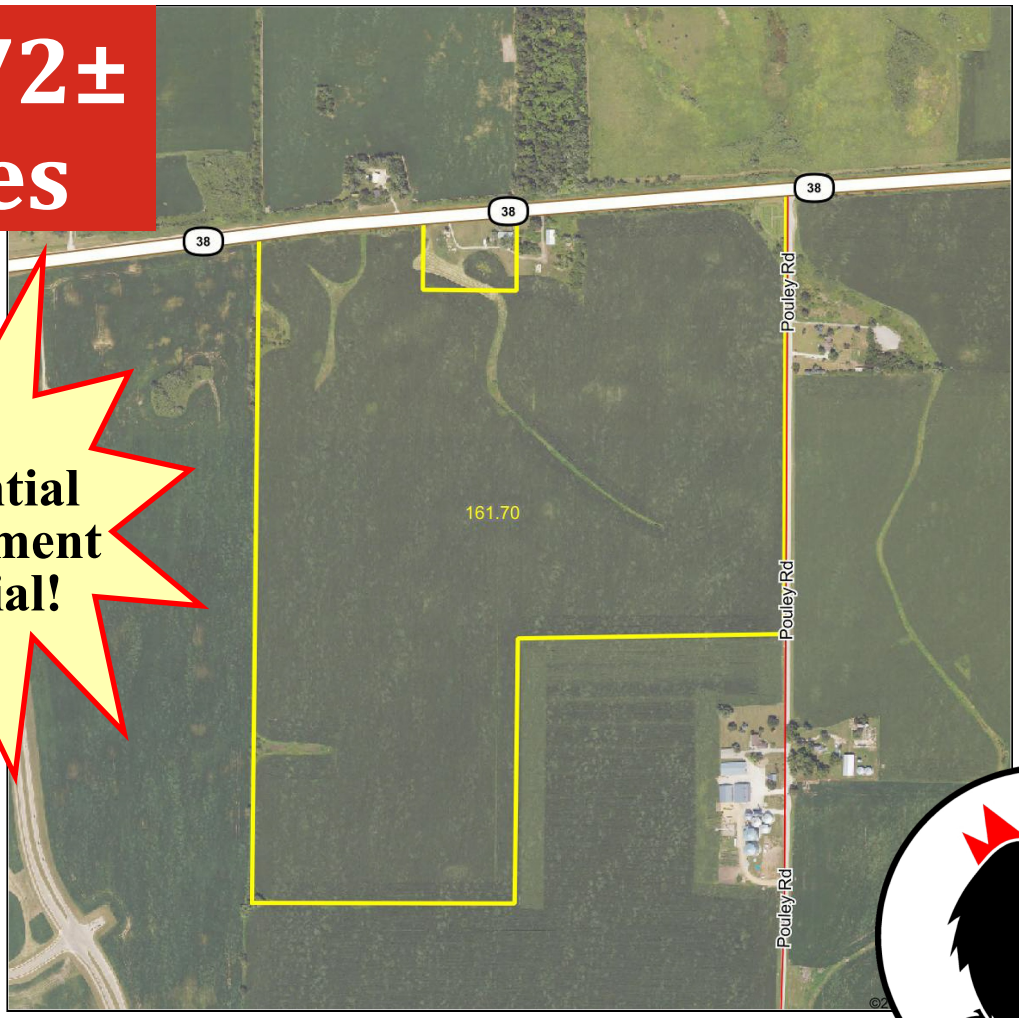
ROOSTER AG'

REAL ESTATE

Kane County, IL.

162.72± 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
Phone: 630.525.1431



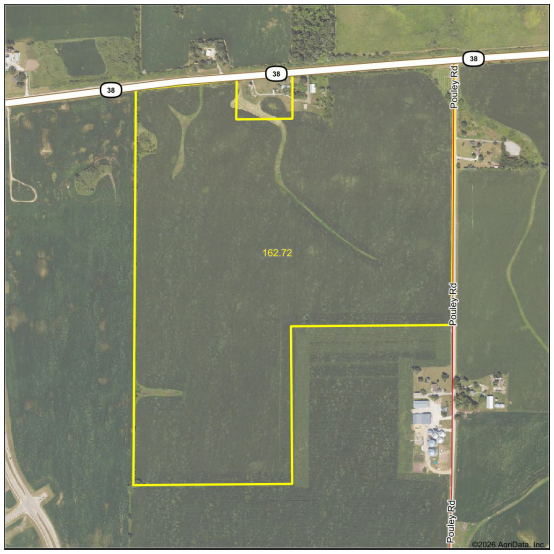
About the Property

Farmland with Development Potential Near Elburn, IL!

