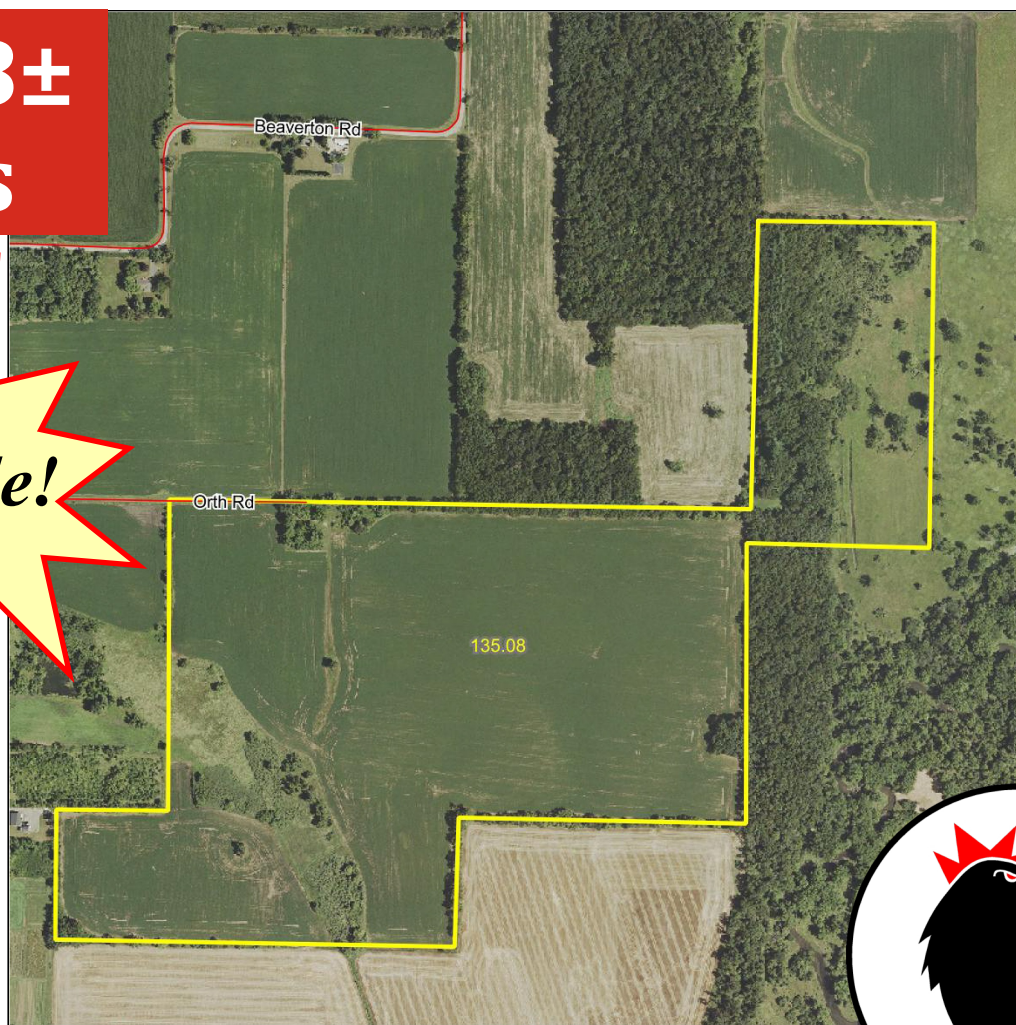


REAL ESTATE

Poplar Grove • Boone County, IL.

**135.08±
Acres**

Divisible!



