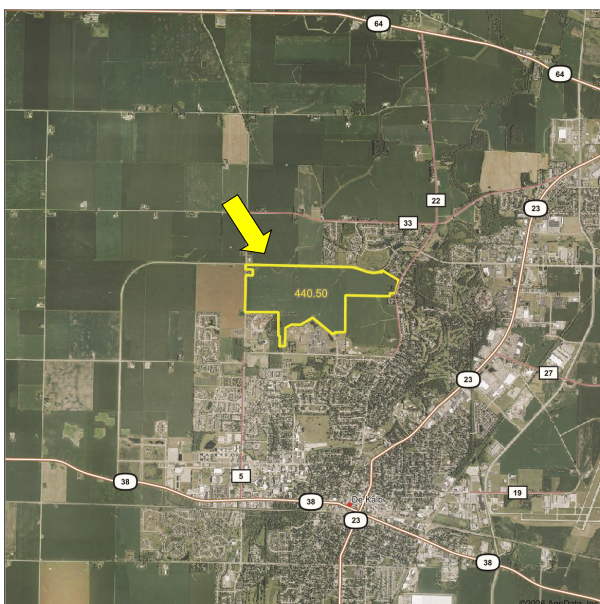
Farm / Transitional Land in the Opportunity Zone ... Plan for property has been designed & pre-approved.

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.*

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



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.

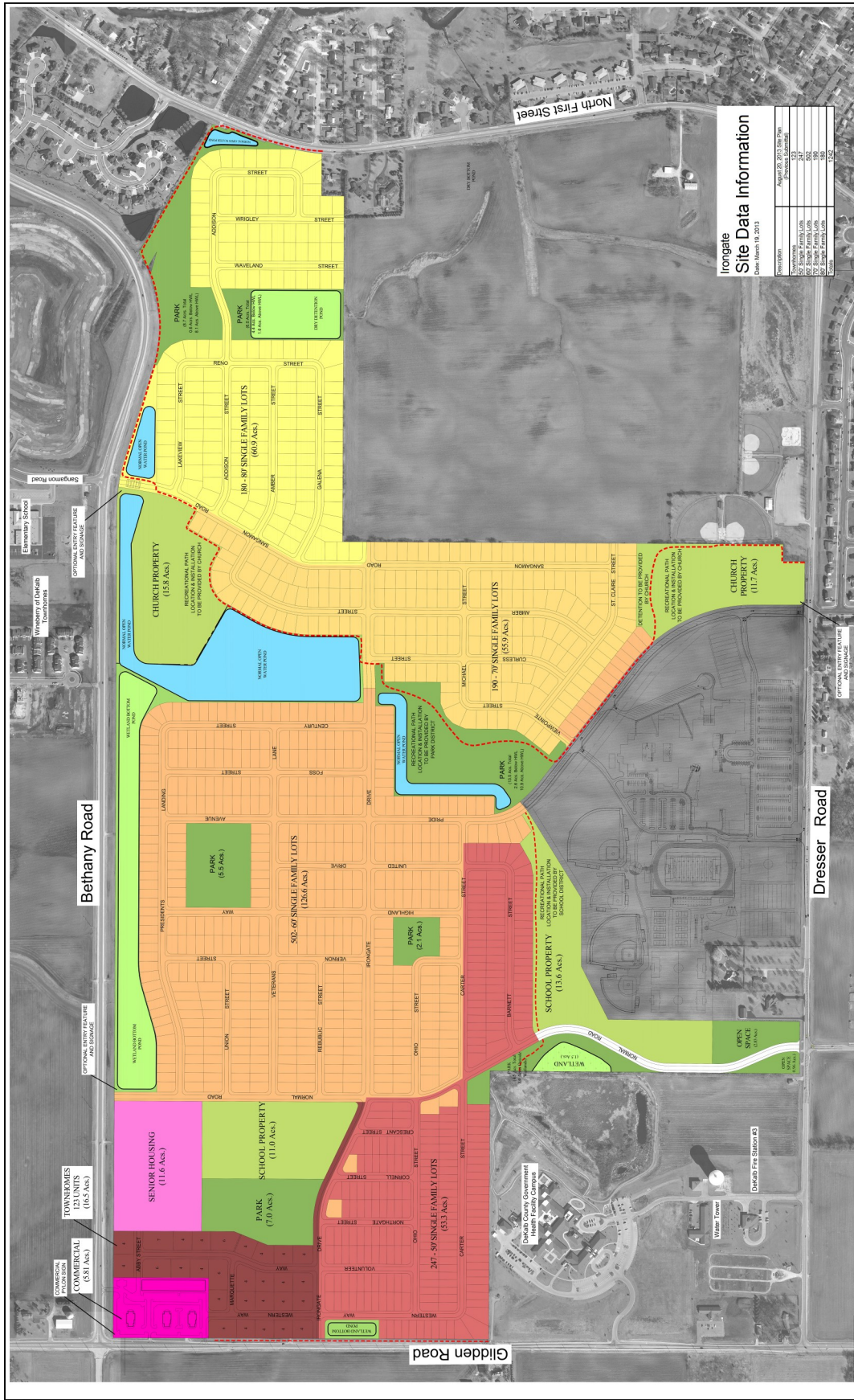
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City of DeKalb Pre-Approved Plan for Iron Gate Property

