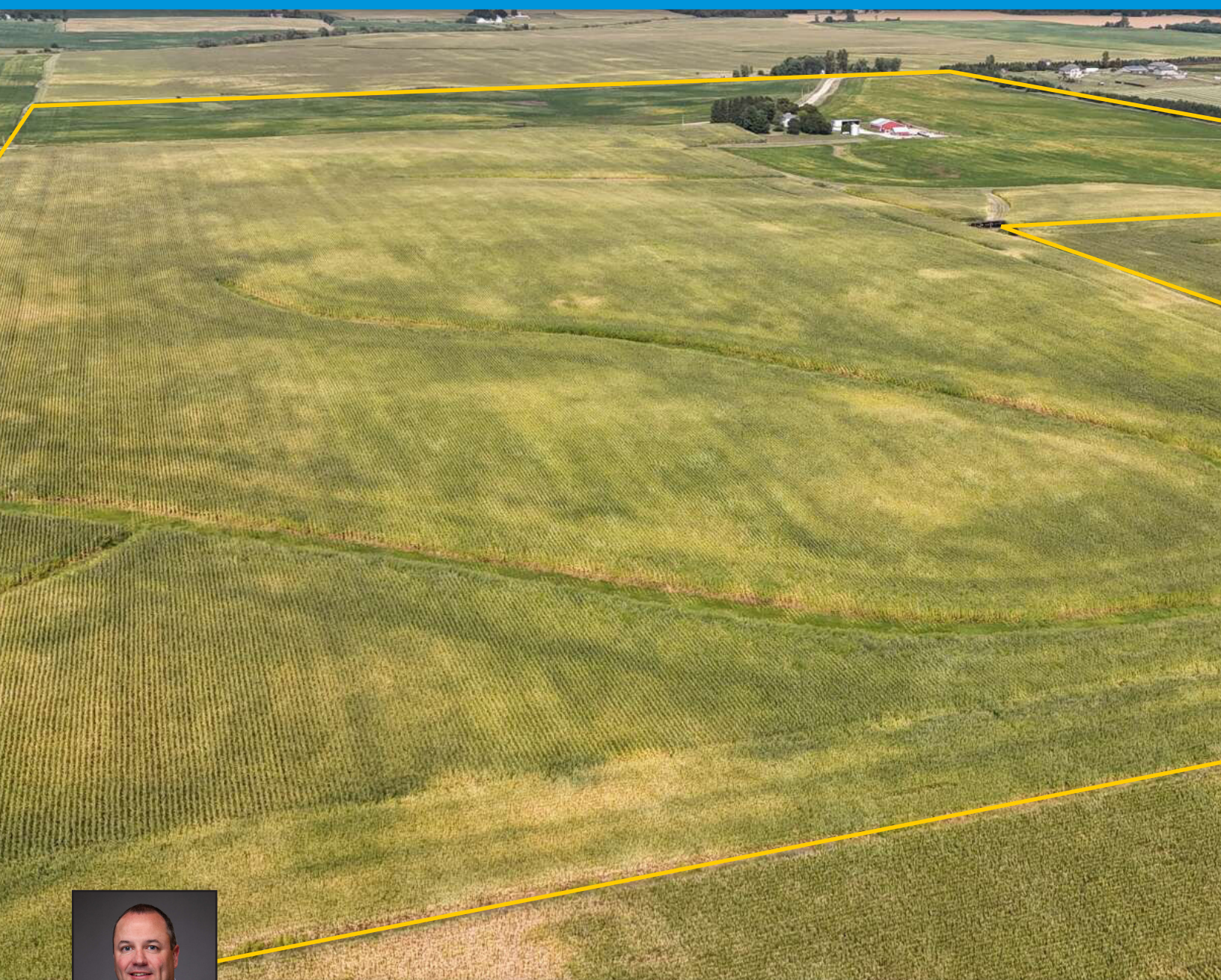


