

ROOSTER AG'

REAL ESTATE

DeKalb County, IL

80.00± acres

Clinton Twp



\$11,950 Per Acre

ROOSTER AG' REALTY
1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151

Joe Ludwig, Broker
Email: roosteragrealty@aol.com
Phone: (630) 774-5887

About the Property

The Waterman 80 acres is a rare, well located & high quality farmland opportunity. Located south of Waterman on the north side of Bastian Road, just west of Route 23.



GROSS ACRES:	80.00±
TILLABLE ACRES:	48.89±
CRP ACRES:	29.60
CRP INCOME:	\$385.78
SOIL PI	142.7
ESTIMATED RE TAXES	\$4,802.62
PRICE PER ACRE	\$11,950

Rare Legacy Farm Opportunity—80.00 acre parcel with high quality soils.

Aerial drone footage of this property is available at: <https://youtu.be/dKAemiJYRT0>

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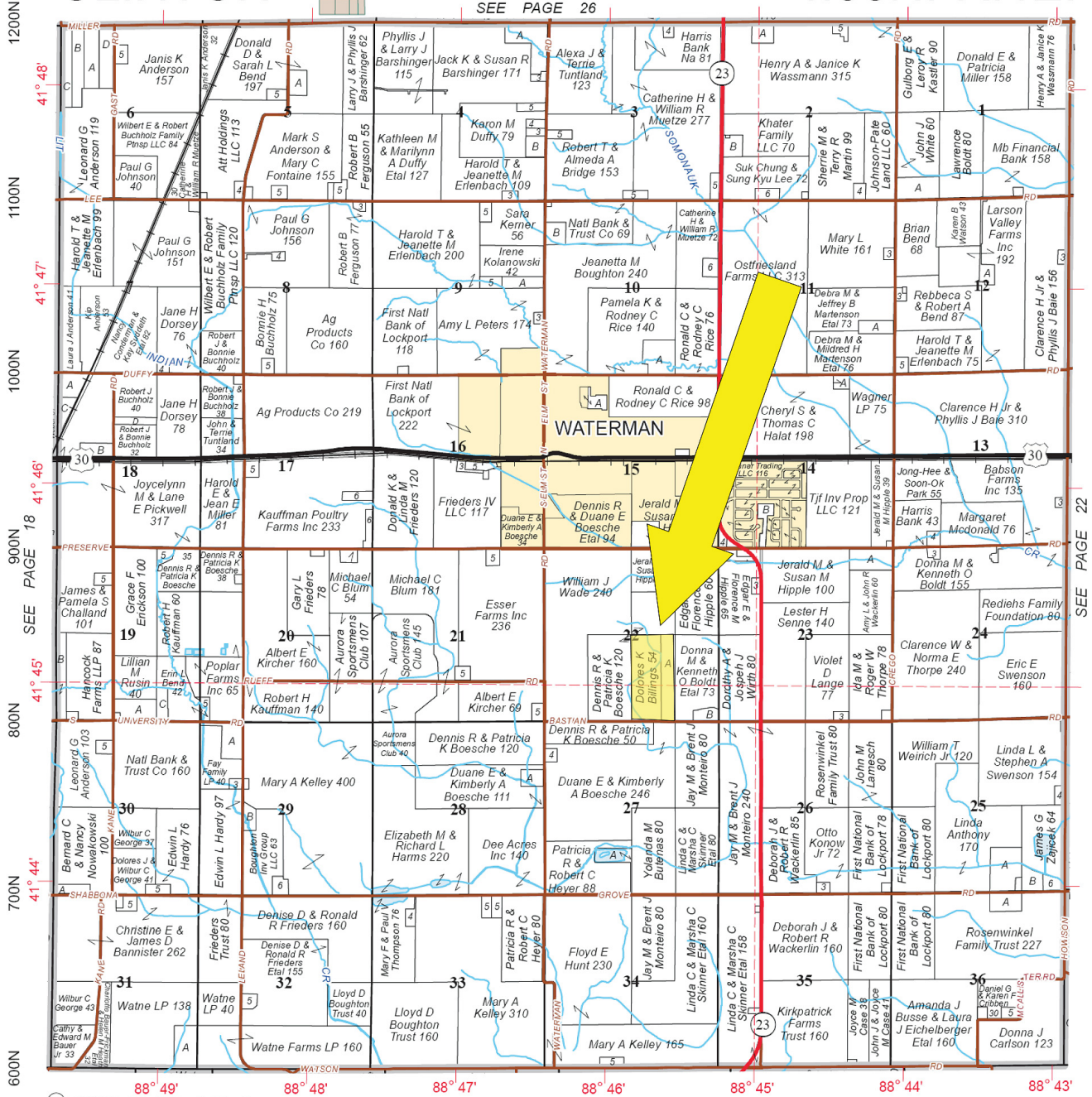
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Refer to page 55 for keyed parcels