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



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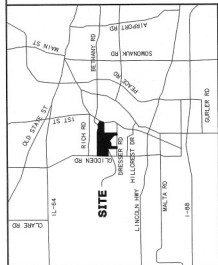
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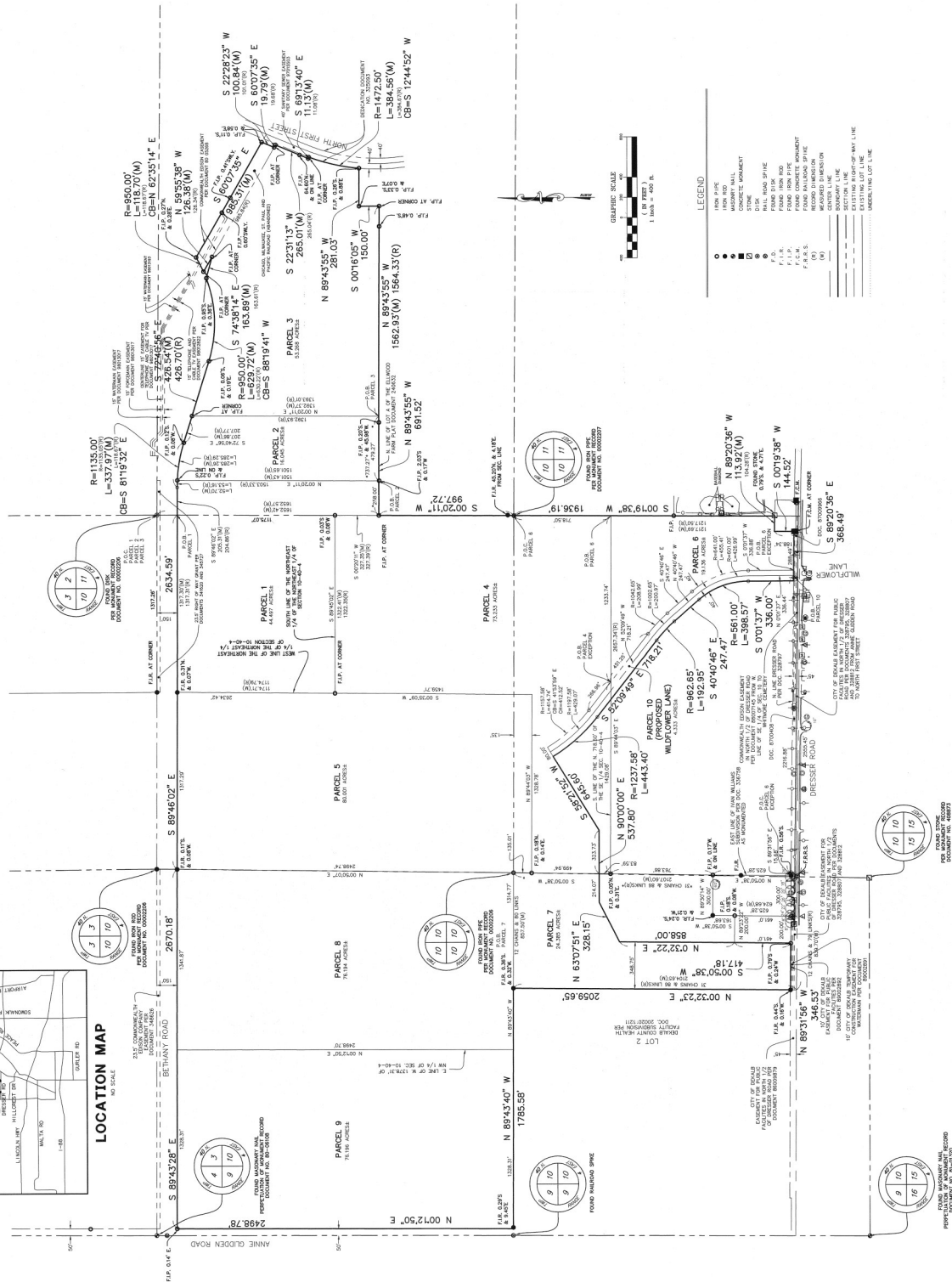
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PLAT OF SURVEY IRONGATE