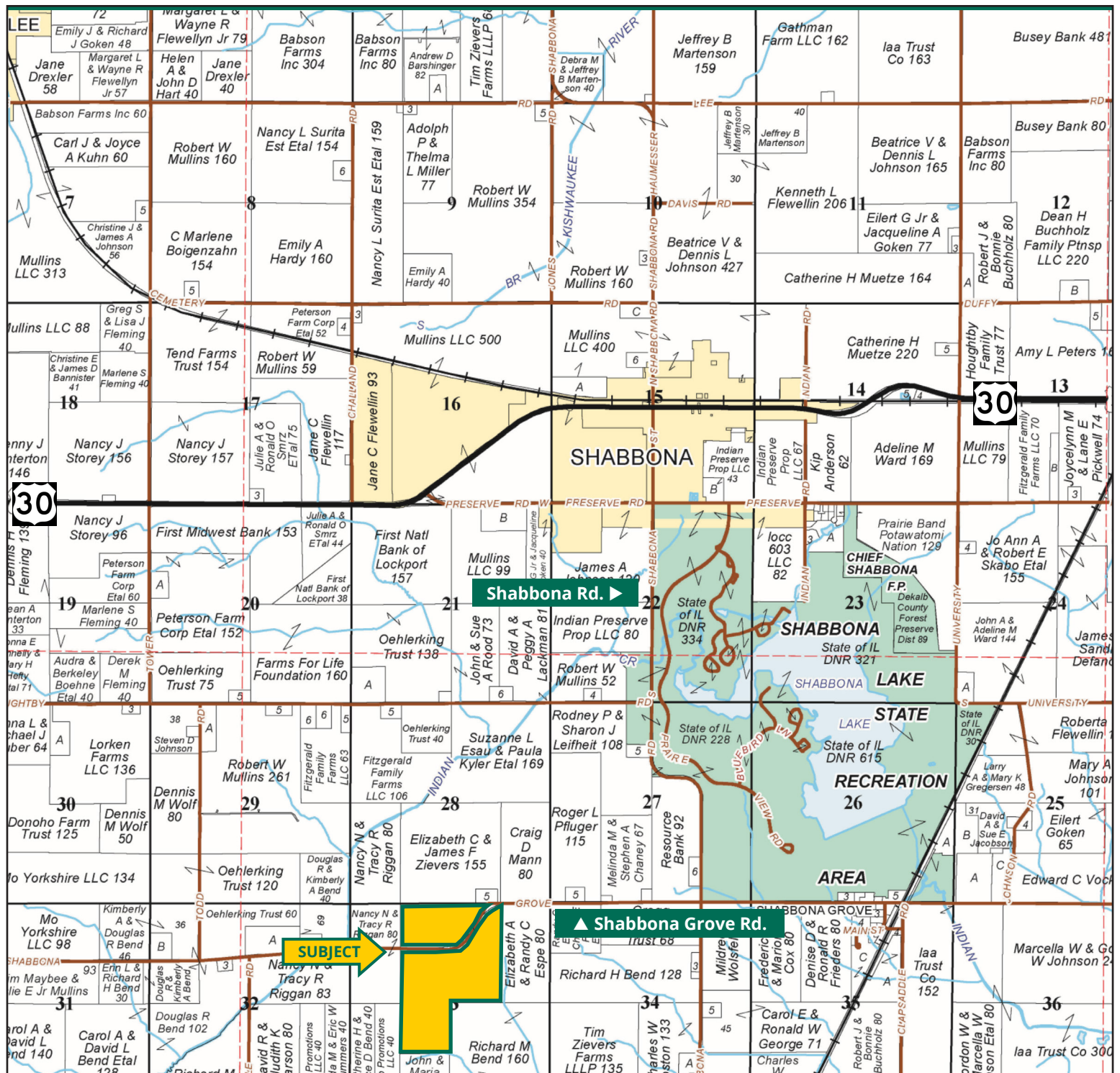
Productive DeKalb County Farmland!



