ROOSTER AG'

REAL ESTATE

DeKalb County, IL.

347.59± Acres

Divisible!



$17,500 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

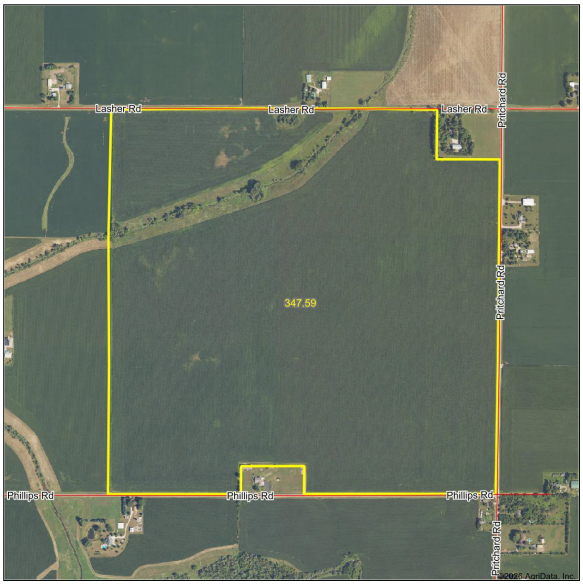


About the Property

Exceptional, Prime Farmland Opportunity!

The Pritchard Road Farm is 347.59± acres located in Sections 2 and 11 of Squaw Grove Township, DeKalb County IL.

This property is conveniently located off Pritchard Road & Lasher Road just east of Hinckley Road … North of U.S. Route 30 and Hinckley, IL.



GROSS ACRES:	**347.59±**
TILLABLE ACRES:	**330.70±**
SOIL PI:	**137.3**
ESTIMATED RE TAXES	**$16,909.76**
PRICE PER SURVEYED ACRE:	**$17,500**

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

The Pritchard Road Farm consists of 347.59± acres with 330.70± tillable acres having an *excellent Soil PI of 137.3*.

15-acres enrolled in CRP through September 2028. Annual CRP payment of $5,318 total.

Current Zoning Code: A-1, Agricultural District.

Great Location! Between Elburn and Hinckley, IL.

This land would make a superb addition to an investment portfolio.

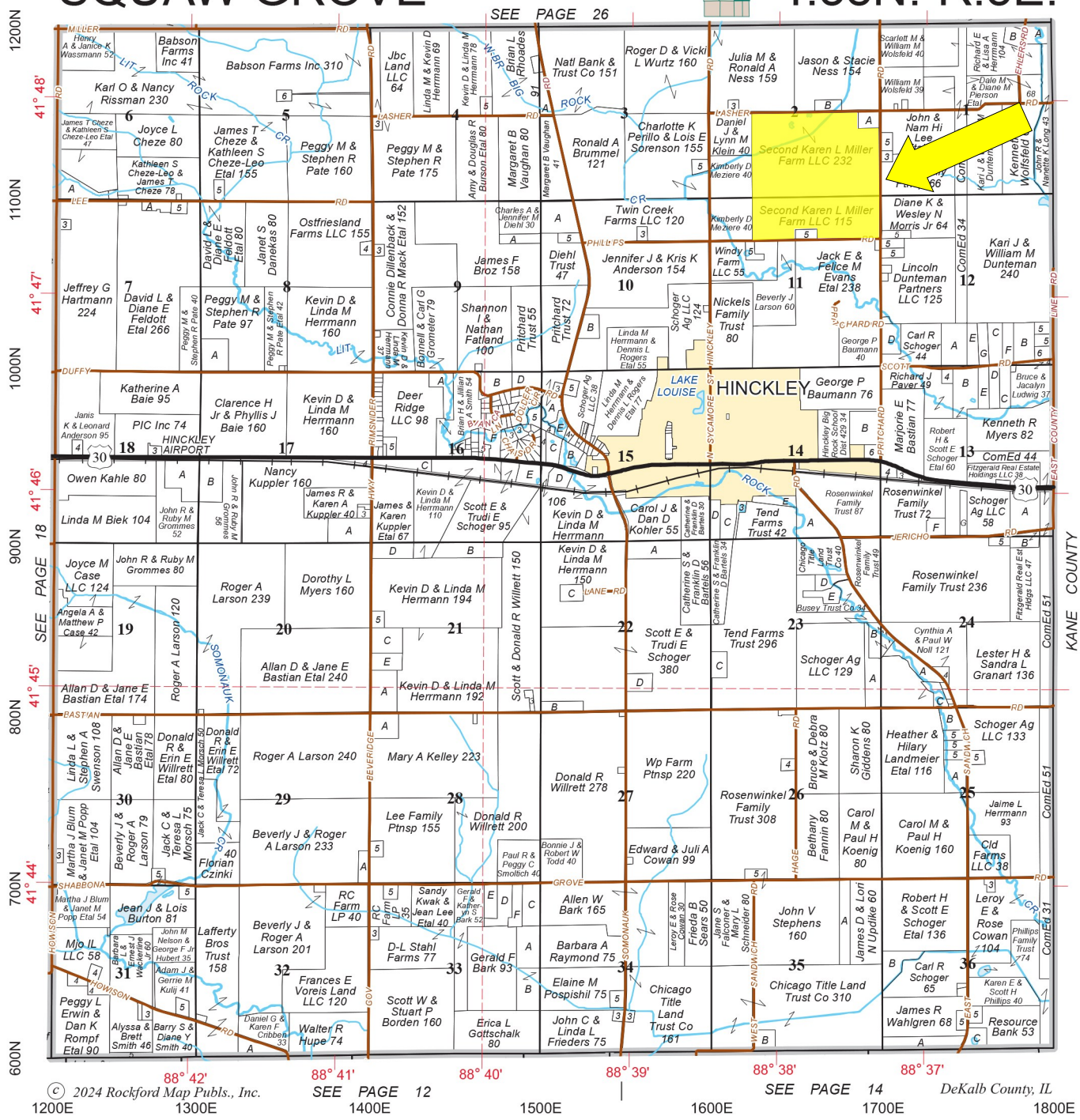
Seller will consider to divide into separate "Farm" parcels.

