

REAL ESTATE

DeKalb County, IL



**124.33± acres
DEVELOPMENT
OPPORTUNITY**



RA Commercial
REALTY
A Rooster Ag Realty, Inc. Company

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



DALTON JAHTZ
Broker
Email: Dalton@roosterag.com
Phone: 630.525.1431



About the Property

The Dekalb Farm is 124.33 ± acres located in Section 25 of DeKalb Township, DeKalb County IL. It is located on the southeast corner lighted intersection of Route 38 and Peace Rd and just north of the Route 88 & Peace Rd interchange and Developments. This property is quite possibly the most attractive property available for sale in all of DeKalb County.

The west half of the property is zoned commercial with approvals for multi-family housing, hotels, banks, gas stations etc.. The east half is zoned Agriculture and is in the future plan as Commercial & Industrial use as well.

GROSS ACRES:	124.33±
TILLABLE ACRES:	120.90±
SOIL PI:	137.8
EST. REAL ESTATE TAX:	\$7,406.78
PRICE PER SURVEYED ACRE:	\$130,000

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DeKalb Commons Farm

West 63.75 acres (Highlighted Portion in the map detail below)

- Annexed/Incorporated into the City of DeKalb with the below zoning approvals in place.
- 38 Acres approved 644 Multi-Family Units/Apartments
- 25 Commercial Acres on the south half of the property
 1. General Commercial Zoning District permitted with the following
 - a. Drive up & drive through facilities without a “special use permit”
 - b. Gas/Fuel Station/Car Wash
 - c. Permanent outdoor lawn and garden
 - d. Outdoor seasonal sales
 - e. Electronic Banking – Automated teller machines
 - f. Banks
 2. 90% Site Coverage
 3. Hotels
 4. Access approved with turn lanes on Peace Rd
 5. Access approved with IDOT with turn lanes on Route 38



East 60.58 acres

- **Currently Zoned Agriculture**
- **Future Land Plan outlines both Commercial & Industrial uses for the property.**
(Commercial along Route 38 with Industrial to the South)

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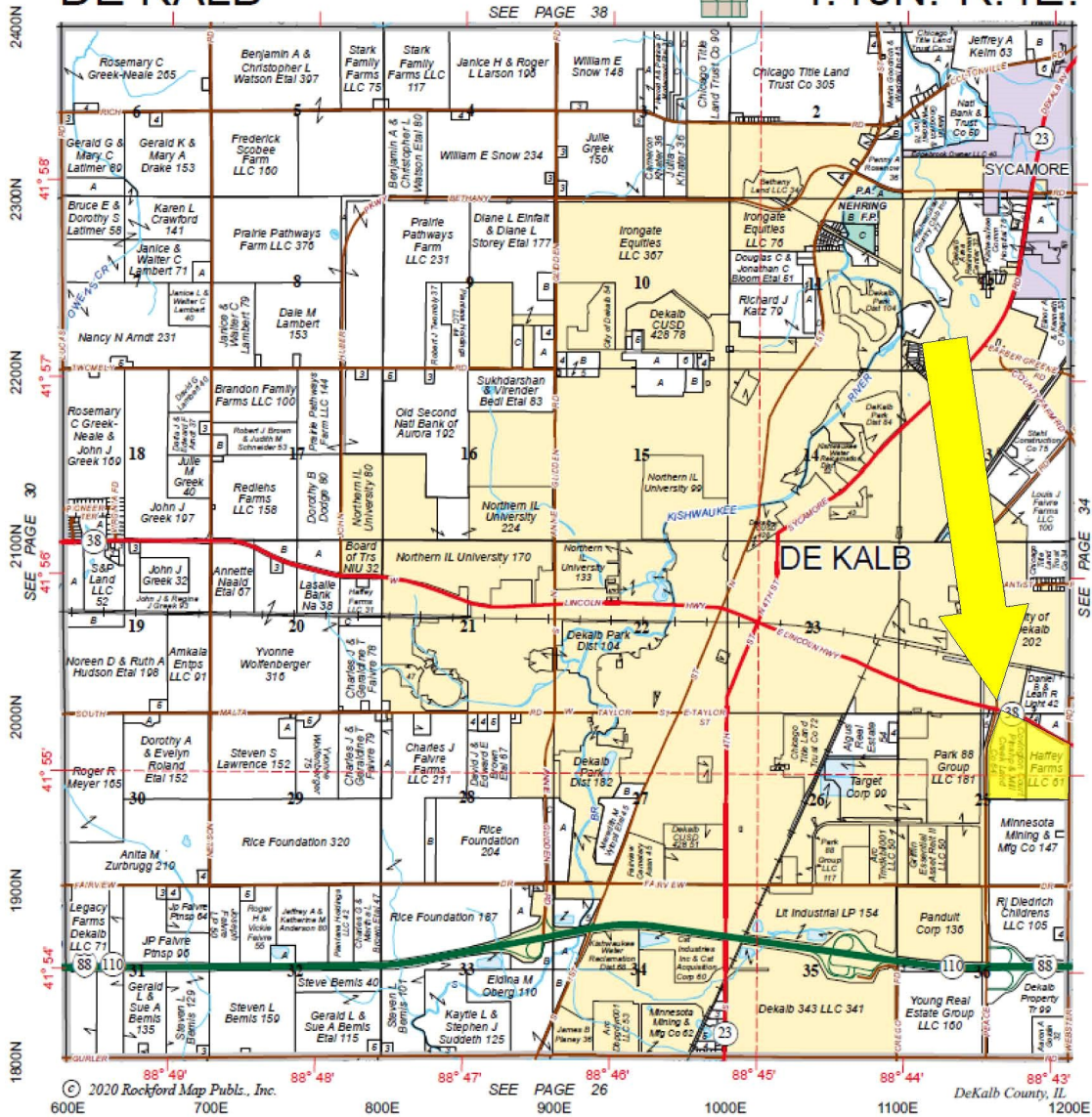


