

Shrader Property

Shabbona Lake State Recreation Area

Shabbona Illinois



1 mile north

east boundary

EXCLUDED

WEEKEND GET-AWAY
near **SHABBONA LAKE REC AREA**

Indian Creek

looking east toward Shabbona Lake, 9.30.21



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October 7, 2021



Buy Land. They're Not Making It Anymore.

~ Mark Twain

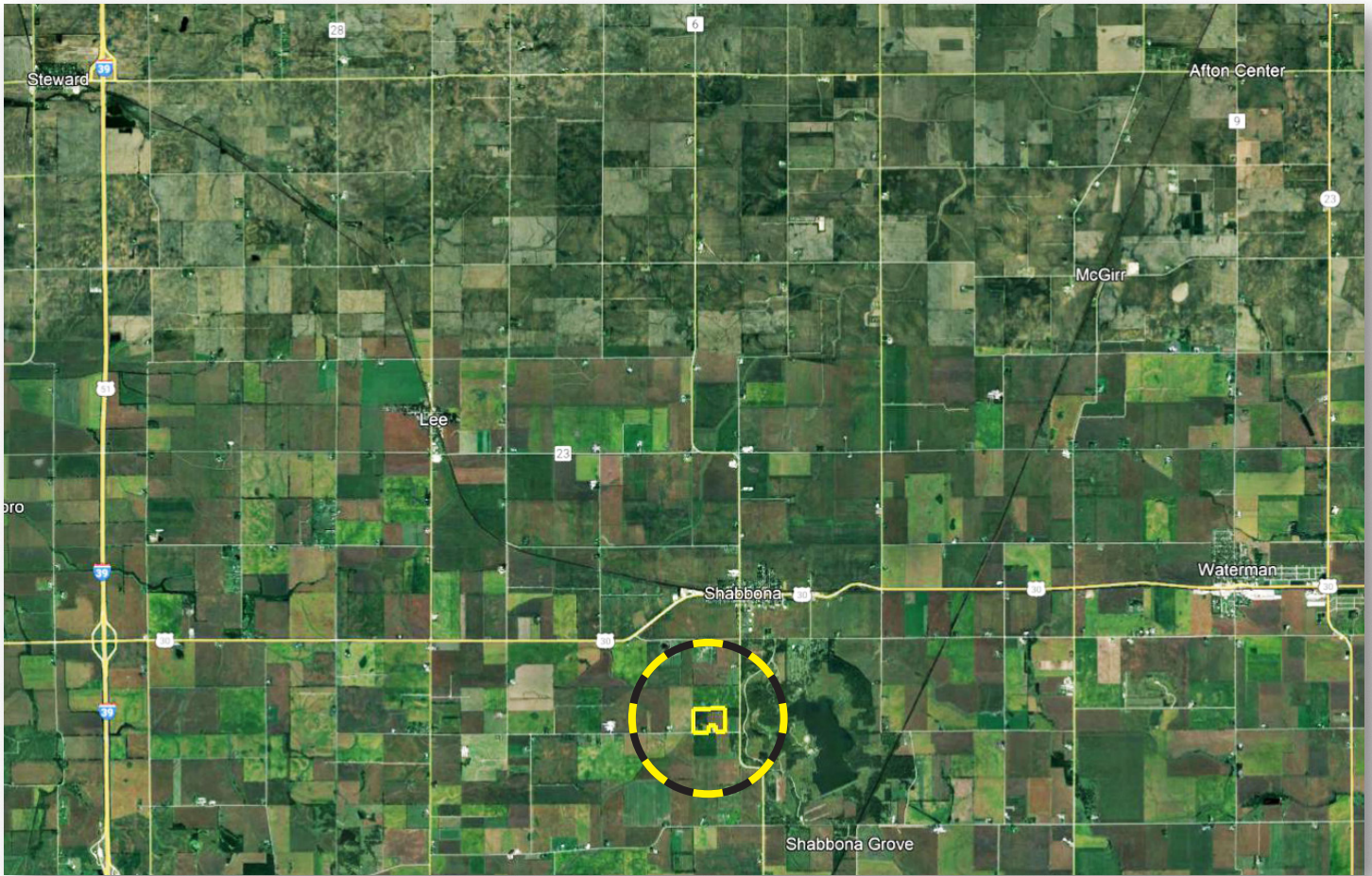
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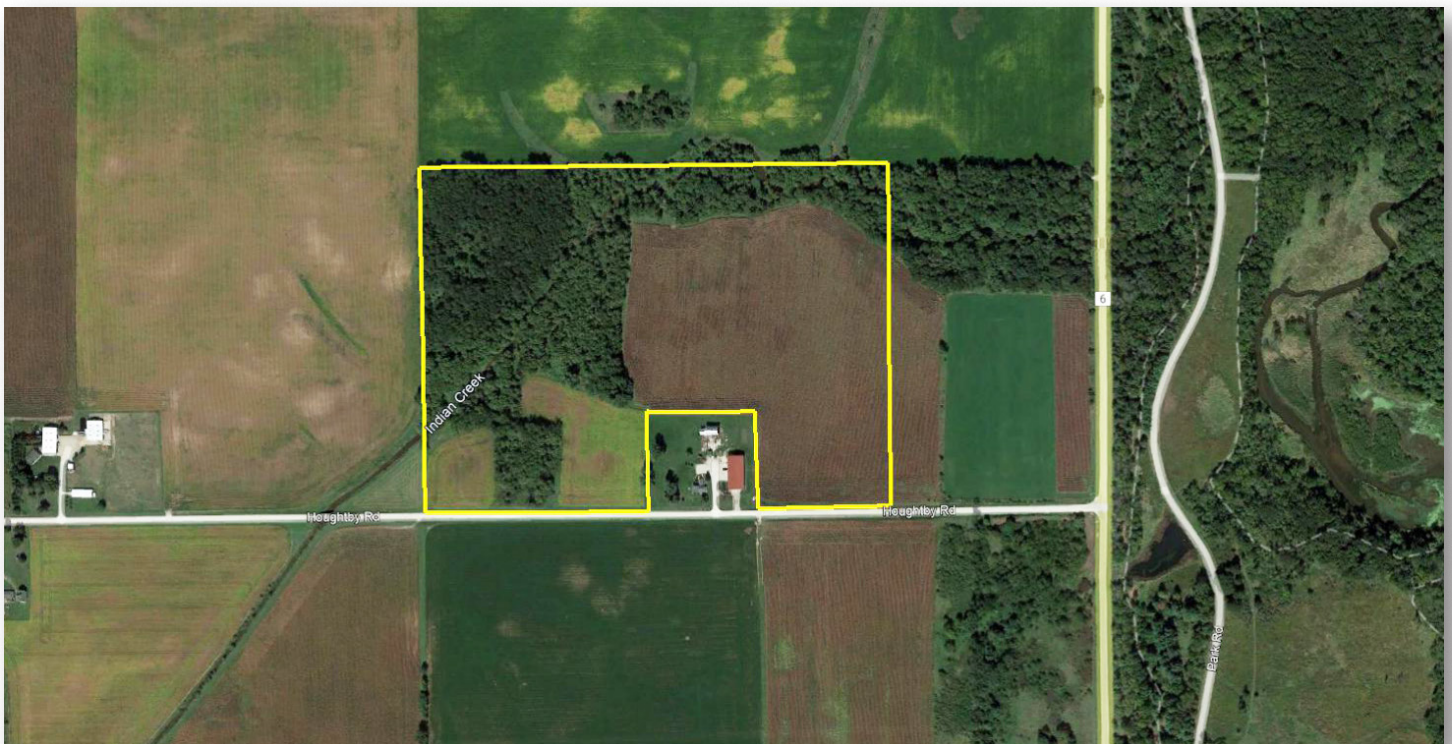
Shrader Property