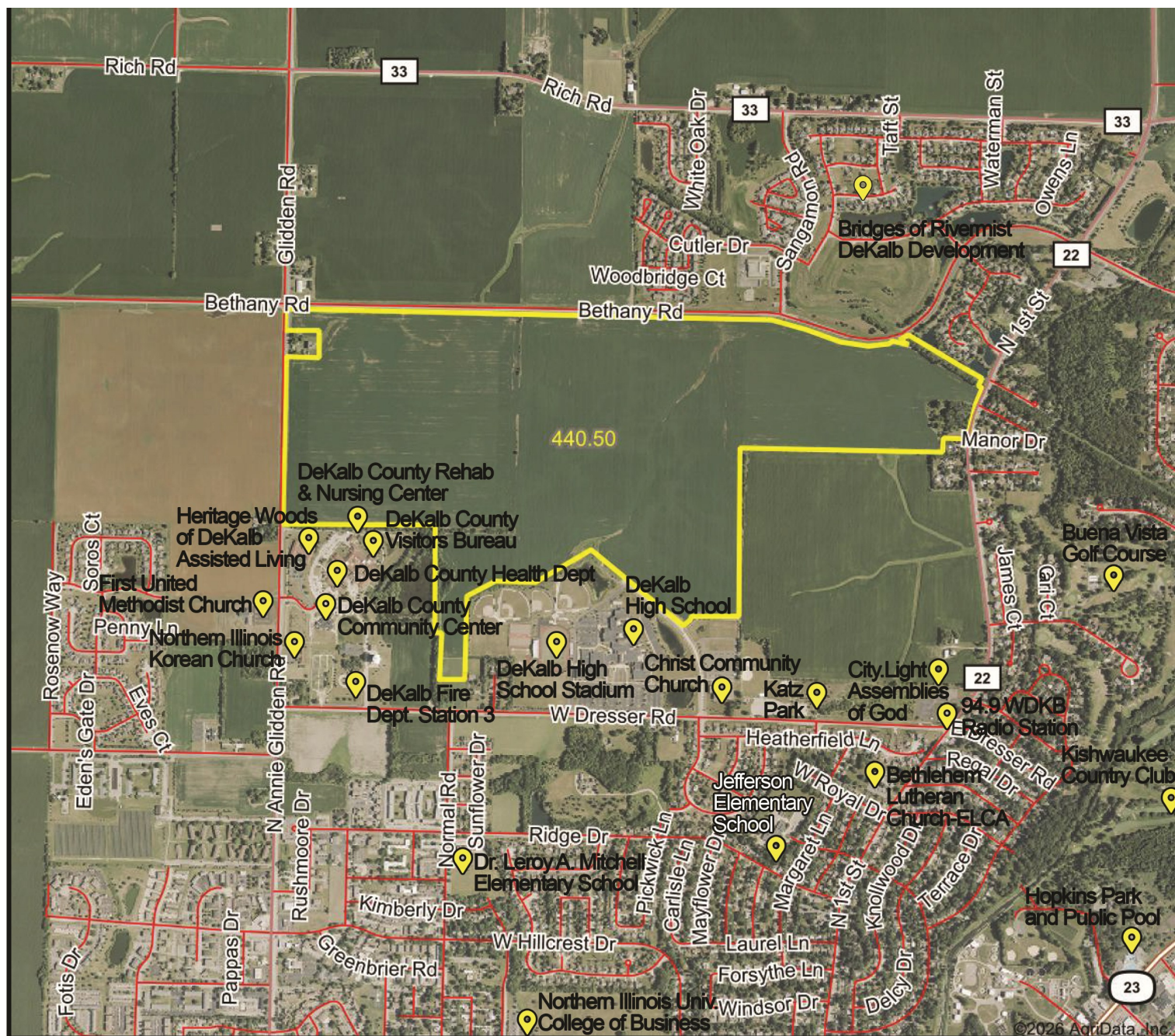
LOCATION MAP

ENCLOSURE SHEET NUMBERS
 101-11-100-001
 101-11-100-002
 101-11-100-003
 101-11-100-004
 101-11-100-005
 101-11-100-006
 101-11-100-007
 101-11-100-008
 101-11-100-009
 101-11-100-010
 101-11-100-011
 101-11-100-012
 101-11-100-013
 101-11-100-014
 101-11-100-015
 101-11-100-016
 101-11-100-017
 101-11-100-018
 101-11-100-019
 101-11-100-020



SURVEY FILE		PLAT OF SURVEY	
PROJECT NO.	3916.00	SHEET	1
DATE	10/29/08	DESIGNED BY	T-4601
DRAWN BY	JD/ALG	CHECKED BY	RJS
TOTAL AREA OF TRACT SURVEYED 467.288 ACRES ±		IRONGATE DEKALB, ILLINOIS	
COMMISSIONED BY		REVISIONS	
