

Cortland Farm

**FUTURE Development Potential
ANNEXED to Cortland Illinois
PLATTED for subdivision**

looking Northeast 11.11.23



Professional Land Specialists

November 15, 2023

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Buy Land. They're Not Making It Anymore.

~ Mark Twain

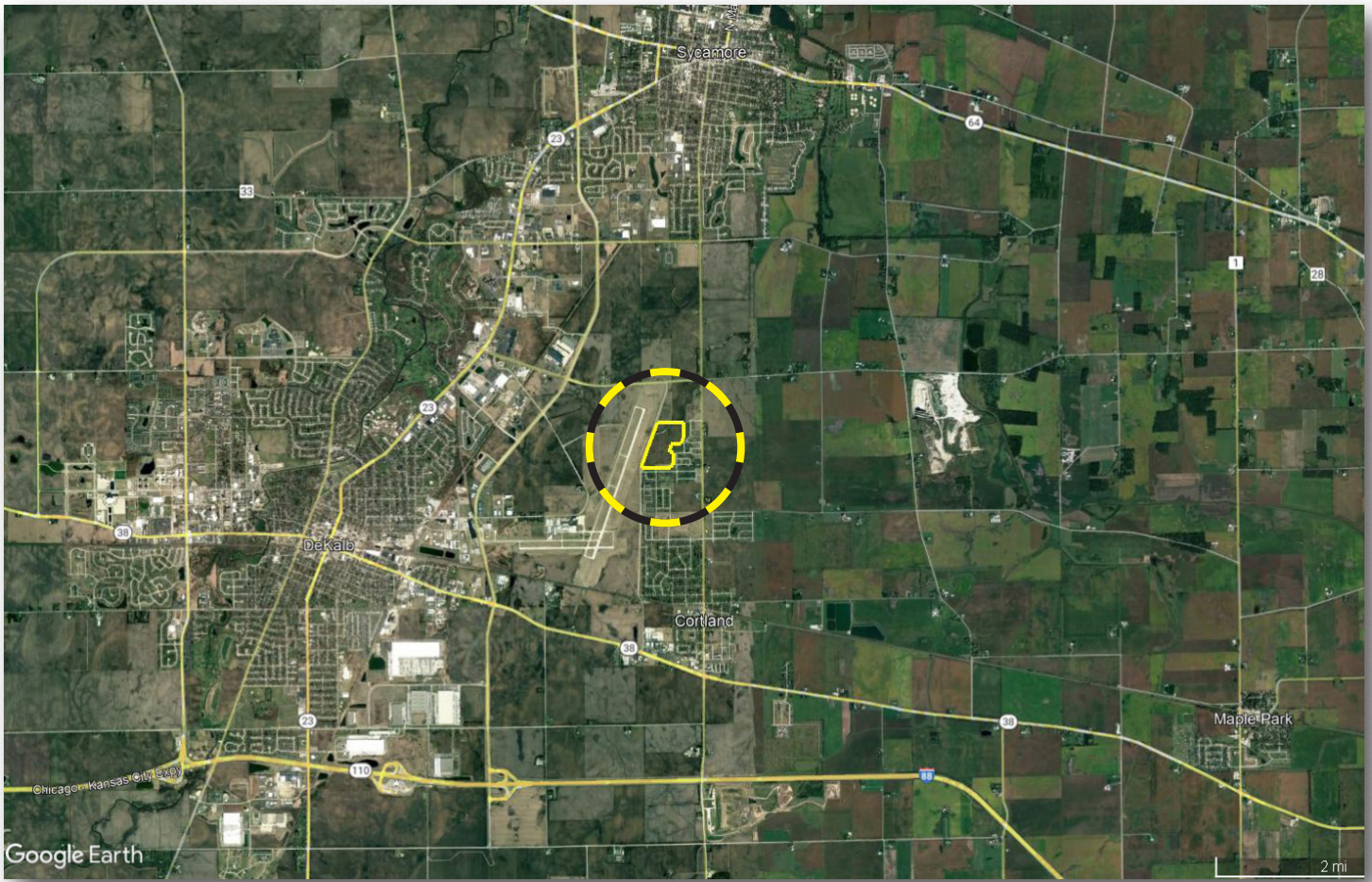
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Cortland Farm

56.64± surveyed acres | 53.69± tillable acres | Section 17 | Cortland Township | T.40N.-R.5E. | DeKalb County IL

