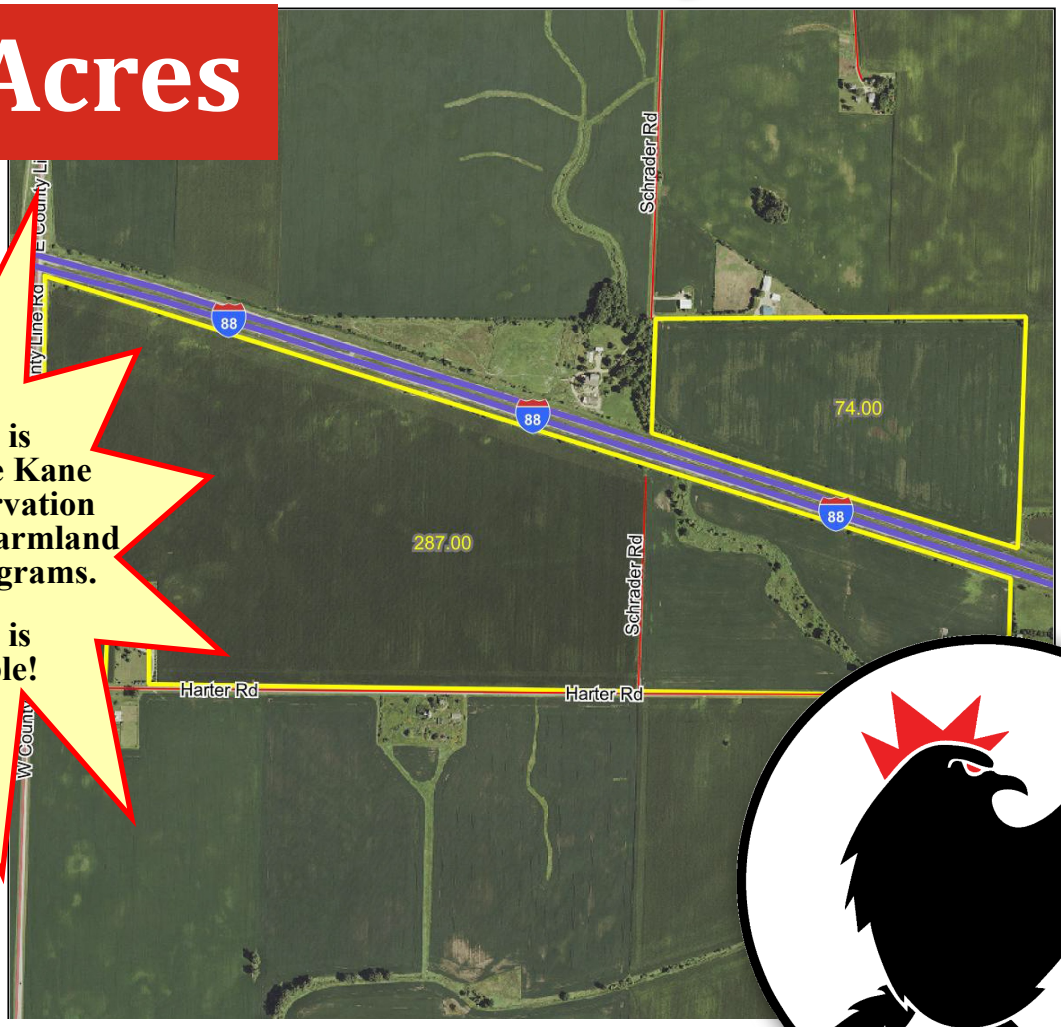
ROOSTER AG'

REAL ESTATE

Kane County, IL

361± Acres



This Farm is Enrolled in the Kane County Conservation Easement and Farmland Protection Programs.

This Farm is Not Divisible!

$14,495 Per Acre

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

Dalton Jahntz
Managing Broker
Email: dalton@roosterag.com
Phone: 630.525.1431

About the Property

Rare opportunity you won't want to miss!

The Harter Road Farm is 361± acres located in Section 8 of Kaneville Township, Kane County, IL.

