

# Land For Sale

**ACREAGE:**

**200.35 Acres, m/l**

**LOCATION:**

**DeKalb County, IL**



## **Property Key Features**

- **Productive DeKalb County Farm**
- **Located Along Shabbona Grove Road**
- **Great Addition to an Existing Farm Operation or Investment Portfolio**

**Troy Dukes, AFM**

Licensed Broker in IL

**815-764-9082**

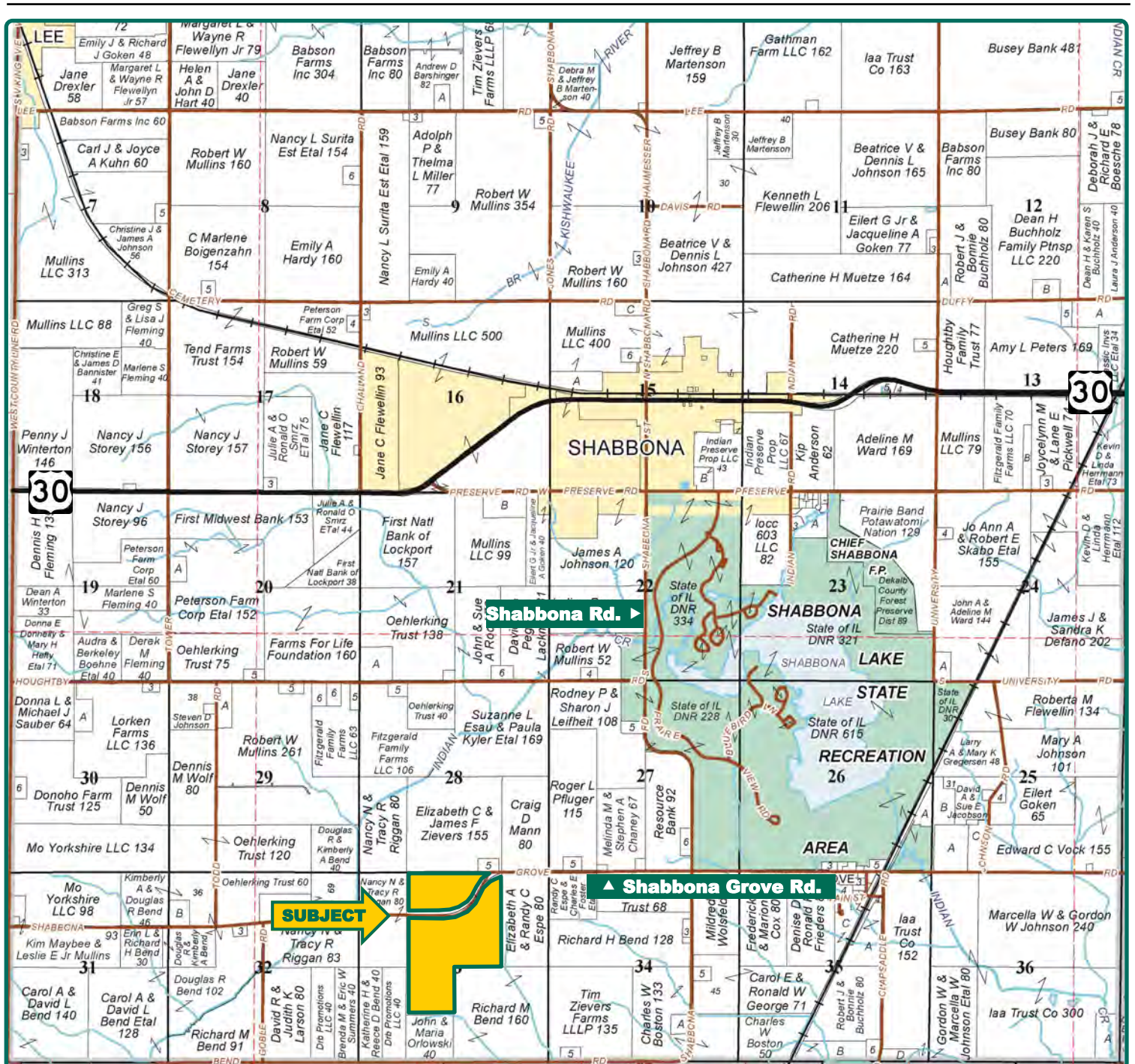
**TroyD@Hertz.ag**

**815-748-4440**

650 N. Peace Rd., Suite A

DeKalb, IL 60115

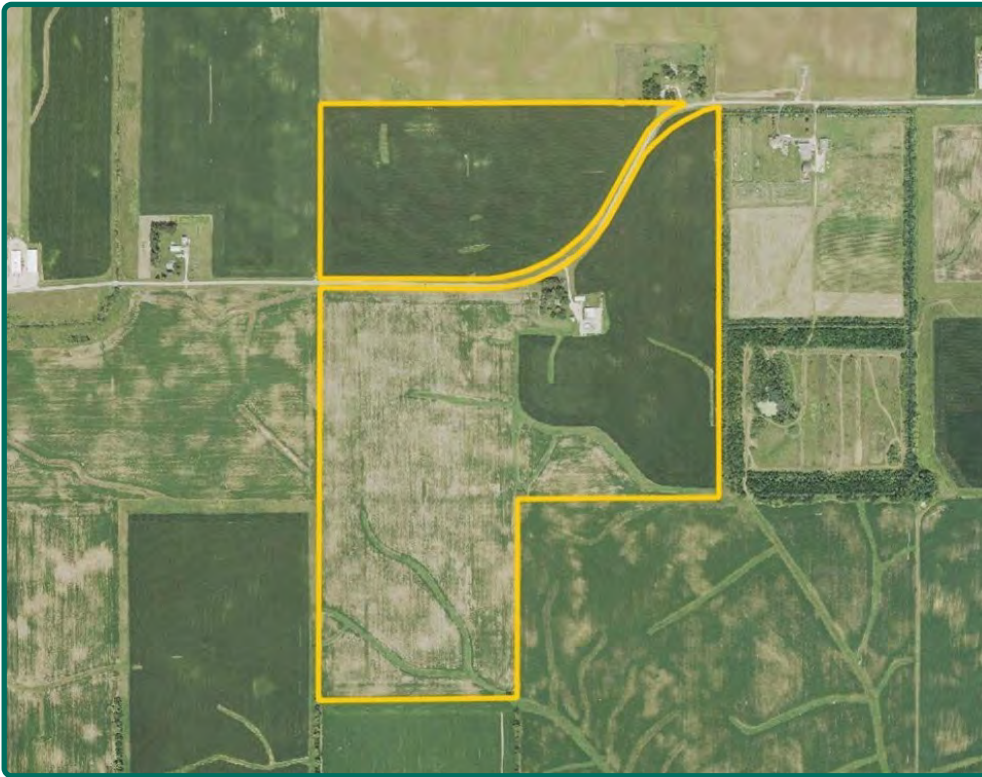
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<b>FSA/Eff. Crop Acres:</b>	<b>192.83</b>
<b>Corn Base Acres:</b>	<b>89.70</b>
<b>Bean Base Acres:</b>	<b>94.20</b>
<b>Wheat Base Acres:</b>	<b>1.50</b>
<b>Soil Productivity:</b>	<b>128.90 P.I.</b>

<b>Total Living SF:</b>	<b>1,958</b>
<b>Bedrooms:</b>	<b>3</b>
<b>Bathrooms:</b>	<b>1½</b>
<b>Year Built:</b>	<b>1930</b>

**ADDRESS:**  
2548 Shabbona Grove Rd.  
DeKalb, IL 60550

## Property Information

### 200.35 Acres, m/l

### 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.

### Legal Description

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.

### 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

Possession will be given at closing.

### Real Estate Tax

2023 Taxes Payable 2024: \$11,697.10\*  
Surveyed Acres: 200.35  
Taxable Acres: 199.49\*  
Tax Parcel ID #: 13-33-100-002 & 13-33-100-003

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

### Lease Status

The cropland, outbuildings, and house are rented through February 28, 2025. Contact agent for details.

