

ROOSTER AG'

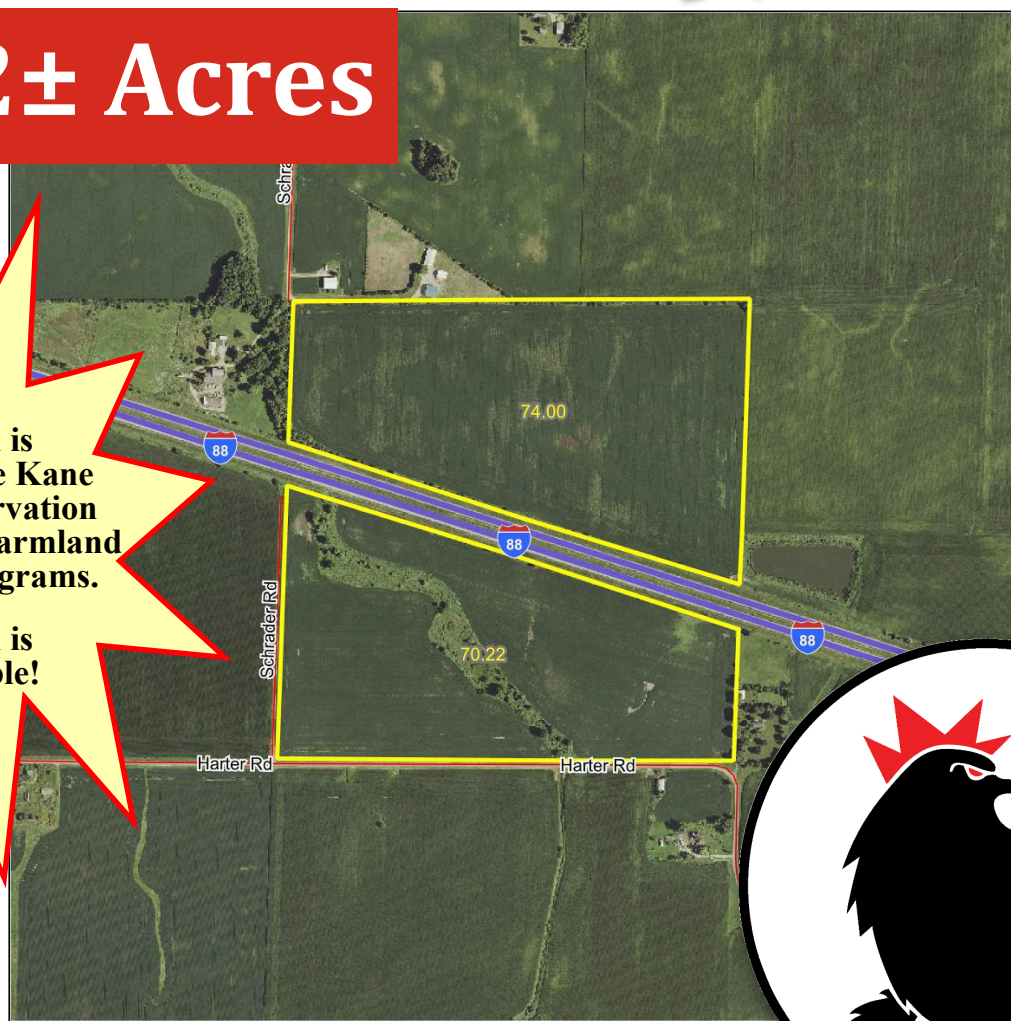
# REAL ESTATE

## 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](mailto: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.

|                           |                   |
|---------------------------|-------------------|
| <b>GROSS ACRES:</b>       | <b>144.22±</b>    |
| <b>TILLABLE ACRES:</b>    | <b>134.52±</b>    |
| <b>SOIL PI</b>            | <b>133.9</b>      |
| <b>ESTIMATED RE TAXES</b> | <b>\$7,437.16</b> |
| <b>PRICE PER ACRE</b>     | <b>\$13,950</b>   |



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.*

Aerial video footage available at: <https://youtu.be/g5pGWK8mTos>

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A 5x5 grid with a 2x2 square of dark green cells in the bottom-left corner.