52.00± tax acres (29.03± tillable, 23.79± wooded) | Sec 22 | Shabbona Township | T.38N.-R.3E. | DeKalb County IL

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A highly desirable property with a spring-fed creek in a wooded area. Ideal for camping. Abundant deer and turkey. Well located adjacent to Shabbona Lake State Recreation Area. One mile south of Shabbona Illinois. Five miles east of Interstate 39.

acreage	-	52.00± tax acres (29.02± tillable acres, 23.79± wooded acres)
description	-	Part of the S½ of the SW¼ of Section 22, Shabbona Township, T.38N.-R.3E., DeKalb County Illinois
soils	-	Productivity Index 131.1 (predominantly Elburn, Wingate, Drummer)
price	-	\$525,000.00
taxes (2020)	-	\$1,233.12 (\$23.71/ac)
PIN	-	13.22.300.006
buildings	-	none
frontage	-	Houghtby Road

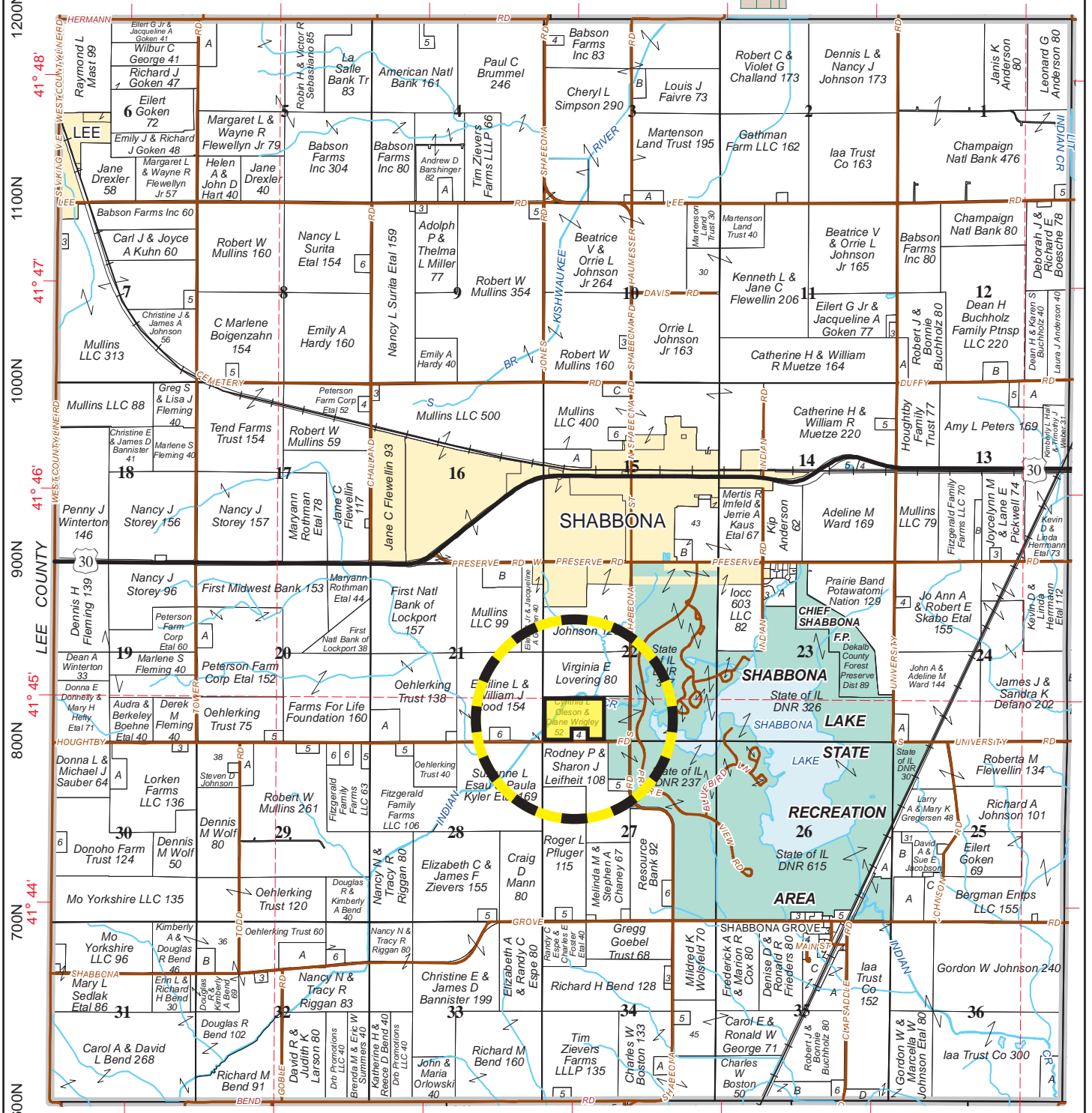
Farm 6009 Tract 10516 PLC		
Commodity	Base Acres	County Yield
Corn	32.90	149





SHABBONA

T.38N.-R.3E.