\$12,950 PER ACRE



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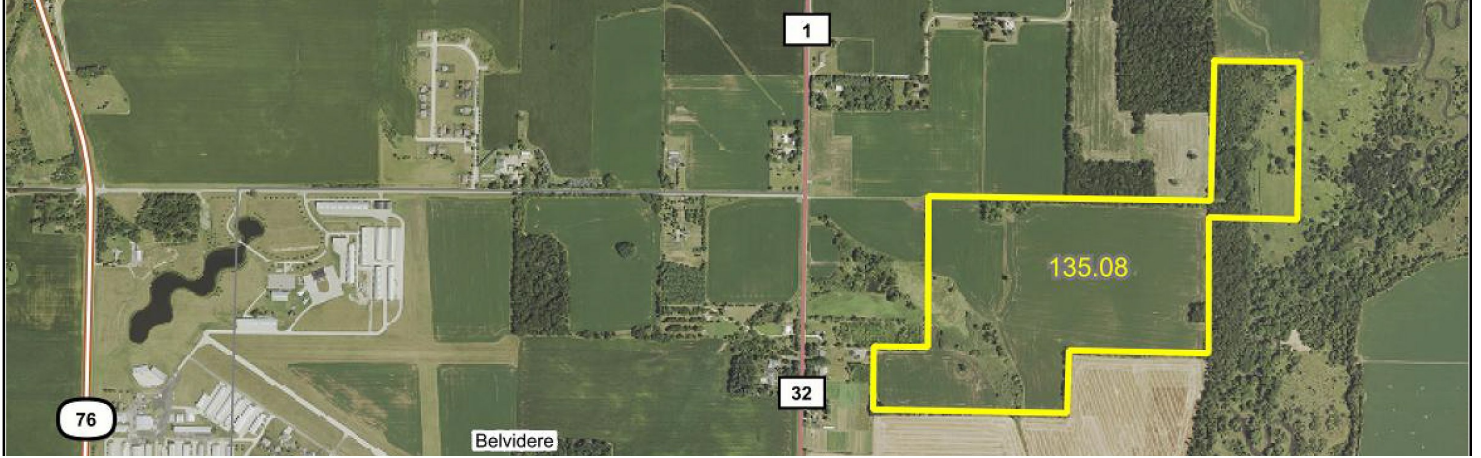
1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151

DALTON JAHNTZ

Broker

Email: Dalton@roosterag.com

Phone: 630.525.1431



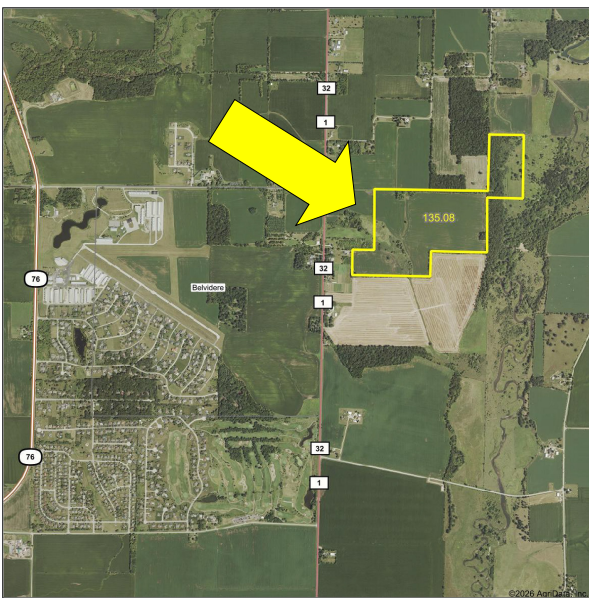
About the Property

Rare opportunity in an excellent location!

The Poplar Grove Farm is 135.08± acres located in Section 31 of Poplar Grove Township and Section 6 of Bonus Township, Boone County IL.

This property is conveniently located off Orth Road just east of IL Route 76 and northeast of Belvidere, IL.

GROSS ACRES:	135.08±
TILLABLE ACRES:	90±
SOIL PI:	111.1
ESTIMATED RE TAXES	\$3,860.94
PRICE PER SURVEYED ACRE:	\$12,950



An income generating property you won't want to miss out on!

Consists of 135.08± total acres with 90± tillable acres having a Soil PI of 111.1, as well as a 15± acre wooded section.

Property is annexed into Village of Poplar Grove, IL.

Poplar Grove Zoning Code: R-1, Single Family Residential District.