COWHEY GUDMUNDSON LIDER, LTD.		1. REVISION NOTES AND CORRECT	
CONSULTING ENGINEERS • LAND SURVEYORS • NATURAL RESOURCES		2. JAMES L. REVISION DATE	
		3. JAMES L. REVISION DATE	
		4. JAMES L. REVISION DATE	
		5. JAMES L. REVISION DATE	
		6. JAMES L. REVISION DATE	
		7. JAMES L. REVISION DATE	
		8. JAMES L. REVISION DATE	
		9. JAMES L. REVISION DATE	
		10. JAMES L. REVISION DATE	

Surrounding Area of Iron Gate Farm

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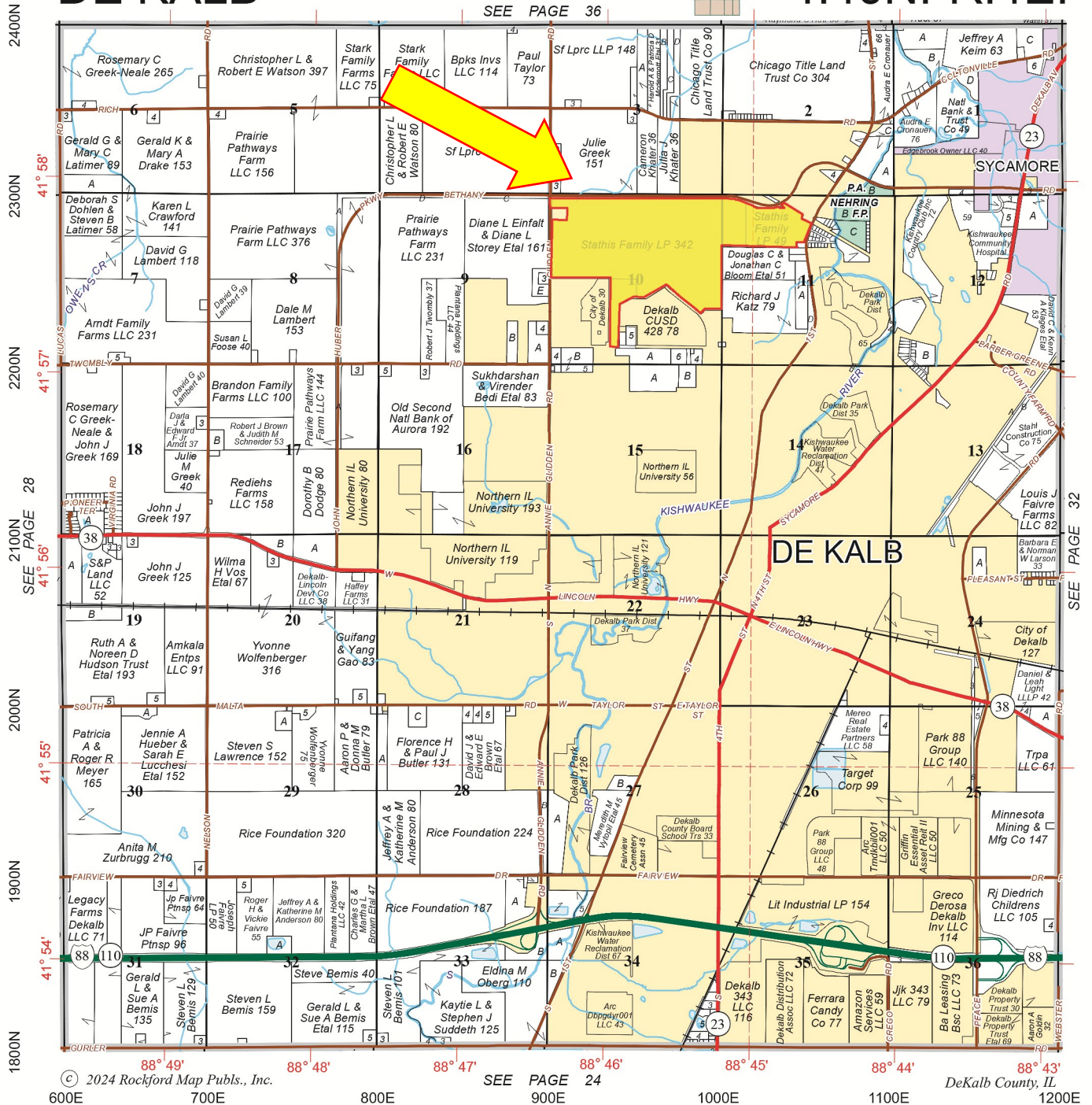
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Refer to page 54 for keyed parcels