The Rte 38 & Pouley Road Farm is 162.72± 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.



View video at: https://youtu.be/IprnAvOv53o

GROSS ACRES:	**162.72±**
TILLABLE ACRES:	**156.1±**
SOIL PI:	**127.5**
ESTIMATED RE TAXES	**$9,276.46**
PRICE PER SURVEYED ACRE:	**$19,950**

HIGHLIGHTS

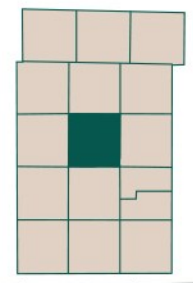
- Property consists of 162.72± acres with 156.1± tillable acres having a Soil PI of 127.5.
- Great Location … Near Elburn, IL.
- ***Residential development potential!*** (Subject to zoning and municipal approvals.)
- Located near established residential neighborhoods and existing commercial development.
- Close to Elburn Train Station.
- Road frontage along IL Route 38 and Pouley Rd.
- Current Zoning Code: F / F-1, Farming District.

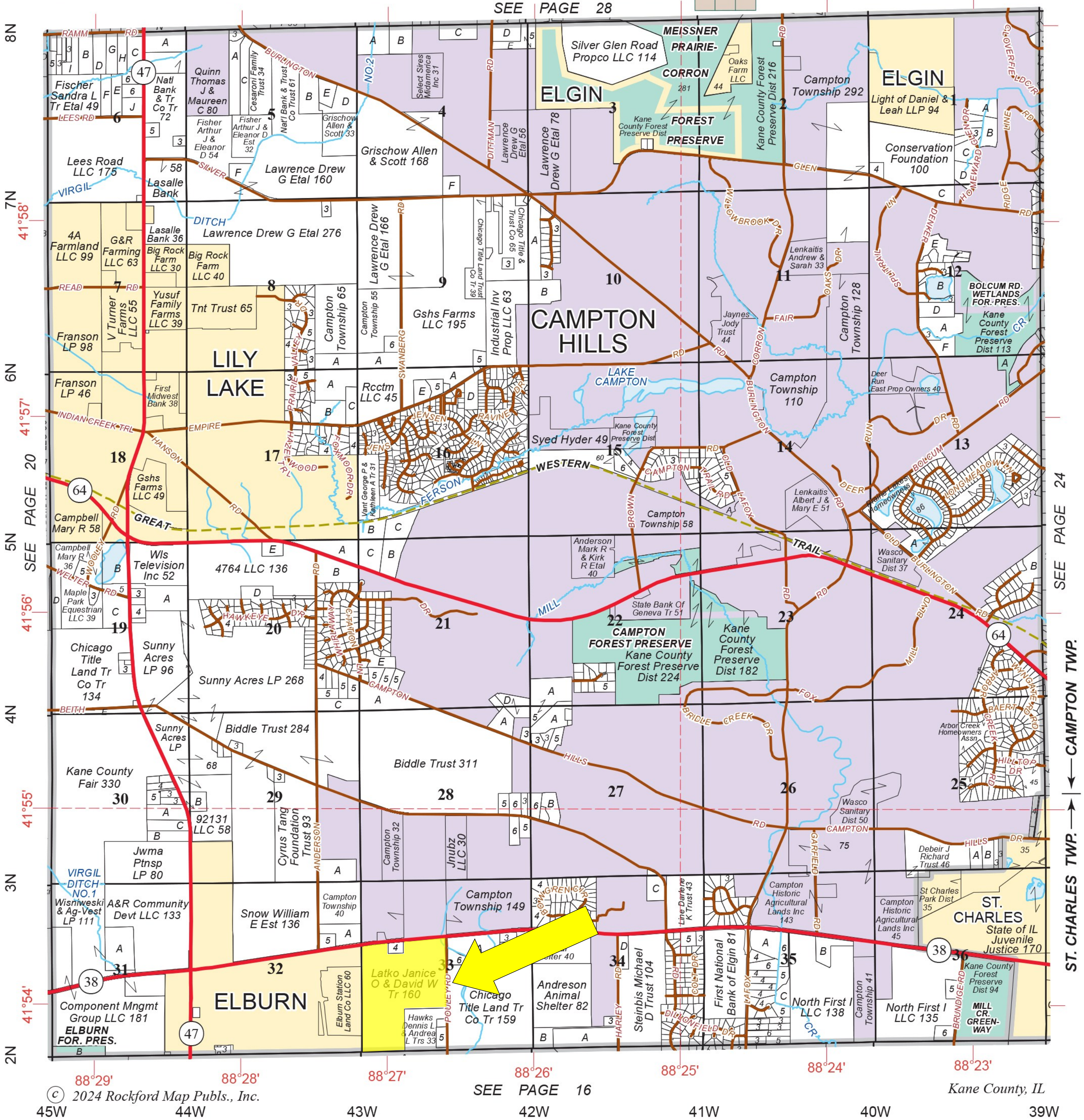
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Refer to page 43 for keyed parcels