Consider adding this land to your investment portfolio.

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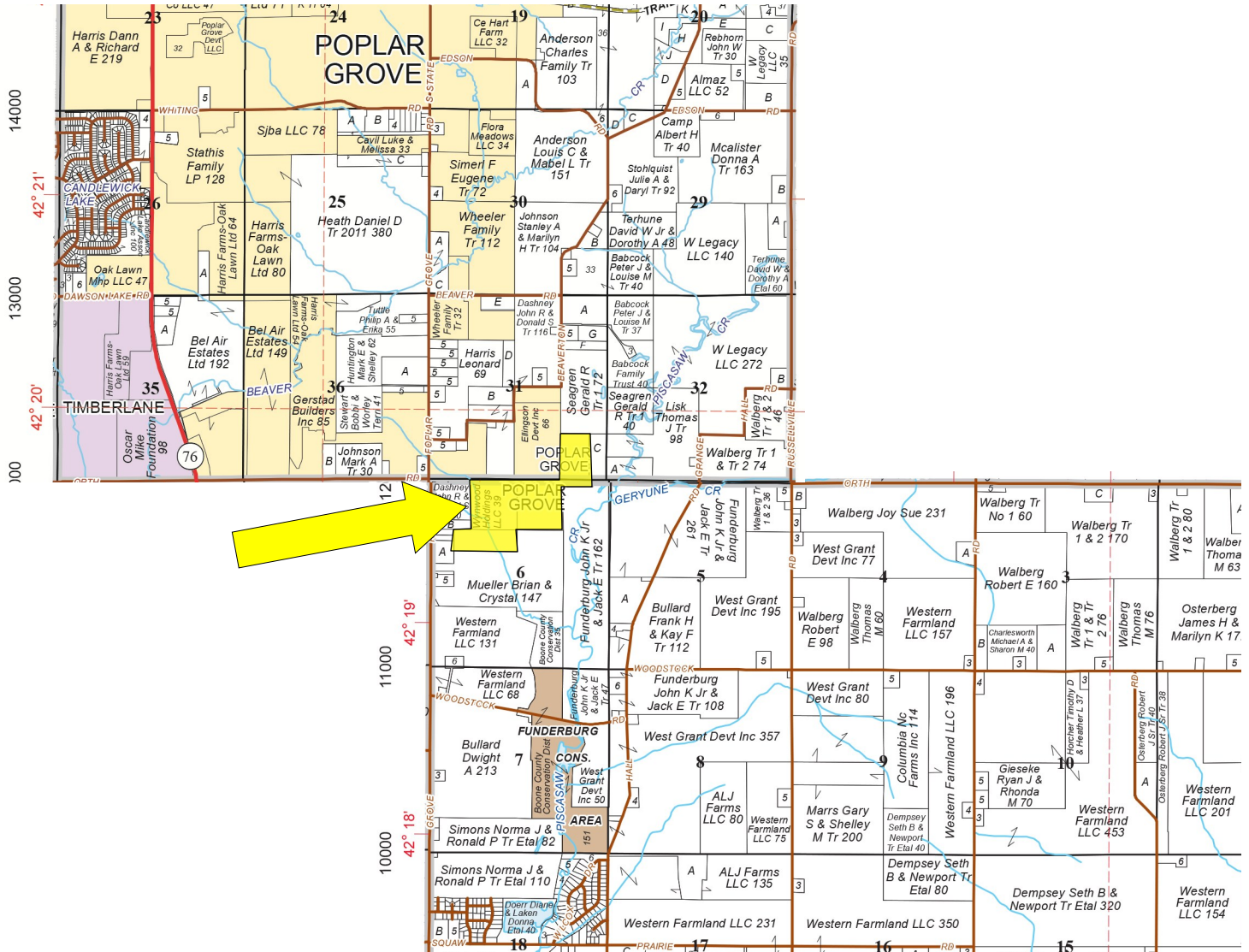
POPLAR GROVE

SEE PAGE 22

SEE PAGE 24

Refer to page 31 for keyed parcels

T.45N.-R.3-4E.



