

Cortland Farm

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

looking northeast 10.14.22



David M. "Dave" Oster
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October 21, 2022





Buy Land. They're Not Making It Anymore.

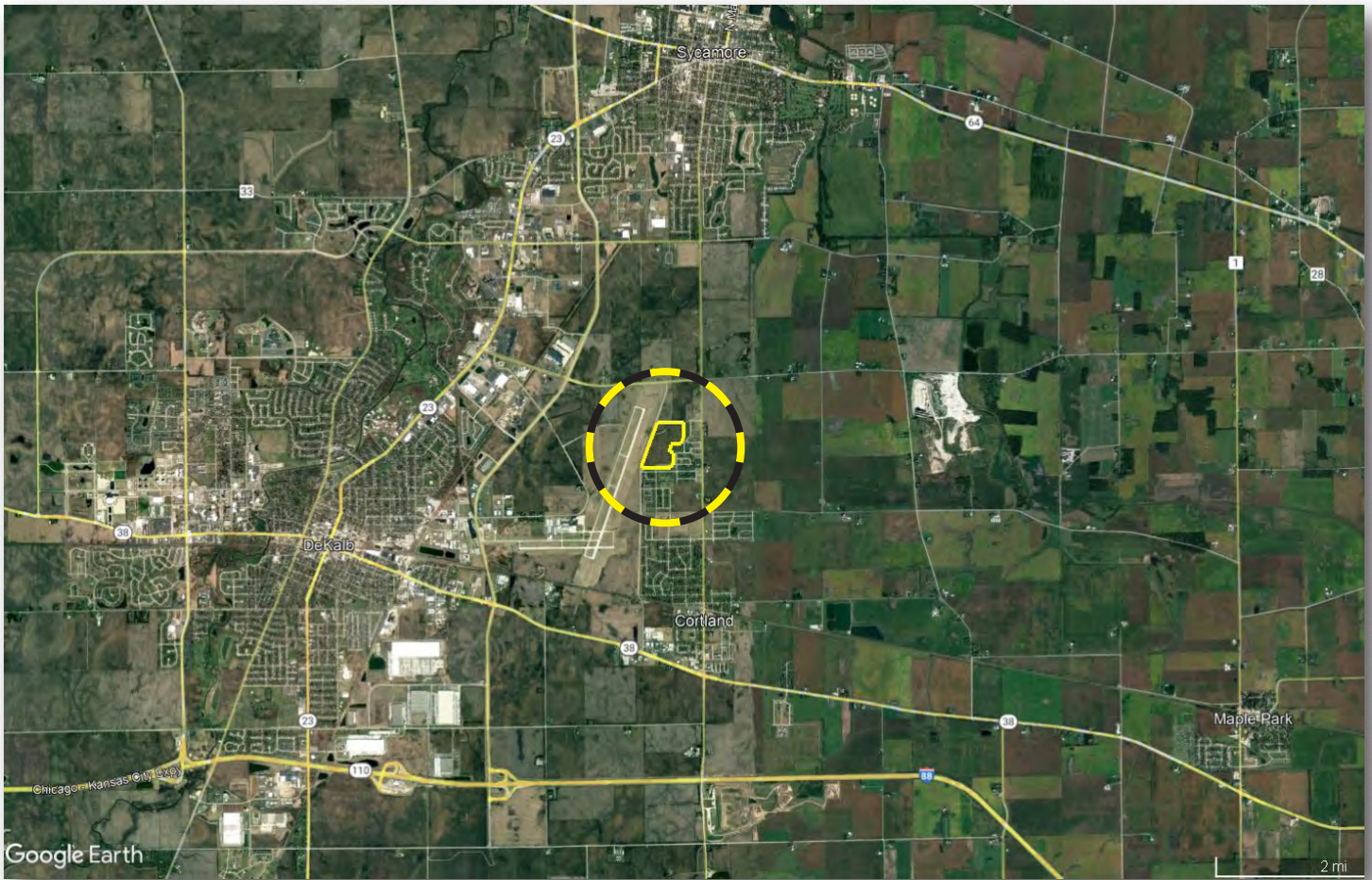
~ Mark Twain

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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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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 (predominantly Danabrook and Elpaso)
price	-	\$962,880.00 (\$17,000/ac)
taxes (2021)	-	\$2,811.64 (\$49.64/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

