

ROOSTER AG'

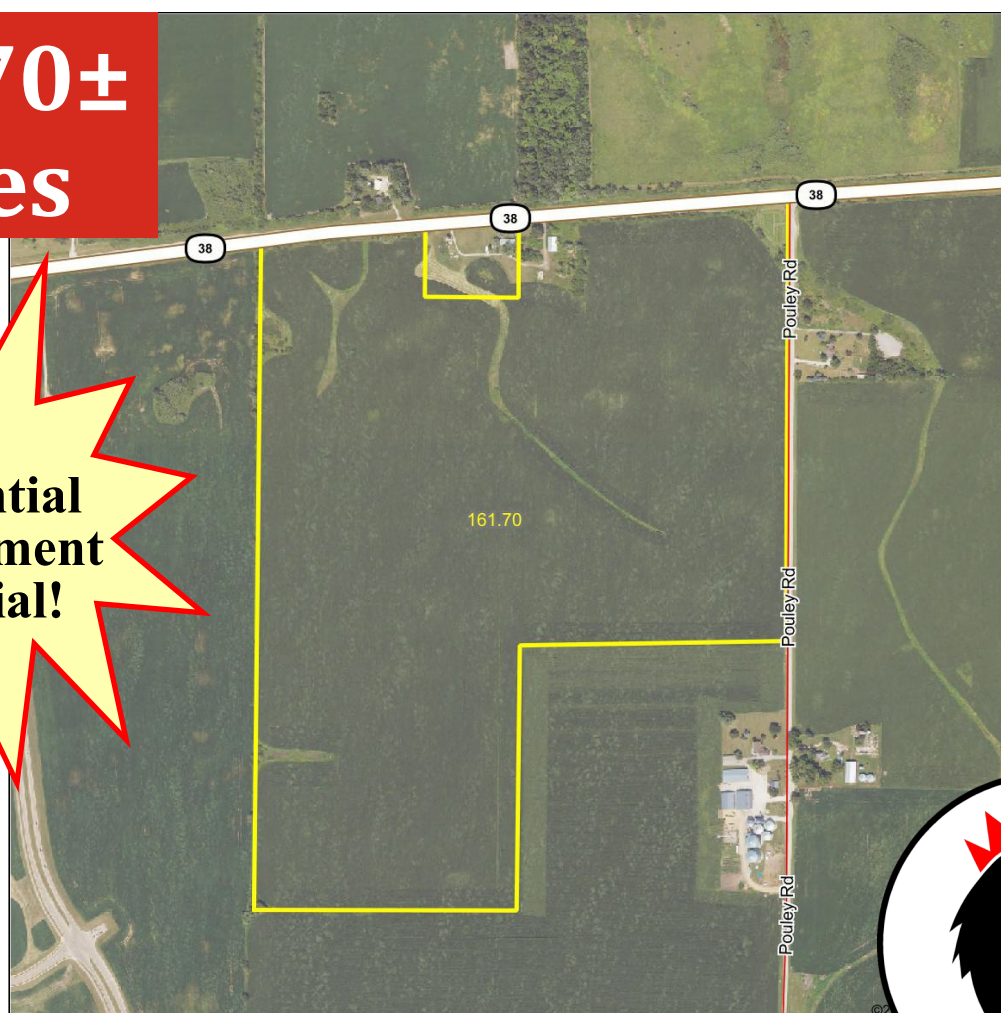
# REAL ESTATE

## DeKalb County, IL.

**161.70±  
Acres**

**Residential  
Development  
Potential!**

(Subject to zoning  
and municipal  
approvals.)



**\$19,950 PER ACRE**

**ROOSTER AG' REALTY INC.**

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

## *Farmland with Development Potential Near Elburn, IL!*

The Rte 38 & Pouley Road Farm is 161.7± acres located in Section 33 of Campton Township, Kane County IL.

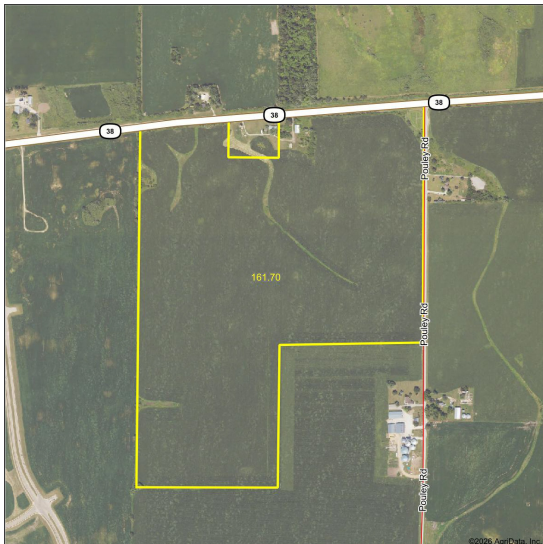
This property is conveniently located off IL Route 38 and Pouley Road, just east of the Village of Elburn, IL.

