

ROOSTER AG'

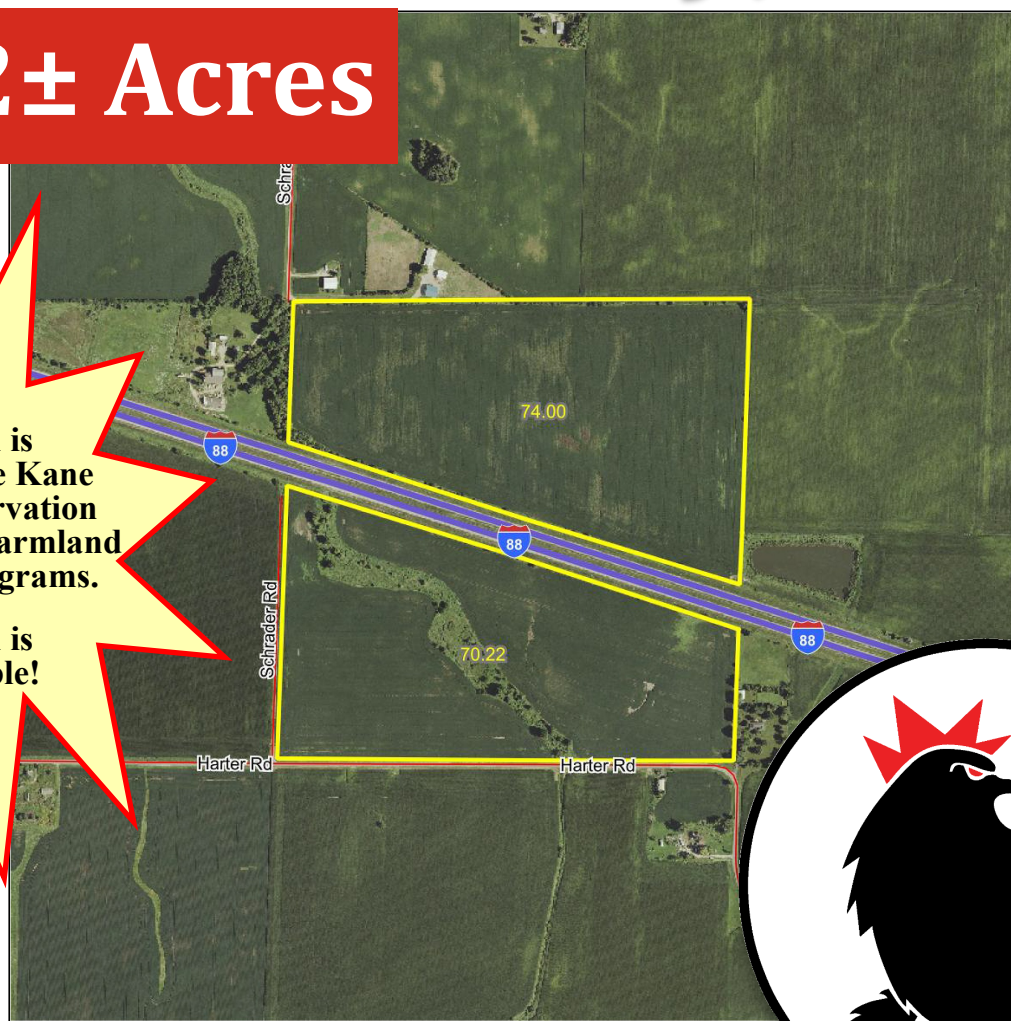
REAL ESTATE

Kane County, IL

144.22± Acres

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

**This Farm is
Not Divisible!**



\$13,950 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

The Schrader Road Farm is 144.22± acres located in Section 8 of Kaneville Township, Kane County, IL.

This property is located off Schrader Rd. and Harter Rd. by I-88 highway.



GROSS ACRES:	144.22±
TILLABLE ACRES:	134.52±
SOIL PI	133.9
ESTIMATED RE TAXES	\$7,437.16
PRICE PER ACRE	\$13,950

Property consists of quality, income producing farmland.