### 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.

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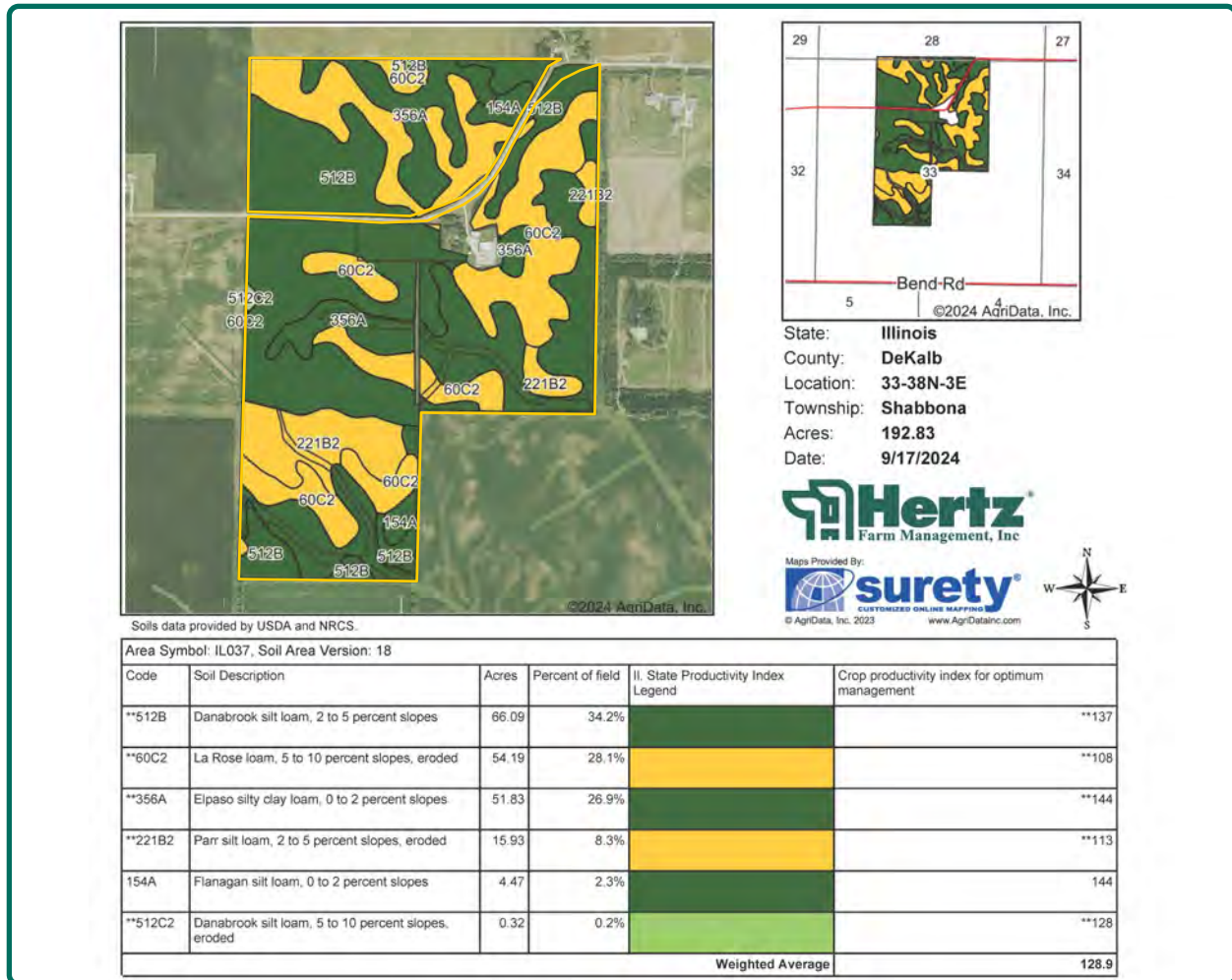
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## Dwelling

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. The existing lease will expire on February 28, 2025. 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 through February 28, 2025. Contact agent for details.

## Water & Well Information

There is one well located southeast of the house.

*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.*

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Looking Southwest



Looking Southeast



Looking North



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Building Site looking Northwest



Looking Northwest



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