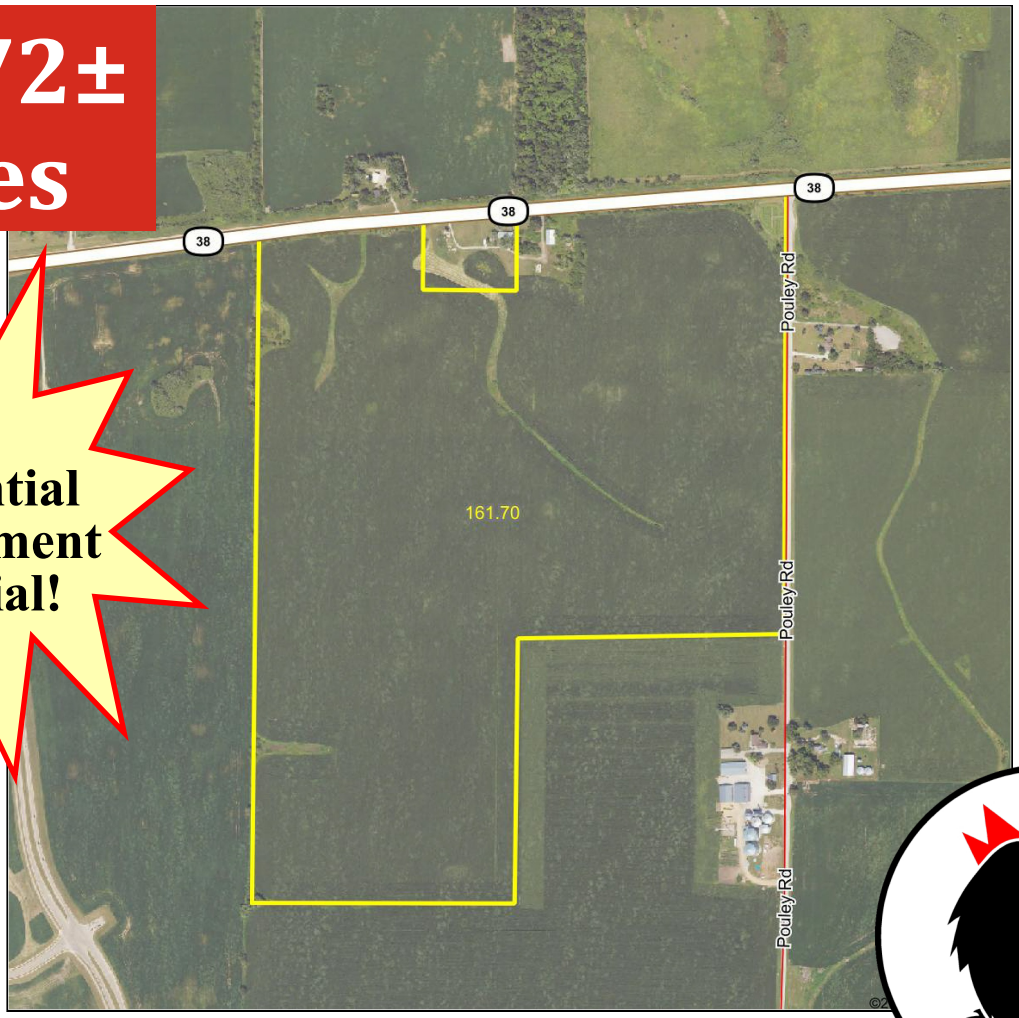
ROOSTER AG'

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



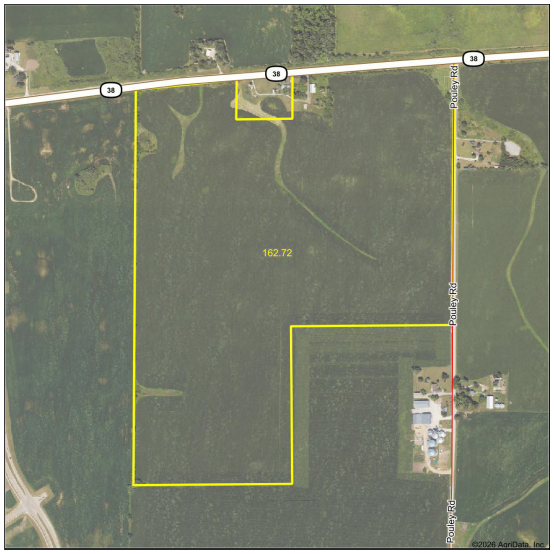
About the Property

