

ROOSTER AG'

REAL ESTATE

DeKalb County, IL

18.32± acres



\$850,000.00

ROOSTER AG' REALTY

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

Dalton Jahntz

Broker

Email: dalton@roosterag.com

Phone: 630.525.1431



About the Property

18 acres with a House, 8 Buildings, and a Beautiful fenced pasture with a creek!

Located at 26907 Esmond Road
Esmond, IL 60129



| | |
|--------------------------------|-------------------|
| GROSS ACRES: | 18.32± |
| PASTURE/TILLABLE ACRES: | 9.87± |
| SOIL PI | 142.0 |
| ESTIMATED RE TAXES | \$7,974.52 |
| PRICE | \$850,000 |

The property includes a 2,000 Sqft house that contains 4 bedrooms, 2 bathrooms, and a two-car attached garage. The property's primary use was a Dairy Farm, and the buildings still could be utilized for this purpose.

Part of the dairy barn has recently been converted into a **SLAUGHTERHOUSE** which includes a large walk in-cooler.

Aerial drone footage of this property coming soon!

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Improvements

Additional Buildings Include:

84' X 174' Dairy Barn with 144 Stalls

40' X 80' Milking Parlor with heated office and water.

40' X 60' Heated shop with overhead hangar style door and concrete floor.

32' X 54' Cold storage with concrete foundation, concrete floor, and two garage doors.

40' X 100' Quonset Hut with concrete floor.

42' X 64' Shed

36' X 64' Shed

50' X 30' Mono Slope Open Front Building with Concrete Floor.



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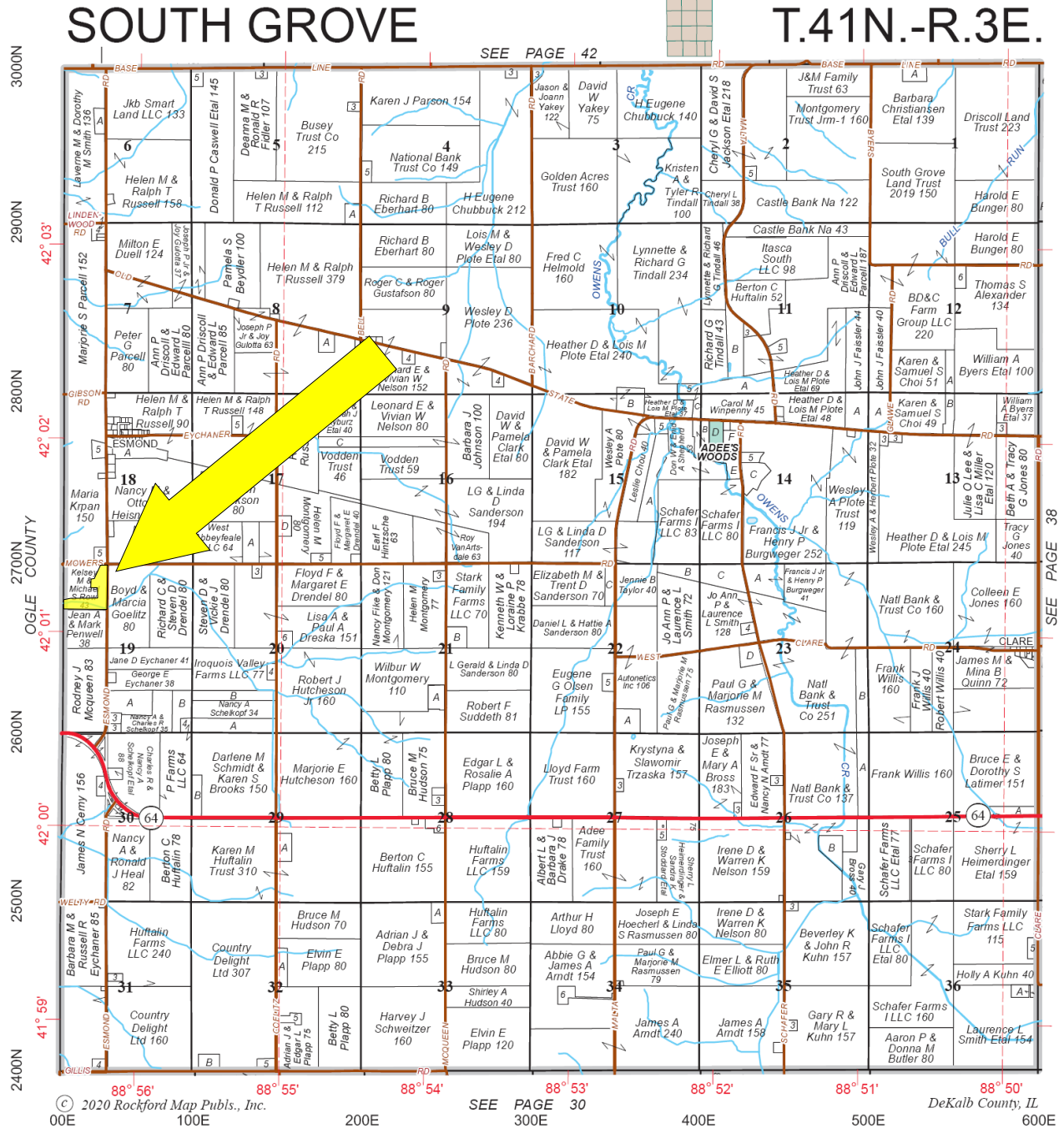
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Refer to page 56 for keyed parcels