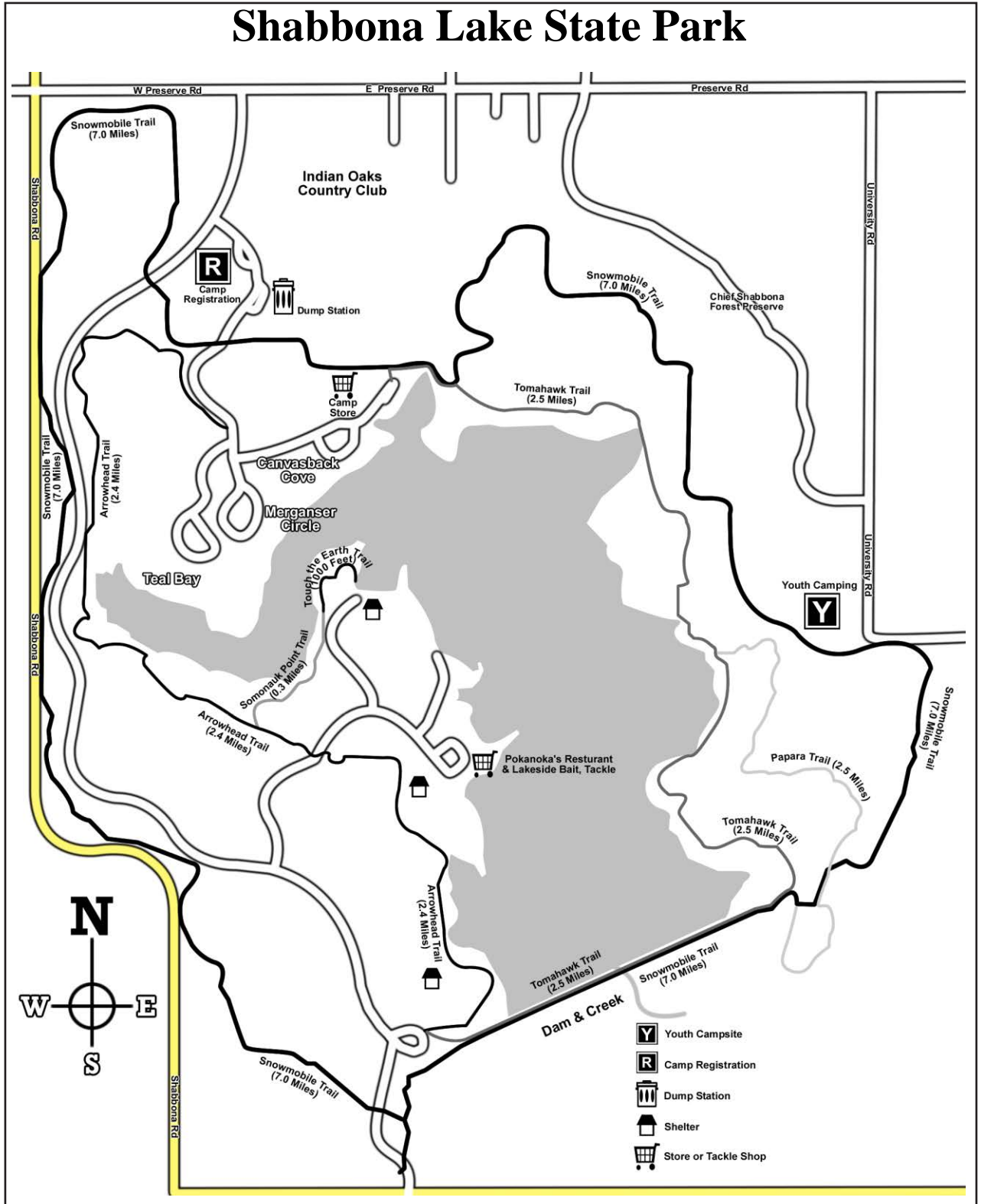


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DeKalb County, IL



