



# Commercial

## REALTY

A Rooster Ag' Realty, Inc. Company

# THE ROUTE 23 DEKALB FARM



**DeKalb County, Afton Twp.**

**78.49± acres**

**75.57± tillable acres**

**Excellent location at the NWC of Route 23 & Keslinger Road, south of the Ferrara Candy distribution center & the future Facebook data center.**

## Listed At: \$29,950 Per Acre

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Web: [www.roosterag.com](http://www.roosterag.com)

1100 S County Line Road

P.O. Box 297

Maple Park, IL 60151

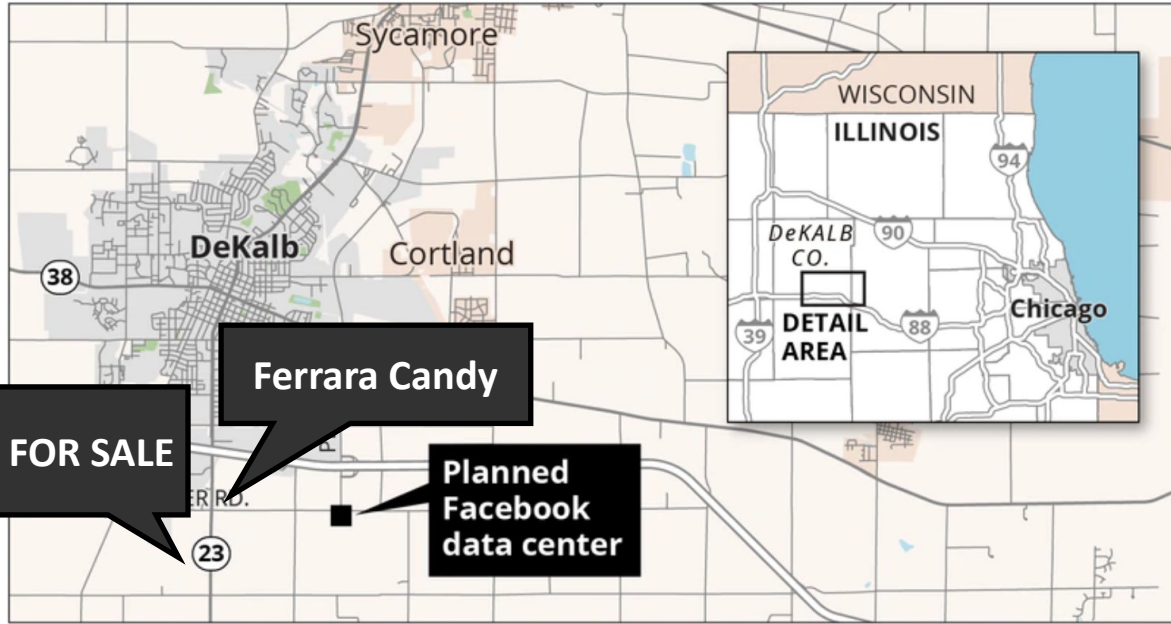
Joe Ludwig 630-774-5887

Tyler Creath 815-451-1152

# RA Commercial

R E A L T Y

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## PROPERTY SPECIFICATIONS

<b>GROSS ACRES:</b>	78.49±
<b>TILLABLE ACRES:</b>	75.57±
<b>SOIL PI:</b>	141.6
<b>EST. REAL ESTATE TAXES:</b>	\$5,224.30
<b>PRICE:</b>	\$29,950 per acre

Located at the NWC of Route 23 & Keslinger Road.

Just south of I88, the Ferrara Candy Distribution Center & the future Facebook Data Center.