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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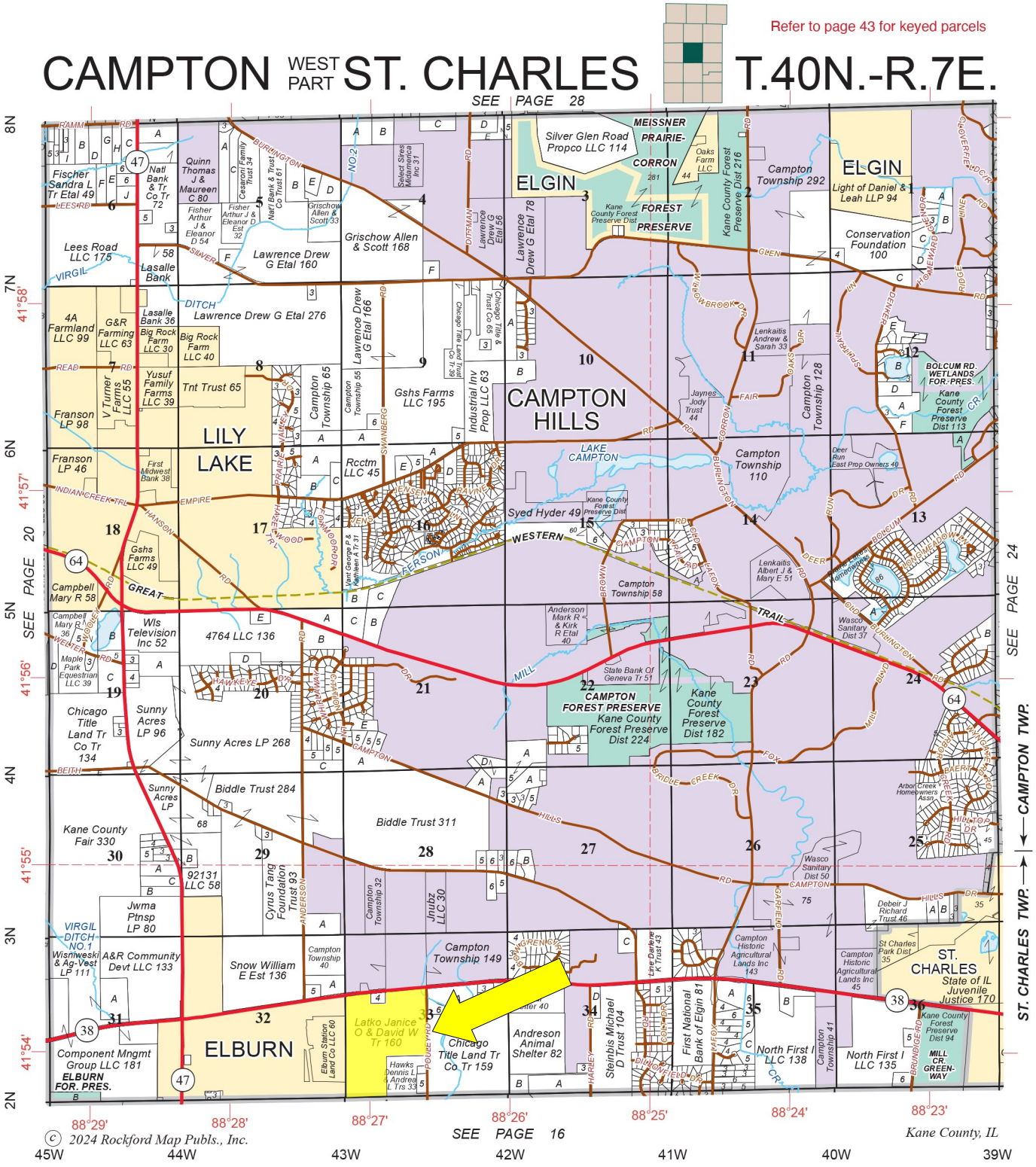
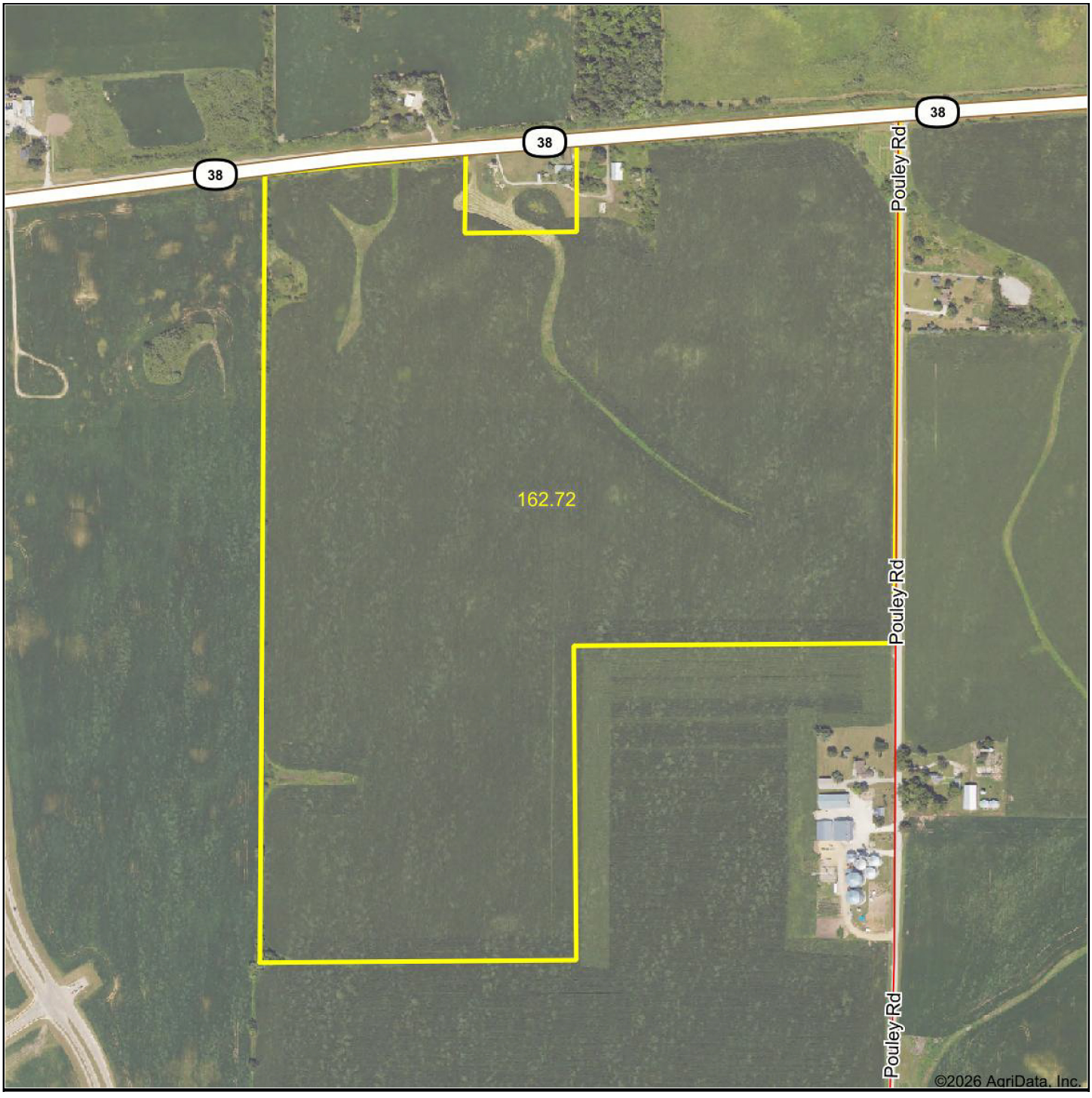
Refer to page 43 for keyed parcels

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


SEE PAGE 28
SEE PAGE 20
SEE PAGE 24
SEE PAGE 16
ST. CHARLES TWP.