CLINTON

T.38N.-R.4E.

SEE PAGE 26



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DeKalb County, IL

700E 800E 900E 1000E 1100E 1200E

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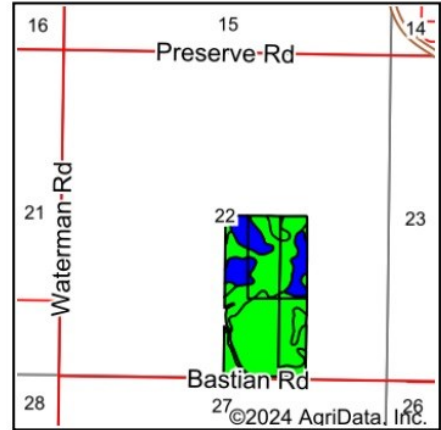
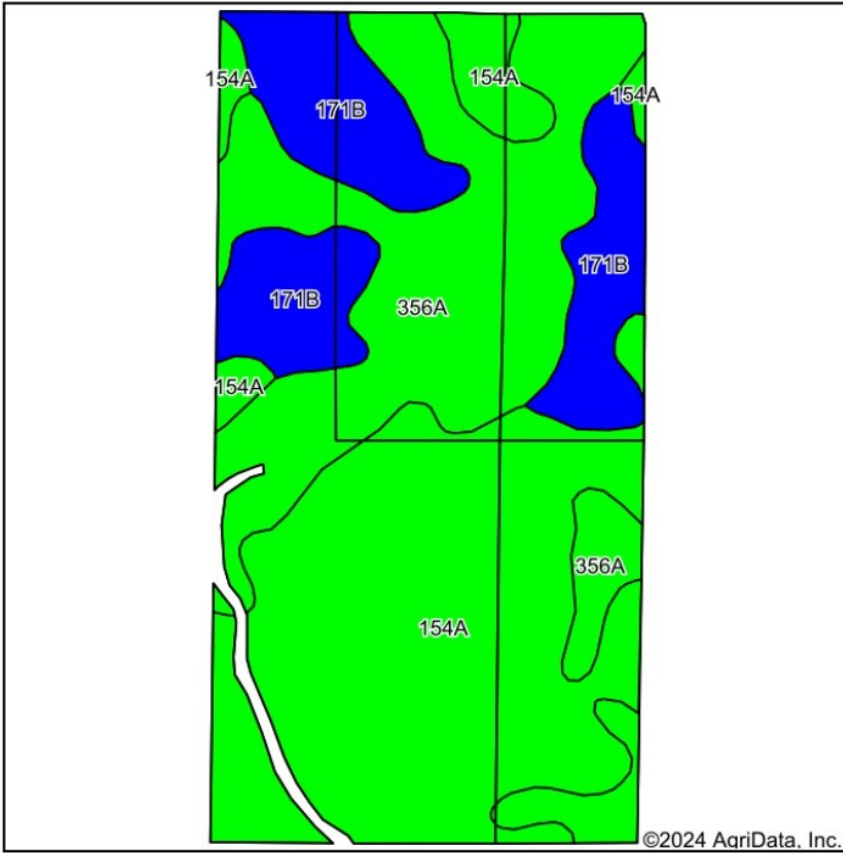


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Soils Map



State: **Illinois**
 County: **DeKalb**
 Location: **22-38N-4E**
 Township: **Clinton**
 Acres: **78.49**
 Date: **8/8/2024**



Soils data provided by USDA and NRCS.