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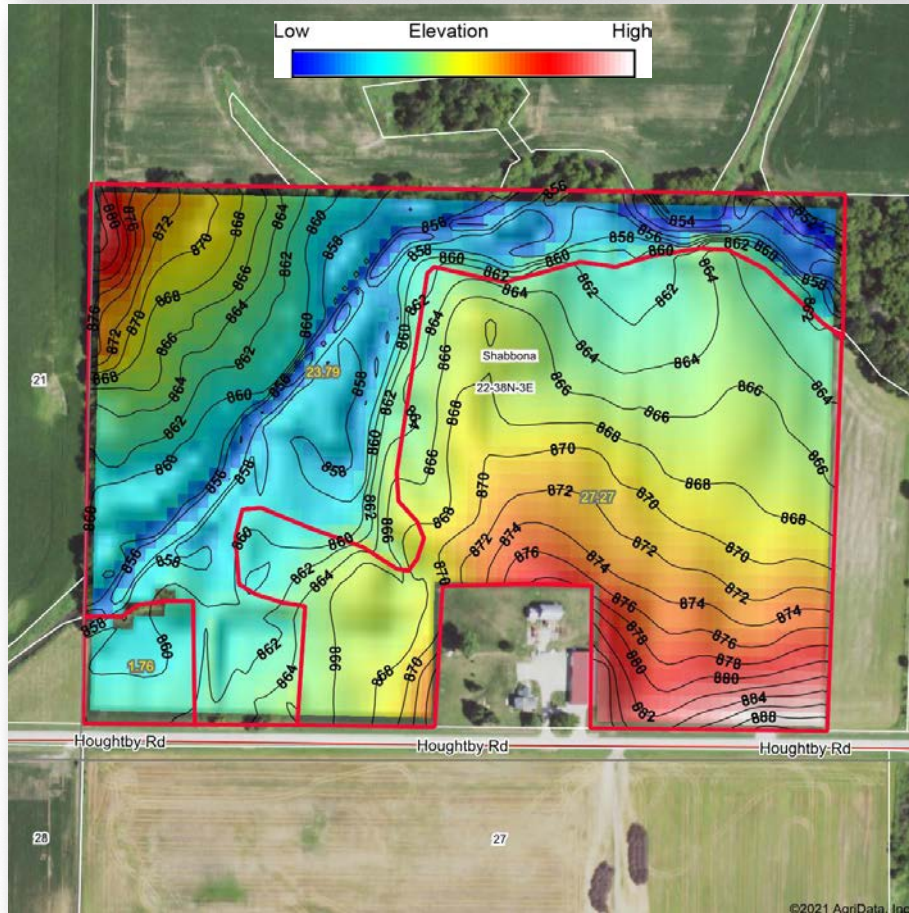
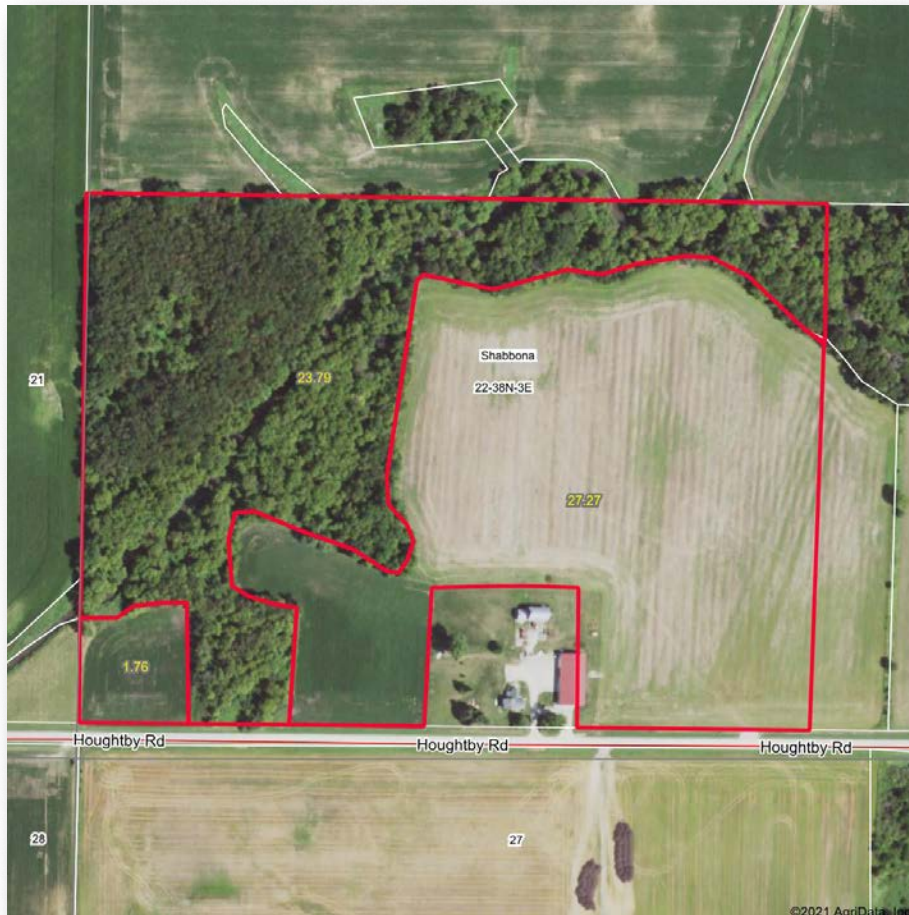