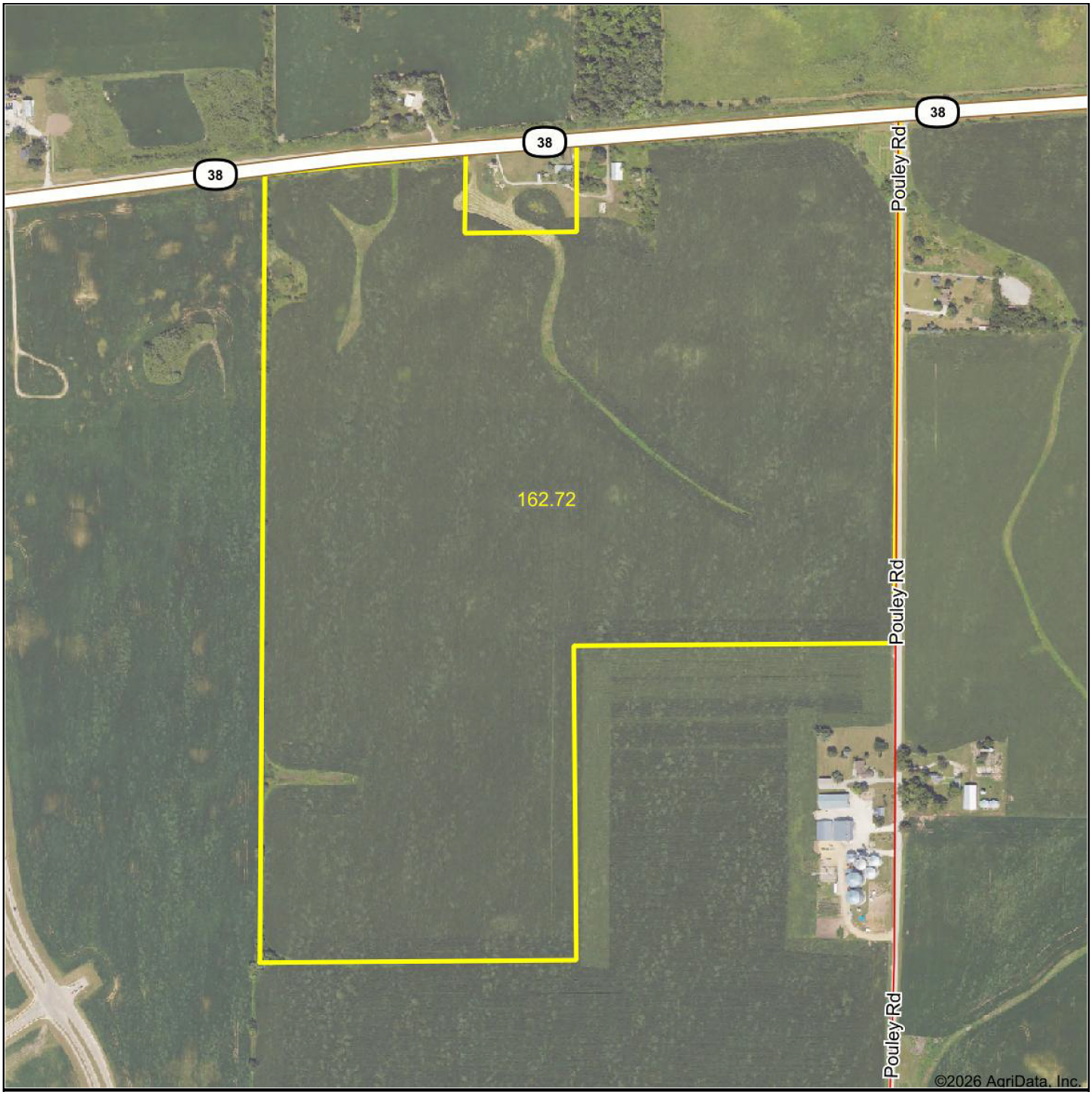
CAMPTON WEST PART ST. CHARLES T.40N.-R.7E.