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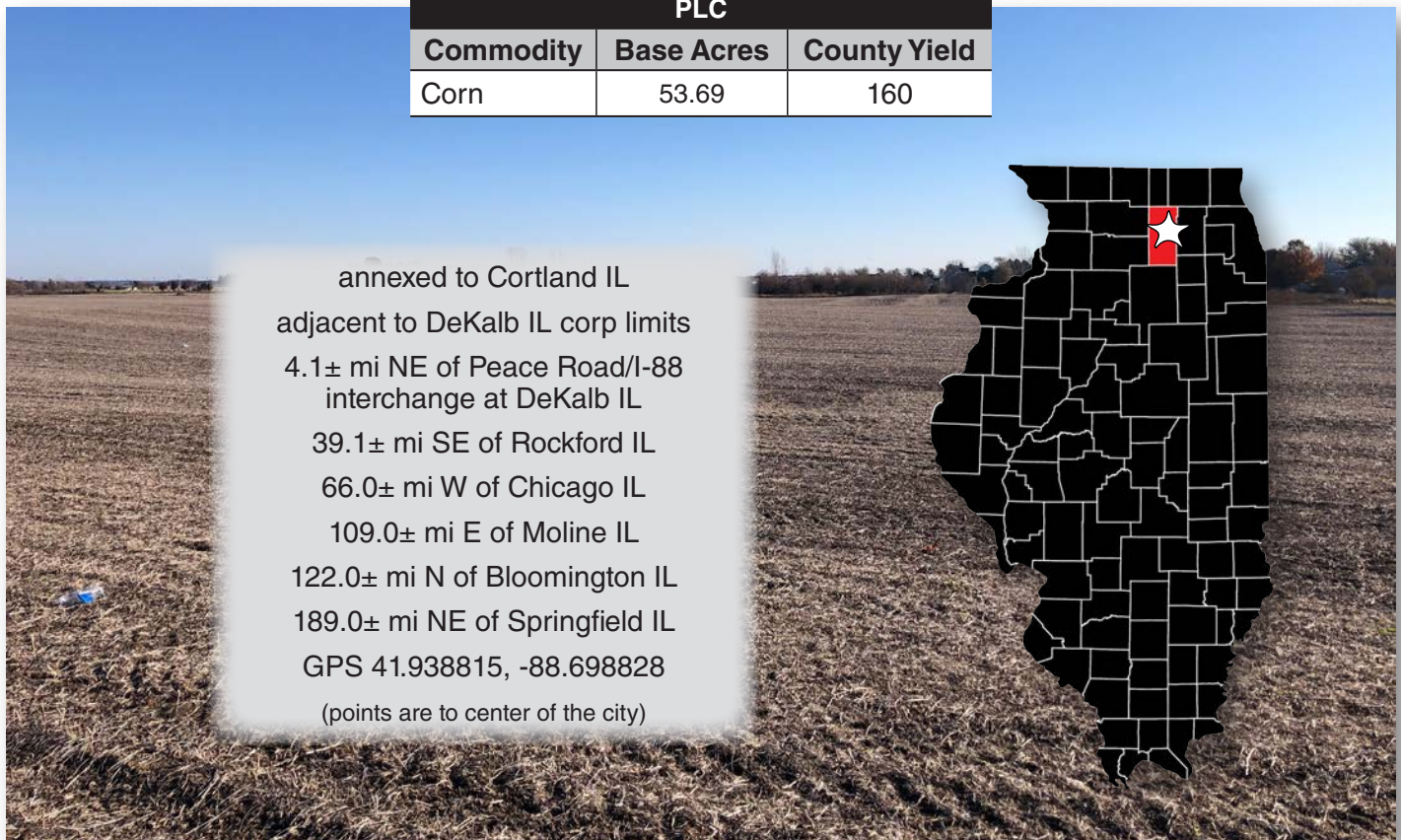


Boundaries and acreages are approximate.