BONUS

SEE PAGE 18

Refer to page 30 for keyed parcels

T.44N.-R.4E.

SEE PAGE 20

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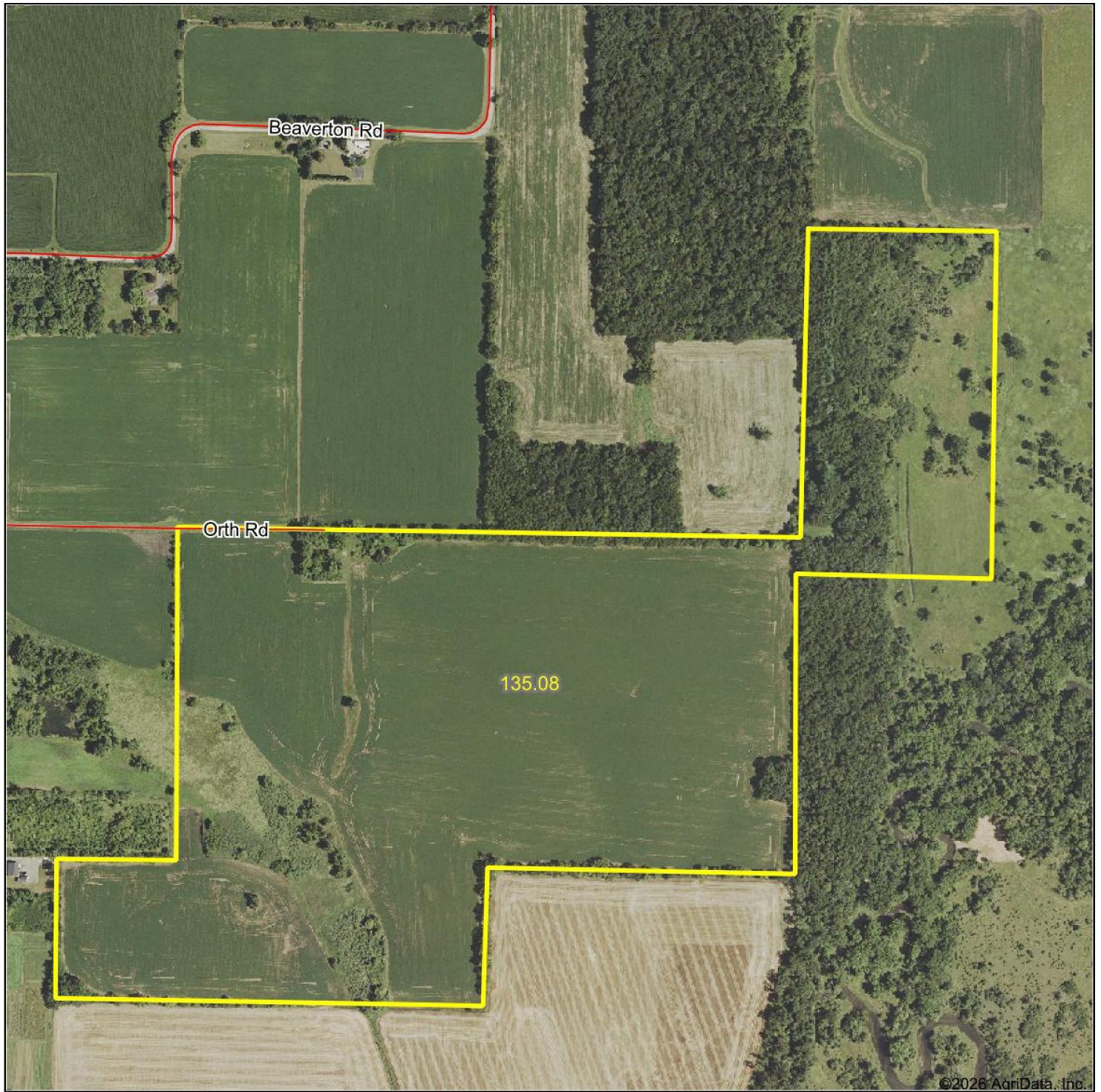