DE KALB

T.40N.-R.4E.

SEE PAGE 36



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SEE PAGE 24

DeKalb County, IL

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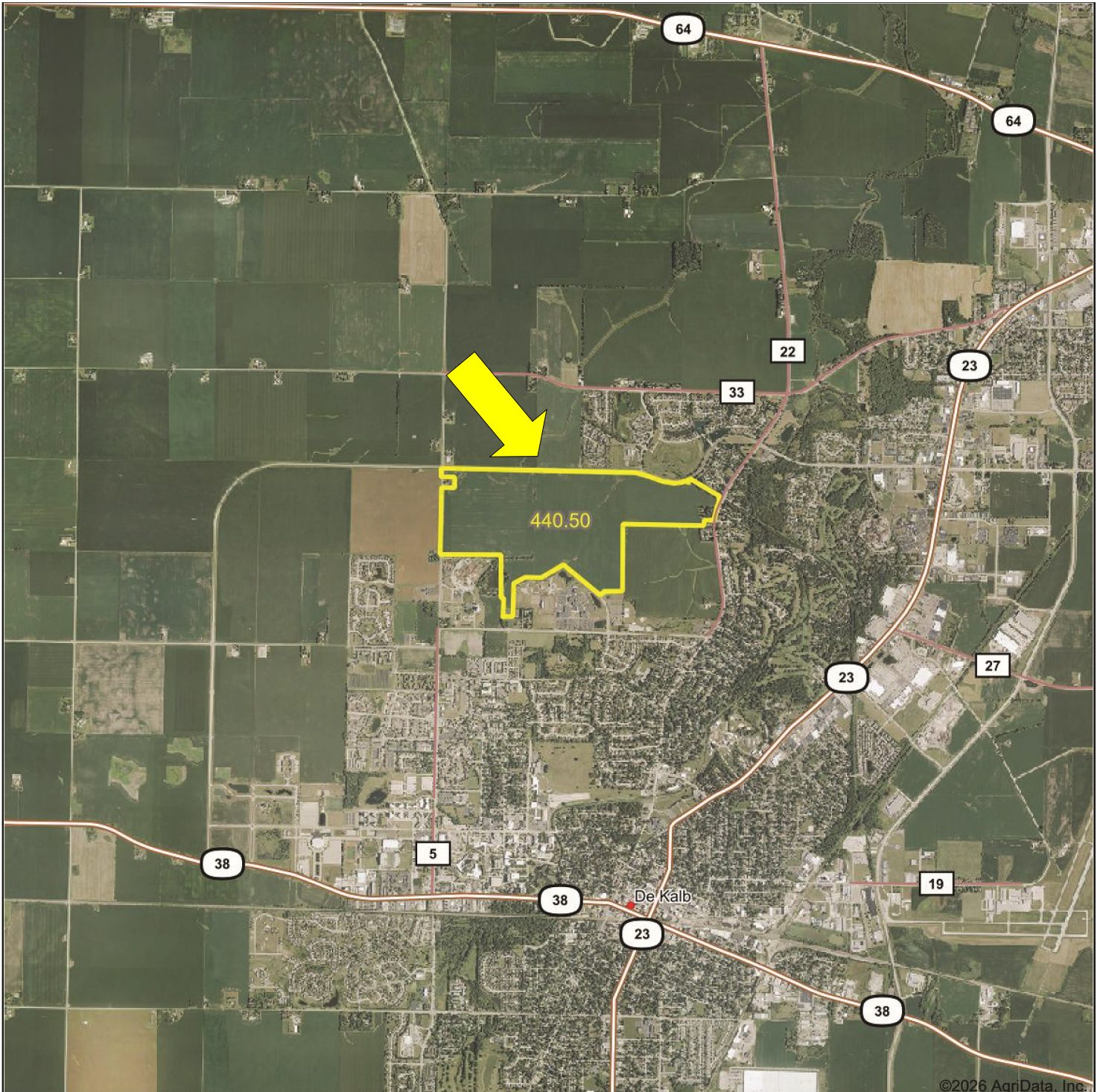