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Refer to page 53 for keyed parcels

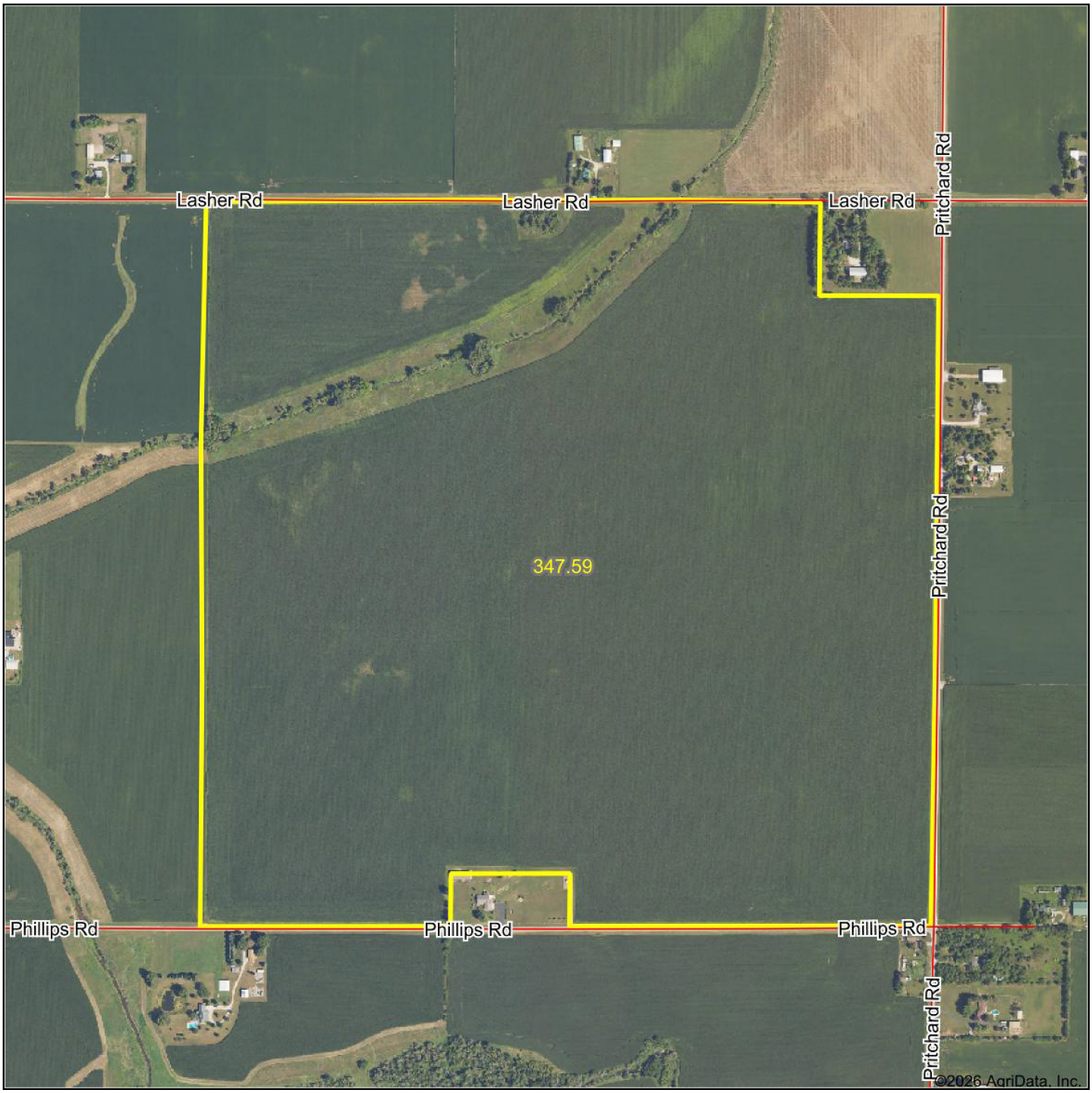
SQUAW GROVE T.38N.-R.5E.