## SEE | PAGE 20

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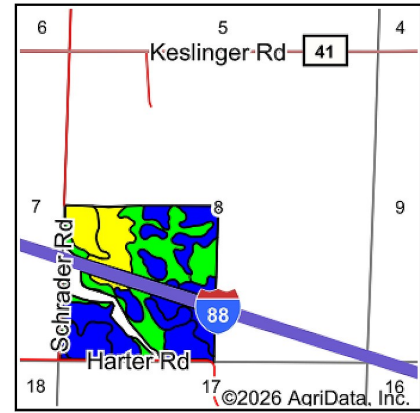
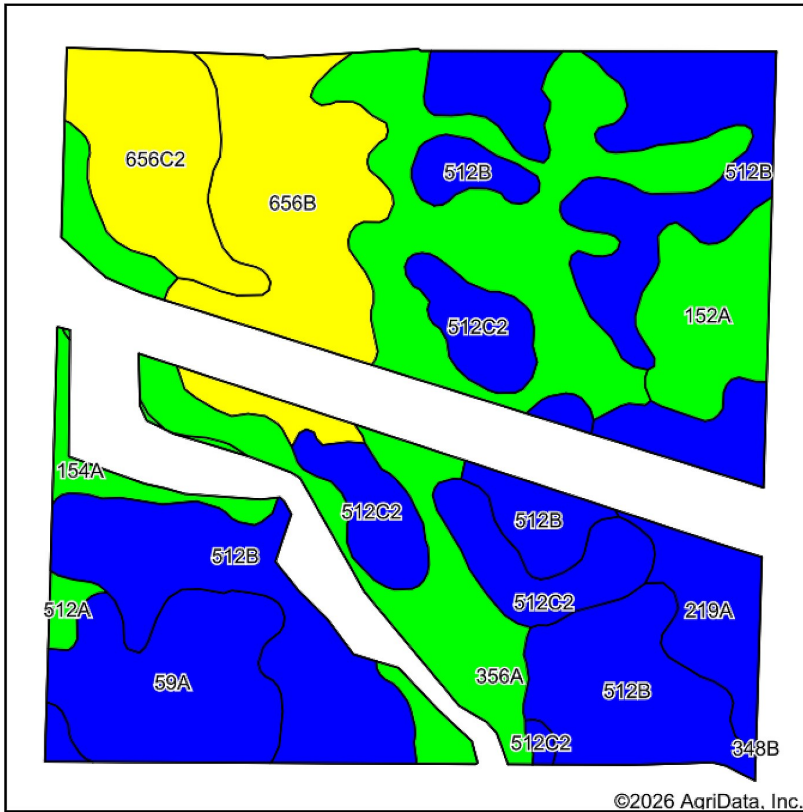
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# Soils Map



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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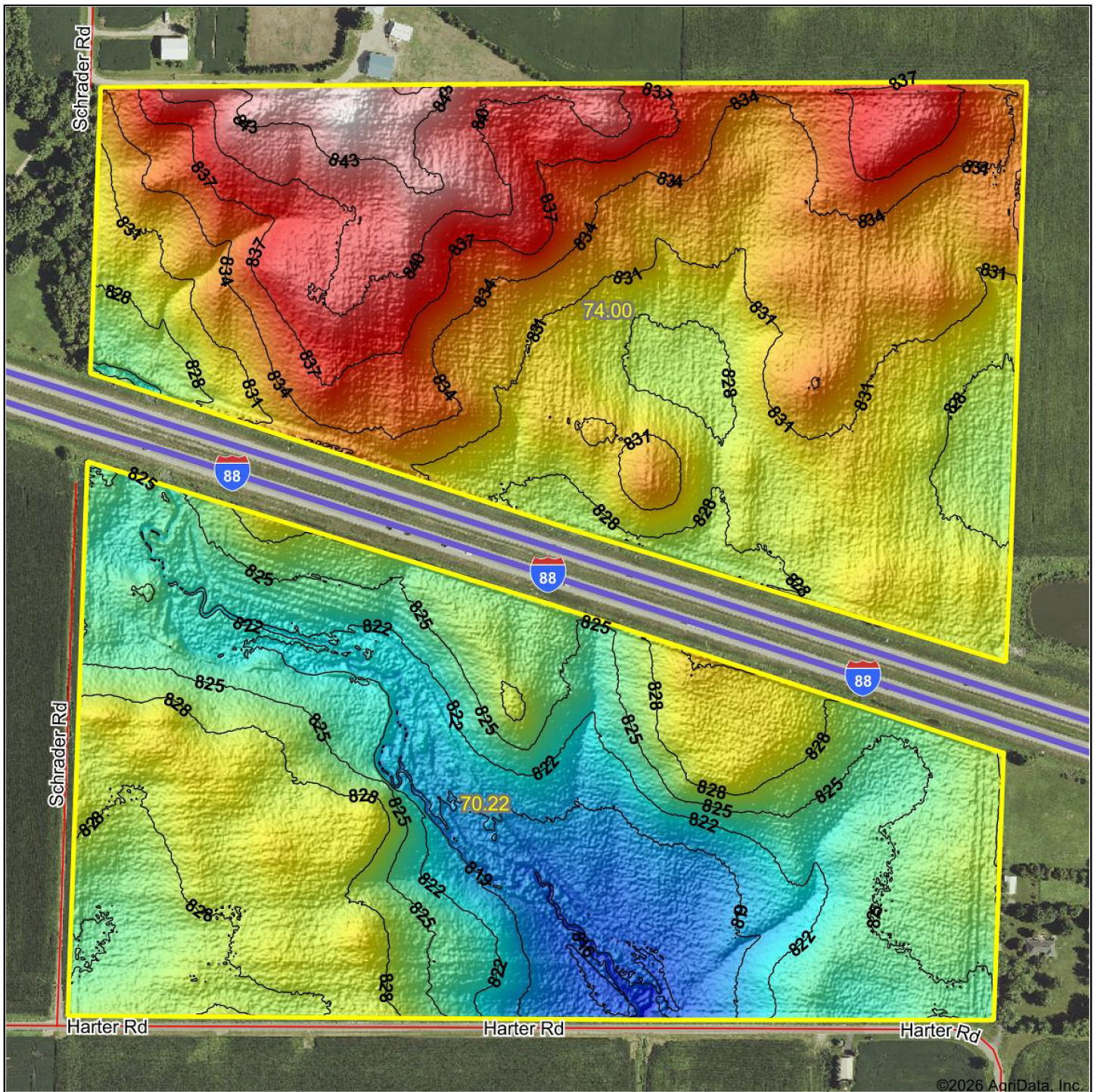


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