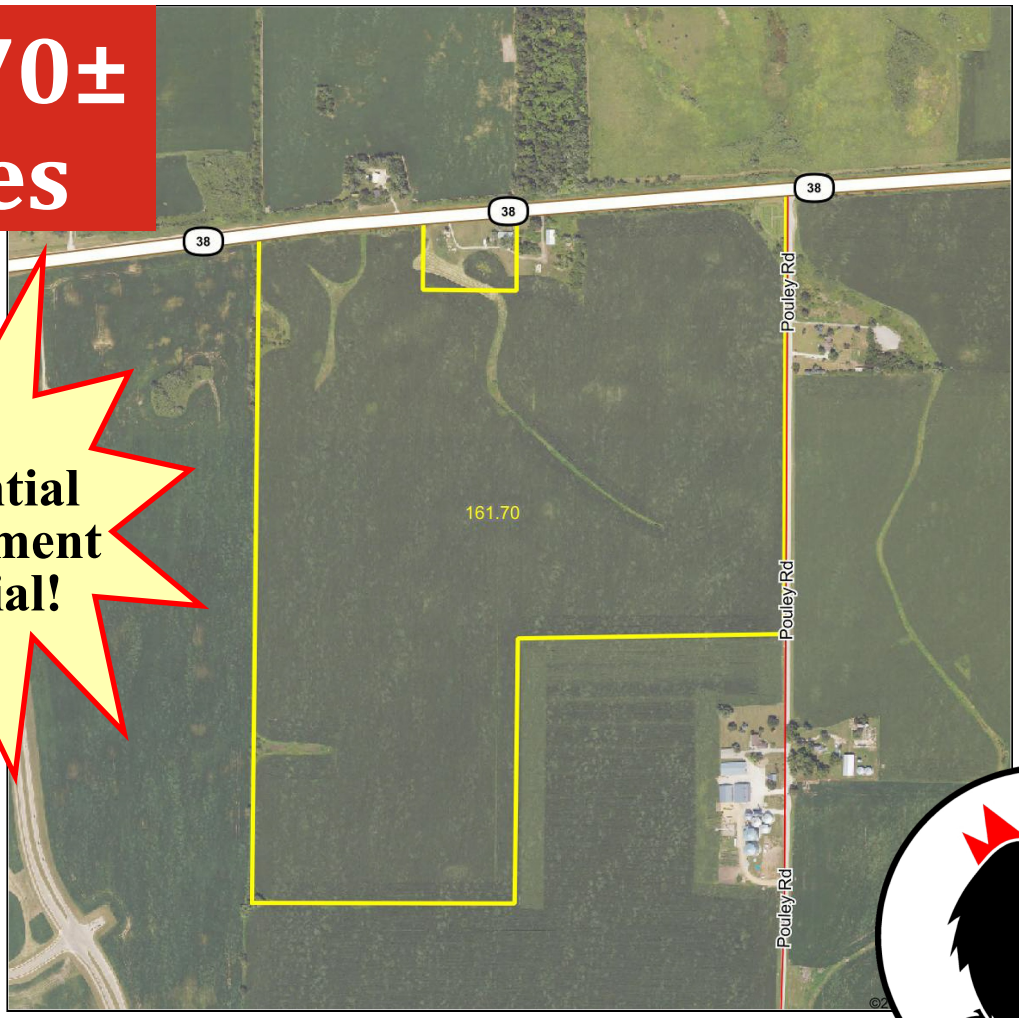
ROOSTER AG'

REAL ESTATE

Kane County, IL.

161.70± Acres



Residential Development Potential!

(Subject to zoning and municipal approvals.)