CAMPTON TWP.
ELGIN
CAMPTON HILLS
LILY LAKE
ELBURN
ST. CHARLES
Silver Glen Road Propco LLC 114
MEISSNER PRAIRIE-CORRON
FOREST PRESERVE
Campton Township 292
Conservation Foundation 100
Light of Daniel & Leah LLP 94
Lees Road LLC 175
Lasalle Bank
Lawrence Drew G Etal 160
Grischow Allen & Scott 168
Lawrence Drew G Etal 276
Lawrence Drew G Etal 166
Lawrence Drew G Etal 78
Gshs Farms LLC 195
Industrial Inv Prop LLC 63
Campton Township 65
Campton Township 55
Tnt Trust 65
Yusuf Family Farms LLC 39
Big Rock Farm LLC 40
Big Rock Farm LLC 30
Lasalle Bank 36
4A Farmland LLC 99
G&R Farming LLC 63
Fisher Sandra L Tr Etal 49
Natl Bank & Tr Co Tr 72
Quinn Thomas J & Maureen C 80
Fisher Arthur J & Eleanor D 54
Fisher Arthur J & Eleanor D Est 32
Cesaroni Family Trust 34
Natl Bank & Trust Co Trust 61
Select Sires Midamerica Inc 31
Franson LP 98
Franson LP 46
First Midwest Bank 38
Gshs Farms LLC 49
Campbell Mary R 58
Wls Television Inc 52
4764 LLC 136
Maple Park Equestrian LLC 39
Chicago Title Land Tr Co Tr 134
Sunny Acres LP 96
Sunny Acres LP 268
Sunny Acres LP
Biddle Trust 284
Biddle Trust 311
Kane County Fair 330
92131 LLC 58
Jwma Ptnsp LP 80
Wisniewski & Ag-Vest LP 111
A&R Community Devt LLC 133
Snow William E Est 136
Cyrus Tang Foundation Trust 93
Campton Township 32
Campton Township 40
Jnubz LLC 30
Campton Township 149
Latko Janice O & David W Tr 160
Chicago Title Land Tr Co Tr 159
Elburn Station Land Co LLC 60
Hawks Dennis L & Andrea L Trs 33
Component Mngmt Group LLC 181
ELBURN FOR. PRES.
Andreson Animal Shelter 82
Steinbis Michael D Trust 104
First National Bank of Elgin 81
North First I LLC 138
North First I LLC 135
Campton Township 41
Campton Historic Agricultural Lands Inc 143
Campton Historic Agricultural Lands Inc 45
Wasco Sanitary Dist 50
Wasco Sanitary Dist 37
Kane County Forest Preserve Dist 216
Kane County Forest Preserve Dist 224
Kane County Forest Preserve Dist 182
Kane County Forest Preserve Dist 113
Kane County Forest Preserve Dist 94
St Charles Park Dist 35
BOLCUM RD. WETLANDS FOR. PRES.