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Refer to page 56 for keyed parcels

DE KALB

T.40N.-R.4E.



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REAL ESTATE

FARM MANAGEMENT

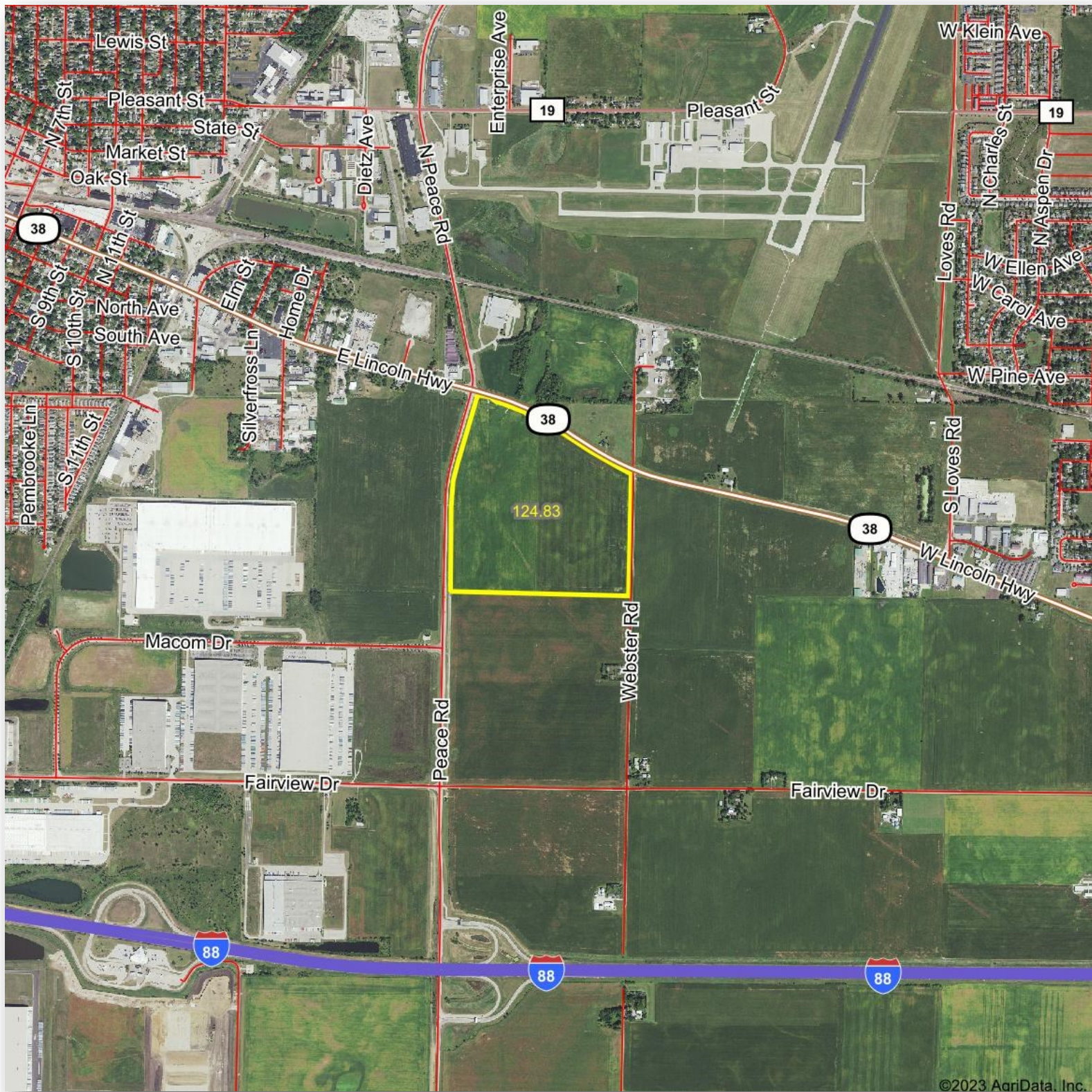
FEDERAL CROP INSURANCE