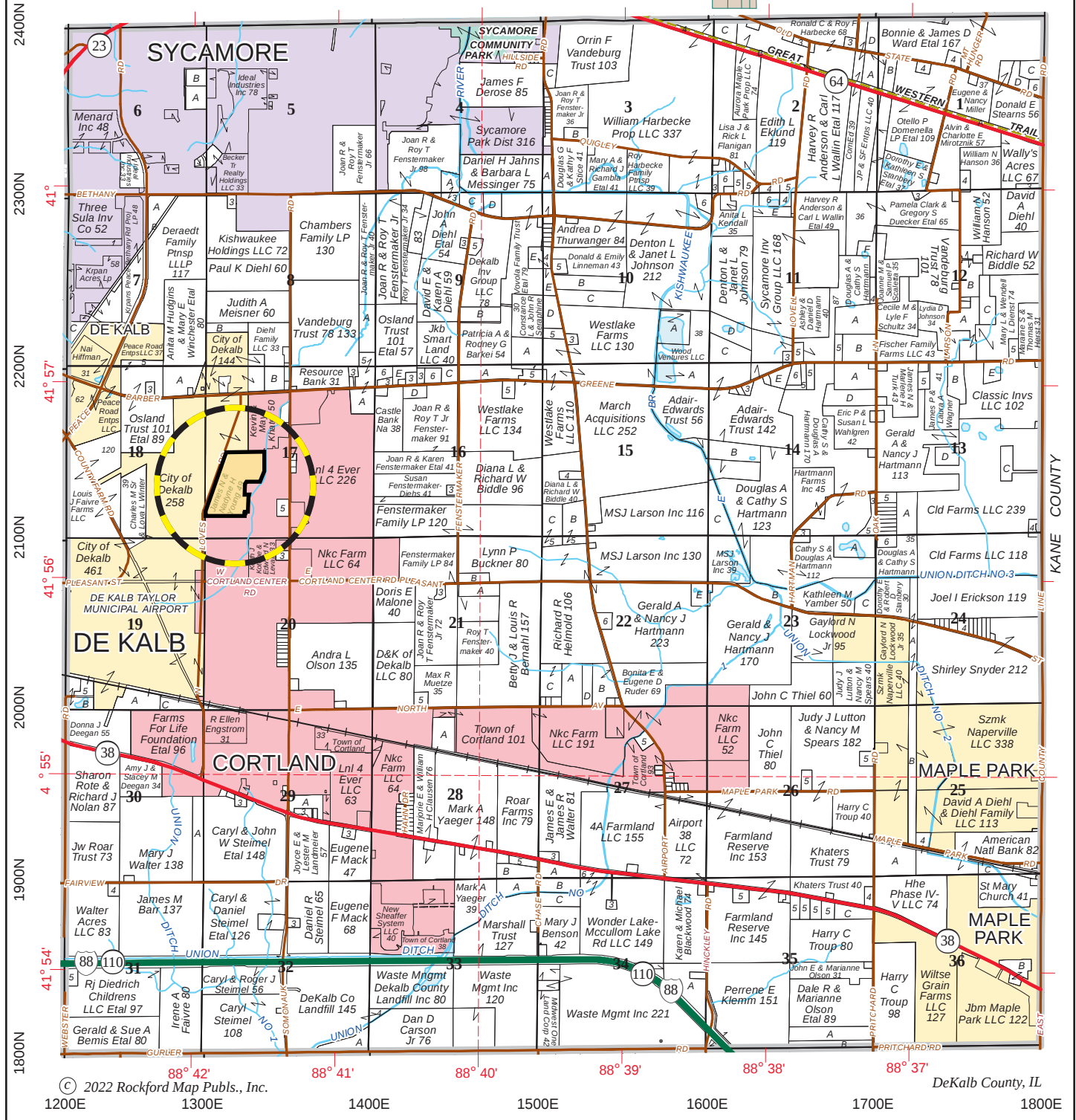
annexed to Cortland IL
 adjacent to DeKalb IL corp limits
 4.1± mi NE of Peace Road/I-88
 interchange at DeKalb IL
 39.1± mi SE of Rockford IL
 66.0± mi W of Chicago IL
 109.0± mi E of Moline IL
 122.0± mi N of Bloomington IL
 189.0± mi NE of Springfield IL
 GPS 41.938815, -88.698828
 (points are to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



looking west, 10.14.22

CORTLAND

T.40N.-R.5E.



PLAT OF SURVEY

OF
PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH,
RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS.