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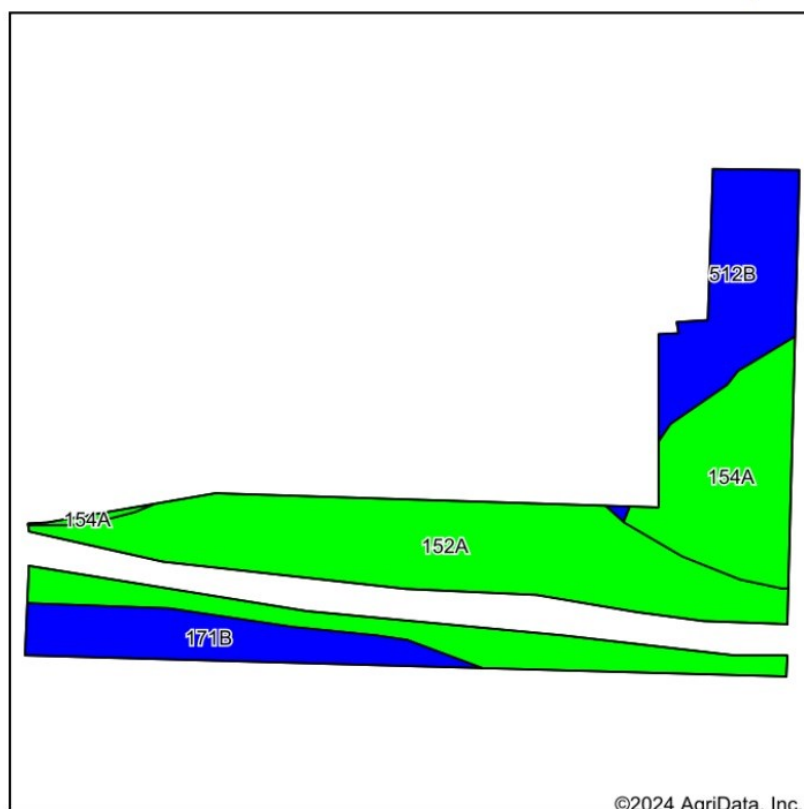
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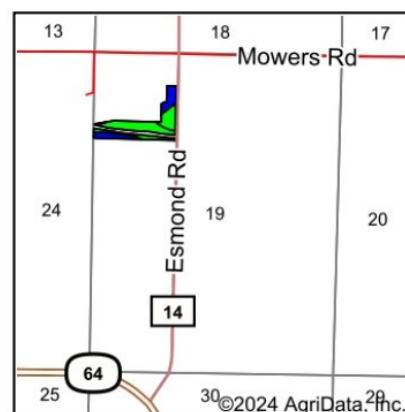
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Soils Map



Soils data provided by USDA and NRCS.