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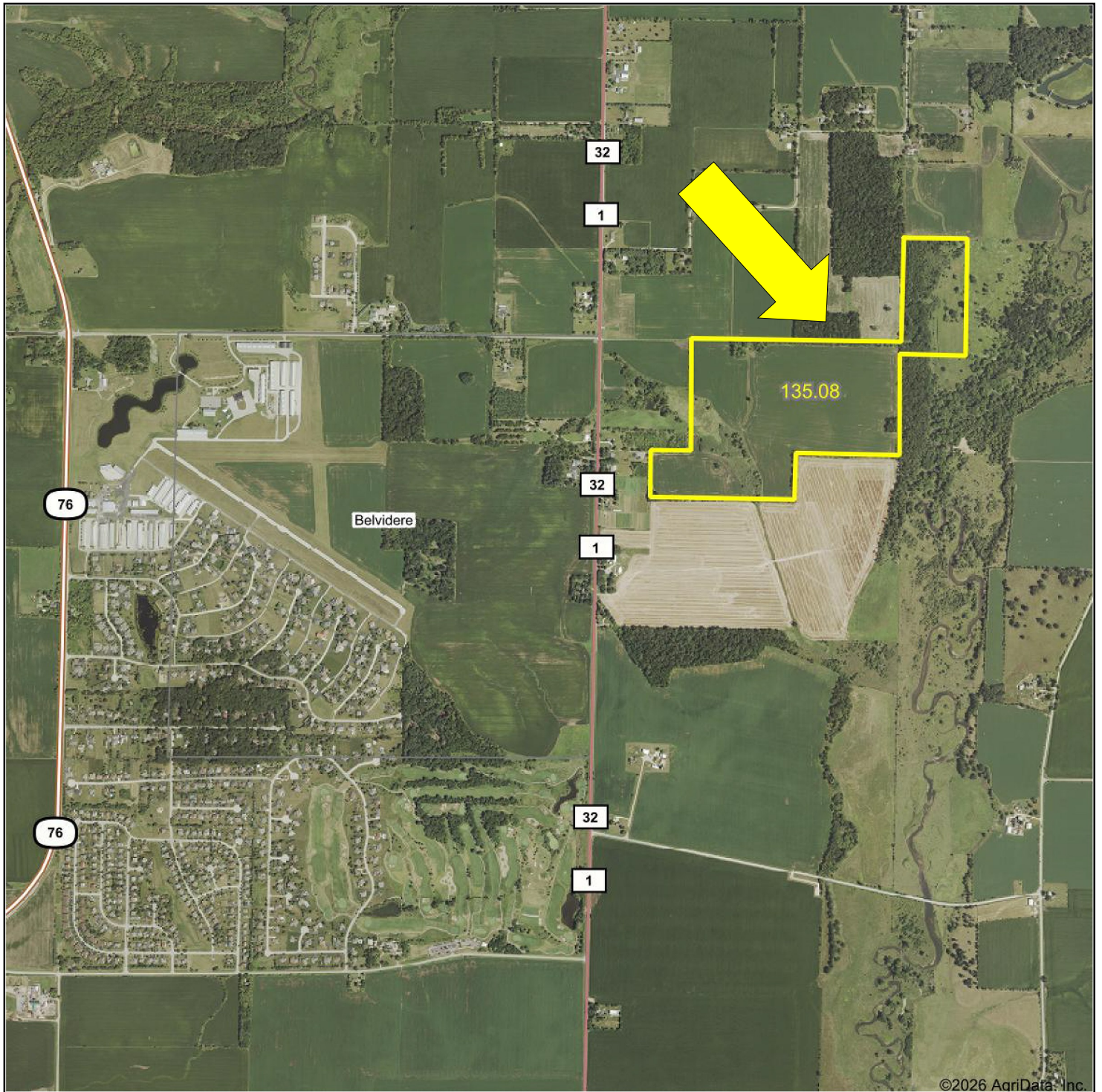
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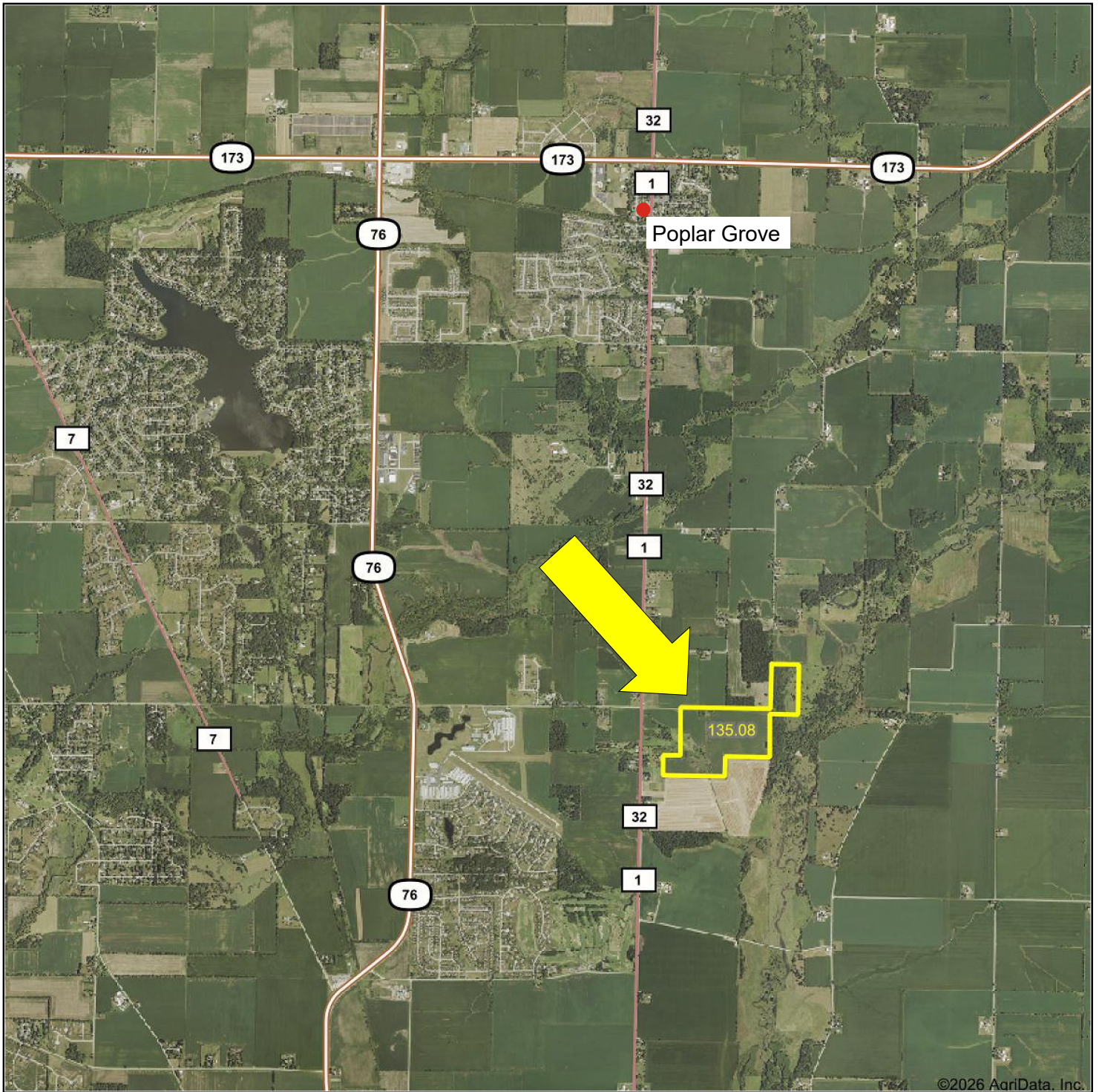