Excellent opportunity you won't want to pass up on!

The Schrader Road Farm has 134.52± tillable acres with a Soil PI of 133.9.

Attractive farm with a creek/waterway on property.

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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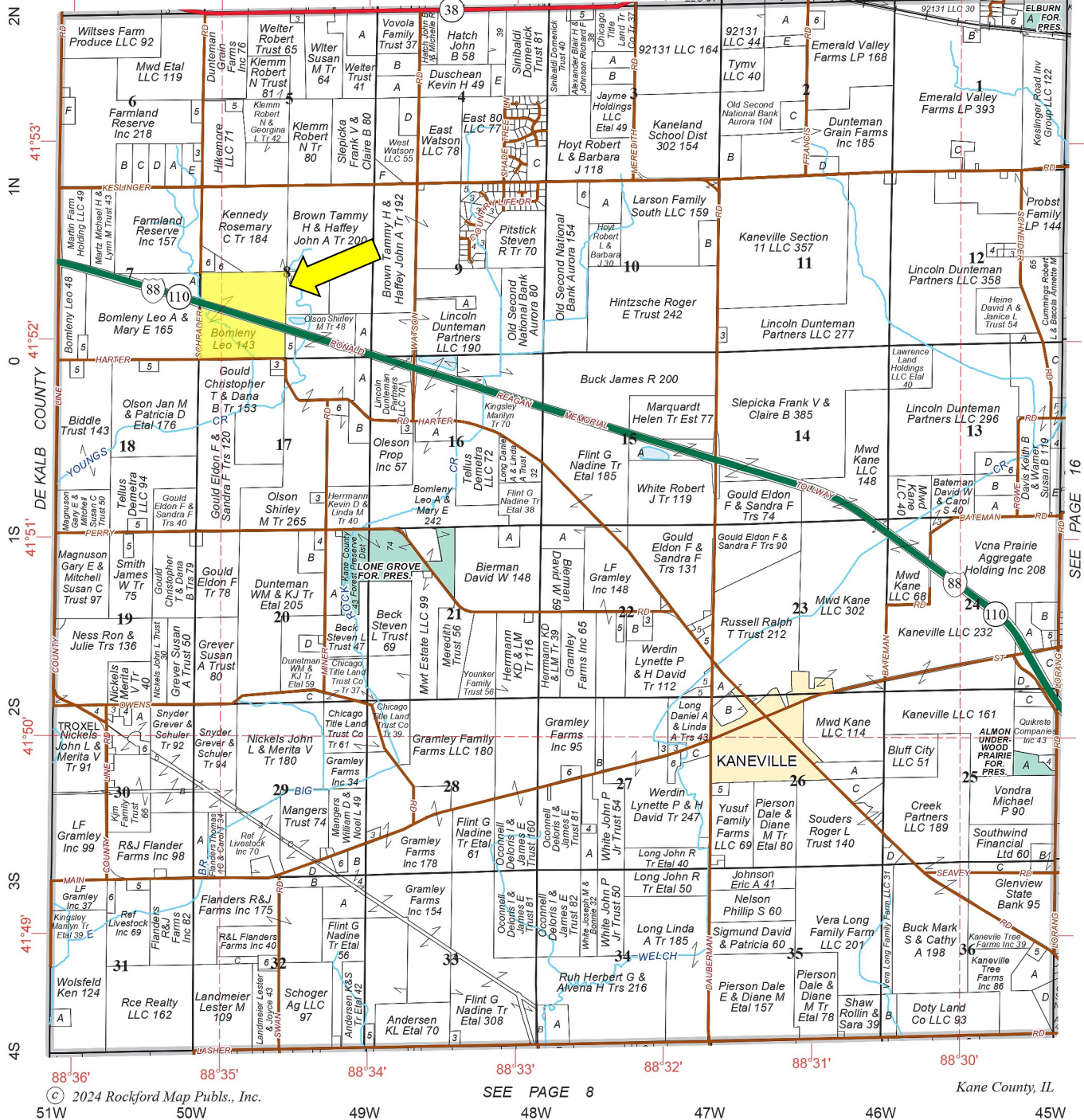
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KANEVILLE

SEE PAGE 20

T.39N.-R.6E.