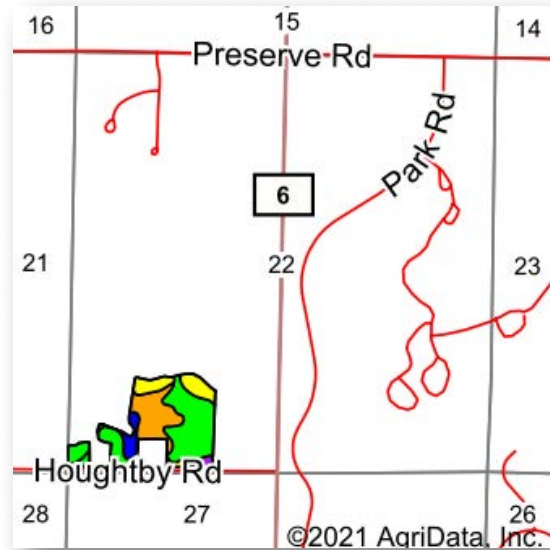
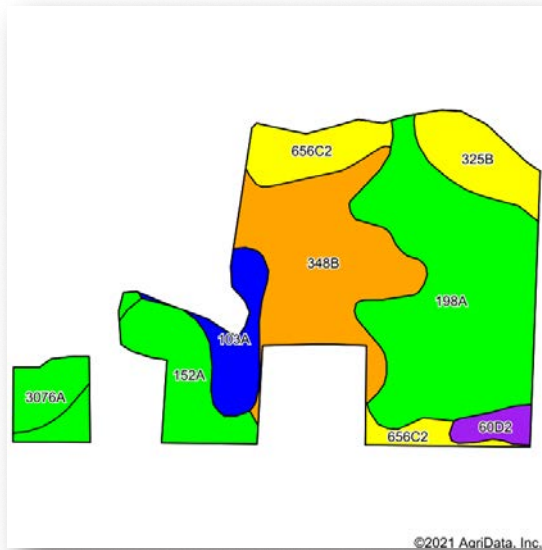
Pokanoka's Restaurant
breakfast, lunch, dinner



boat rentals
boat launch



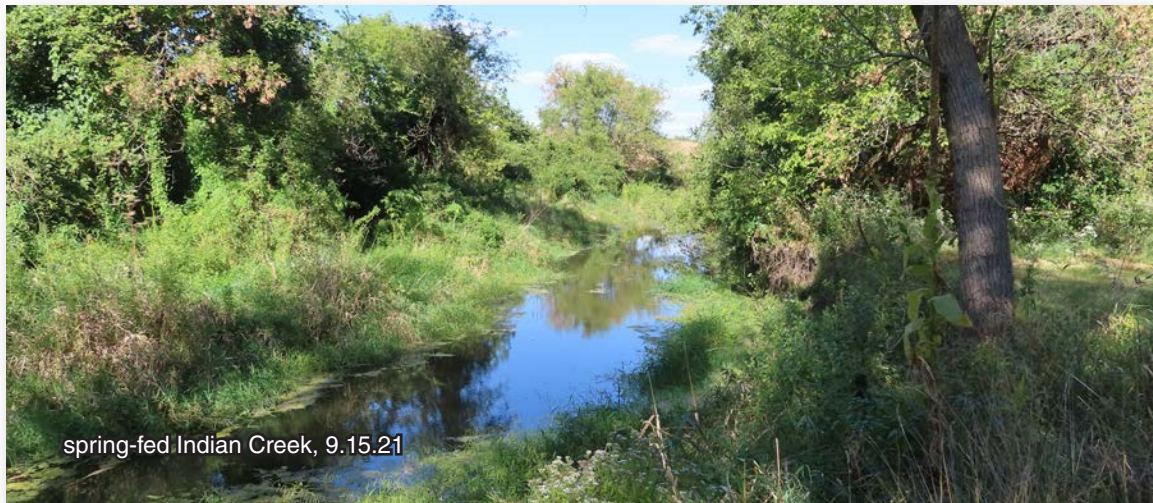
Boundaries and acreages are approximate.