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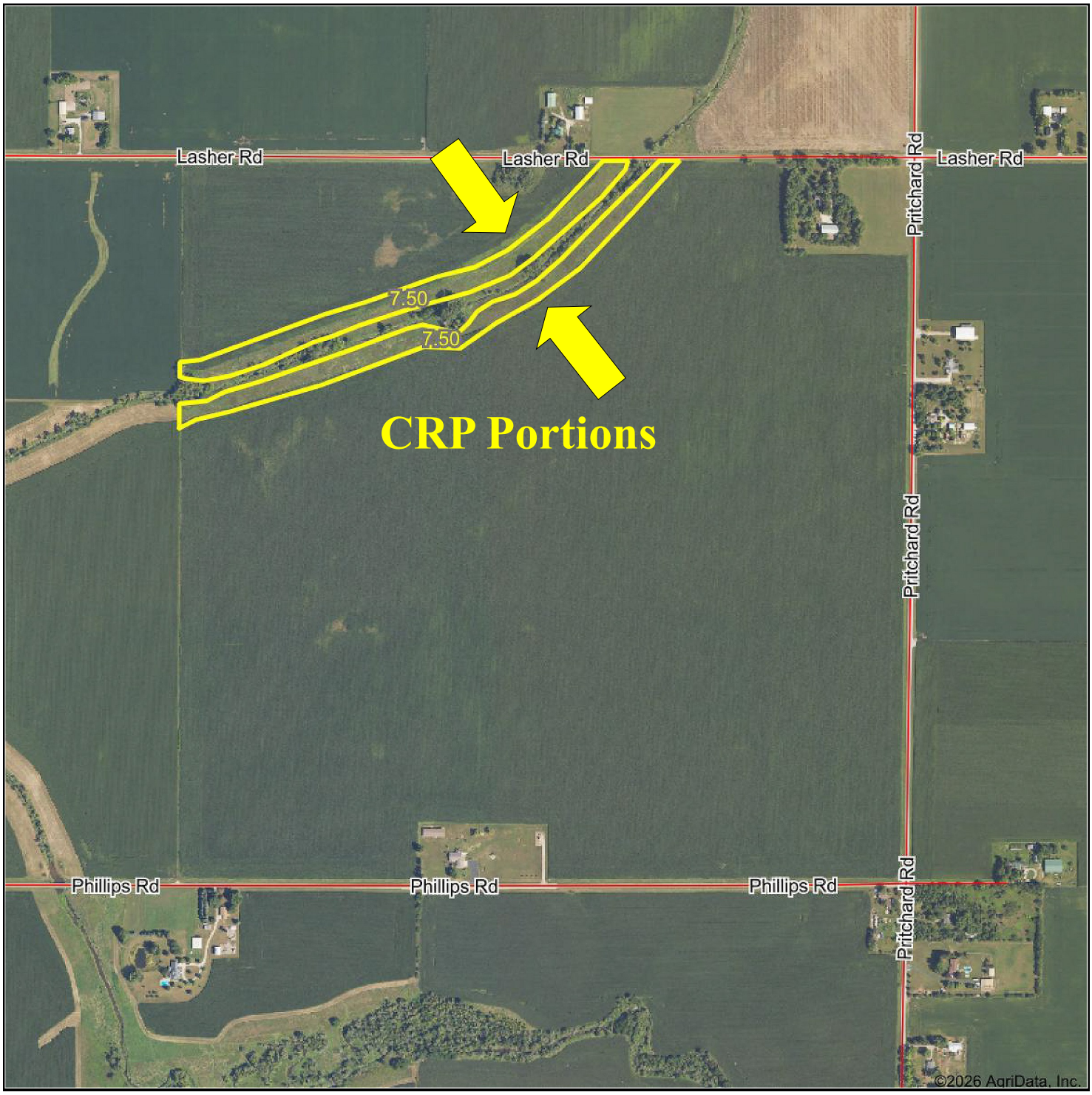