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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
154A	Flanagan silt loam, 0 to 2 percent slopes	36.53	46.5%		194	63	144
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	26.97	34.4%		**195	**63	**144
**171B	Catlin silt loam, 2 to 5 percent slopes	14.99	19.1%		**185	**58	**137
Weighted Average					192.6	62	142.7

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, 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>

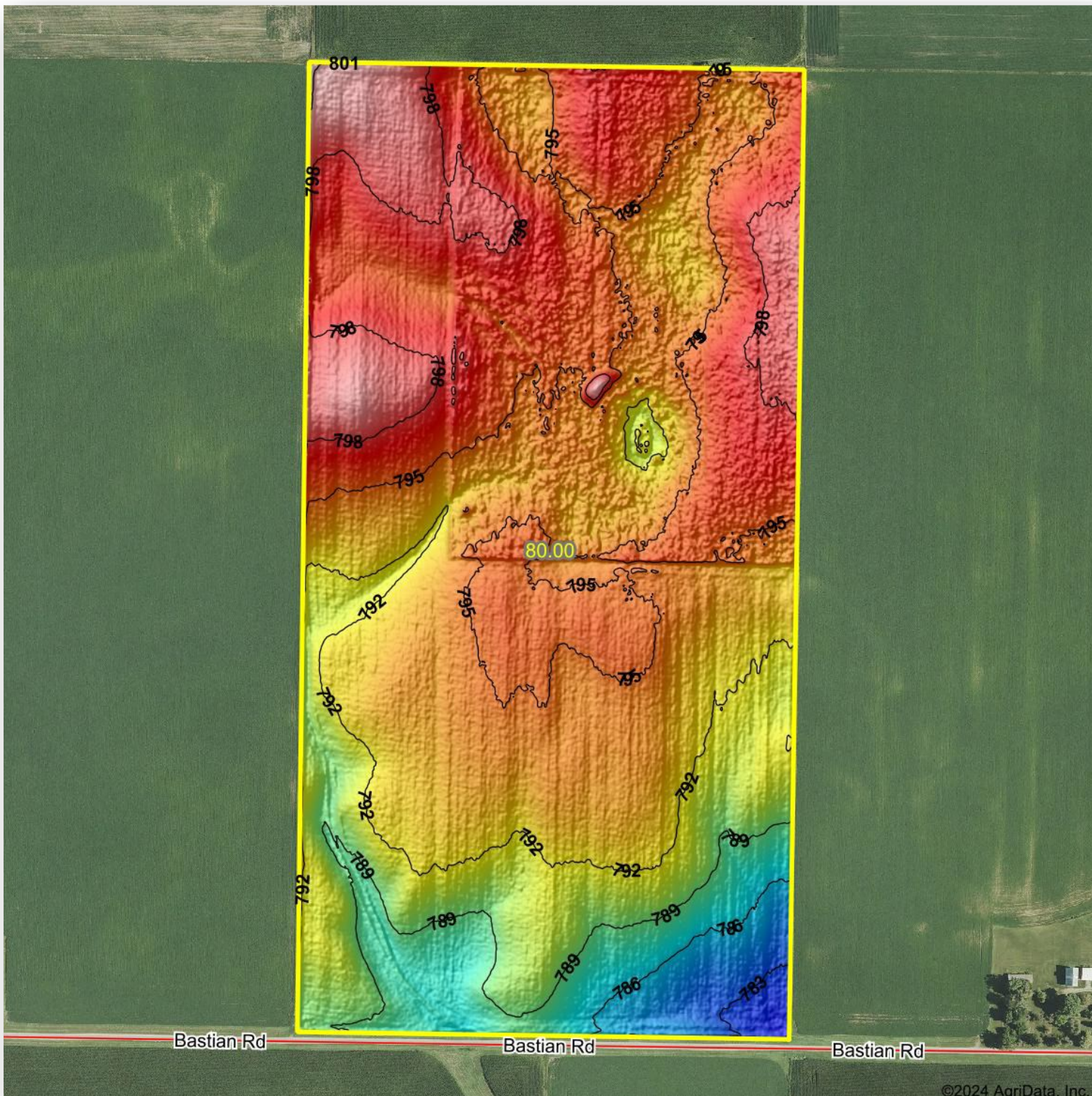
* The flood/pond factor has been removed for B811 indexes and yields.

** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

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