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200.35 Acres, m/I
DeKalb County, IL



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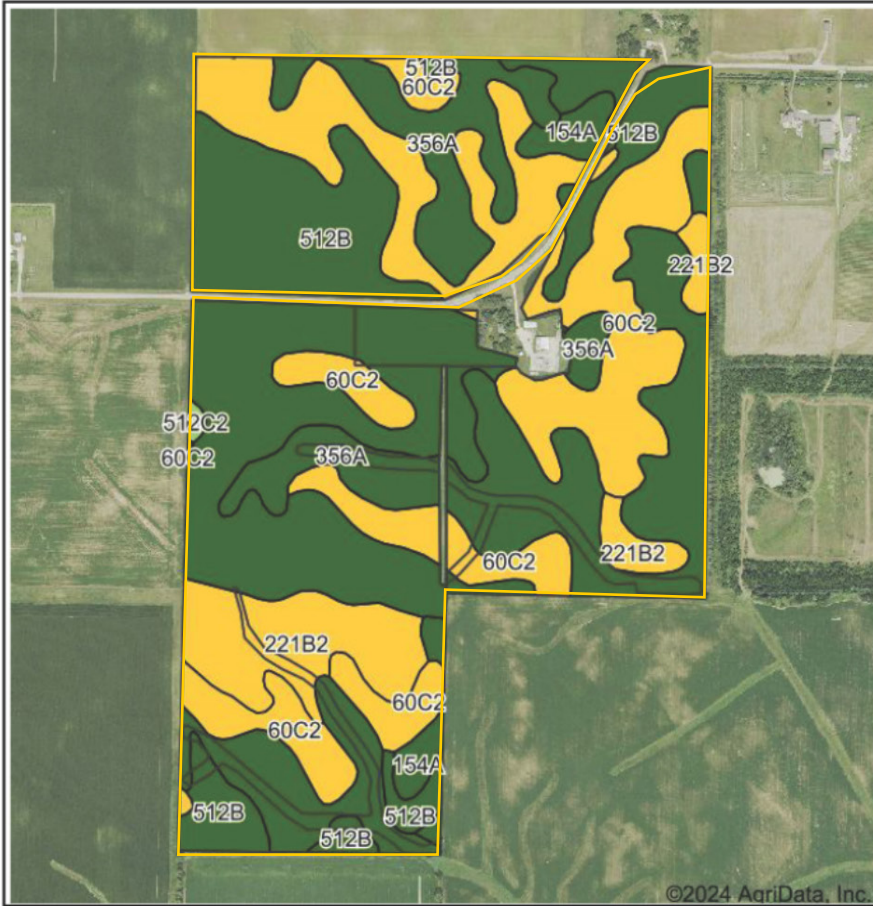
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FSA/Eff. Crop Acres: 192.83 | Soil Productivity: 128.90 P.I.



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State: **Illinois**
 County: **DeKalb**
 Location: **33-38N-3E**
 Township: **Shabbona**
 Acres: **192.83**
 Date: **9/17/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL037, Soil Area Version: 18					
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Crop productivity index for optimum management
**512B	Danabrook silt loam, 2 to 5 percent slopes	66.09	34.2%		**137
**60C2	La Rose loam, 5 to 10 percent slopes, eroded	54.19	28.1%		**108
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	51.83	26.9%		**144
**221B2	Parr silt loam, 2 to 5 percent slopes, eroded	15.93	8.3%		**113
154A	Flanagan silt loam, 0 to 2 percent slopes	4.47	2.3%		144
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	0.32	0.2%		**128
Weighted Average					128.9

Location

From Shabbona: Go south on Shabbona Rd. for 2 miles and then west on Shabbona Grove Rd. for 1 mile. Property is on the north and south side of the road.

Simple Legal

W½ of the NE¼; E½ of the NW¼; and the NE¼ of the SW¼ of Section 33, Township 38 North, Range 3 East of the 3rd P.M., DeKalb Co., IL. *Final abstract/title documents to govern legal description.*

Address

2548 Shabbona Grove Rd.
DeKalb, IL 60550

Price & Terms

PRICE REDUCED!

- \$2,415,220 \$2,304,025
- \$12,055/acre \$11,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

At closing, subject to existing lease.

Real Estate Tax

2023 Taxes Payable 2024: \$11,697.10*
Surveyed Acres: 200.35

Taxable Acres: 199.49*

**Taxes are estimated due to recent survey of property. DeKalb County Assessor/Treasurer will determine final tax figures.*

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 922, Tract 1401

FSA/Eff. Crop Acres: 192.83

Corn Base Acres: 89.70

Corn PLC Yield: 132 Bu.