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Maple Park, IL 60151



### Steve Edwards

Broker

Email: [steve@roosterag.com](mailto:steve@roosterag.com)

Phone: 630.774.7470

Real Estate

Farm Management

Crop Insurance

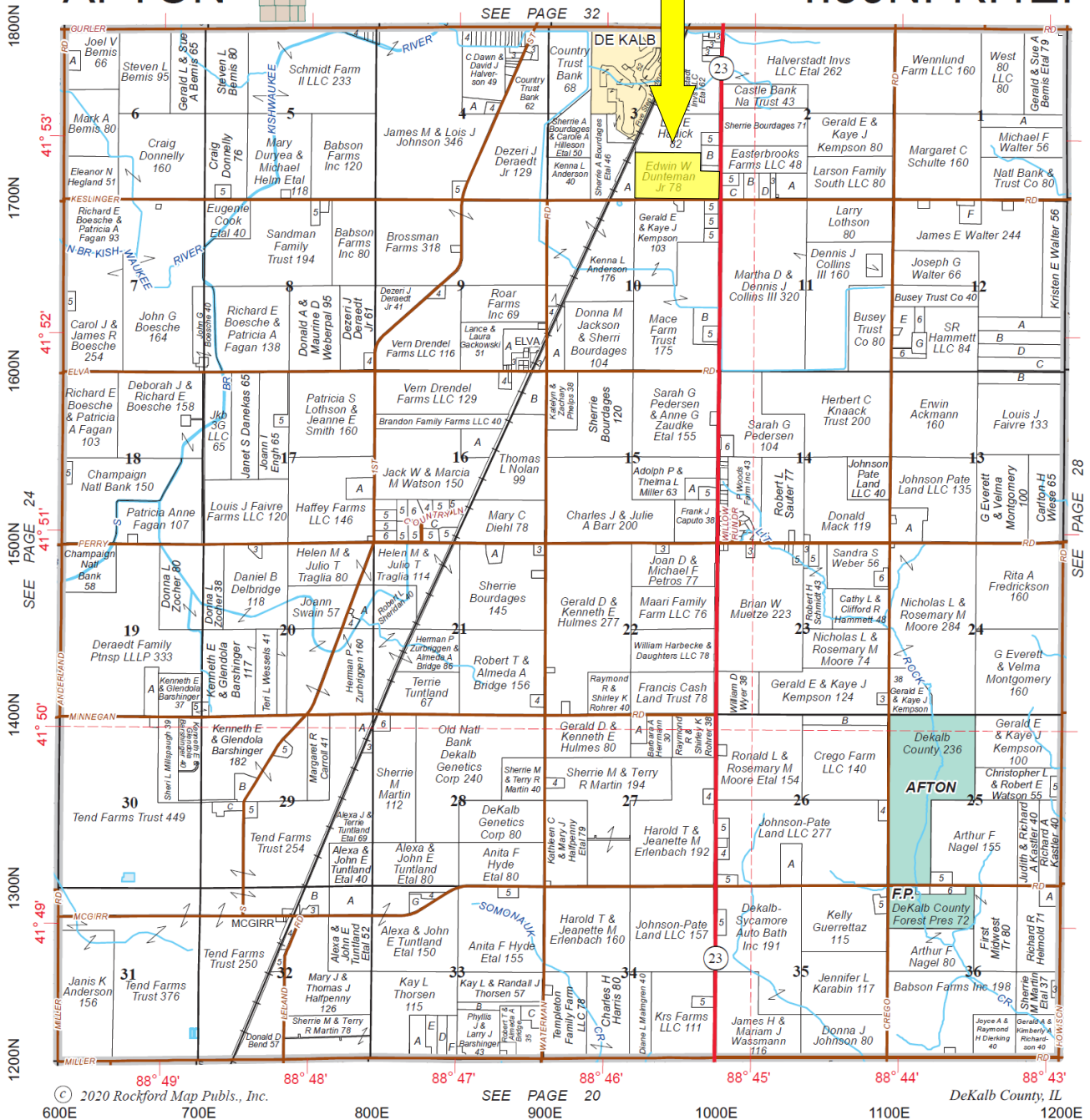
Appraisals



# AFTON

# T.39N.-R.4E.

Refer to page 55 for keyed parcels



**DON'T LET  
YOUR MONEY  
COLLECT  
DUST, INVEST  
IN DIRT.**



**Rooster Ag**  
www.RoosterAg.com  
815.333.4384

**NORTHERN  
ILLINOIS  
AG CENTER**

**FARMERS  
MAKE  
AMERICA  
GREAT!**



**REAL ESTATE**

**FARM  
MANAGEMENT**

**FEDERAL CROP  
INSURANCE**

**FARMLAND  
APPRAISALS**



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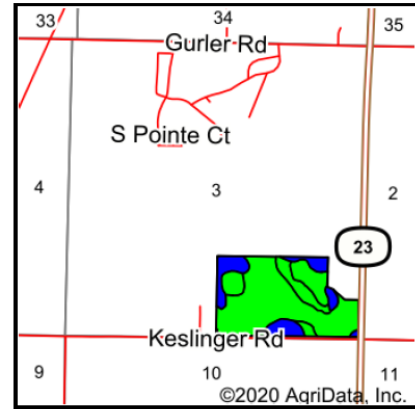