P.L.N. 09-17-200-009



STATE OF ILLINOIS
LAND SURVEY PLAT - EAST 2 ONE

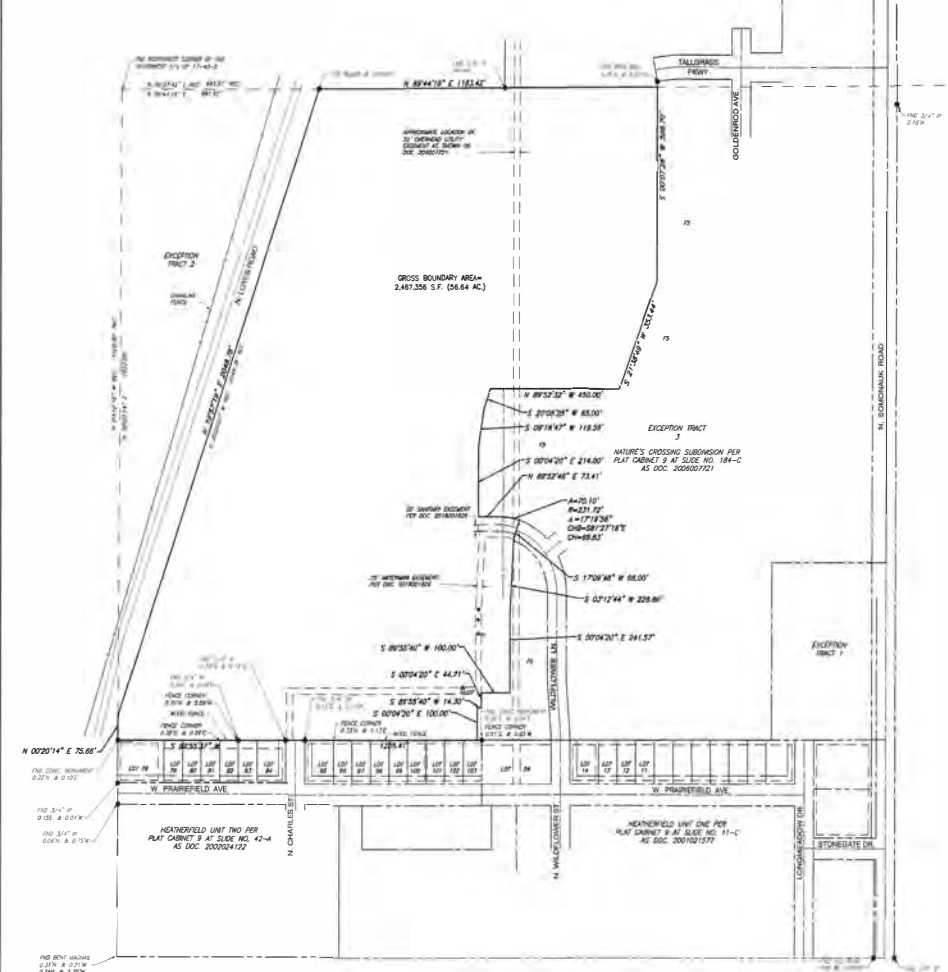
LEGAL DESCRIPTION

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, THE
NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, ALL IN TOWNSHIP 40 NORTH,
RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE
FOLLOWING DESCRIBED:

TRACT 1: A PARCEL OF LAND IN SAID SECTION 17 DESCRIBED AS FOLLOWS, BEGINNING
AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE
SOUTHWEST 1/4 OF SAID SECTION 17; THENCE WESTERLY ALONG THE SOUTH LINE OF
THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17
FOR A DISTANCE OF 400.0 FEET; THENCE NORTHERLY, PARALLEL TO THE NORTH-SOUTH
QUARTER SECTION LINE OF SAID SECTION 17 FOR A DISTANCE OF 544.5 FEET; THENCE
EASTERLY, PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF
THE SOUTHWEST 1/4 OF SAID SECTION 17 FOR A DISTANCE OF 400.0 FEET TO THE
NORTH-SOUTH SECTION LINE OF SAID SECTION 17; THENCE SOUTHERLY ALONG THE
NORTH-SOUTH SECTION LINE OF SAID SECTION 17 FOR A DISTANCE OF 544.5 FEET TO
THE POINT OF BEGINNING; TRACT 2: THAT PART OF THE SOUTHWEST 1/4 OF SAID
SECTION 17, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN
DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST
1/4 THENCE EASTERLY 68.87 FEET ON AN ASSUMED BEARING OF NORTH 89° 37' 43"
EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 THENCE SOUTH 20°00' 00"
WEST, 2048.78 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4; THENCE NORTH
00°12'15" EAST, 1800.89 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING;
SITUATED IN THE COUNTY OF DEKALB AND STATE OF ILLINOIS, TRACT 3, EXCEPTING ANY
PART FALLING IN THE FINAL PLAT OF UNIT 1 IN NATURE'S CROSSING, BEING A
SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 2008
IN PLAT CABINET 8 AT SLIDE 184-C, AS DOCUMENT 200807721, SITUATED IN THE
TOWN OF CORTLAND, DEKALB COUNTY, STATE OF ILLINOIS.