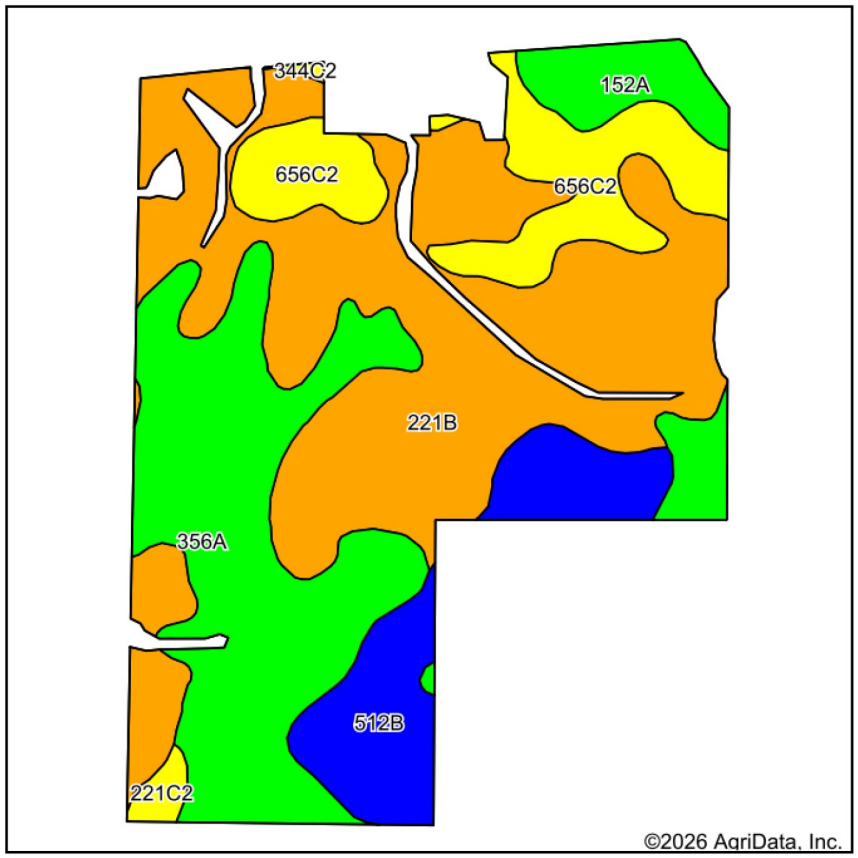
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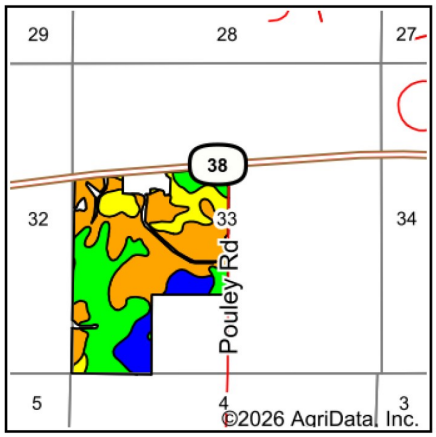


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Soils data provided by USDA and NRCS.