$19,950 PER ACRE

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

DALTON JAHNTZ
Managing Broker
Email: Dalton@roosterag.com
Phone: 630.525.1431



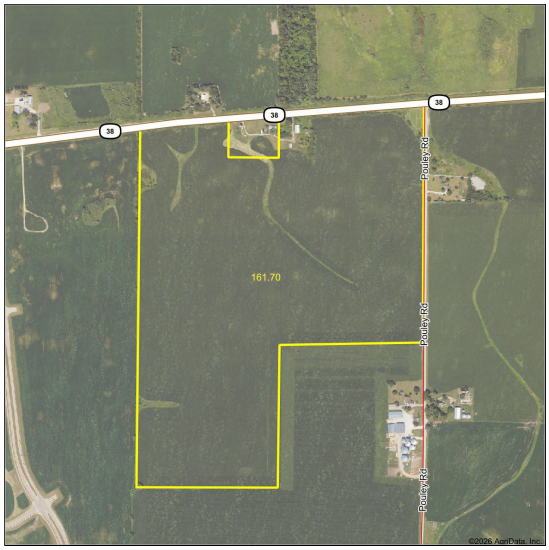
About the Property

Farmland with Development Potential Near Elburn, IL!

The Rte 38 & Pouley Road Farm is 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.



GROSS ACRES:	**161.7±**
TILLABLE ACRES:	**156.1±**
SOIL PI:	**127.5**
ESTIMATED RE TAXES	**$9,276.46**
PRICE PER SURVEYED ACRE:	**$19,950**