EXISTING LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- UNDERLAIN PROPERTY LINE
- EXISTING EASEMENT
- CENTER LINE OF RIGHT OF WAY
- EXISTING CHAINLINK FENCE
- EXISTING WOOD FENCE



SURVEY NOTES

1. THE SERVICES SHOWN ON THIS PLAT ARE BASED UPON ILLINOIS STATE PLAT
EAST, WEST OBSERVATIONS.
2. COMPENSATION AND SUBSTANCE CONDITIONS WERE NOT EXAMINED AS PART OF
THIS SURVEY.
3. FOR SETBACK LINES, EASEMENTS AND BUILDING RESTRICTIONS NOT SHOWN
HEREON, REFER TO YOUR SURVEYOR, 2008 AND CURRENT POLICY AND LOCAL
ORDINANCES.
4. NO GUARANTEE IS MADE CONCERNING SURVEYING CONDITIONS, IN THE EXISTENCE
OF INDEPENDENT OR VARIOUS CONDITIONS OR FACILITIES WHICH MAY AFFECT
THE USE OR DEVELOPMENT OF THIS TRACT.
5. ALL UTILITIES SHOWN ON THIS SURVEY ARE ONLY WHERE APPARENT FROM THE E
SURFACE.
6. NO TITLE POLICY WAS PROVIDED FOR USE DURING THE CONDUCT OF THIS
SURVEY.

STATE OF ILLINOIS
COUNTY OF SURFACE | 25

I, DOMMERMUTH, COBINE, WEST, GENSLE, A PROFESSIONAL LAND SURVEYOR, HEREBY
CERTIFY THAT THIS DRAWING HAS BEEN PREPARED UNDER MY DIRECT
SUPERVISION, AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR
IN ILLINOIS. THIS PLAT HAS BEEN PREPARED BY CIVIL & ENVIRONMENTAL
CONSULTANTS, INC. (CEC), A PROFESSIONAL ENGINEERING FIRM, AND
184 SHAWNEE LICENSE EXPIRES APRIL 30, 2025. FOR THE EXCLUSIVE
USE OF THE CLIENT HEREON, THIS SURVEY CONFORMS TO THE
CURRENT STANDARDS FOR ALL ILLINOIS BOUNDARY SURVEYS.
FELDMAN COMPLETED DECEMBER 8, 2023.

OPEN UNDER MY HAND AND SEAL AT NAPERVILLE, ILLINOIS.

THIS IS A DAY OF JANUARY 2022.

Dommermuth, Cobine, West, Gensle
DOMMERMUTH, COBINE, WEST, GENSLE
PROFESSIONAL LAND SURVEYOR NUMBER 2992
JOURNAL EXPIRES NOVEMBER 30, 2022.