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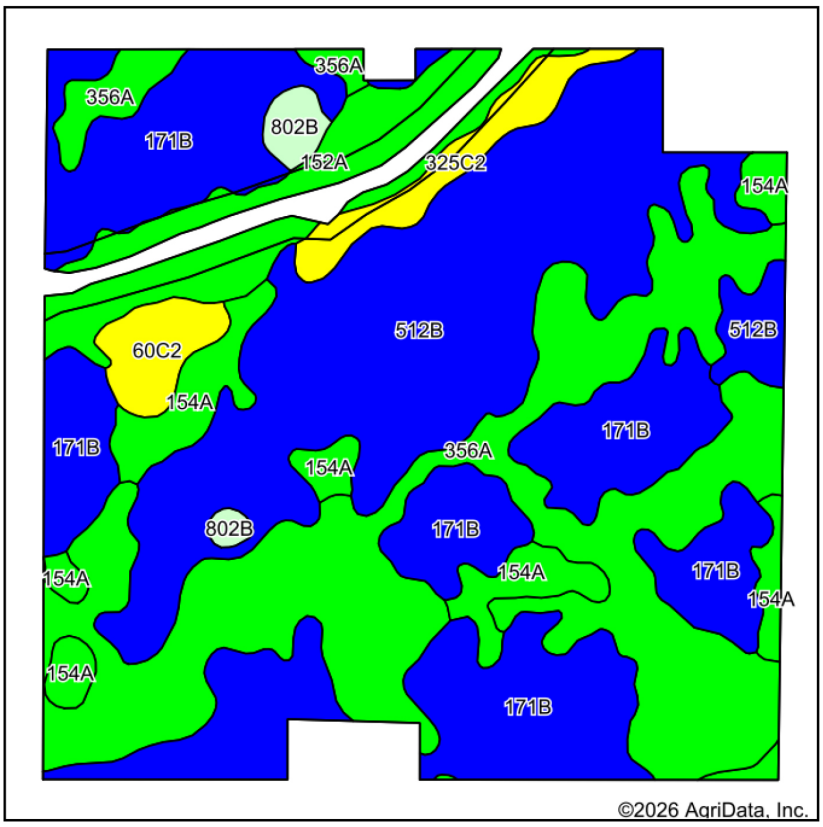
CRP Portions of Property (15 Acres Total)



