

Productive and Well-Maintained DeKalb County Farm



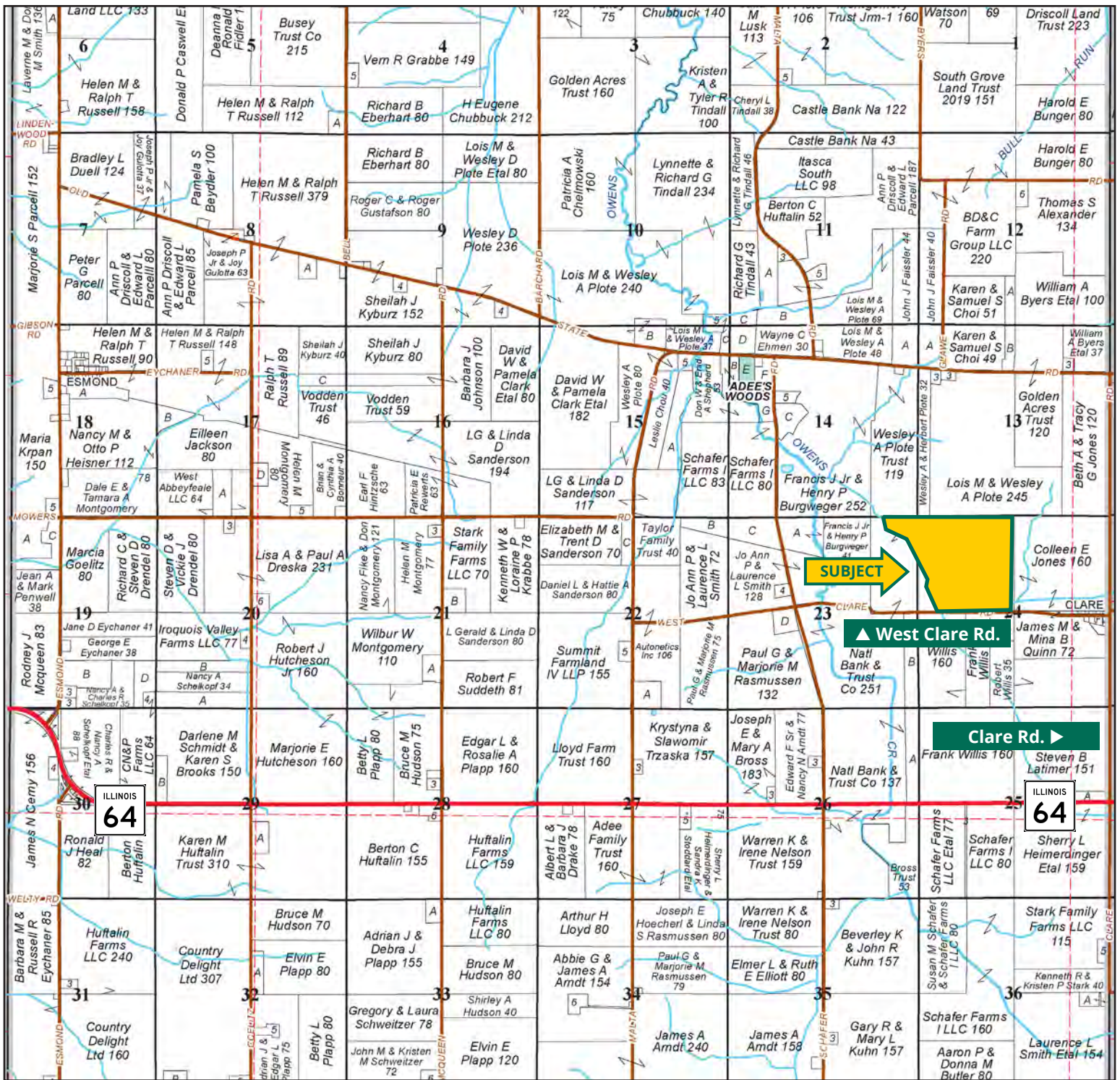
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**162.59 Acres, m/l
DeKalb County, IL**



