

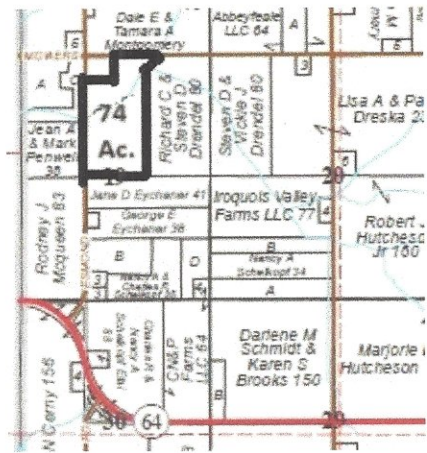


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74 Acres Esmond & Mowers Rds. Esmond, IL



- LOCATION:** From Hwy 64 west of Sycamore turn north on Esmond Rd. 74 acres in Section 19 of South Grove Twp., DeKalb County, Illinois.
- ACRES:** 74 acres MOL, approximately 65.10 cropland acres of which there is 5.10 acres in Conservation Reserve Program for filter strip along waterway.
- PRICE:** \$14,865/acre. Total \$1,100,000.
- SOILS:** PI rating of 141.4: Major soils include: Danabrook, Drummer, Elpaso, Flanagan and Catlin
- TAXES:** Part of DeKalb County PIN #: 05-19-200-002 Taxes for 2023: \$3,979
- REMARKS:** 74 vacant acres of highly productive DeKalb County farmland. Also additional 8 acres with the home and buildings (at \$575,000) which was originally used as a cattle farm. 4 bedroom all brick two story home and outbuildings are in great condition.

The information provided is considered to be accurate but there is no guarantee. Subject to change at any time.

Aerial Map



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 42° 1' 8.53, -88° 56' 1.78

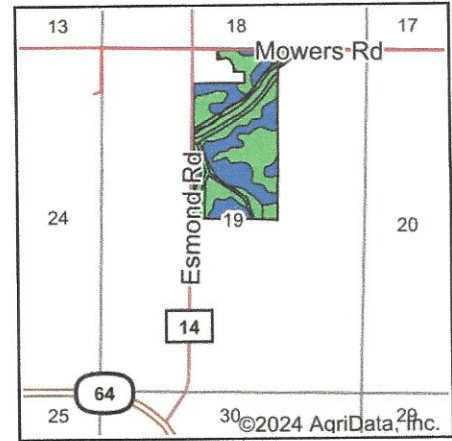
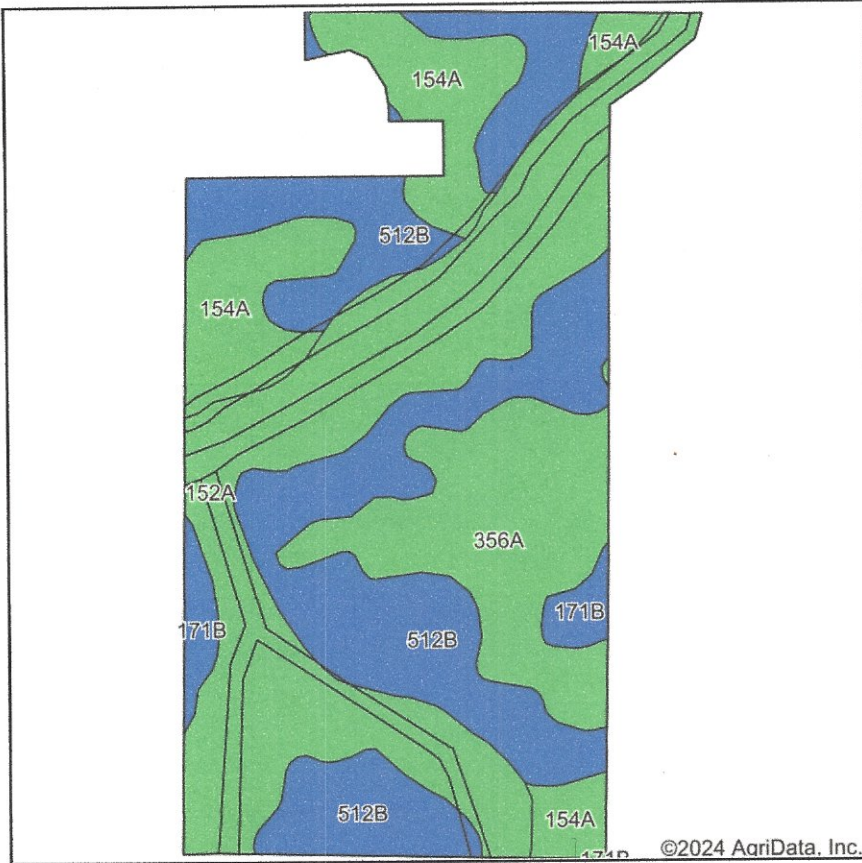
19-41N-3E
DeKalb County
Illinois

0ft 639ft 1278ft



1/6/2025

Soils Map



State: **Illinois**
 County: **DeKalb**
 Location: **19-41N-3E**
 Township: **South Grove**
 Acres: **71.25**
 Date: **12/23/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