This property is located off Harter Rd. and Schrader Rd. just east of County Line Rd. near I-88 highway.

GROSS ACRES:	**361±**
TILLABLE ACRES:	**350±**
SOIL PI	**125.8**
ESTIMATED RE TAXES	**$17,587.38**
PRICE PER ACRE	**$14,495**

Property consists of quality, income producing farmland.

The Harter Road Farm has 350± tillable acres with a Soil PI of 125.8.

Would make a great asset to an investment portfolio.

This farm is enrolled in the Kane County Conservation Easement and Farmland Protection Programs.

***Farms are not divisible and will be sold together*.**

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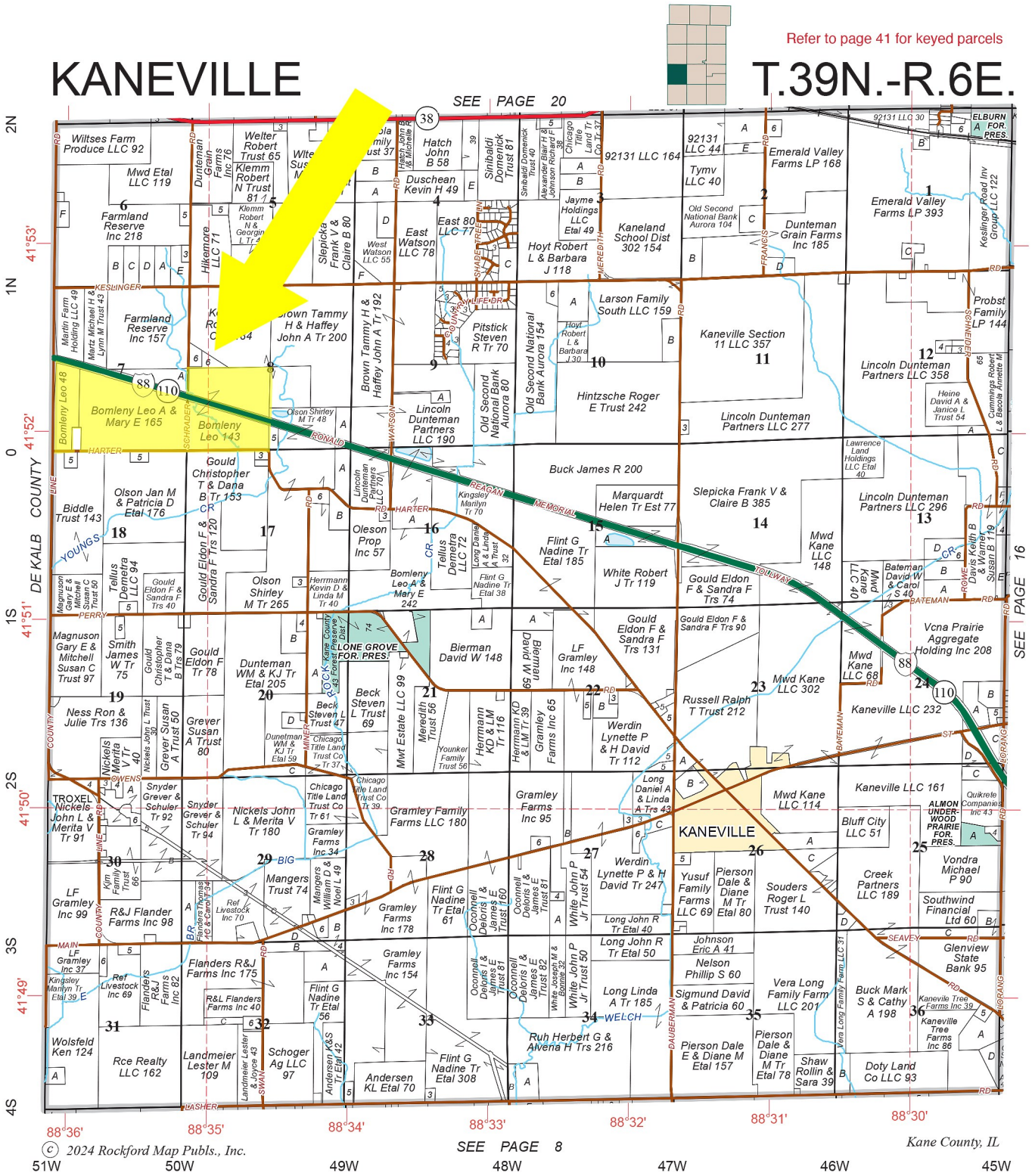