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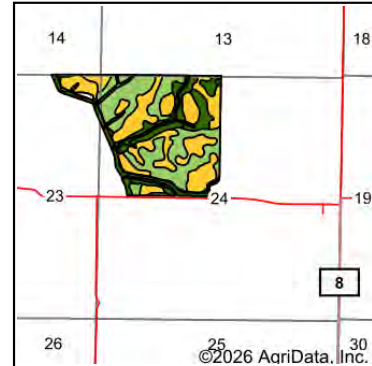
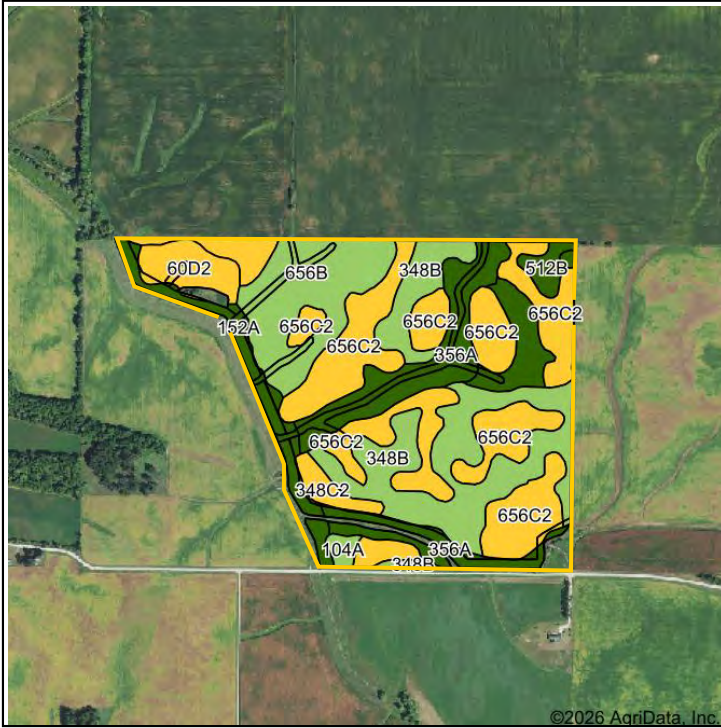
FSA/Eff. Crop Acres: 156.60 | Soil Productivity: 121.10 PI



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State: **Illinois**
 County: **DeKalb**
 Location: **24-41N-3E**
 Township: **South Grove**
 Acres: **156.60**
 Date: **5/4/2026**



Soils data provided by USDA and NRCS.

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
**656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	52.90	33.8%		**111
**348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	34.12	21.7%		**119
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	20.53	13.1%		**144
**656B	Octagon silt loam, 2 to 4 percent slopes	19.85	12.7%		**117
**152A	Drummer silty clay loam, 0 to 2 percent slopes	8.44	5.4%		**144
**60D2	La Rose loam, 10 to 18 percent slopes, eroded	6.12	3.9%		**102
154A	Flanagan silt loam, 0 to 2 percent slopes	5.94	3.8%		144
**348C2	Wingate silt loam, 5 to 10 percent slopes, eroded	5.00	3.2%		**113
**512B	Danabrook silt loam, 2 to 5 percent slopes	2.44	1.6%		**137
104A	Virgil silt loam, 0 to 2 percent slopes	1.26	0.8%		132
Weighted Average					121.1

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

Location

From IL-64 in Clare: go 1 mile north on Clare Rd., then a ½ mile west on West Clare Rd. The farm is on the north side of the road.

Simple Legal

NW¼ of Section 24, excluding the portion west of the creek, and part of the NE¼ NE¼ of Section 23 north of the creek, all in Township 41 North, Range 3 East of the 3rd P.M., DeKalb Co., IL. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$2,024,245.50
- \$12,450/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

At closing, subject to terms of existing lease.

Real Estate Tax

2024 Taxes Payable 2025: \$5,548.16
Taxable Acres: 162.59
Tax per Taxable Acre: \$34.12

Lease Status

Leased for the 2026 crop year.

FSA Data

Farm Number 8474, Tract 12510
FSA/Eff. Crop Acres: 156.60
Corn Base Acres: 78.54
Corn PLC Yield: 158 Bu.
Bean Base Acres: 44.87
Bean PLC Yield: 49 Bu.
Wheat Base Acres: 28.06
Wheat PLC Yield: 79 Bu.

Soil Types/Productivity

Main soil types are Octagon, Wingate and Elpaso. Productivity Index (PI) on the FSA/ Eff. crop acres is 121.10. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Gently rolling.

Drainage

Natural with some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

There is an abandoned well in the southeast corner of the property, the status is unknown.

Access Easement

There is an access easement in the southwest corner of the farm, from the road north to the bridge crossing over the creek.

Comments

This is a well-maintained DeKalb County farm that has been in a no-till operation for many years.



