

LAND AUCTION



189.79 AC± | 3 TRACTS | DEKALB CO, IL

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/17/25 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: INDIAN OAKS GOLF CLUB
603 PRESERVE RD, SHABBONA, IL 60050

This multi-tract auction presents an excellent opportunity to purchase quality farmland being offered in three tracts or any combination thereof. This highly productive farm is comprised of 189.79± acres, located southwest of the Village of Shabbona, DeKalb County, Illinois. The farm is easily accessible from Shabbona Grove Road. The topography of the tillable portion is level to gently rolling. Combined tillable tract productivity index averages 128.5. Farm tenancy is in place for 2025. However, it remains open for the 2026 crop year.

Whether you're a farmer looking to expand or an investor eyeing a well-rounded rural asset, this farm has a lot to offer. With quality farmland, this farm creates an all-around income-producing asset offering immediate utility and long-term appreciation.

TRACT 1 DESCRIPTION: 51.19± ACRES

This tract consists of 51.19± acres of productive DeKalb County farmland with soils primarily consisting of Danabrook silt loam and LaRose loam. The tract is well-drained and carries an average productivity index of 128.6. While this tract is already under a farm lease for 2025, the 2026 crop year remains open. This tract offers excellent access with nearly 2800 sq ft of frontage along the north side of Shabbona Grove Road. A small covered farm stand is conveniently positioned roadside to accommodate many potential future uses. The Village of Shabbona is approximately 7 miles away from this tract and Shabbona Lake State Park is roughly 3 miles away. The State Park offers 1550 acres of recreational uses, including fishing, hunting and camping.

Deeded Acres: 51.19± (Based on Proposed Tract Map)
Soil Types: Danabrook silt loam, LaRose loam
Soil PI/NCCPI/CSR2: 128.6 PI
CRP Acres/Payment: N/A
Taxes: TBD after survey
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey Needed?: No survey needed
Brief Legal: 51.09± acres NE ¼ NW ¼ and NW ¼ NE ¼ S33 T38N R3E DeKalb Co, IL part of PIN 1333100003
PIDs: Pt of 13-33-100-003
Lat/Lon: 41.7302, -88.8978
Zip Code: 60550

TRACT 2 DESCRIPTION: 90.8± ACRES

This tract consists of 90.8± acres of productive DeKalb County farmland with soils primarily consisting of Danabrook silt loam and Elpaso silty clay loam. This tract is also well drained and carries an average productivity index of 129.8. The tract is already under a farm lease for 2025. However, the farm lease remains open for the 2026 crop year. This tract also offers tremendous access with nearly 2600 sq ft of frontage along the south side of Shabbona Grove Road. A small open-sided structure sits near the central-eastern border of this tract, historically used to keep farm equipment and hay out of the elements. The Village of Shabbona is approximately 7 miles away from this tract and Shabbona Lake State Park is roughly 3 miles away. The State Park offers 1550 acres of recreational uses, including fishing, hunting and camping.

Deeded Acres: 90.8± 90.8± Acres (Based on Proposed Tract Map)
Soil Types: Danabrook silt loam, Elpaso silty clay loam
Soil PI/NCCPI/CSR2: 129.8 PI
CRP Acres/Payment: N/A
Taxes: TBD after survey
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey Needed?: No survey needed
Brief Legal: 90.8± acres SE ¼ NW ¼ and part SW ¼ NE ¼ and NE ¼ SW ¼ S33 T38N R3E DeKalb Co, IL part of pt of PIN 1333100003, and PIN 1333300002
PIDs: 13-33-100-003, 13-33-300-002
Lat/Lon: 41.7247, -88.8989
Zip Code: 60550

TRACT 3 DESCRIPTION: 47.8± ACRES

This tract consists of 47.8± acres of productive farmland with over 1300 sq ft of frontage along the south side of Shabbona Grove Road. Tract soils primarily consist of Elpaso silty clay loam and LaRose loam with an average productivity index of 127.1. The tract is already enrolled in a farm lease for 2025. However, farm tenancy remains open for the 2026 crop year. The Village of Shabbona is approximately 7 miles from this tract and Shabbona Lake State Park is roughly 3 miles away. The State Park offers 1550 acres of recreational uses, including fishing, hunting and camping.