Refer to page 41 for keyed parcels



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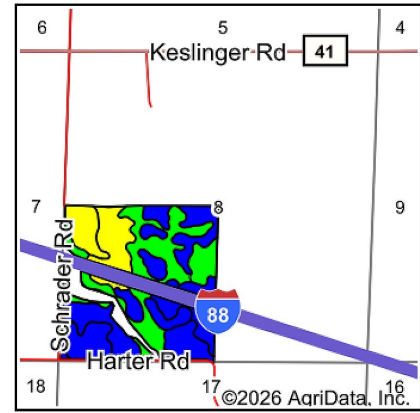
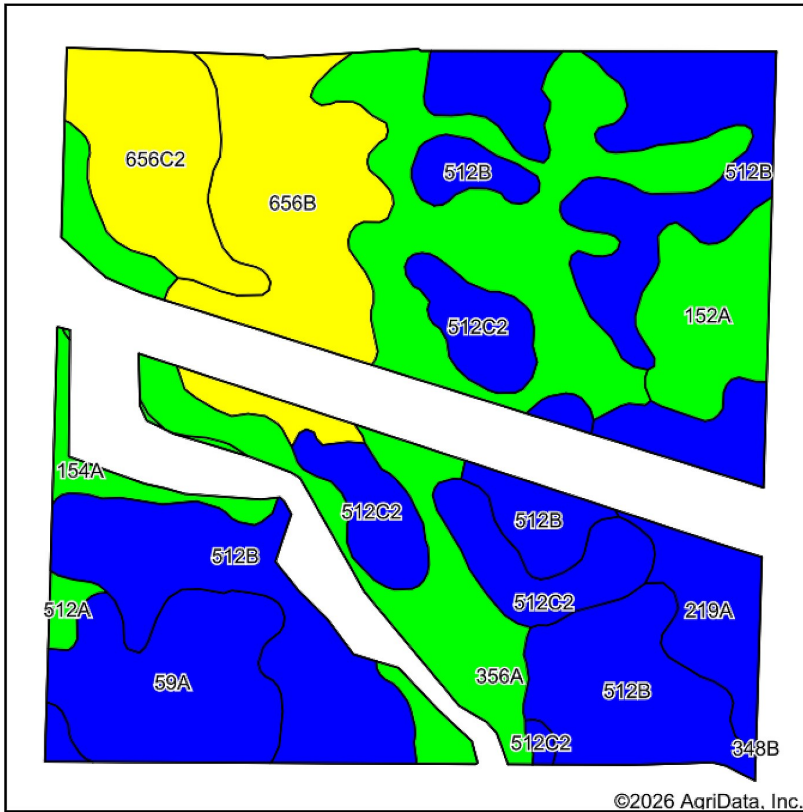
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Soils Map



State: **Illinois**
 County: **Kane**
 Location: **8-39N-6E**
 Township: **Kaneville**
 Acres: **134.52**
 Date: **6/26/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IL089, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Crop productivity index for optimum management
**512B	Danabrook silt loam, 2 to 5 percent slopes	39.58	29.2%		**137
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	31.99	23.8%		**144
**656B	Octagon silt loam, 2 to 4 percent slopes	14.73	11.0%		**117
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	11.24	8.4%		**128
59A	Lisbon silt loam, 0 to 2 percent slopes	10.50	7.8%		136
**656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	9.22	6.9%		**111
219A	Millbrook silt loam, 0 to 2 percent slopes	7.81	5.8%		129
**152A	Drummer silty clay loam, 0 to 2 percent slopes	6.53	4.9%		**144
154A	Flanagan silt loam, 0 to 2 percent slopes	2.16	1.6%		144
512A	Danabrook silt loam, 0 to 2 percent slopes	0.76	0.6%		138
Weighted Average					133.9