Bean Base Acres: 94.20

Bean PLC Yield: 42 Bu.

Wheat Base Acres: 1.50

Wheat PLC Yield: 55 Bu.

Soil Types/Productivity

Main soil types are Danabrook, La Rose, and Elpaso. Productivity Index (PI) on the FSA/Eff. crop acres is 128.90. See soil map for details.

Land Description

Gently rolling.

Drainage

Natural with some tile. No tile maps available.

Water & Well Information

There is one well located southeast of the house.

Dwelling

There is a 1,958 sq. ft., 2-story home built in 1930 with 3 bedrooms, 1½ bathrooms, an unfinished basement, and a one-stall, detached garage. The dwelling will sell on an as-is where-is basis and is currently being leased by the tenant. Contact agent for details.

Buildings/Improvements

- 25' x 60' garage/open front shed
- 60' x 70' cattle shed
- 25' x 30' hog house
- 2,000 bu. capacity grain bin

All buildings/improvements will sell on an as-is where-is basis and are currently leased. Contact agent for details.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

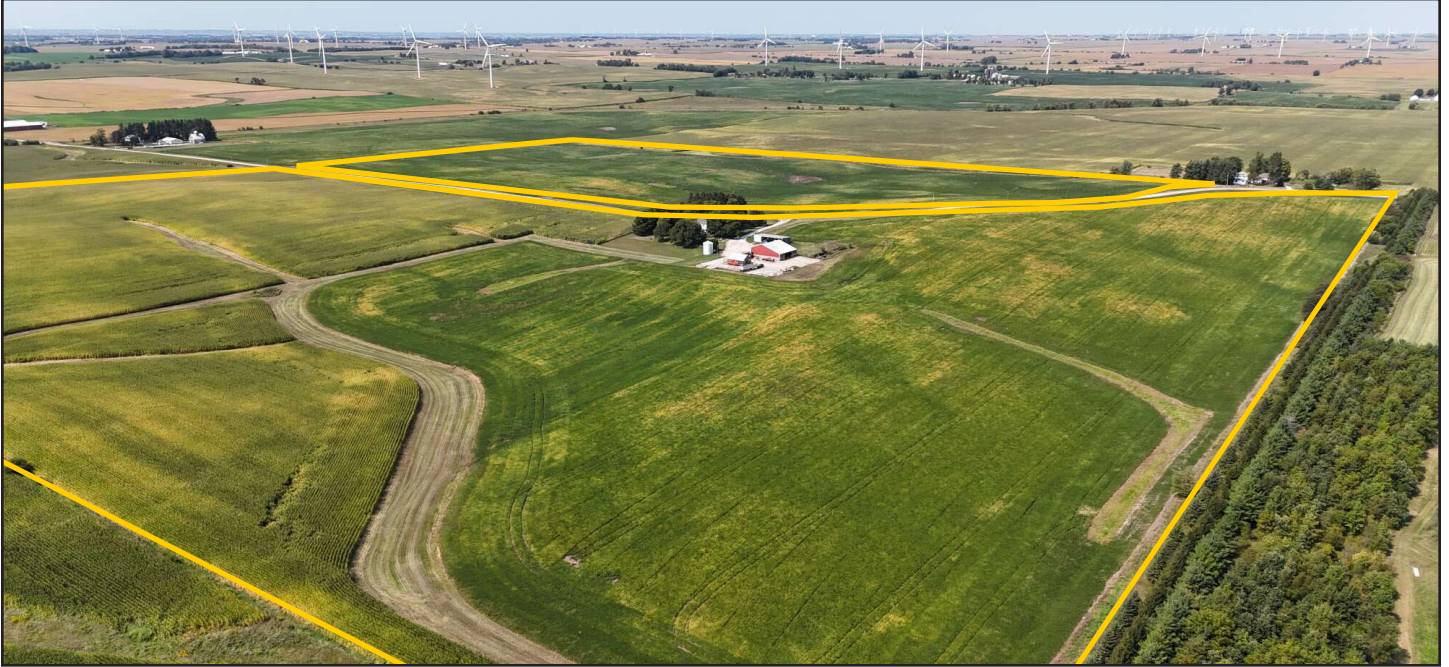
Looking Southeast - Summer 2024



Looking North - Summer 2024



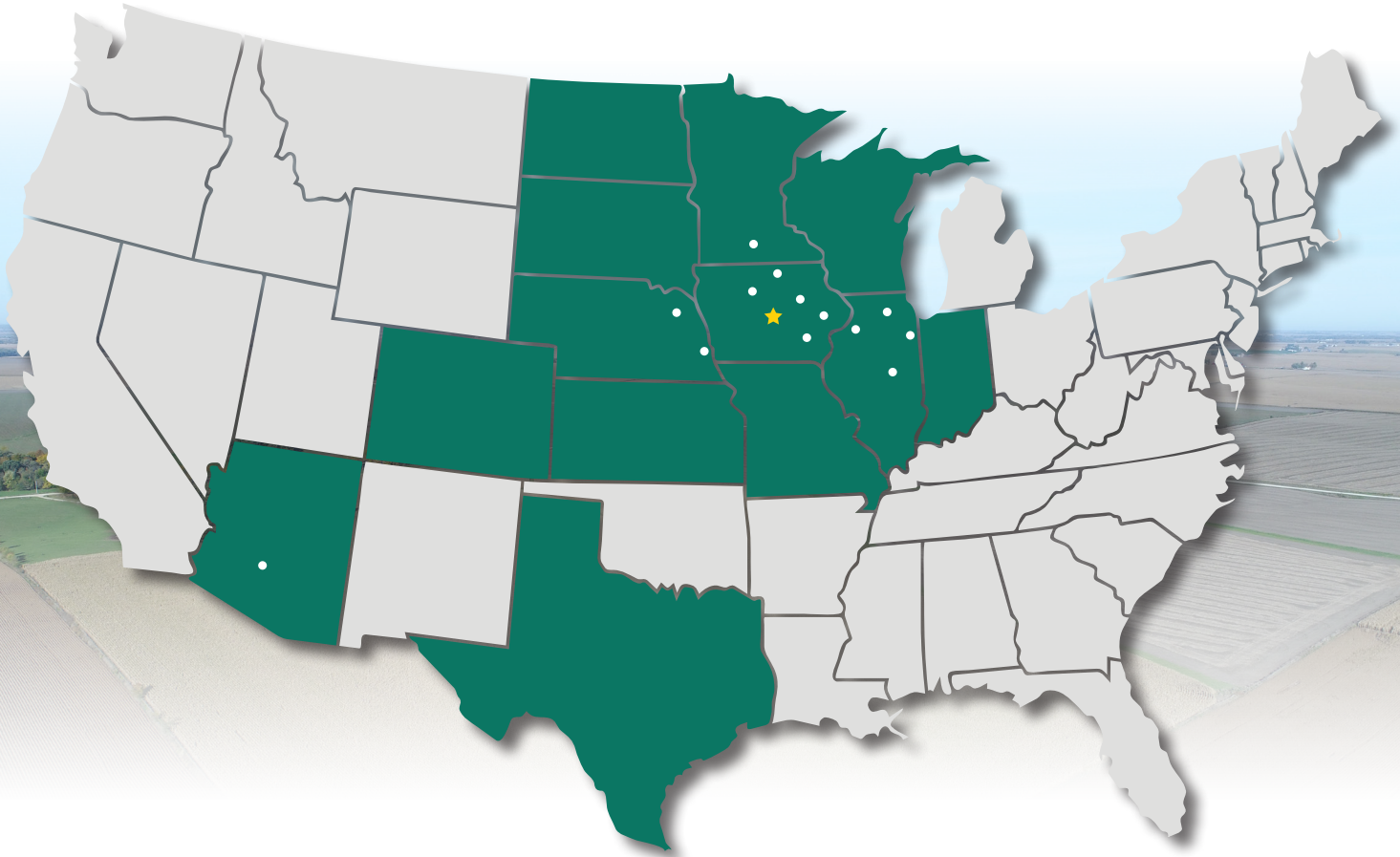
Looking Northwest - Summer 2024



Looking Southwest - Summer 2024



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