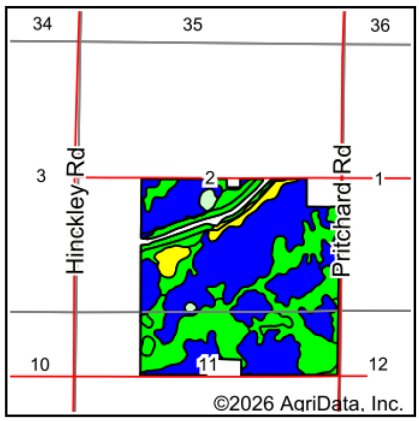
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Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **DeKalb**
Location: **2-38N-5E**
Township: **Squaw Grove**
Acres: **330.7**
Date: **10/26/2026**

RoosterAg' GOLD STANDARD APPRAISALS

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: IL037, Soil Area Version: 20

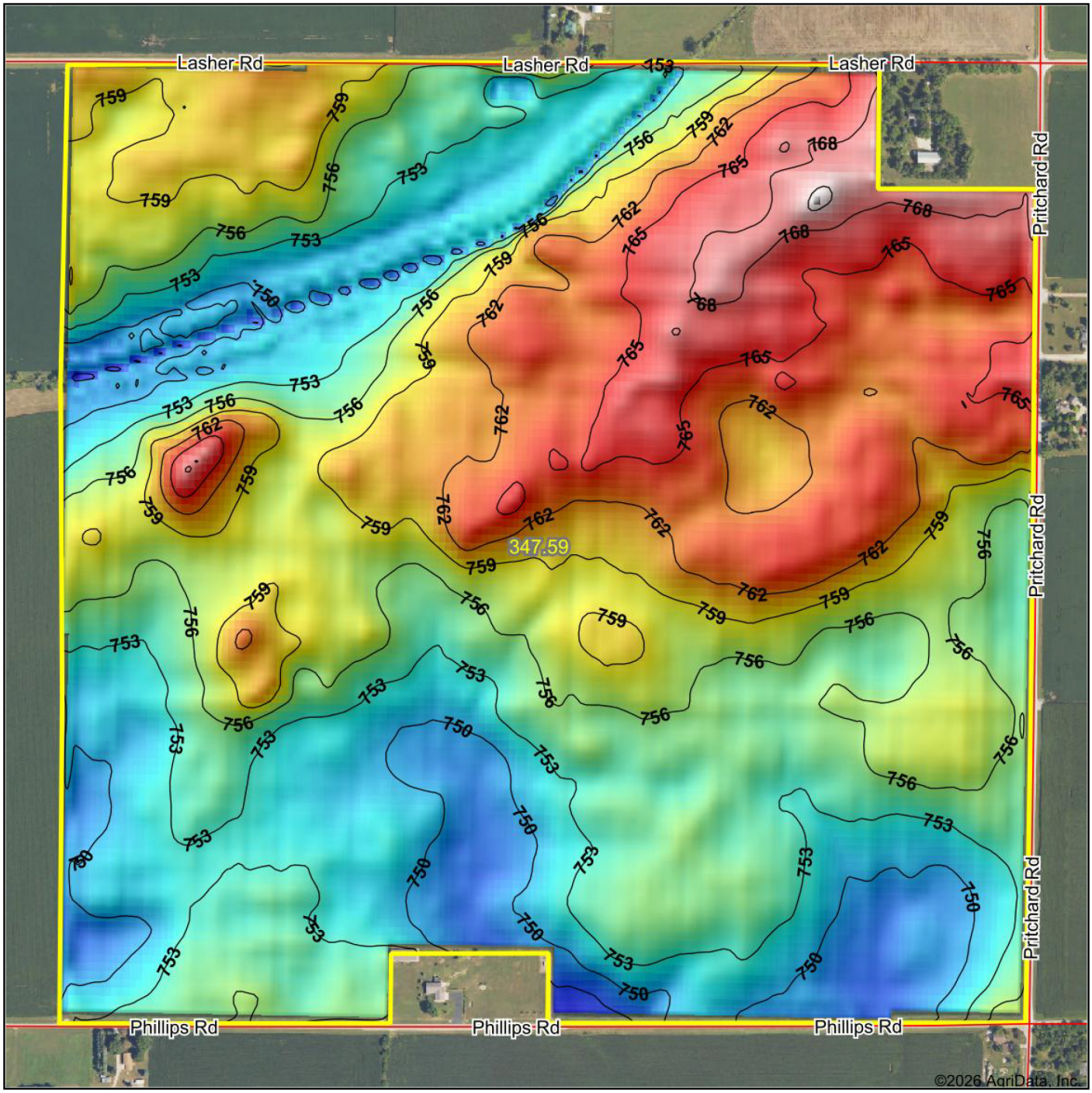
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**171B	Catlin silt loam, 2 to 5 percent slopes	93.48	28.4%		**137
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	93.45	28.3%		**144
**512B	Danabrook silt loam, 2 to 5 percent slopes	82.80	25.0%		**137
**152A	Drummer silty clay loam, 0 to 2 percent slopes	21.97	6.6%		**144
154A	Flanagan silt loam, 0 to 2 percent slopes	21.19	6.4%		144
**325C2	Dresden silt loam, 4 to 6 percent slopes, eroded	8.03	2.4%		**109
**60C2	La Rose loam, 5 to 10 percent slopes, eroded	6.35	1.9%		**109
802B	Orthents, loamy, 1 to 6 percent slopes	3.43	1.0%		
				Weighted Average	**137.3**

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:
surety CUSTOMIZED ONLINE MAPPING
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Source:	USGS 10 meter dem
Interval(ft):	3
Min:	744.4
Max:	771.9
Range:	27.5
Average:	756.9
Standard Deviation:	5.38 ft

0ft 635ft 1270ft

N W E S

10/26/2026

2-38N-5E
DeKalb County
Illinois

Boundary Center: 41° 47' 36.67, -88° 37' 45.16

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