FUTURE DEVELOPMENT POTENTIAL annexed to Cortland Illinois platted for Subdivison

acreage	-	56.64± surveyed acres (53.69± tillable acres)
description	-	part of the SW¼ of Section 17, Cortland Township, T.40N.-R.5E., DeKalb County, Illinois
soils	-	Productivity Index - 138.2 (Danabrook and Elpaso, Catlin, Parr)
price	-	\$962,880.00 (\$17,000/ac)
taxes (2022)	-	\$2,988.90 (\$52.77/ac)
buildings	-	none
zoning	-	R1 (single-family residential district) R2 (high density single-family residential district) R4 (multiple-family residential district) P1 (recreation and open space district) C1 (limited retail business district)
PIN	-	09.17.300.009
frontage	-	Loves Road

FSA Information		
Farm 7923 Tract 12044		
PLC		
Commodity	Base Acres	County Yield
Corn	53.69	160



annexed to Cortland IL
 adjacent to DeKalb IL corp limits
 4.1± mi NE of Peace Road/I-88
 interchange at DeKalb IL
 39.1± mi SE of Rockford IL
 66.0± mi W of Chicago IL
 109.0± mi E of Moline IL
 122.0± mi N of Bloomington IL
 189.0± mi NE of Springfield IL
 GPS 41.938815, -88.698828
 (points are to center of the city)