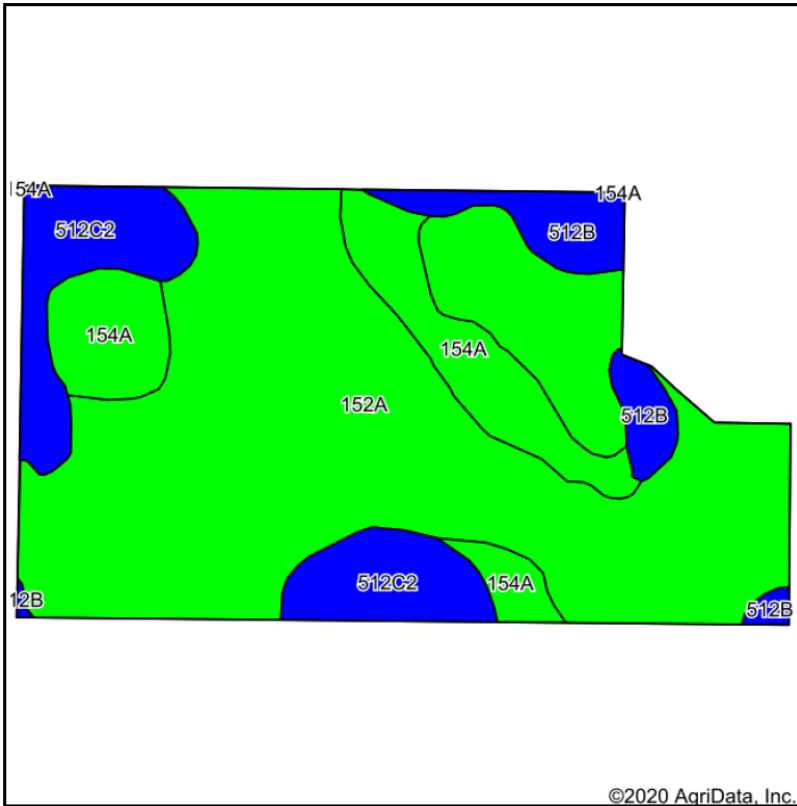


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## Soils Map



State: Illinois  
 County: De Kalb  
 Location: 3-39N-4E  
 Township: Afton  
 Acres: 75.57  
 Date: 7/30/2020



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

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Area Symbol: IL 037, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	51.11	67.6%		195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	10.45	13.8%		194	63	144
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	9.52	12.6%		**174	**55	**128
**512B	Danabrook silt loam, 2 to 5 percent slopes	4.49	5.9%		**185	**58	**137
<b>Weighted Average</b>					<b>191.6</b>	<b>61.7</b>	<b>141.6</b>