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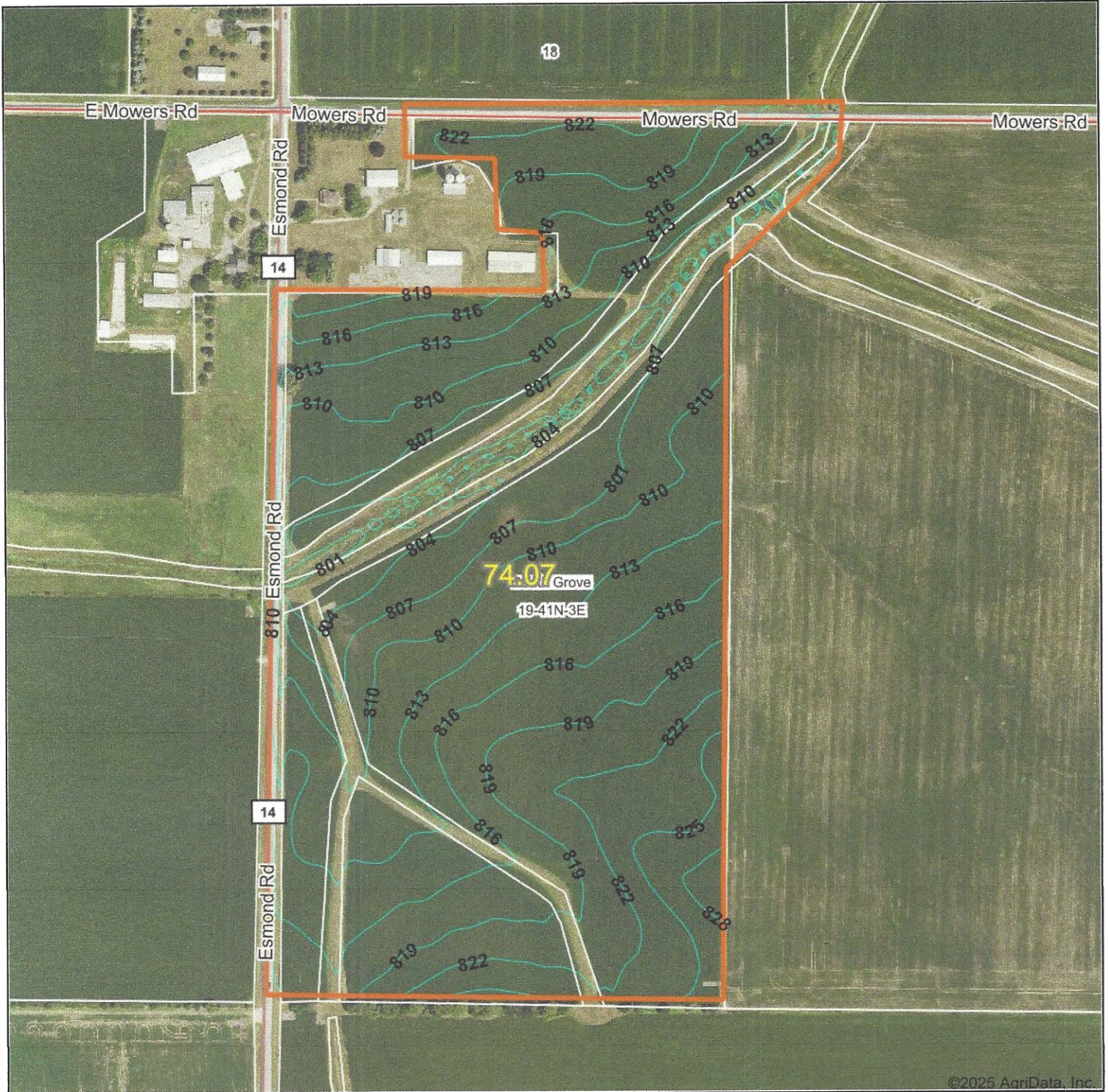
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Area Symbol: IL037, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <i>a</i>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <i>b</i>	Sorghum <i>c</i> Bu/A	Grass-legume <i>e</i> hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**512B	Danabrook silt loam, 2 to 5 percent slopes	24.12	33.9%		FAV	**185	**58	**72	**99	0	**6.30	**137	79
**152A	Drummer silty clay loam, 0 to 2 percent slopes	23.47	32.9%		FAV	**195	**63	**73	**100	0	**5.60	**144	74
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	11.12	15.6%		FAV	**195	**63	**66	**102	0	**5.80	**144	80
154A	Flanagan silt loam, 0 to 2 percent slopes	10.63	14.9%		FAV	194	63	77	102	0	5.90	144	76
**171B	Catlin silt loam, 2 to 5 percent slopes	1.91	2.7%		FAV	**185	**58	**72	**98	0	**6.70	**137	72
Weighted Average						191.2	61.2	72.1	100.2	*-	5.9	141.4	*n 76.9

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Topography Contours



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 797.5

Max: 831.7

Range: 34.2

Average: 813.6

Standard Deviation: 6.33 ft



1/6/2025

19-41N-3E
DeKalb County
Illinois

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