Rolling terrain allows for distinctive residential subdivision layouts.

|                                 |                   |
|---------------------------------|-------------------|
| <b>GROSS ACRES:</b>             | <b>161.7±</b>     |
| <b>TILLABLE ACRES:</b>          | <b>156.1±</b>     |
| <b>SOIL PI:</b>                 | <b>127.5</b>      |
| <b>ESTIMATED RE TAXES</b>       | <b>\$9,276.46</b> |
| <b>PRICE PER SURVEYED ACRE:</b> | <b>\$19,950</b>   |

### HIGHLIGHTS

- Property consists of 161.7± acres with 156.1± tillable acres having a Soil PI of 127.5.
- Great Location ... Near Elburn, IL.
- ***Residential development potential!***  
(Subject to zoning and municipal approvals.)
- Located near established residential neighborhoods and existing commercial development.
- Close to Elburn Train Station.
- Road frontage along IL Route 38 and Pouley Rd.
- Current Zoning Code: F / F-1, Farming District.



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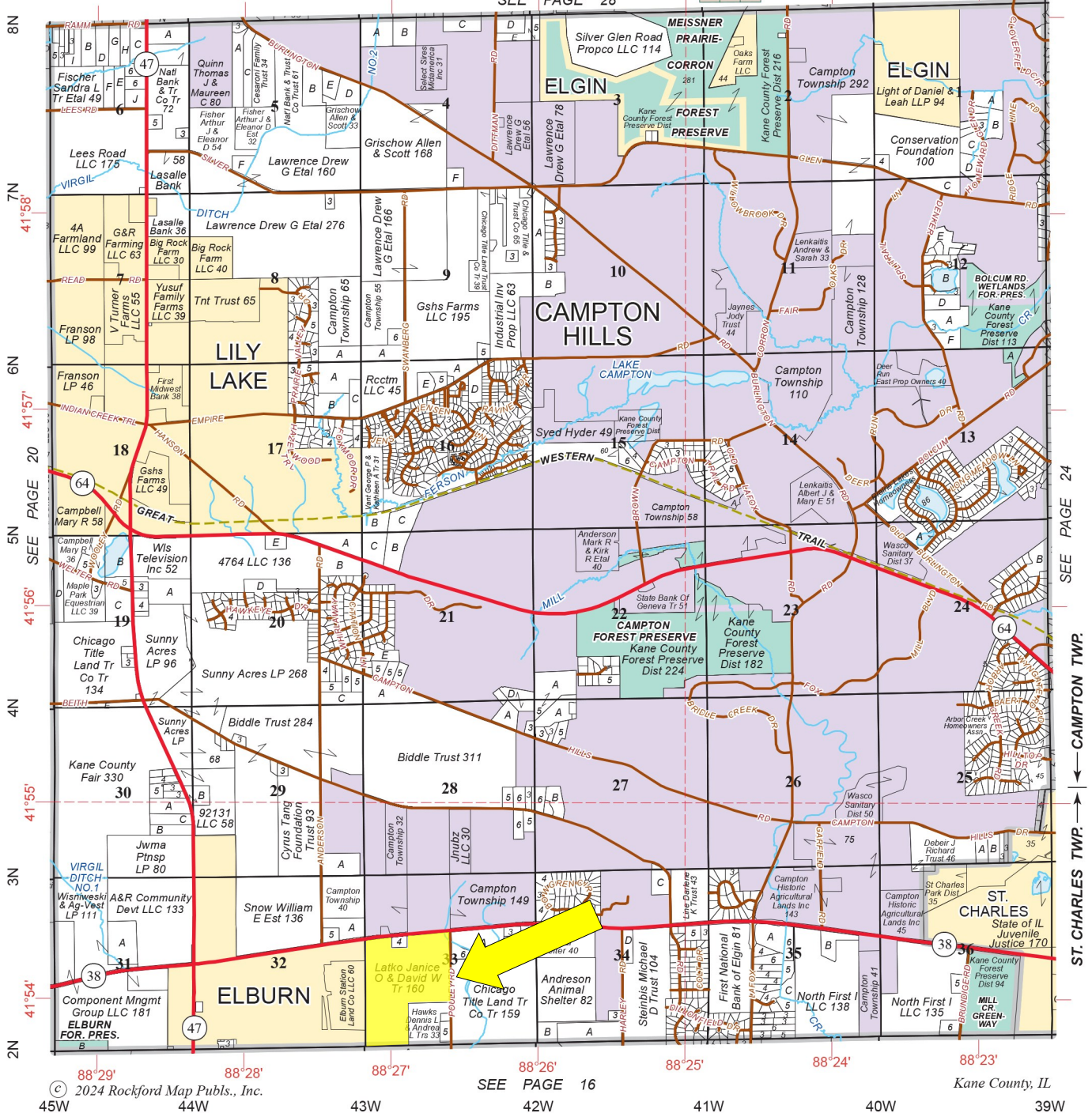


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# CAMPTON WEST PART ST. CHARLES T.40N.-R.7E.