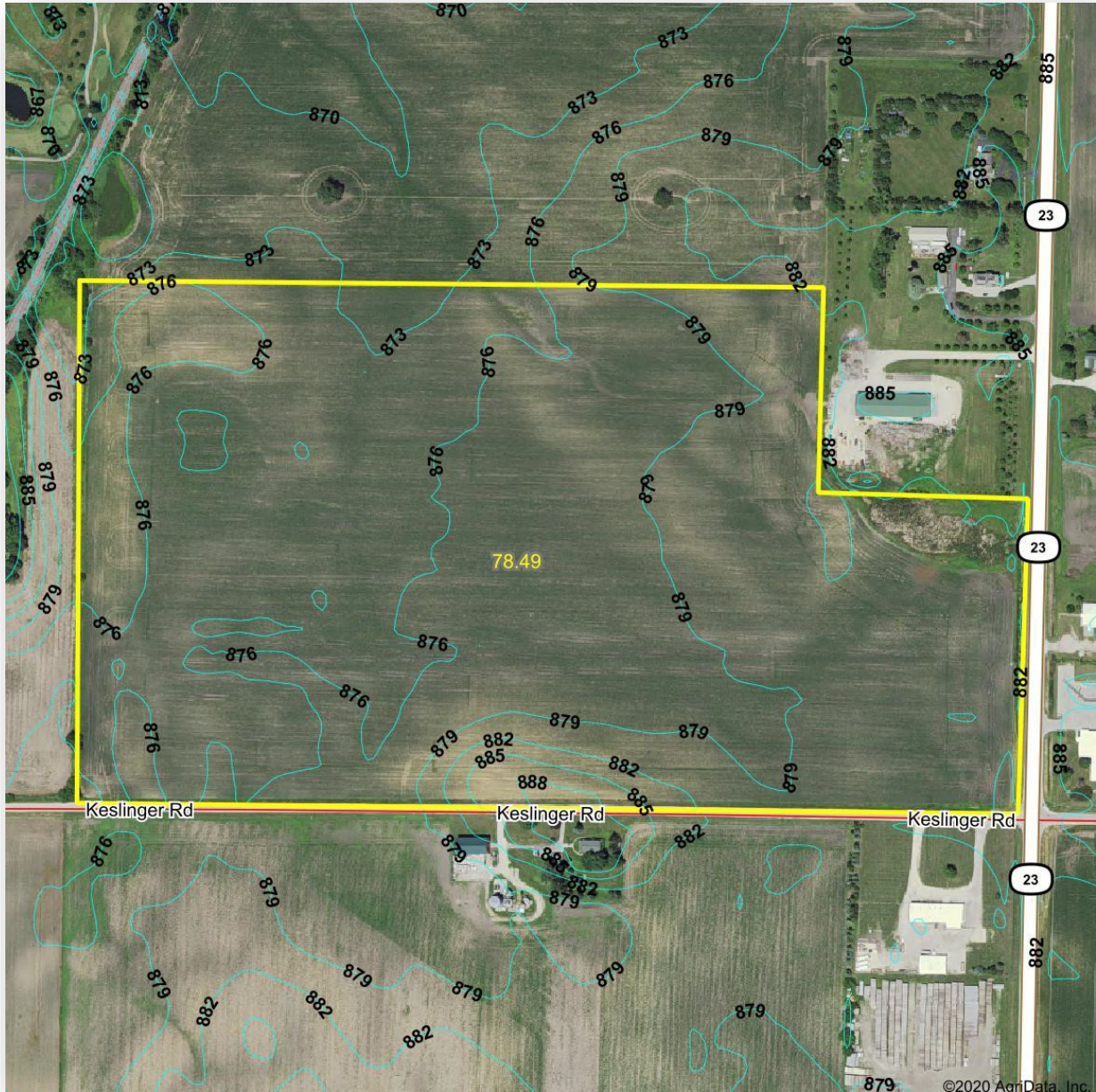




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