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 Northwest



Looking East



Looking North



Looking Southwest



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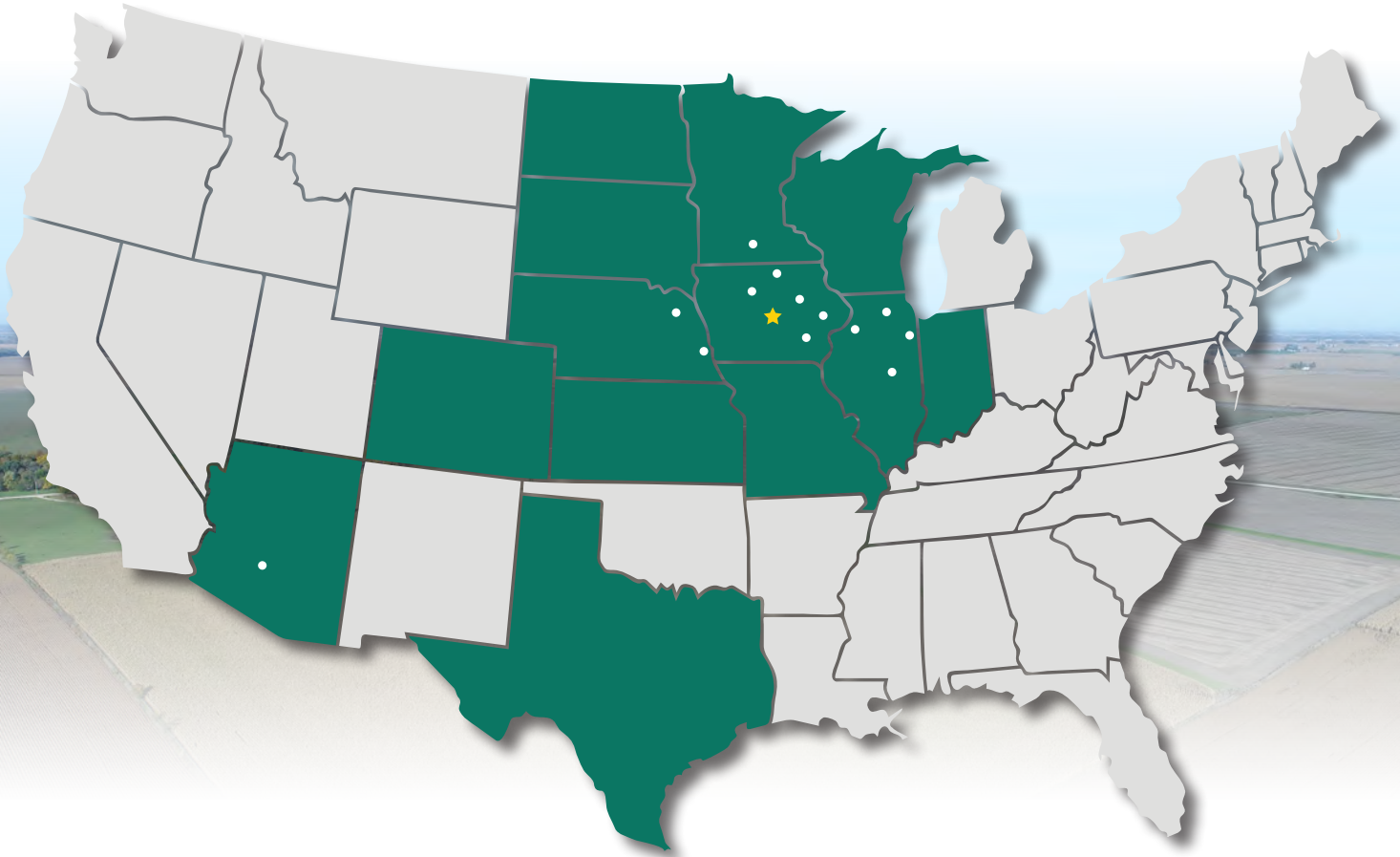


<p>Legend</p> <ul style="list-style-type: none"> Tract Boundary Non-Cropland Cropland CRP 	<p>Wetland Determination Identifiers</p> <ul style="list-style-type: none"> Restricted Use Limited Restrictions Exempt from Conservation Compliance Provisions 	<p>2026 Program Year Map Created January 09, 2026</p> <p>Farm 8474 Tract 12510</p>
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Tract Cropland Total: 156.60 acres

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