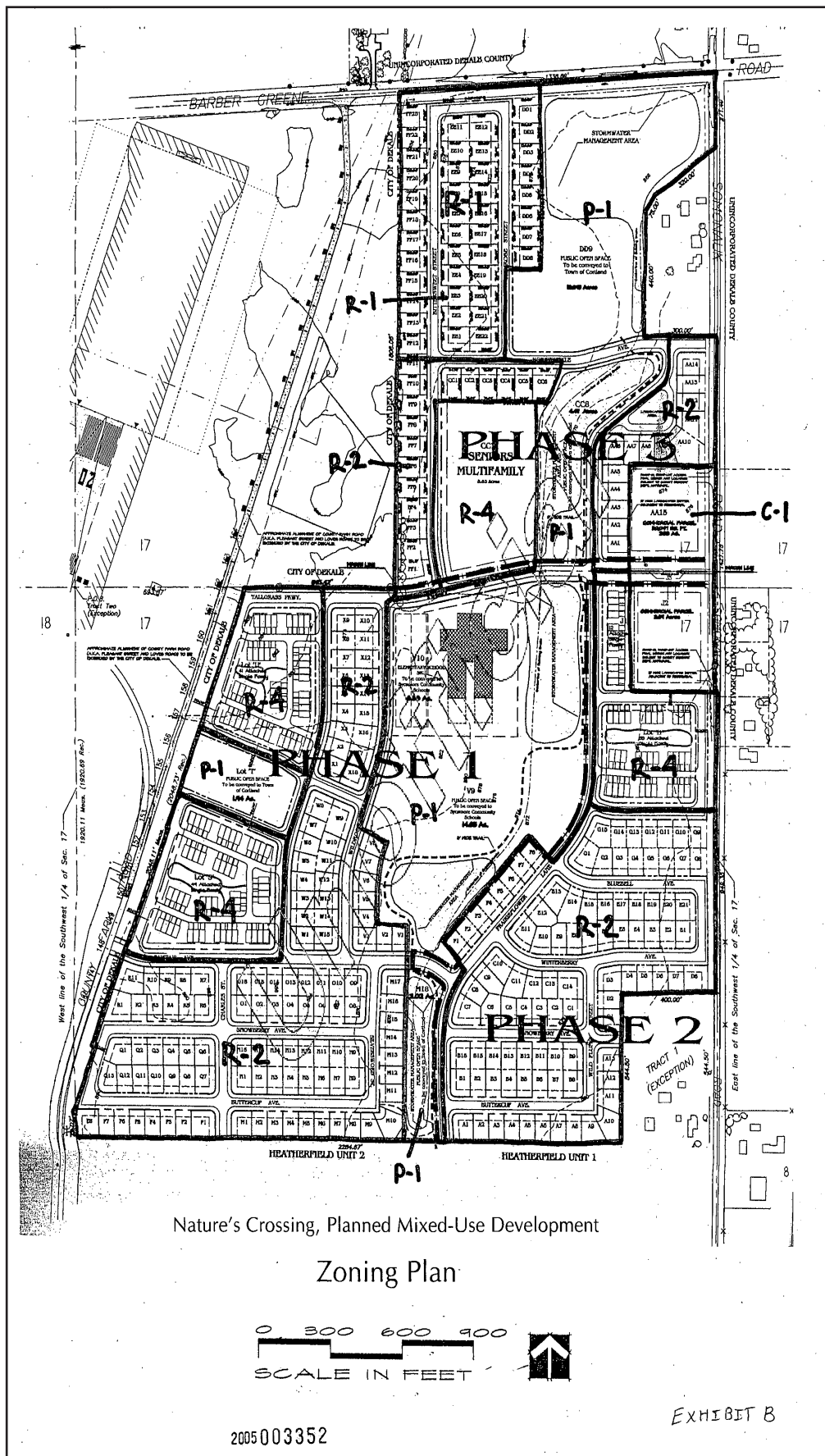
SCALE IN FEET
0 100 200

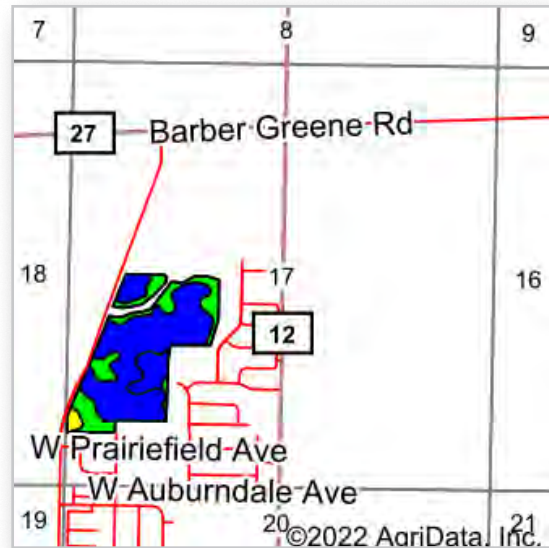
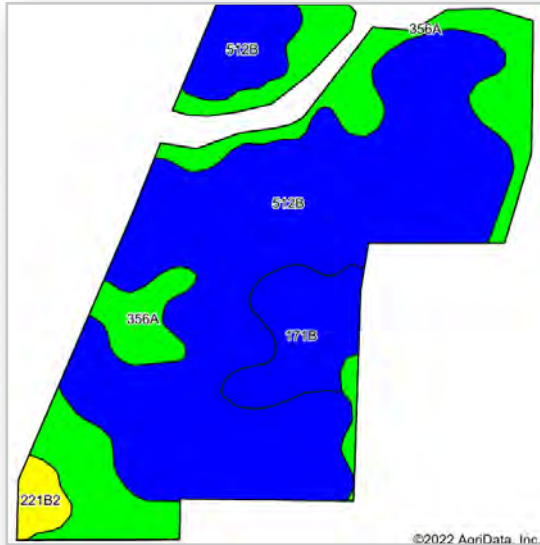
PLAT OF SURVEY			
DATE	JANUARY 3, 2022 (DRAWING)	BY	DOMMERMUTH, COBINE, WEST, GENSLE
DRAWN BY	STY 180 (CHECKED BY)	DATE	
PROJECT NO.	319-088-0007		
APPROVED BY	DRAFT		