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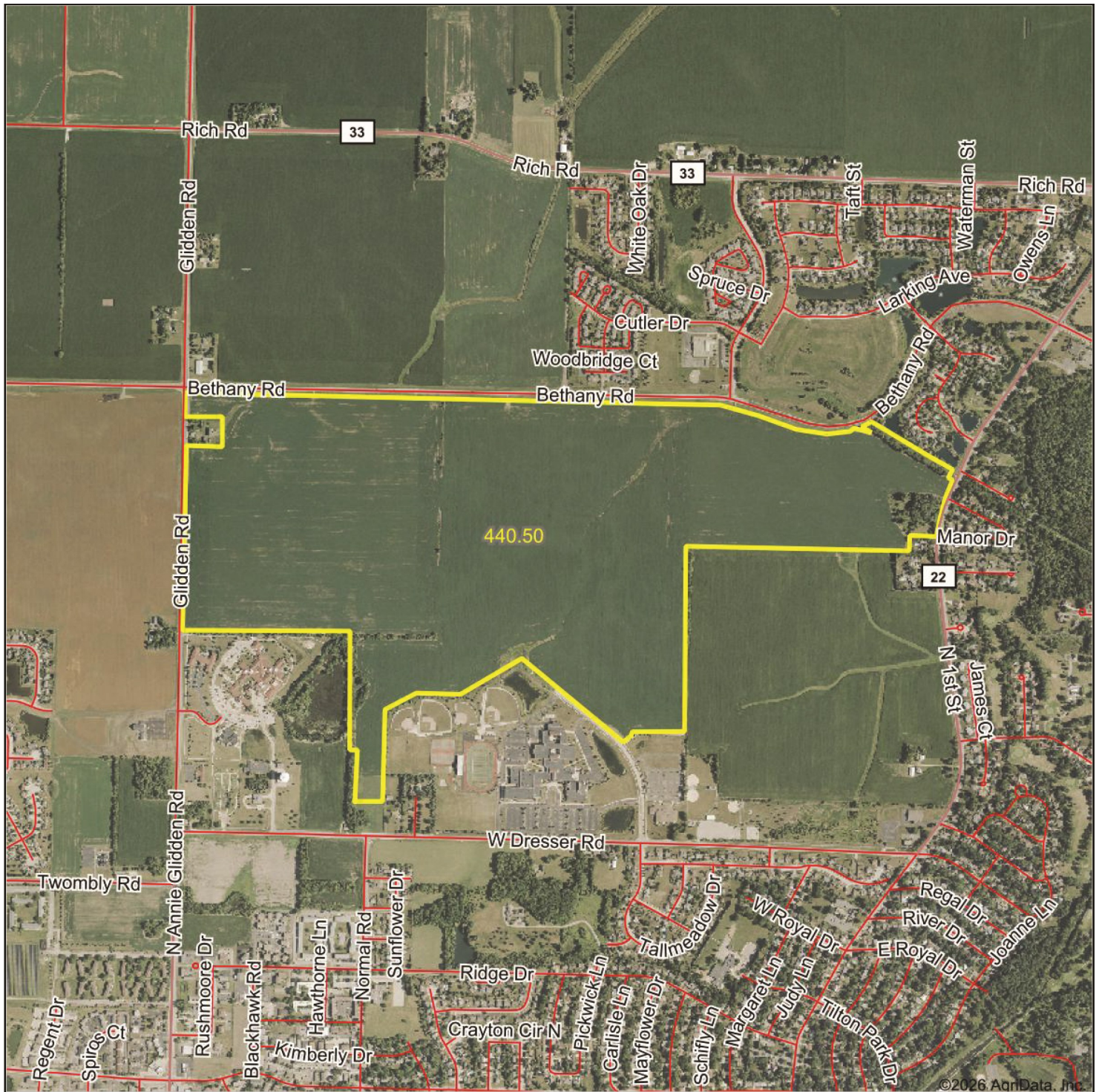