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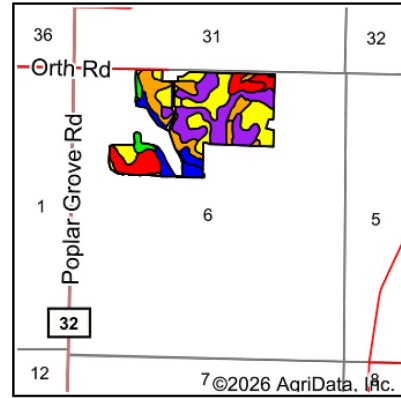
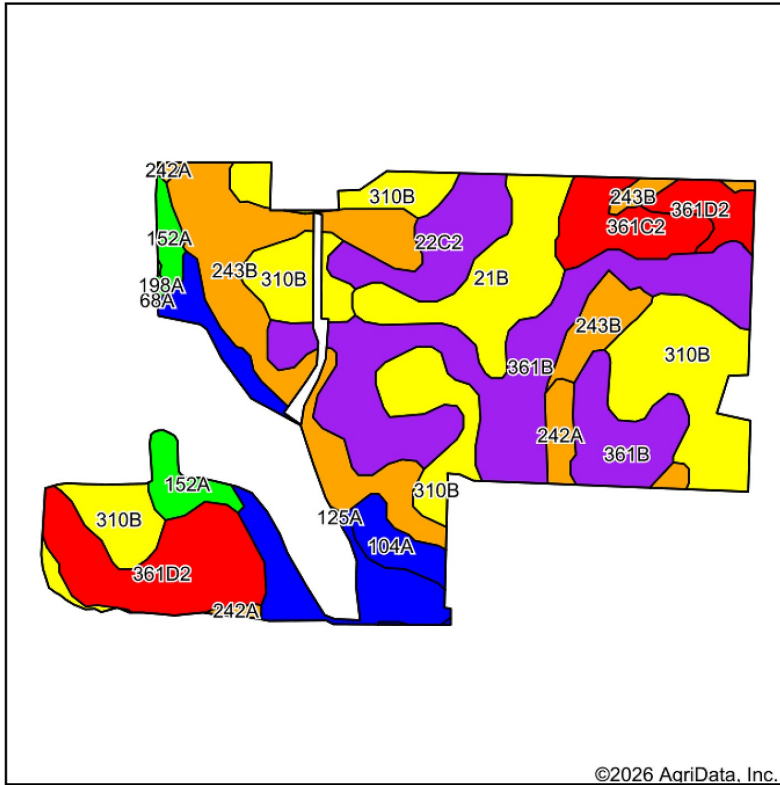
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Soils Map