looking East, 11.15.23

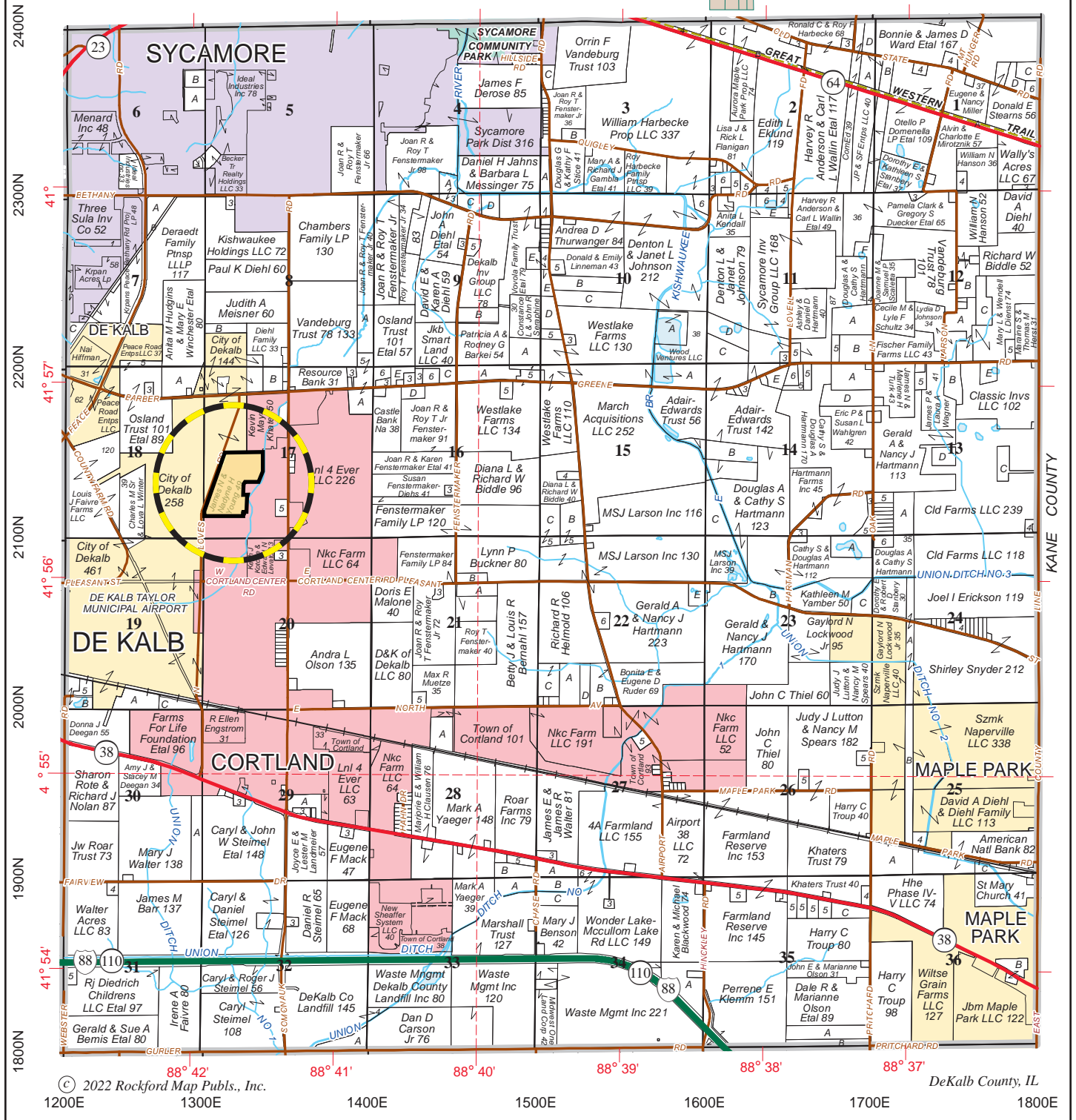


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CORTLAND

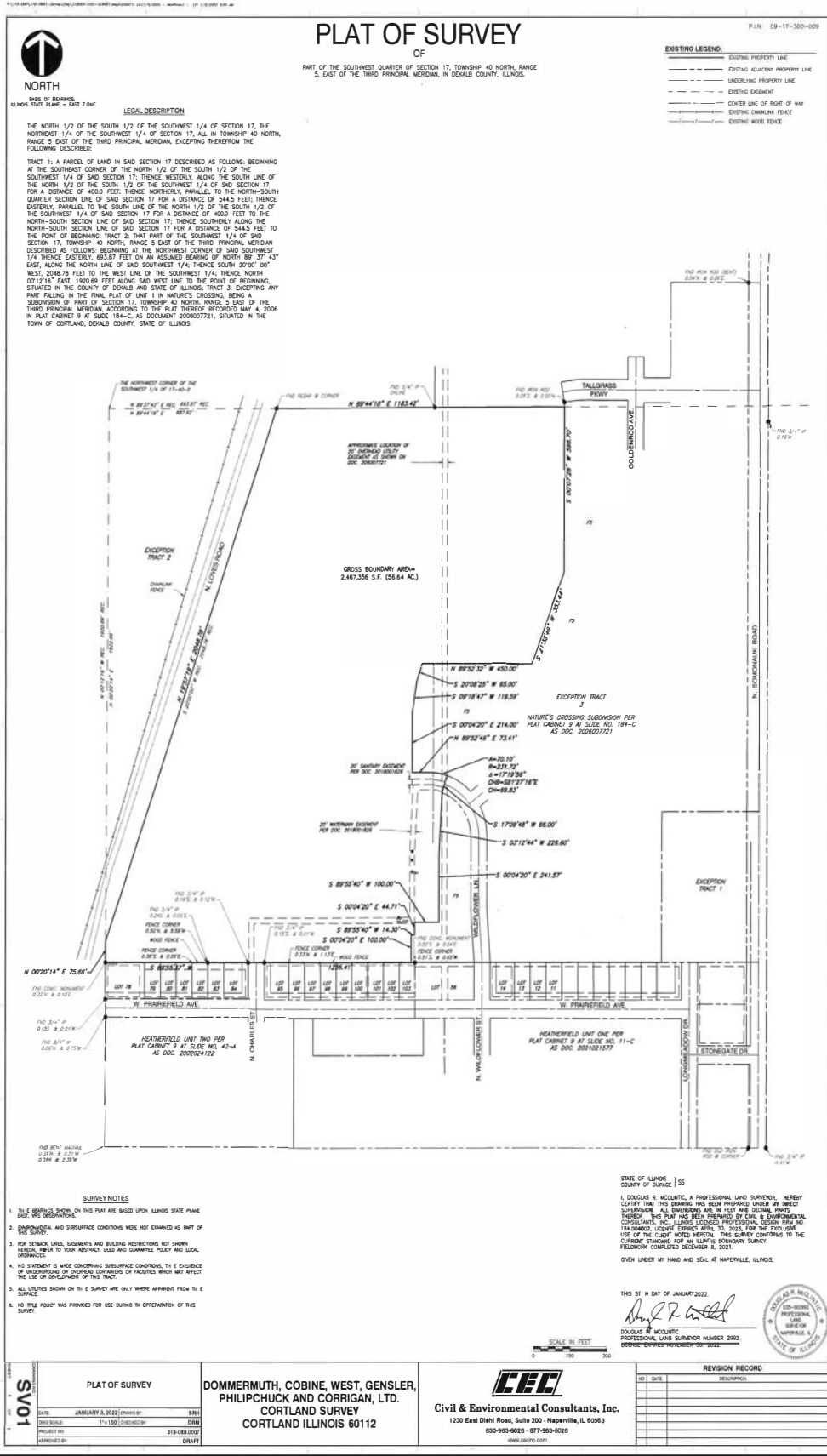
T.40N.-R.5E.



