

# LAND AUCTION



## 81.52 AC± | 1 TRACT | DEKALB CO, IL

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 6/17/25 **AUCTION TIME:** 1 PM CT

**AUCTION HELD AT:** INDIAN OAKS COUNTRY CLUB  
603 E PRESERVE RD, SHABBONA, IL 60550

Presenting an excellent opportunity for quality farmland, including wind lease income in DeKalb County. This highly productive farm is comprised of 81.52± acres, located northeast of Shabbona, IL, Zoned A-1 agricultural.

The farm is easily accessible via an easement off of McGirr Road. The tillable portion is partially tile drained and its collective topography is level to slightly rolling. Soils primarily consist of Drummer silty clay and Flanagan silt loam, with an excellent PI rating of 142.7. Farm tenancy is already in place for 2025. However, it remains open for the 2026 crop year.

Additional annual income is generated by a wind turbine on its western border, which only impacts about a half-acre of land. With the southern DeKalb region's expansive growth of renewable energy, this property is perfectly positioned for future land acquisition. Transmission lines already run along the northern border of this tract, with a power substation sitting one mile west of this tract.

Whether you're a farmer looking to expand or an investor eyeing a well-rounded rural asset, this farm checks all the boxes. With extremely strong soil production, desirable location and multiple income streams, it offers immediate utility and long-term appreciation.



**TRACT 1 DESCRIPTION:** This tract consists of 81.52± acres of productive DeKalb County farmland, with soils primarily consisting of Drummer silty clay and Flanagan Silt loam. The tract is well-drained and has a highly respectable productivity index rating of 142.7. While this farm is already under a farm lease for 2025, the 2026 crop year remains open.

An additional source of annual income is generated by a wind turbine lease. This single windmill is located on the far western edge of this tract, affecting roughly one half-acre, and is accessible by its own utility easement. Prospective buyers are required to sign an NDA before obtaining information on the wind lease.

Buyer shall receive 50% of the 2025 farm lease income.

The seller will provide a \$10,000 credit at closing for a new buyer to install culverts on waterways, which has been approved by Soil & Water.

APH reports and Soil test data are available upon request.

Prospective buyers are required to sign an NDA before obtaining information on the wind lease.

<b>Deeded acres:</b>	81.52±
<b>FSA Farmland Acres:</b>	78.57± (Waiting on verification of this from FSA Reports)
<b>Soil Types:</b>	Drummer Silty Clay, Flanagan Silt Loam
<b>Soil PI/NCCPI/CSR2:</b>	142.7
<b>CRP Acres/payment:</b>	N/A
<b>Taxes:</b>	TBD Currently Unavailable via tax assessor webpage
<b>Lease Status:</b>	Leased for 2025 Open Tenancy for 2026 crop year
<b>Possession:</b>	Immediate possession subject to current tenants' rights for 2025
<b>Survey needed?:</b>	No survey needed
<b>Brief Legal:</b>	81.52± Acres N 1/2 SE 1/4 S25 T39N R3E DeKalb Co IL
<b>PIDs:</b>	10-25-400-007 and 10-25-400-008
<b>Lat/Lon:</b>	41.825, -88.8333
<b>Zip Code:</b>	60550




**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
MARK LEONARD, AGENT: 630.746.8468 | [mark.leonard@whitetailproperties.com](mailto:mark.leonard@whitetailproperties.com)

**RANCHANDFARMAUCTIONS.COM**

**GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.**

WHITETAIL PROPERTIES REAL ESTATE LLC DBA RANCH & FARM AUCTIONS | 115 West Washington, Ste 900, Pittsfield, IL 62363 | Debbie S. Laux, Designated Managing Broker, License # 471.018541 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Mark Leonard, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 630.746.8468 | Cody Lowderman, IL Auctioneer, 441.001255





TRACT 1  
**81.52**  
ACRES ±

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