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 neighbor-hoods 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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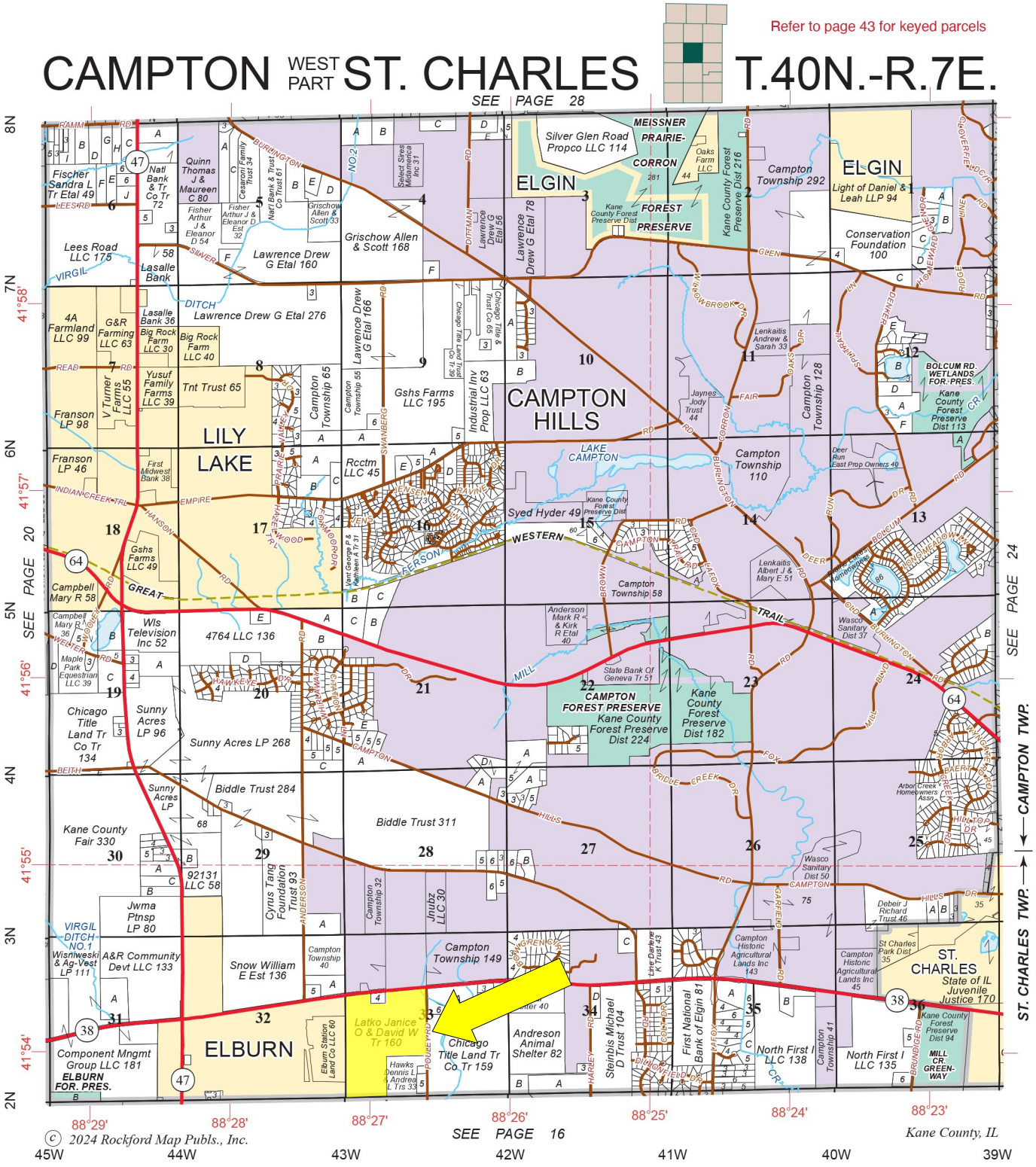
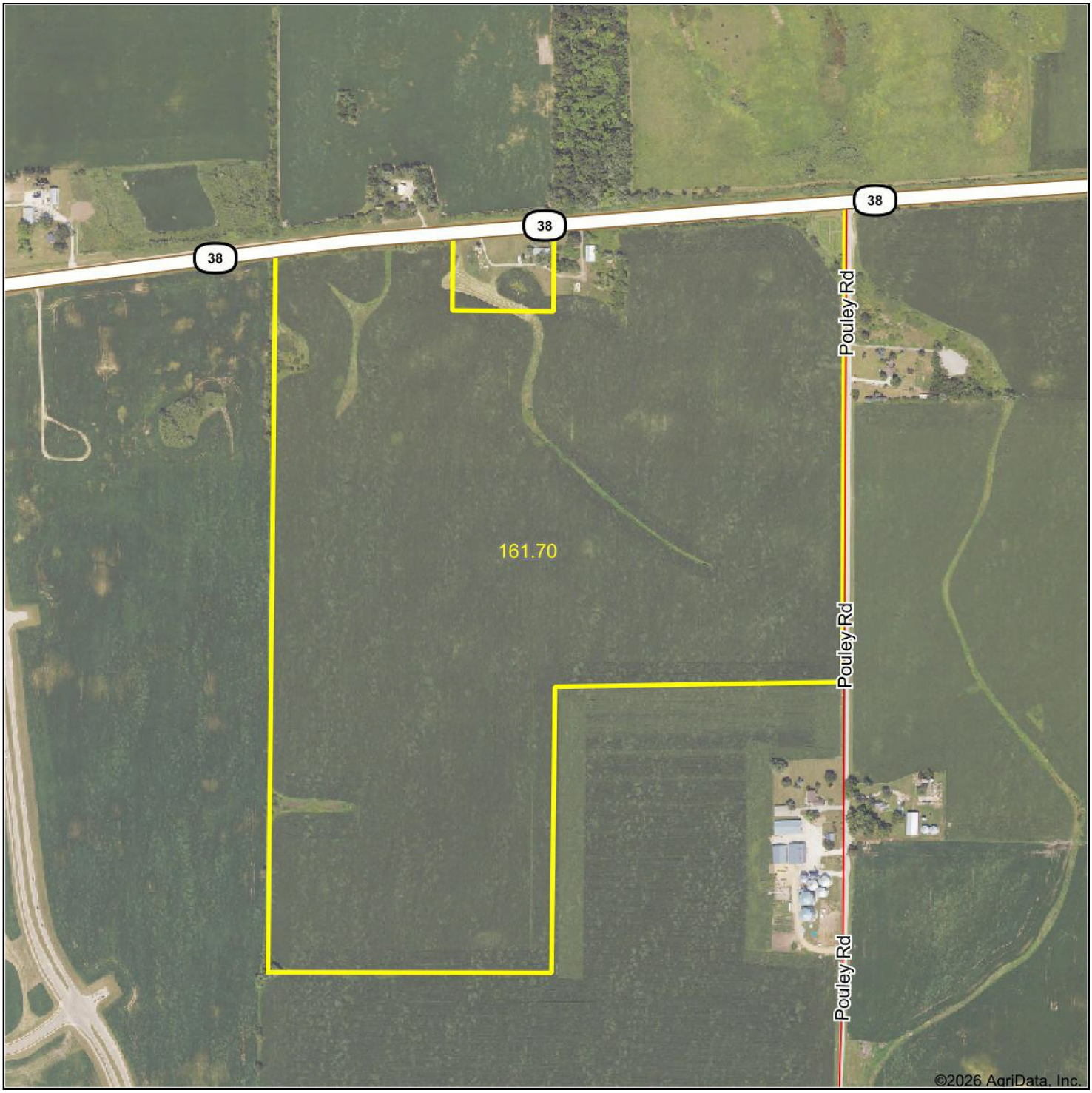
Refer to page 43 for keyed parcels