Refer to page 43 for keyed parcels



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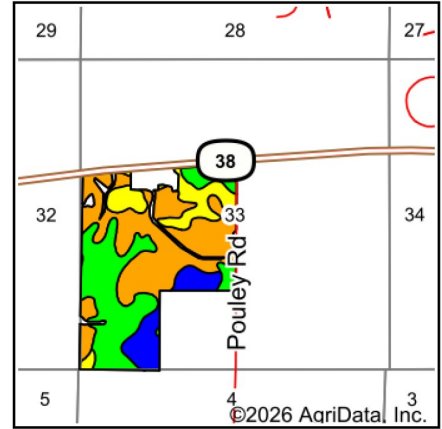
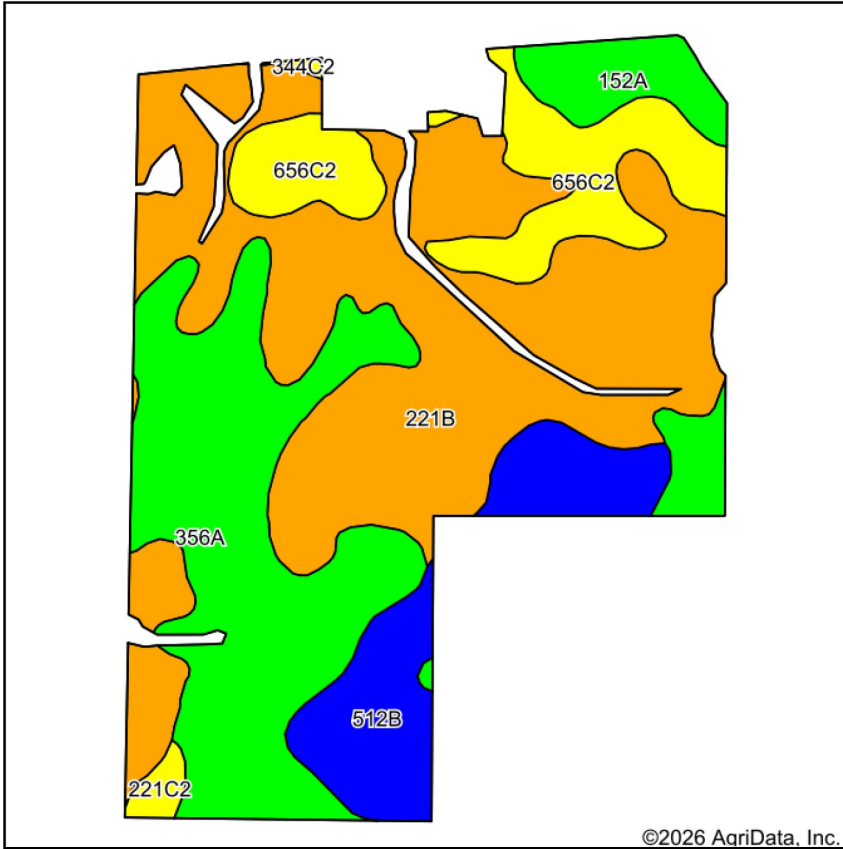
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State: Illinois  
 County: Kane  
 Location: 33-40N-7E  
 Township: Campton  
 Acres: 156.1  
 Date: 10/15/2026



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 |
| **221B                                    | Parr silt loam, 2 to 5 percent slopes             | 69.87 | 44.7%            |                                     | **118                                          |
| **356A                                    | Elpaso silty clay loam, 0 to 2 percent slopes     | 43.82 | 28.1%            |                                     | **144                                          |
| **656C2                                   | Octagon silt loam, 4 to 6 percent slopes, eroded  | 17.97 | 11.5%            |                                     | **111                                          |
| **512B                                    | Danabrook silt loam, 2 to 5 percent slopes        | 16.56 | 10.6%            |                                     | **137                                          |
| **152A                                    | Drummer silty clay loam, 0 to 2 percent slopes    | 6.34  | 4.1%             |                                     | **144                                          |
| **221C2                                   | Parr silt loam, 5 to 10 percent slopes, eroded    | 1.30  | 0.8%             |                                     | **111                                          |
| **344C2                                   | Harvard silt loam, 5 to 10 percent slopes, eroded | 0.24  | 0.2%             |                                     | **116                                          |
| Weighted Average                          |                                                   |       |                  |                                     | 127.5                                          |

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.