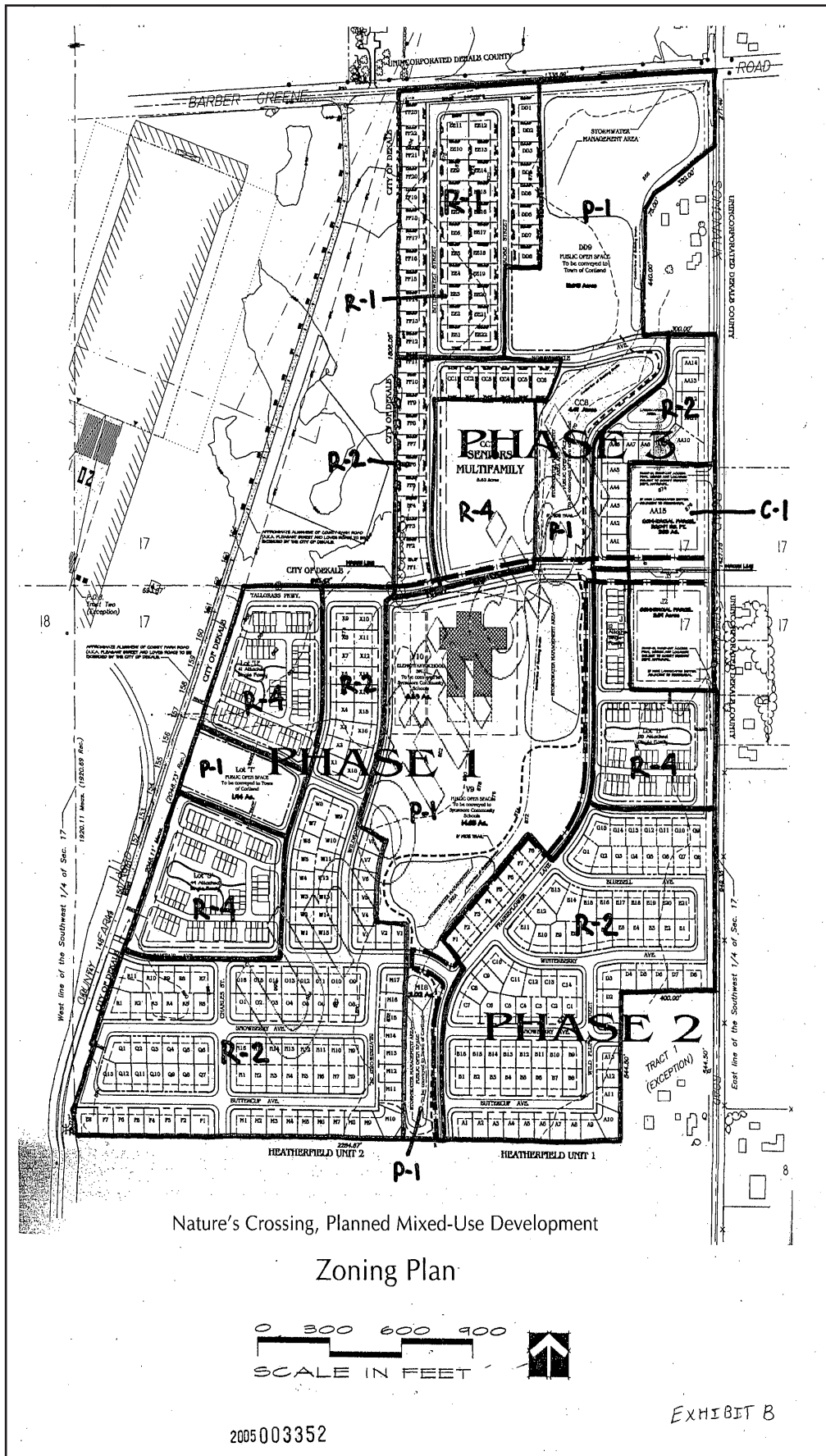
© 2022 Rockford Map Publs., Inc. 1200E 1300E 1400E 1500E 1600E 1700E 1800E DeKalb County, IL