Area Symbol: IL037, Soil Area Version: 15

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
198A	Elburn silt loam, 0 to 2 percent slopes	10.59	36.5%		FAV	197	61	74	0.00	5.77	143
**348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	6.70	23.1%		FAV	**163	**51	**67	**5.34	0.00	**120
152A	Drummer silty clay loam, 0 to 2 percent slopes	3.28	11.3%		FAV	195	63	73	0.00	5.64	144
**656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	2.54	8.7%		FAV	**151	**49	**61	**4.77	0.00	**112
**325B	Dresden silt loam, 2 to 4 percent slopes	2.15	7.4%		FAV	**156	**50	**60	**4.10	0.00	**115
103A	Houghton muck, 0 to 2 percent slopes	1.78	6.1%		FAV	175	57	0	0.00	0.00	130
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	1.30	4.5%		FAV	186	61	71	0.00	5.64	139
**60D2	La Rose loam, 10 to 18 percent slopes, eroded	0.69	2.4%		FAV	**142	**46	**56	**4.47	0.00	**105
Weighted Average						178.7	56.5	65	2.06	2.99	131.1

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.

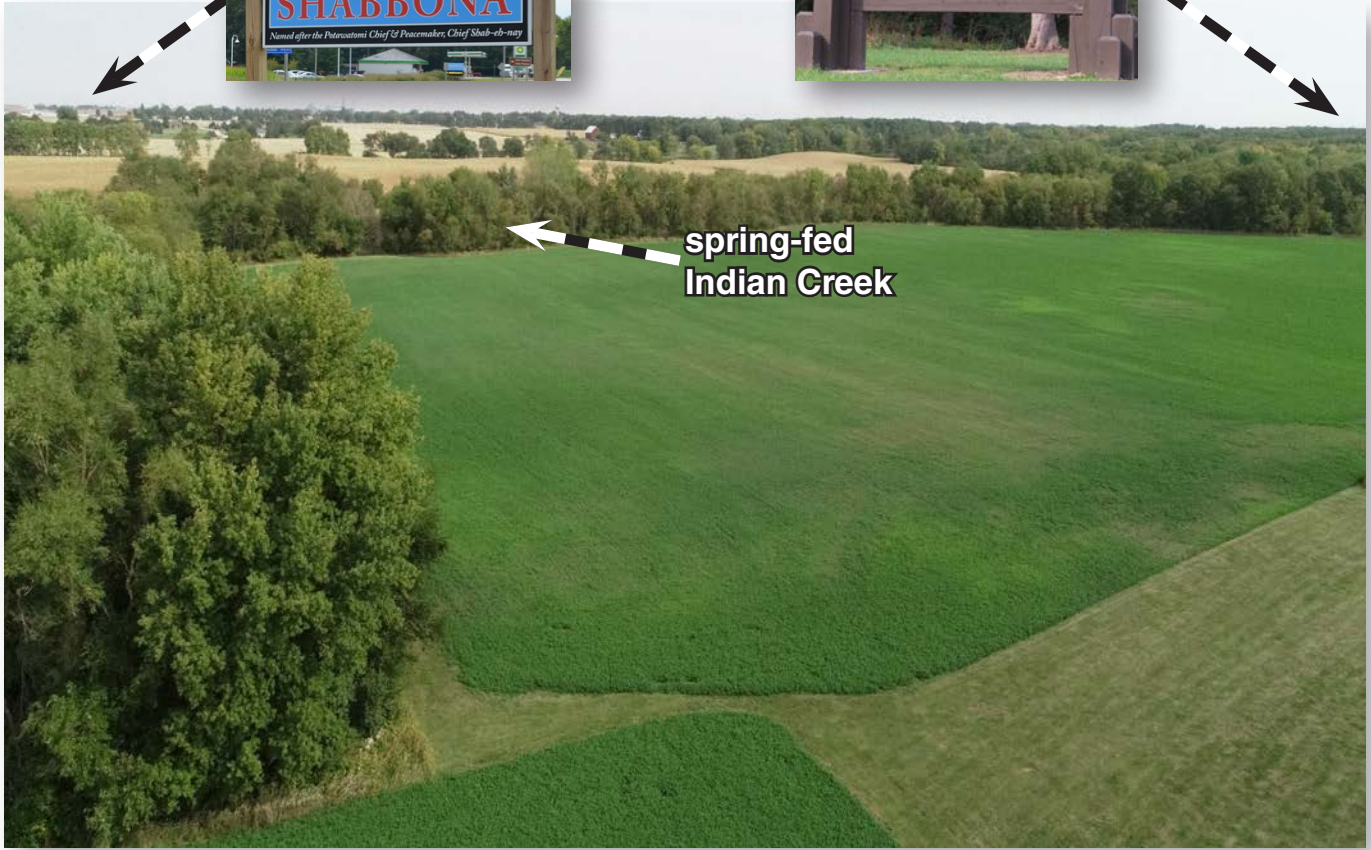




campsite on property

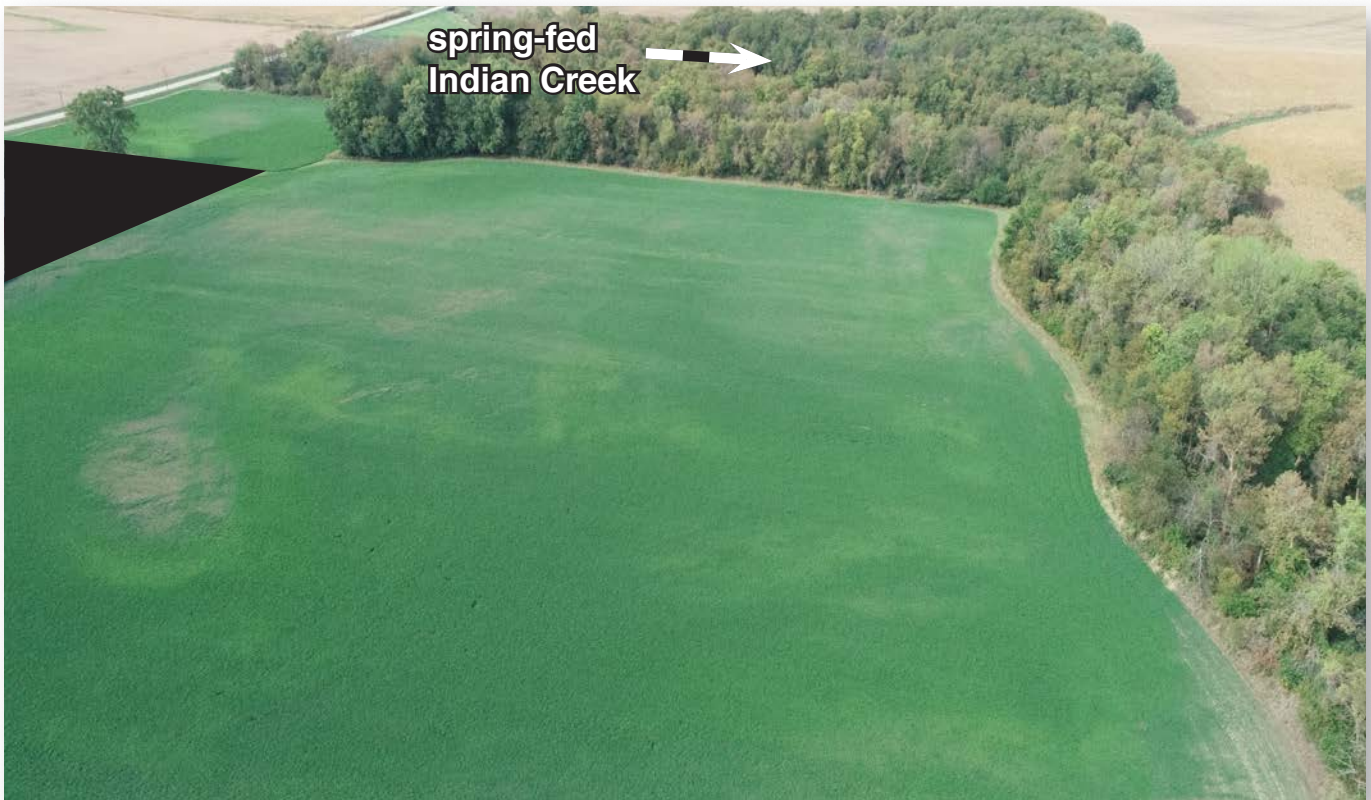


looking northwest



spring-fed
Indian Creek

looking northeast



spring-fed
Indian Creek

looking west

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