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.
8N
7N
6N
5N
4N
3N
2N
41°58'
41°57'
41°56'
41°55'
41°54'
45W
44W
43W
42W
41W
40W
39W
88°29'
88°28'
88°27'
88°26'
88°25'
88°24'
88°23'
ELGIN
CAMPTON HILLS
LILY LAKE
ELBURN
ST. CHARLES
LAKE CAMPTON
CAMPTON FOREST PRESERVE
MEISSNER PRAIRIE-CORRON FOREST PRESERVE
BOLCUM RD. WETLANDS FOR. PRES.
ELBURN FOR. PRES.
MILL CR. GREENWAY
Silver Glen Road Propco LLC 114
Campton Township 292
Conservation Foundation 100
Lawrence Drew G Etal 160
Lawrence Drew G Etal 276
Grischow Allen & Scott 168
Gshs Farms LLC 195
Campton Township 110
Campton Township 58
Campton Township 149
Kane County Forest Preserve Dist 224
Kane County Forest Preserve Dist 182
Kane County Forest Preserve Dist 216
Kane County Forest Preserve Dist 113
Kane County Forest Preserve Dist 94
Sunny Acres LP 268
Biddle Trust 311
Biddle Trust 284
Kane County Fair 330
Component Mngmt Group LLC 181
Snow William E Est 136
Latko Janice O & David W Tr 160
Chicago Title Land Tr Co Tr 159
Andreson Animal Shelter 82
North First I LLC 138
North First I LLC 135
Steinbis Michael D Trust 104
First National Bank of Elgin 81
Campton Historic Agricultural Lands Inc 143
Campton Historic Agricultural Lands Inc 45
Wasco Sanitary Dist 50
Wasco Sanitary Dist 37
St Charles Park Dist 35
State of IL Juvenile Justice 170
Kane County Forest Preserve Dist 94
Lenkaitis Andrew & Sarah 33
Lenkaitis Albert J & Mary E 51
Jaynes Jody Trust 44
Deer Run East Prop Owners 40
Arbor Creek Homeowners Assn
Syed Hyder 49
Anderson Mark R & Kirk R Etal 40
State Bank Of Geneva Tr 51
Debeir J Richard Trust 46
Oaks Farm LLC
Fischer Sandra L Tr Etal 49
Natl Bank & Tr Co Tr 72
Quinn Thomas J & Maureen C 80
Lees Road LLC 175
Lasalle Bank
Lasalle Bank 36
4A Farmland LLC 99
G&R Farming LLC 63
Big Rock Farm LLC 30
Big Rock Farm LLC 40
Yusuf Family Farms LLC 39
Tnt Trust 65
V Turner Farms LLC 55
Franson LP 98
Franson LP 46
Campton Township 65
Campton Township 55
Rcctm LLC 45
Industrial Inv Prop LLC 63
Gshs Farms LLC 49
Campbell Mary R 58
Campbell Mary R 36
Maple Park Equestrian LLC 39
Wls Television Inc 52
4764 LLC 136
Sunny Acres LP 96
Chicago Title Land Tr Co Tr 134
Sunny Acres LP
92131 LLC 58
Jwma Ptnsp LP 80
A&R Community Devt LLC 133
Wisniewski & Ag-Vest LP 111
Cyrus Tang Foundation Trust 93
Campton Township 32
Campton Township 40
Jnubz LLC 30
Elburn Station Land Co LLC 60
Hawks Dennis L & Andrea L Trs 33
Select Sires Midamerica Inc 31
Natl Bank & Trust Co Trust 61
Fisher Arthur J & Eleanor D Est 32
Fisher Arthur J & Eleanor D 54
Cesaroni Family Trust 34
Grischow Allen & Scott 33
Lawrence Drew G Etal 78
Lawrence Drew G Etal 166
Lawrence Drew G Etal 56
Chicago Title Land Trust Co 55
Chicago Title Land Trust Co 39
Chicago Title & Trust Co 59
First Midwest Bank 38
Vert George P & Kathleen A Tr 31
Kane County Forest Preserve Dist
Oaks Farm LLC 281
Kane County Forest Preserve Dist
Lawrence Drew G Etal 78
Ditman Lawrence Drew G Etal 56
Campton Township 128
Campton Township 41
Campton Township 32
Campton Township 40
Campton Township 149
Campton Township 58
Campton Township 110
Campton Township 292
Campton Township 65
Campton Township 55
Industrial Inv Prop LLC 63
Kane County Forest Preserve Dist 216
Kane County Forest Preserve Dist 182
Kane County Forest Preserve Dist 224
Kane County Forest Preserve Dist 113
Kane County Forest Preserve Dist 94