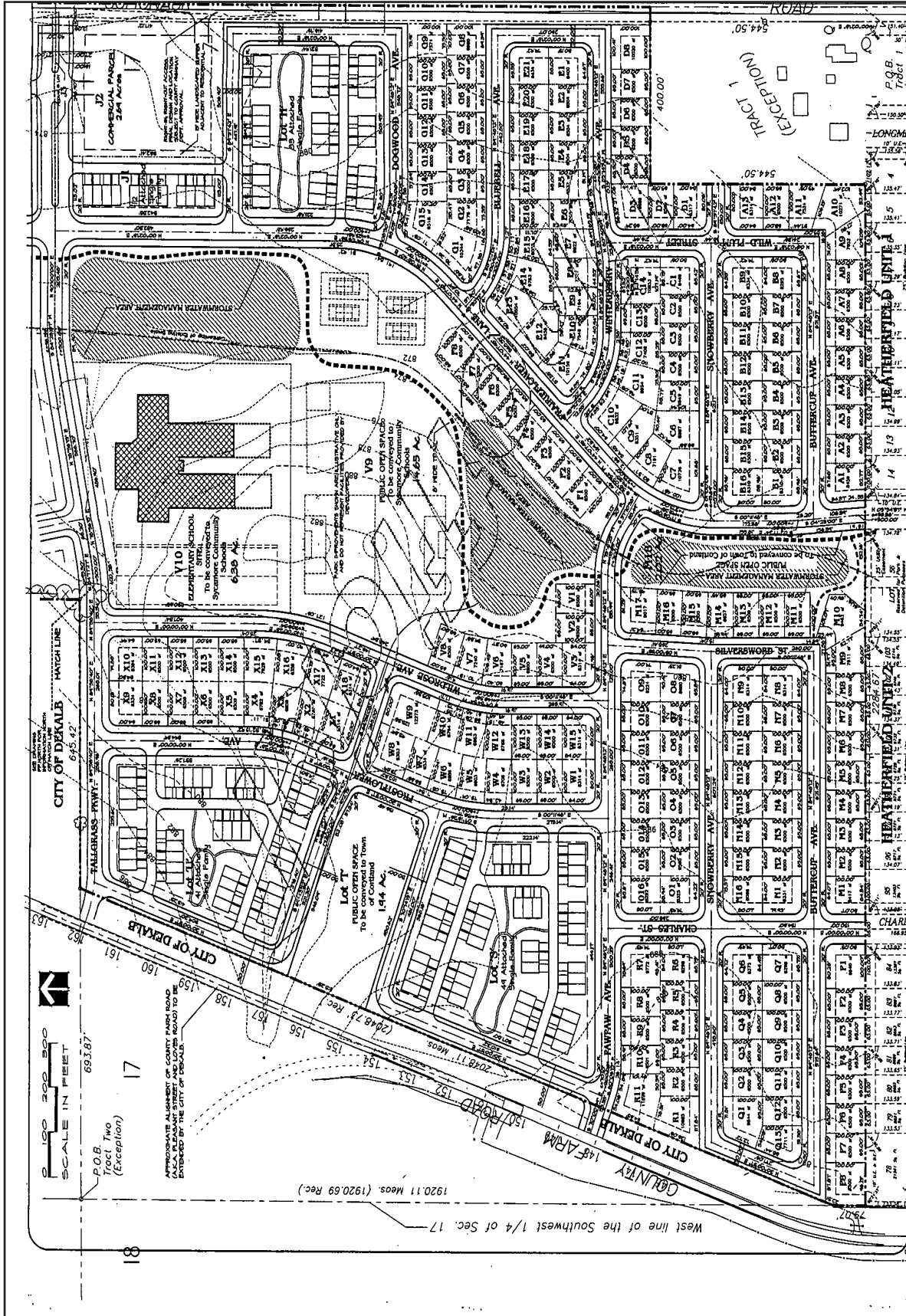


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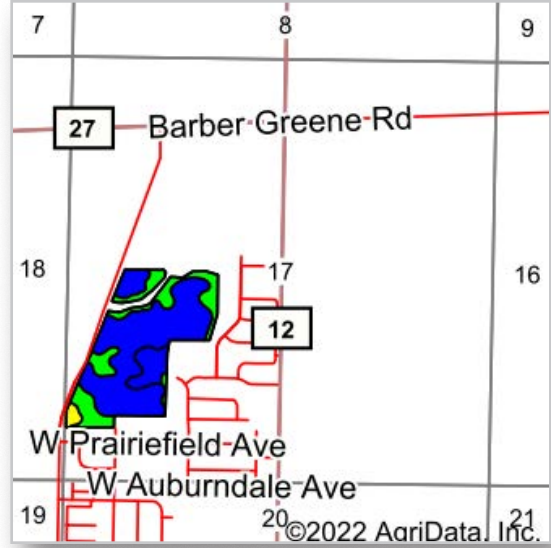
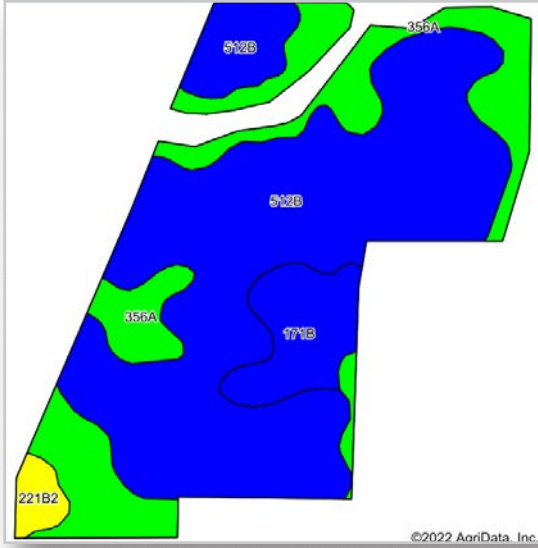


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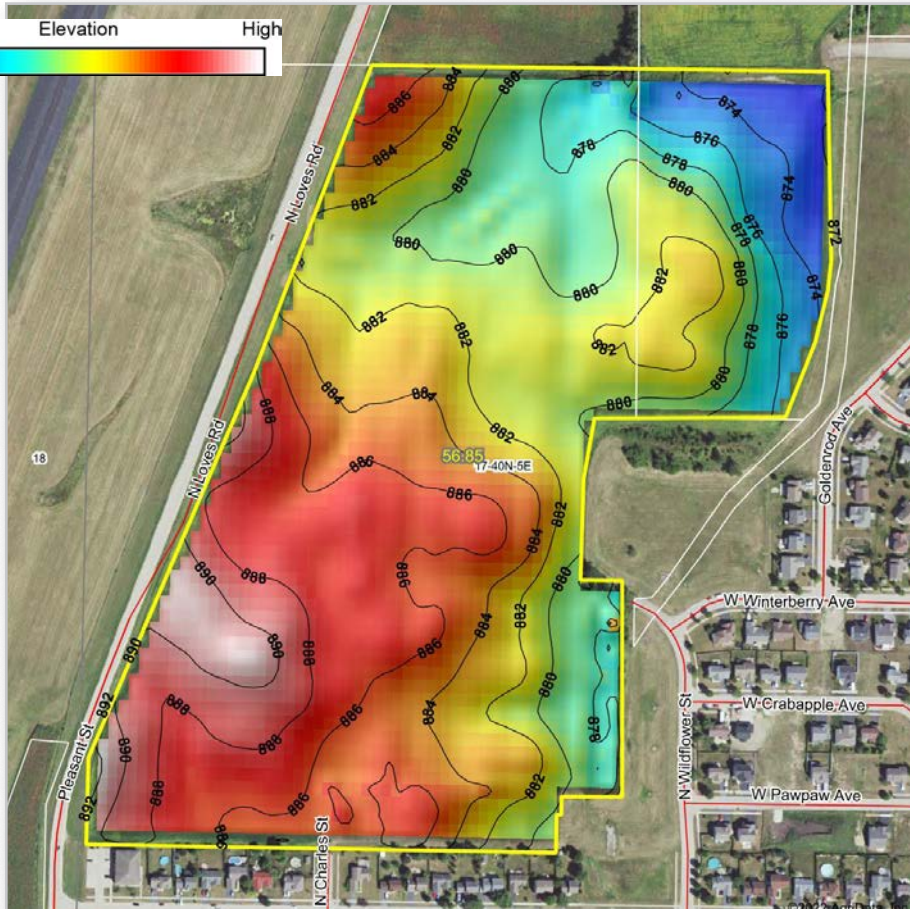


Area Symbol: IL037, Soil Area Version: 16											
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
**512B	Danabrook silt loam, 2 to 5 percent slopes	32.33	64.8%		FAV	**185	**58	**72	**6.34	0.00	**137
356A	Elpaso silty clay loam, 0 to 2 percent slopes	12.42	24.9%		FAV	195	63	66	0.00	5.77	144
**171B	Catlin silt loam, 2 to 5 percent slopes	4.08	8.2%		FAV	**185	**58	**72	**6.70	0.00	**137
**221B2	Parr silt loam, 2 to 5 percent slopes, eroded	1.03	2.1%		FAV	**151	**49	**61	**5.12	0.00	**113
Weighted Average						186.8	59.1	70.3	4.76	1.44	138.2