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State: Illinois
County: DeKalb
Location: 19-41N-3E
Township: South Grove
Acres: 9.87
Date: 7/29/2024



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL037, Soil Area Version: 18

| Code | Soil Description | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management | *n NCCPI Overall |
|------------------|--|-------|------------------|-------------------------------------|-----------|---------------|--|------------------|
| **152A | Drummer silty clay loam, 0 to 2 percent slopes | 5.17 | 52.4% | | **195 | **63 | **144 | 82 |
| 154A | Flanagan silt loam, 0 to 2 percent slopes | 1.89 | 19.1% | | 194 | 63 | 144 | 90 |
| **512B | Danabrook silt loam, 2 to 5 percent slopes | 1.56 | 15.8% | | **185 | **58 | **137 | 88 |
| **171B | Catlin silt loam, 2 to 5 percent slopes | 1.25 | 12.7% | | **185 | **58 | **137 | 77 |
| Weighted Average | | | | | 192 | 61.6 | 142 | *n 83.8 |

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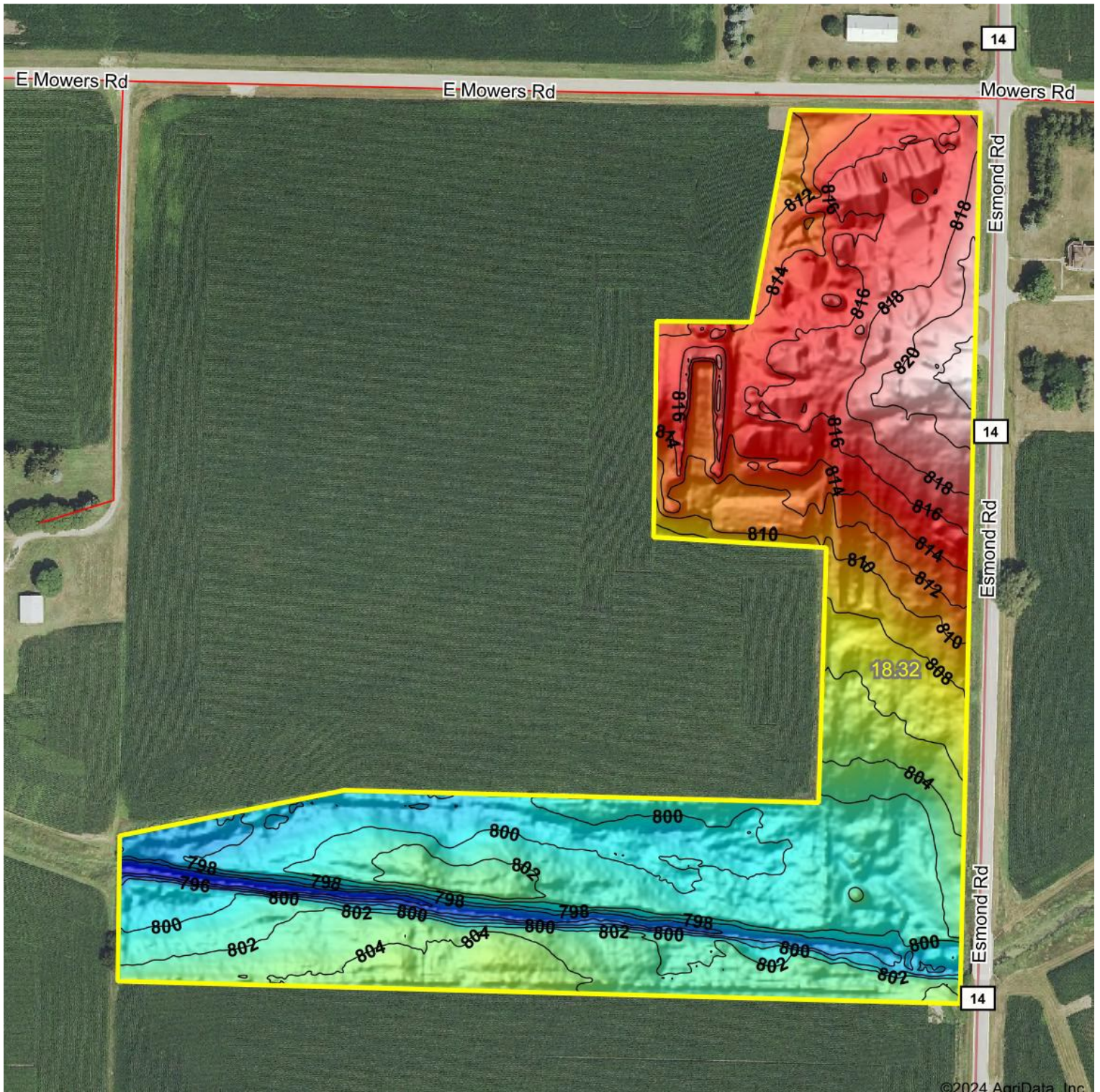


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