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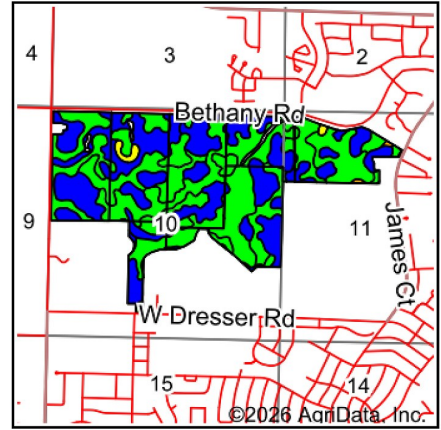
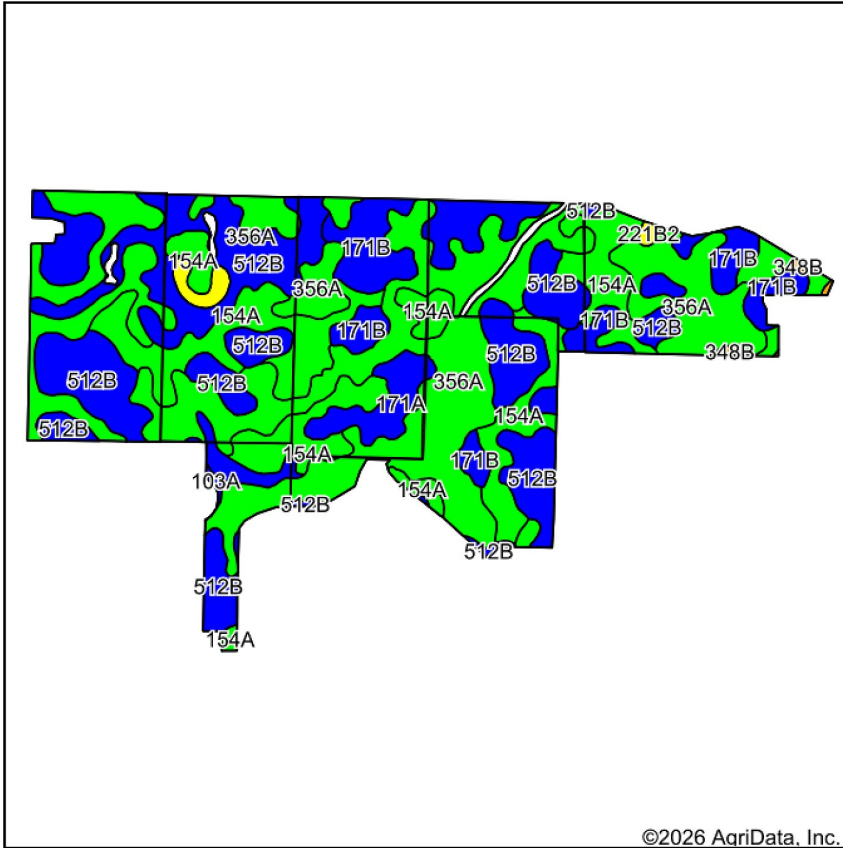