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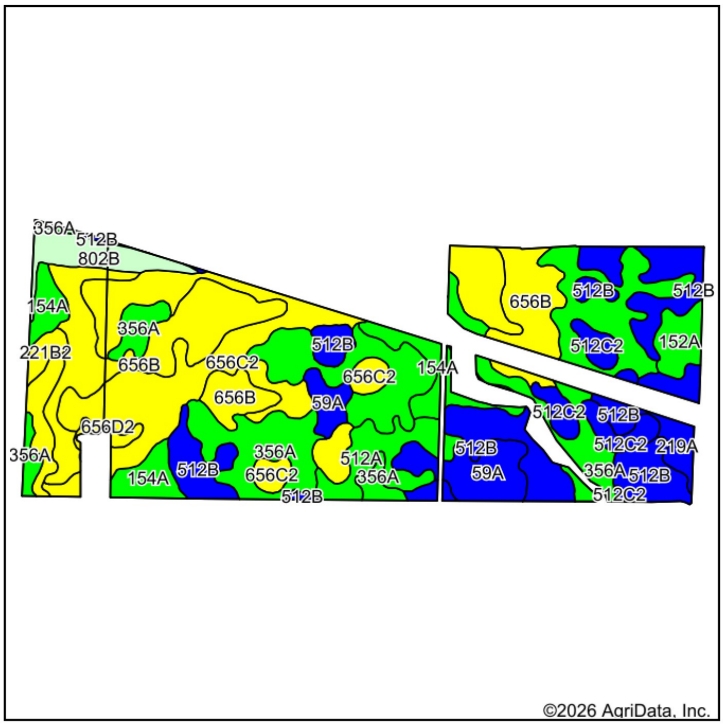
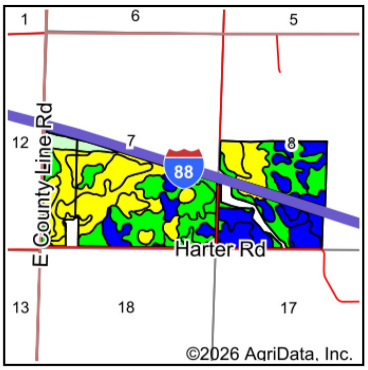
Soils Map





State: **Illinois**
County: **Kane**
Location: **7-39N-6E**
Township: **Kaneville**
Acres: **350.02**
Date: **8/21/2026**

Maps Provided By:

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Soils data provided by USDA and NRCS.

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
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	80.82	23.1%		**144
**656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	66.92	19.1%		**111
**656B	Octagon silt loam, 2 to 4 percent slopes	54.22	15.5%		**117
**512B	Danabrook silt loam, 2 to 5 percent slopes	53.43	15.3%		**137
154A	Flanagan silt loam, 0 to 2 percent slopes	18.31	5.2%		144
59A	Lisbon silt loam, 0 to 2 percent slopes	17.74	5.1%		136
512A	Danabrook silt loam, 0 to 2 percent slopes	12.56	3.6%		138
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	11.24	3.2%		**128
802B	Orthents, loamy, 1 to 6 percent slopes	10.10	2.9%		
219A	Millbrook silt loam, 0 to 2 percent slopes	7.15	2.0%		129
**152A	Drummer silty clay loam, 0 to 2 percent slopes	6.60	1.9%		**144
**221C2	Parr silt loam, 5 to 10 percent slopes, eroded	6.13	1.8%		**111
**221B2	Parr silt loam, 2 to 5 percent slopes, eroded	2.89	0.8%		**113
**656D2	Octagon silt loam, 6 to 12 percent slopes, eroded	1.91	0.5%		**109
				Weighted Average	**125.8**