MILL CR. GREENWAY
Lenkaitis Andrew & Sarah 33
Lenkaitis Albert J & Mary E 51
Jaynes Jody Trust 44
Syed Hyder 49
Campton Township 110
Campton Township 58
Campton Township 128
Deer Run East Prop Owners 40
Arbor Creek Homeowners Assn
Oaks Farm LLC
Anderson Mark R & Kirk R Etal 40
State Bank Of Geneva Tr 51
Debeir J Richard Trust 46
Campton Township 149
Campton Township 110
Campton Township 292
Campton Township 128
Campton Township 58
Campton Township 41
Campton Township 40
Campton Township 32
Campton Township 55
Campton Township 65



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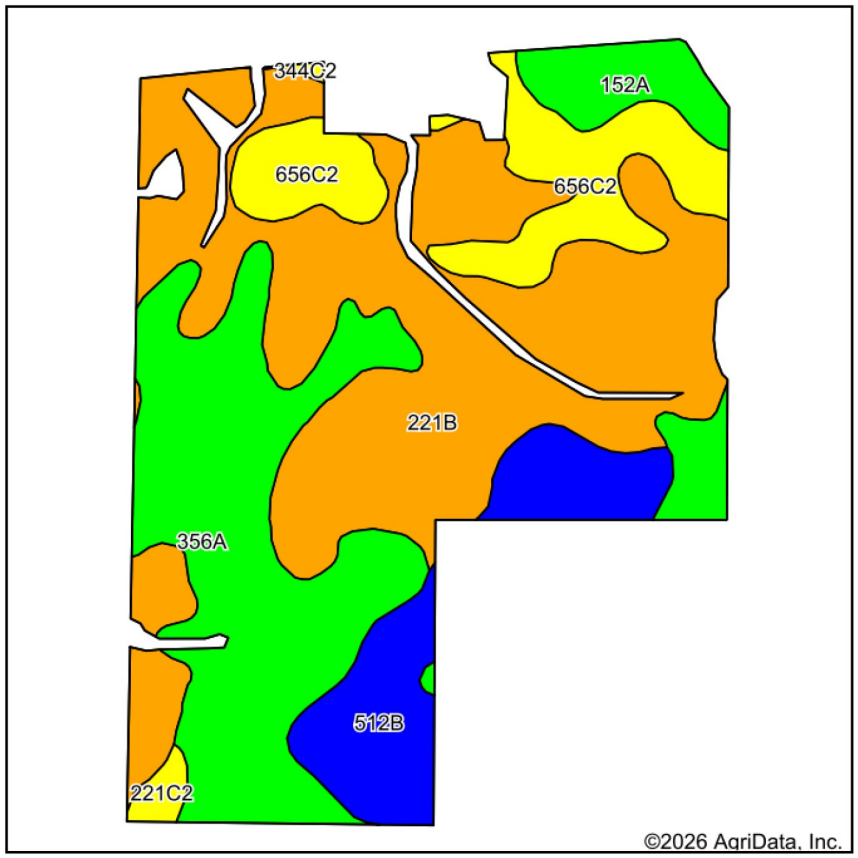
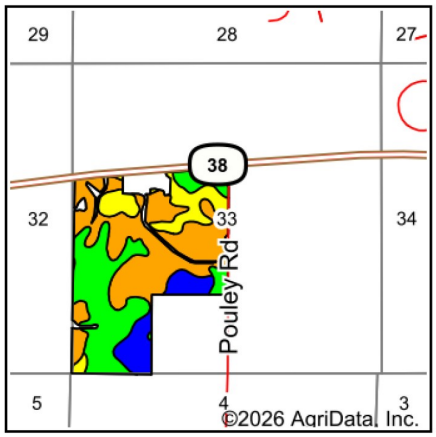


Soils data provided by USDA and NRCS.