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State: **Illinois**
 County: **DeKalb**
 Location: **10-40N-4E**
 Township: **DeKalb**
 Acres: **433.85**
 Date: **6/23/2026**



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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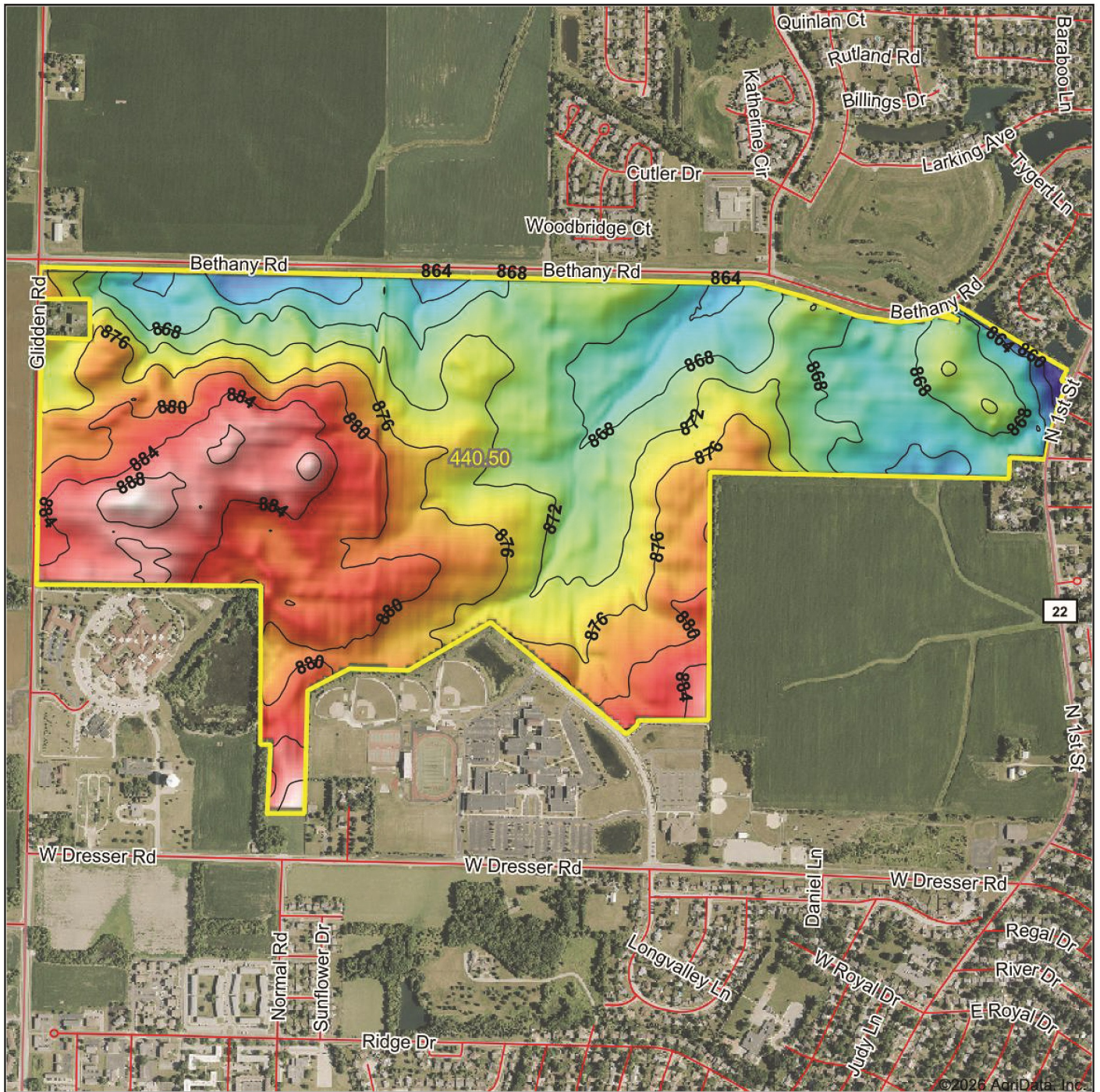


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Source: USGS 10 meter dem

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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