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

RoosterAg' GOLD STANDARD APPRAISALS

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING

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N W E S

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

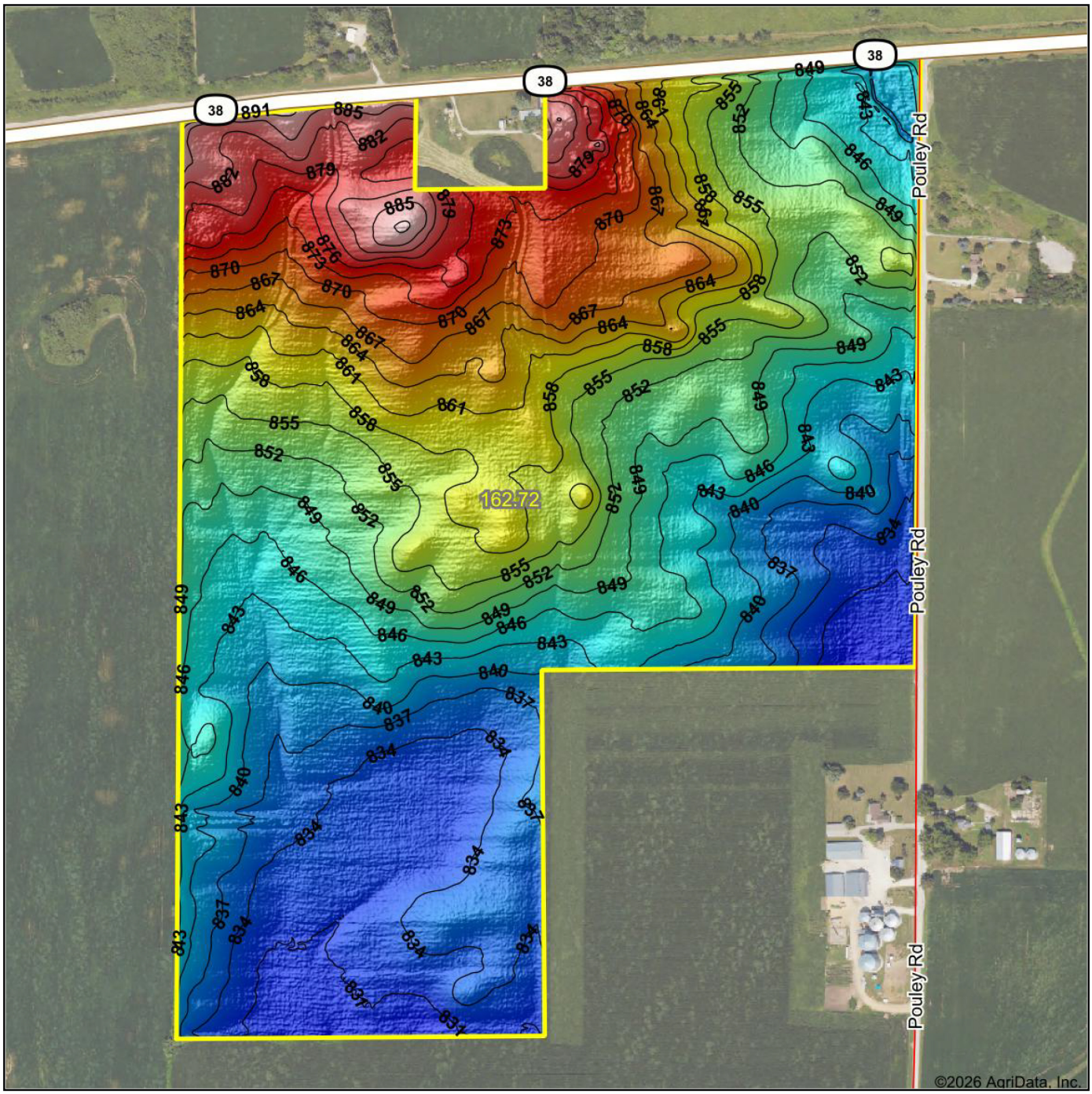
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023
Crop yields and productivity (B811 EFOTG) are maintained at the following 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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Topography Hillshade



Low Elevation High

RoosterAg' GOLD STANDARD APPRAISALS

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING

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Source:	USGS 3 meter dem
Interval(ft):	3
Min:	828.5
Max:	890.9
Range:	62.4
Average:	850.6
Standard Deviation:	14.5 ft

0ft 555ft 1110ft

N W E S

10/27/2026

33-40N-7E
Kane County
Illinois

Boundary Center: 41° 54' 3.35, -88° 26' 53.1

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