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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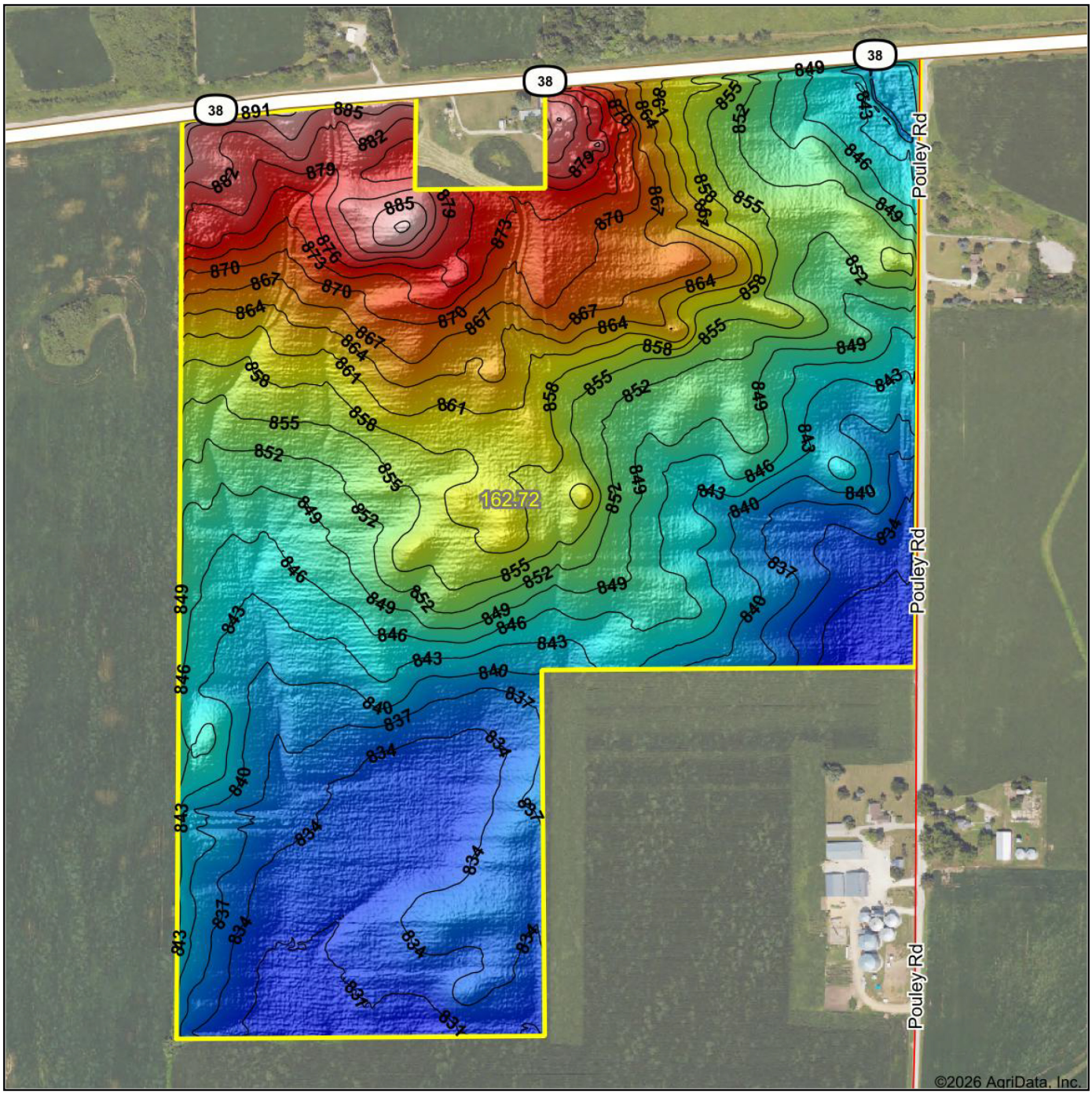
Topography Hillshade



Low Elevation High

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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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