DOMMERMUTH, COBINE, WEST, GENSLE,
PHILIPCHUCK AND CORRIGAN, LTD.
CORTLAND SURVEY
CORTLAND ILLINOIS 60112

CEC
Civil & Environmental Consultants, Inc.
1200 East O'Hare Road, Suite 200 - Naperville, IL 60563
630-963-6025 / 630-963-6026
WWW.CEC-CONSULTANTS.COM

REVISION RECORD	
NO.	DESCRIPTION





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/>

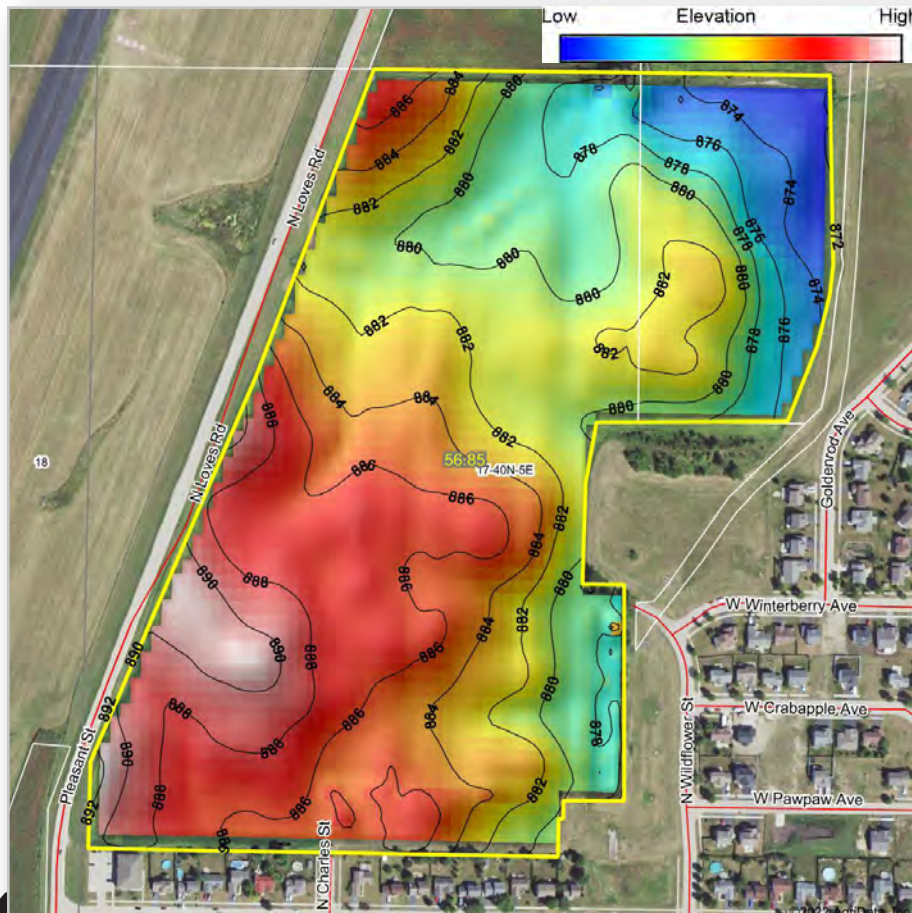
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^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.





Land Brokerage | Farm Management | Land Auctions | Land Consulting

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Professional Land Specialists