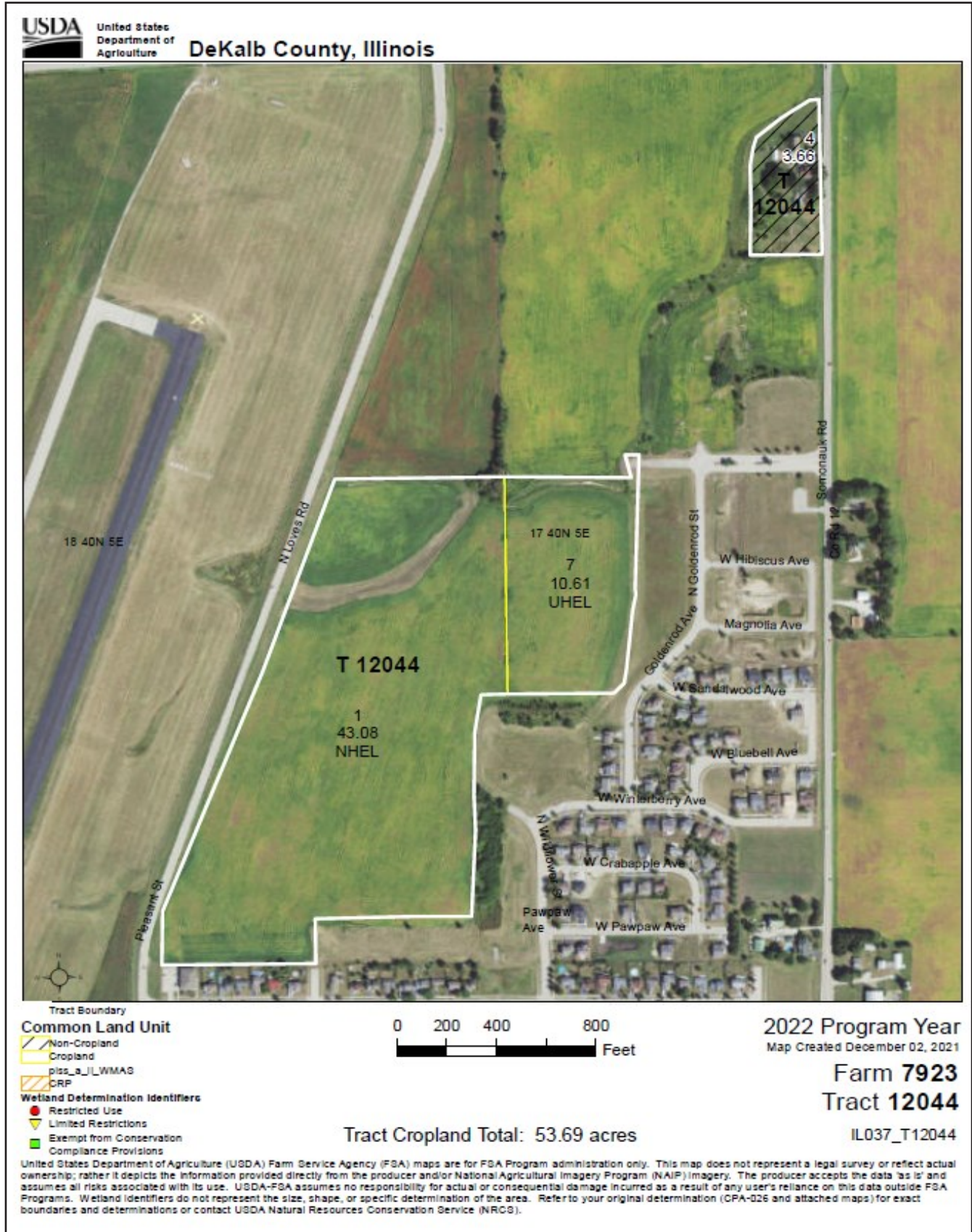
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
 ** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3
^a UNF = unfavorable; FAV = favorable
^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".
^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".
 Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



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Land Brokerage | Farm Management

Land Auctions | Land Consulting



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