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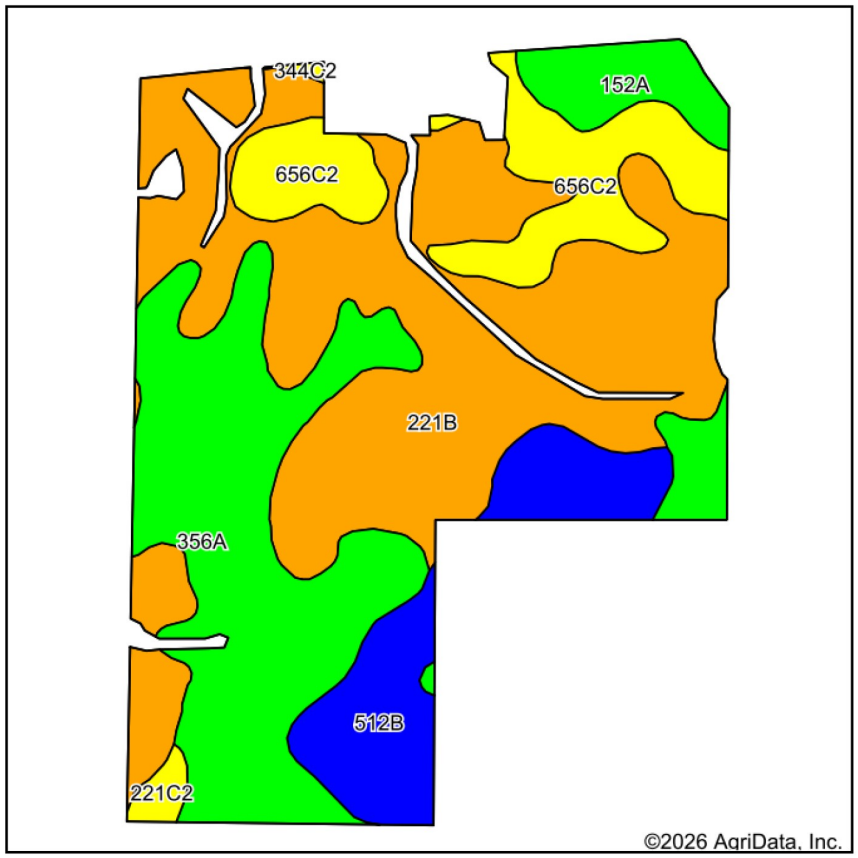
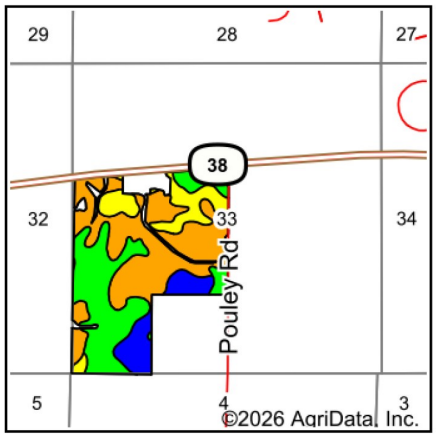


Soils data provided by USDA and NRCS.