State: **Illinois**
County: **Boone**
Location: **6-44N-4E**
Township: **Bonus**
Acres: **90**
Date: **8/18/2026**



Maps Provided By:

 **surety®**
CUSTOMIZED ONLINE MAPPING

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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Crop productivity index for optimum management
**361B	Kidder loam, 2 to 4 percent slopes	19.66	21.7%		**100
**310B	McHenry silt loam, 2 to 4 percent slopes	19.40	21.6%		**114
**243B	St. Charles silt loam, 2 to 5 percent slopes	13.92	15.5%		**121
**361D2	Kidder loam, 6 to 12 percent slopes, eroded	9.34	10.4%		**93
**21B	Pecatonica silt loam, 2 to 5 percent slopes	6.83	7.6%		**112
**125A	Selma loam, 0 to 2 percent slopes	6.13	6.8%		**131
**22C2	Westville silt loam, 5 to 10 percent slopes, eroded	4.55	5.1%		**105
**361C2	Kidder loam, 4 to 6 percent slopes, eroded	3.70	4.1%		**95
**152A	Drummer silty clay loam, 0 to 2 percent slopes	2.65	2.9%		**144
242A	Kendall silt loam, 0 to 2 percent slopes	1.87	2.1%		125
104A	Virgil silt loam, 0 to 2 percent slopes	1.85	2.1%		132
198A	Elburn silt loam, cool, 0 to 2 percent slopes	0.10	0.1%		143
Weighted Average					111.1

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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