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
*n: The aggregation method is "Weighted Average using all components"

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

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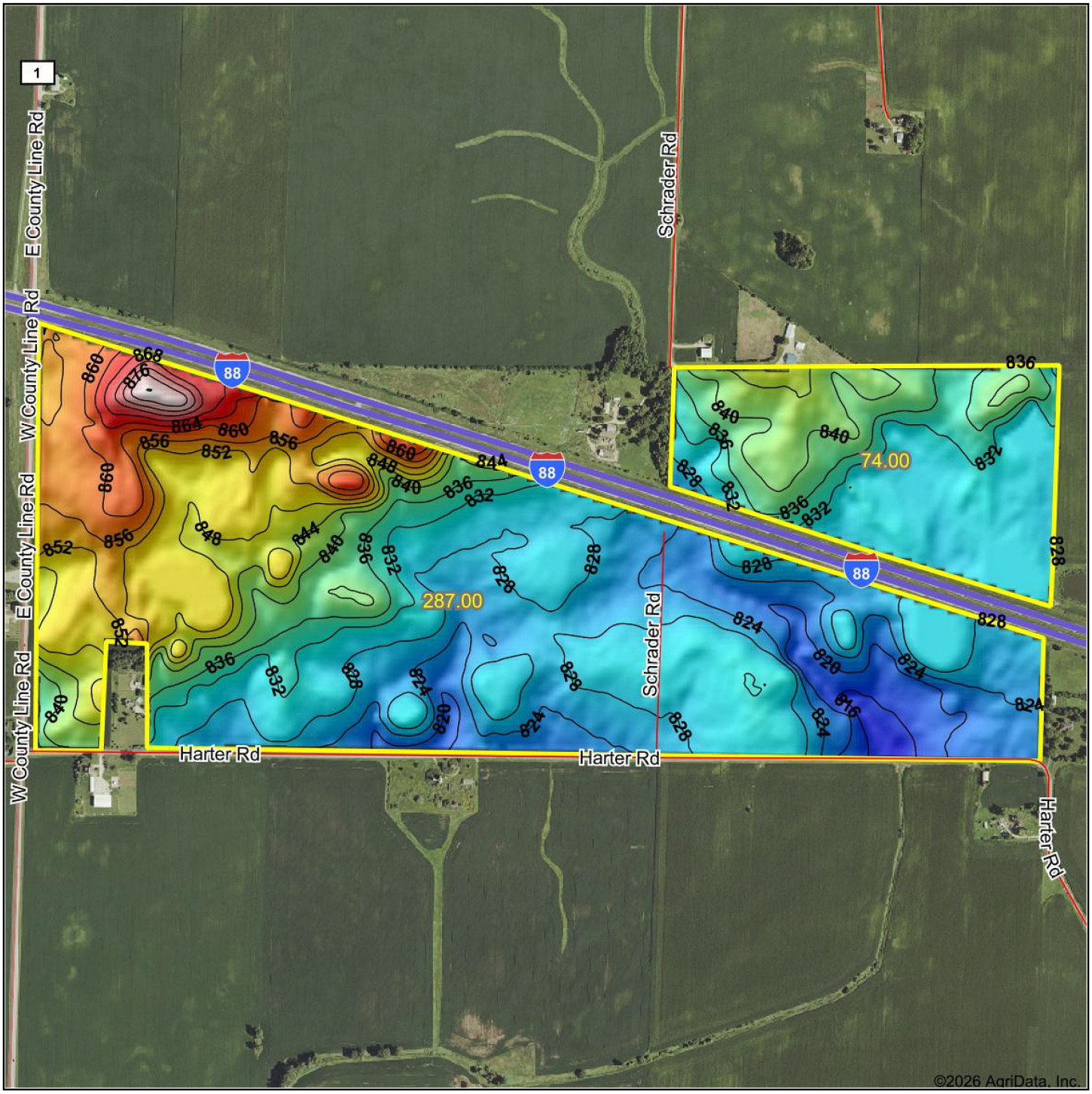

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