GOLD STANDARD FARMLAND APPRAISALS

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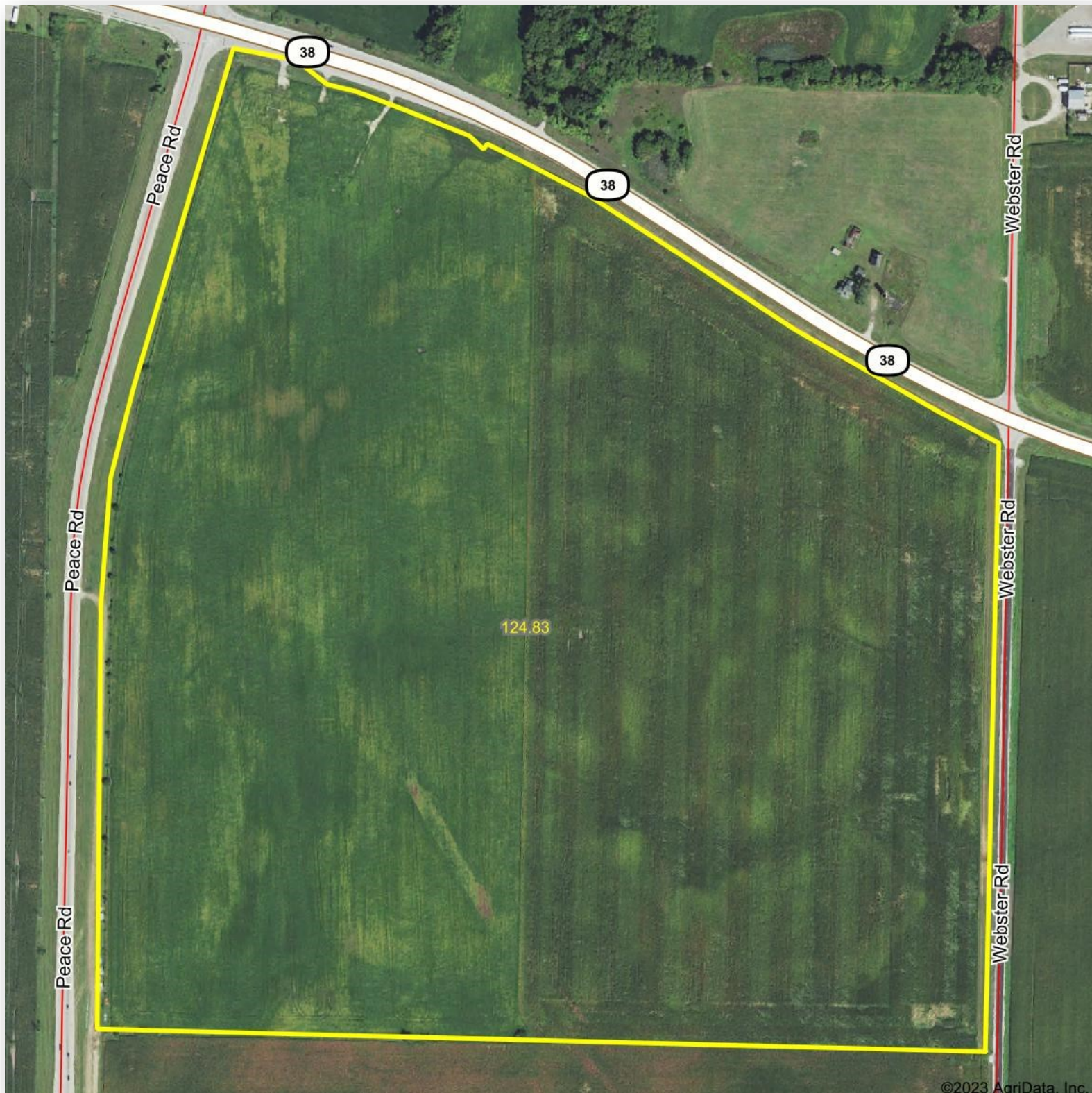
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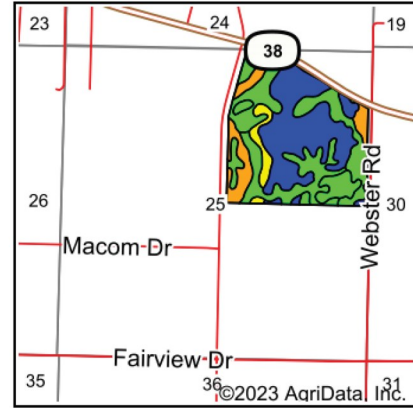
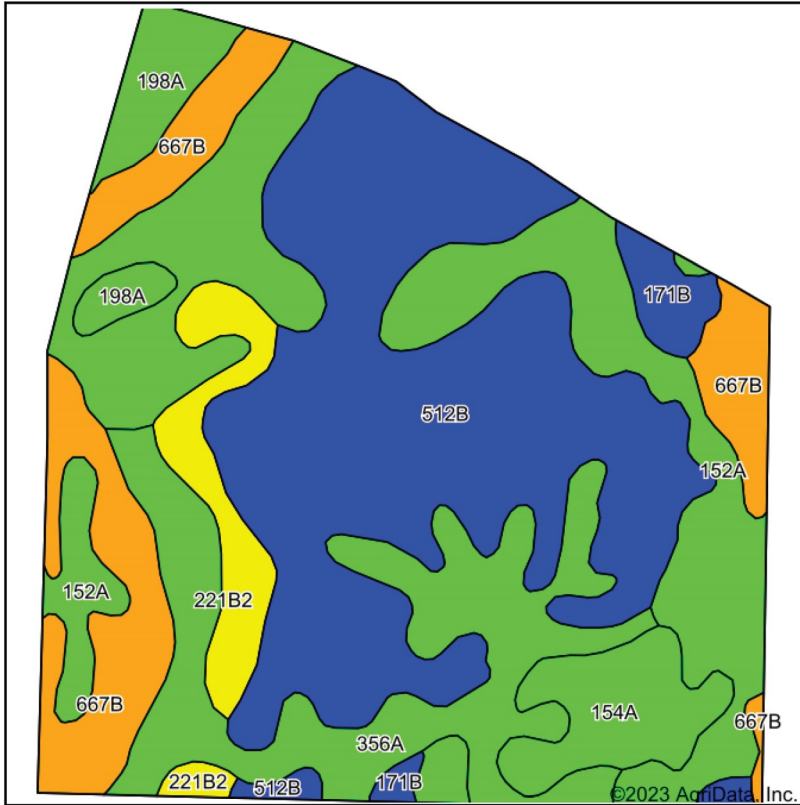


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Soils Map



State: **Illinois**
 County: **DeKalb**
 Location: **25-40N-4E**
 Township: **DeKalb**
 Acres: **120.9**
 Date: **9/27/2023**



Soils data provided by USDA and NRCS.