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 II. Soils EFOTG

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

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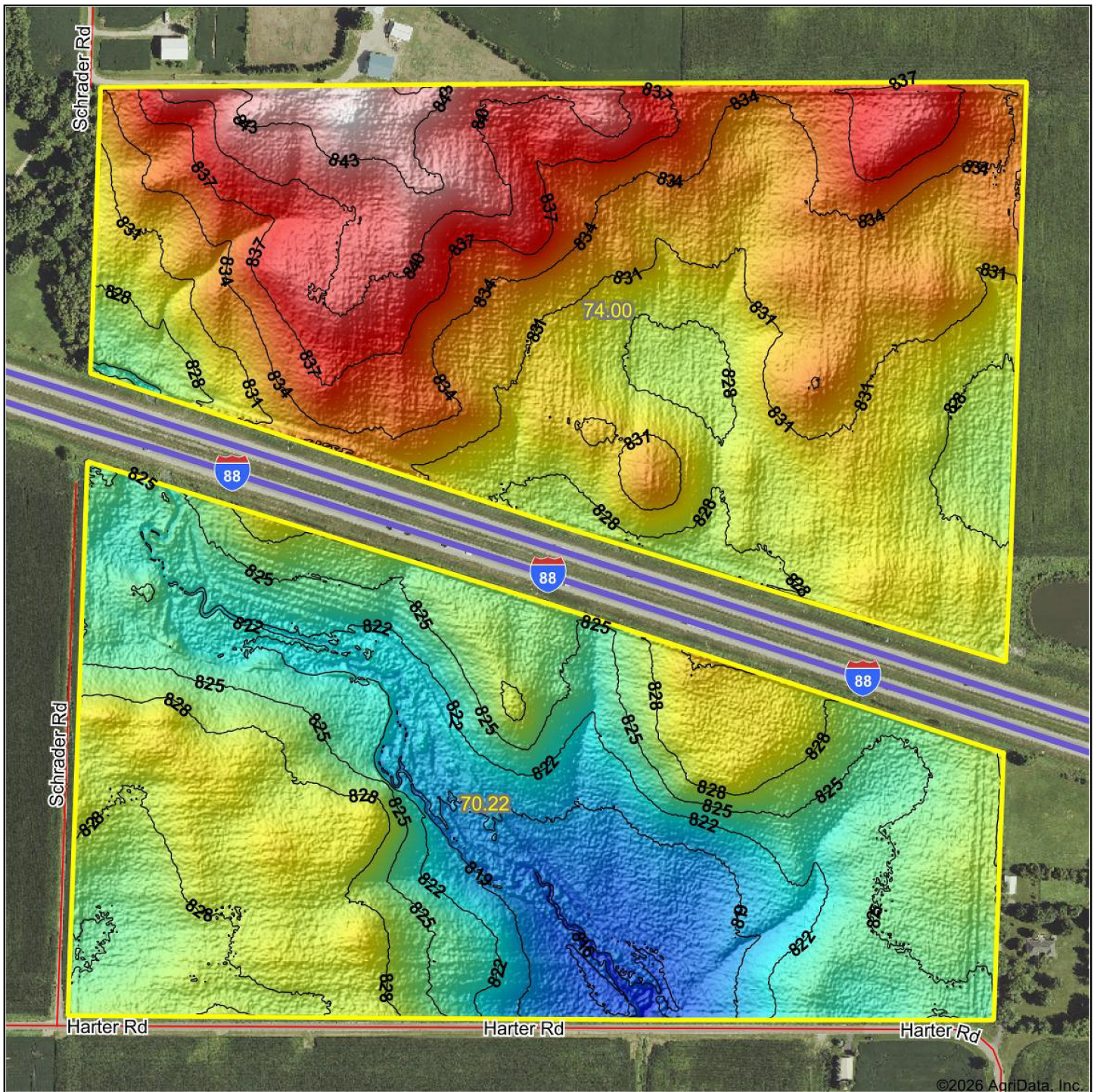


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