Deeded Acres: 47.8± Acres (Based on Proposed Tract Map)
FSA Farmland Acres: 47.8± (To Be Confirmed by FSA Office)
Soil Types: Elpaso silty clay loam, LaRose loam
Soil PI/NCCPI/CSR2: 127.1
CRP Acres/Payment: N/A
Taxes: TBD after survey
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey Needed?: No survey needed
Brief Legal: 47.8± acres pt W ½ NE ¼ S33 T38N R3E DeKalb Co, IL part of PIN1333100003
PIDs: Pt of 13-33-100-003
Lat/Lon: 41.7273, -88.8929
Zip Code: 60550

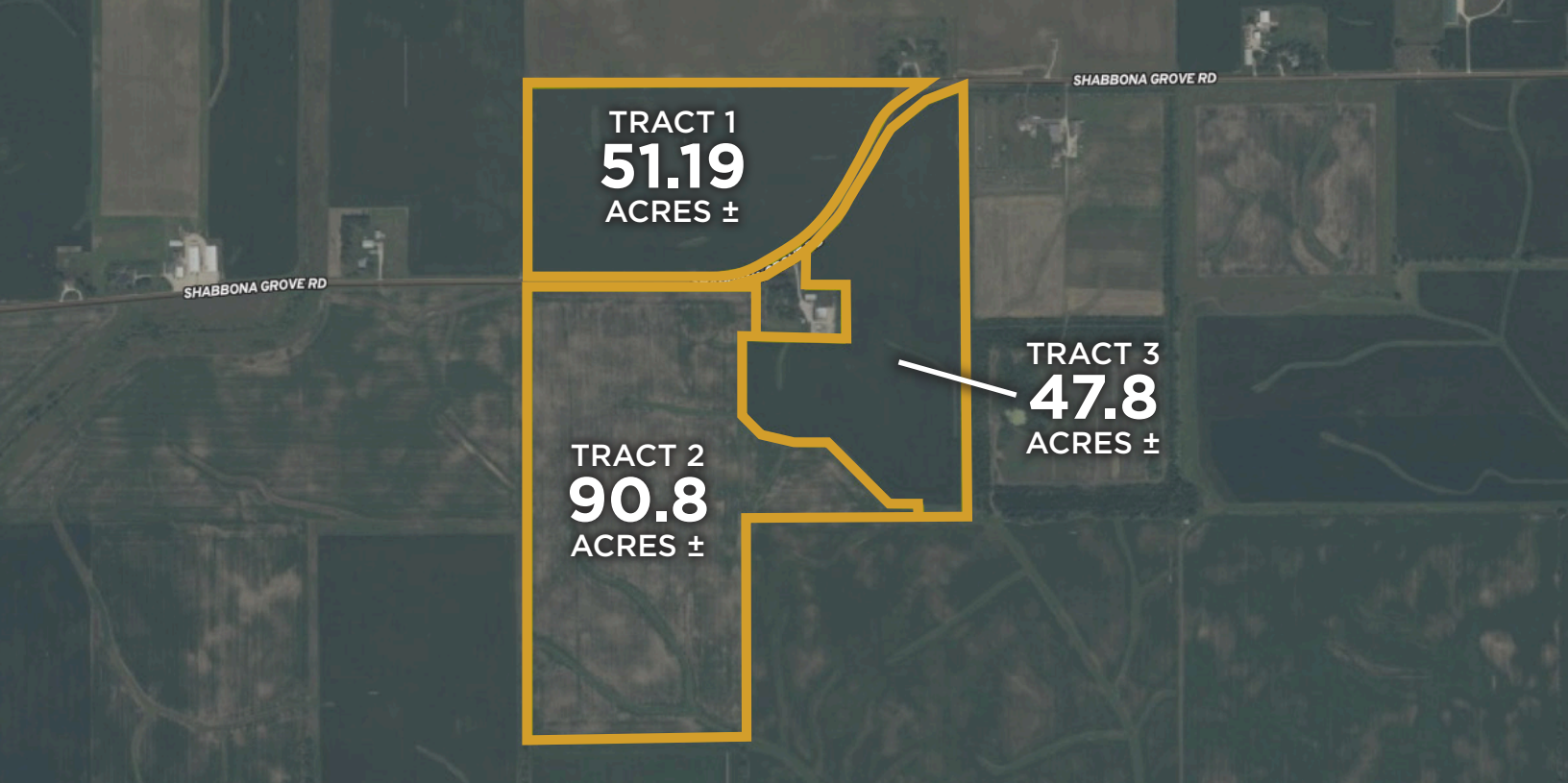


IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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