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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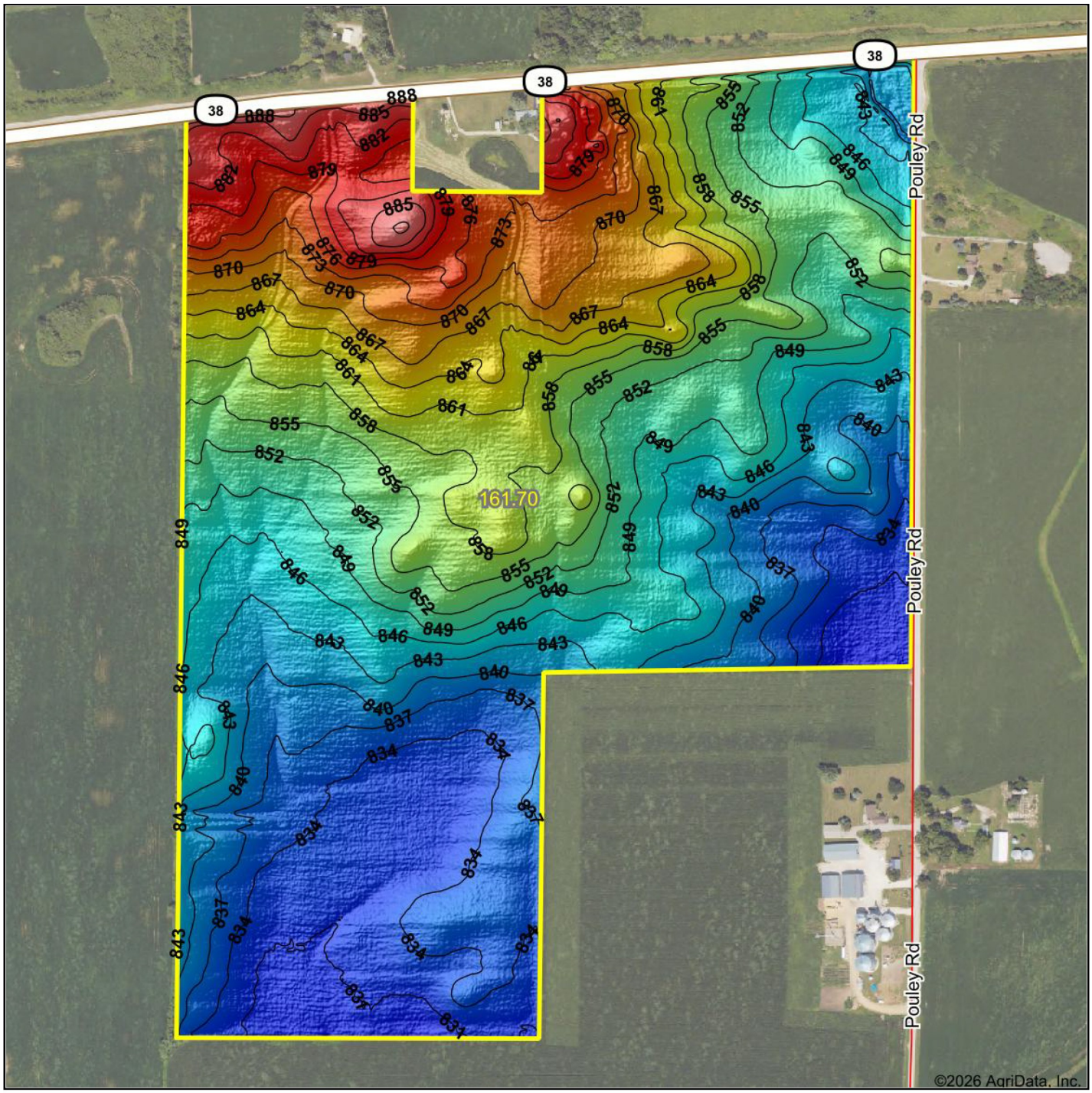

Low Elevation High

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Maps Provided By:
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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

N W E S

10/15/2026

33-40N-7E
Kane County
Illinois

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

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