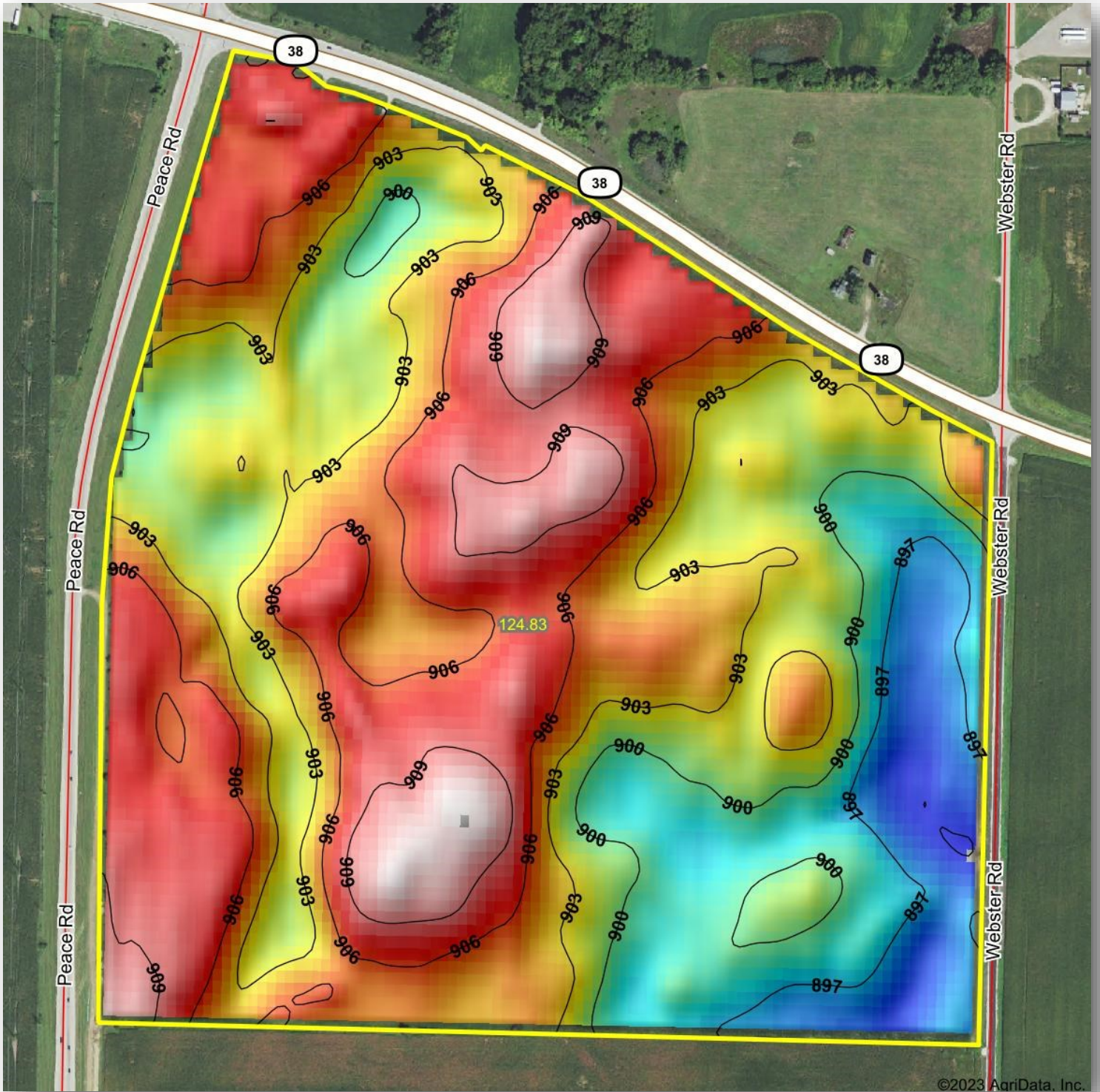
Area Symbol: IL037, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**512B	Danabrook silt loam, 2 to 5 percent slopes	43.09	35.6%		**185	**58	**137
152A	Drummer silty clay loam, 0 to 2 percent slopes	26.63	22.0%		195	63	144
356A	Elpaso silty clay loam, 0 to 2 percent slopes	18.02	14.9%		195	63	144
**667B	Kaneville silt loam, 2 to 5 percent slopes	14.10	11.7%		**176	**54	**127
154A	Flanagan silt loam, 0 to 2 percent slopes	6.38	5.3%		194	63	144
**221B2	Parr silt loam, 2 to 5 percent slopes, eroded	5.74	4.7%		**151	**49	**113
198A	Elburn silt loam, 0 to 2 percent slopes	4.17	3.4%		197	61	143
**171B	Catlin silt loam, 2 to 5 percent slopes	2.36	2.0%		**185	**58	**137
67A	Harpster silty clay loam, 0 to 2 percent slopes	0.41	0.3%		182	57	133
Weighted Average					186.9	59.3	137.8

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