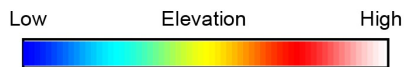
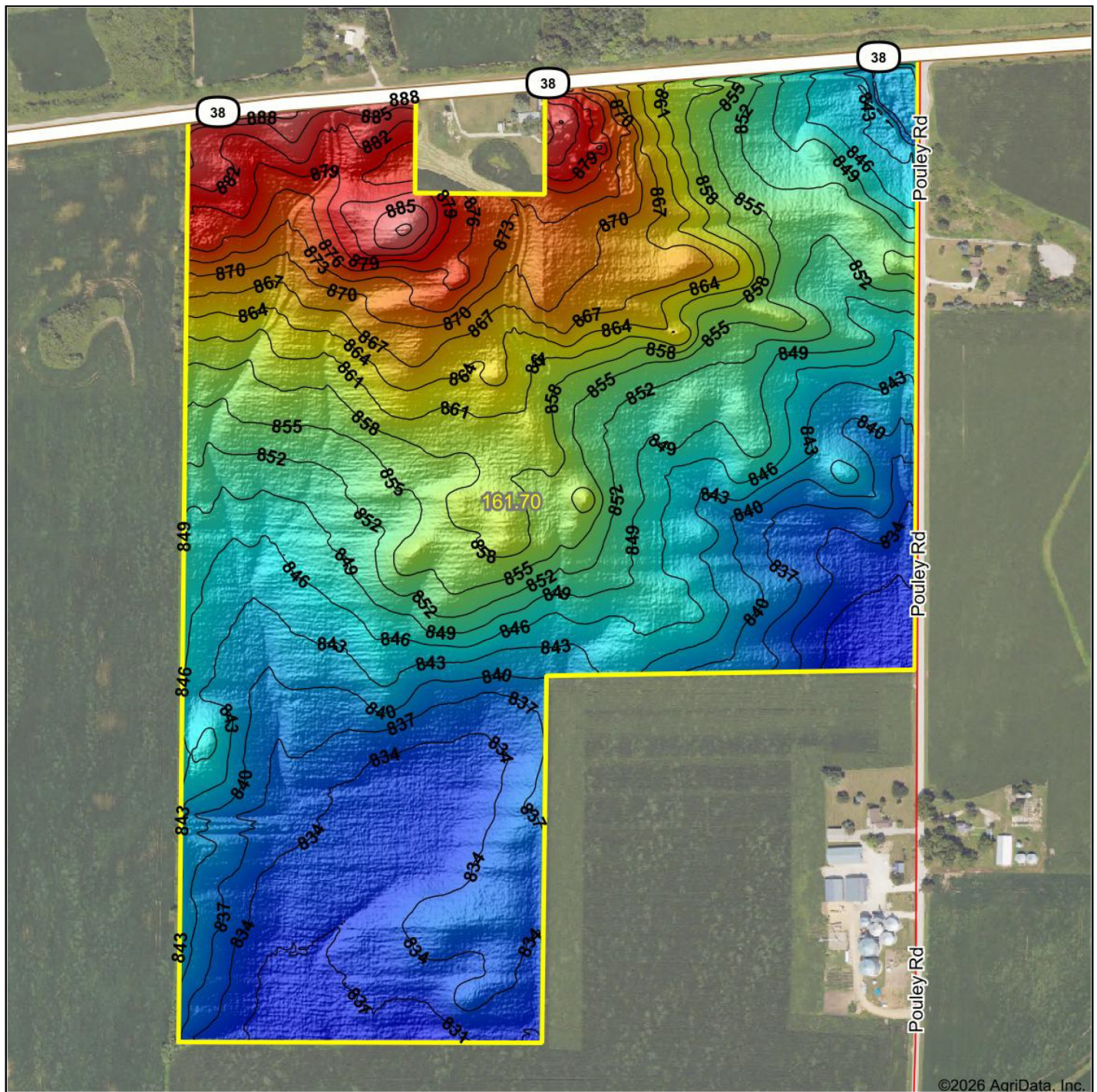
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**Rooster Ag'**  
GOLD STANDARD  
APPRAISALS

Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 3 meter dem

Interval(ft): 3

Min: 828.7

Max: 896.6

Range: 67.9

Average: 850.7

Standard Deviation: 14.6 ft

0ft 555ft 1109ft



10/15/2026

**33-40N-7E**  
**Kane County**  
**Illinois**

Boundary Center: 41° 54' 3.41, -88° 26' 52.94

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