

MIDWEST LAND GROUP PRESENTS

50.04 ACRES

# DeKALB COUNTY, IL

17207 CHASE ROAD, DeKALB, ILLINOIS 60115



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# DREAM EQUESTRIAN ESTATE ON THE HIGHEST POINT IN DeKALB COUNTY

Discover your opportunity with this rare gem: a stunning 5 bedroom, 3.5 bathroom custom walk-out ranch home perched atop the highest elevation in DeKalb County. Set on 50.04 +/- picturesque acres of gently rolling countryside, this fully fenced and gated property offers privacy, breathtaking views, and exceptional functionality for horses, farming, or country living.

The 3,500 square foot home features a spacious gourmet kitchen with plenty of countertop space and abundant wood cabinets for plenty of storage, including a large island. You will enjoy a first-floor laundry room, a luxurious primary suite with walk-in closet, an open floor plan perfect for everyday living and entertaining, and a spacious attached 2-car garage. The massive deck off the family room and kitchen provides the ideal spot for morning coffee or evening relaxation, overlooking sweeping southern views across the estate.

The fully finished walk-out basement includes a huge 19'x27' rec room which seamlessly opens to a 15'x19' TV/movie space—ideal for family gatherings or quiet nights in. Step outside to a large patio that leads to a fenced backyard oasis with landscaped planting beds and productive peach, apple, and pear trees that yielded fresh fruit last season.

The 50.04 +/- acres include easily accessible, gently rolling tillable (37 acres +/-) currently in hay and pasture ground (11 acres +/-) with a strong average Productivity Index (PI) of 133.3—prime DeKalb County soil known for productivity.

Convenient Location & Commuter Access Just 2 miles from I-88 (Ronald Reagan Memorial Tollway) for quick access east to Chicago or west toward the Quad Cities. Approximately

10 minutes to the Elburn Metra station (Union Pacific West Line) for daily commuter trains to Chicago's Ogilvie Transportation Center.

Whether you're seeking a private family retreat, a professional equestrian facility, or a productive hobby farm, this one-of-a-kind property delivers it all. A rare combination of luxury living, panoramic views, and top-tier agricultural infrastructure in a convenient DeKalb location.

## PREMIER EQUESTRIAN & FARM INFRASTRUCTURE

This turn-key horse property includes two well-built horse barns with a combined 23 stalls:

- Stable #1: 32' x 64' with 11 stalls and a hay loft near the house
- Stable #2: 35' x 70' with 12 stalls across from machine shed and hay barn

Both barns feature concrete floors with 3/4" rubber cow mats in every stall, running water, and electrical outlets.

## ADDITIONAL OUTBUILDINGS INCLUDE:

- Hay Barn: 50' x 72' with raised platforms for dry, elevated storage
- Machine Shed: 40' x 70' heated machine shed with concrete floor, water, drains, and drive-through doors on both ends
- Shedrow Barn: 33' x 45' located SW of the house
- Large Storage Sheds: both with concrete floors. Shed 1 (12'x18') located north of drive across from house and Shed 2 (16'x16') located between the machine shed and the hay barn
- Coops for chickens, turkeys, or geese attached to Barn #1 and southwest by the shedrow barn

# PROPERTY FEATURES

PRICE: **\$1,274,130** | COUNTY: **DeKALB** | STATE: **ILLINOIS** | ACRES: **50.04**

- Equestrian Estate on the highest point in DeKalb County
- 3,500 sq. ft. – 5 bed, 3.5 bath custom walk-out ranch
- Amazing views from multiple vantage points
- 2 Stables with 23 total stalls- concrete floors and 3/4" cow mats, water, & electric
- Hay Barn with elevated storage built in
- Large drive-through machine shed with heat, water, concrete floor
- Shedrow barn with water
- 2 Large storage sheds w/concrete floors
- 2 chicken coops
- Easy access high-quality land with PI avg 133.3
- Great location with transportation and activities nearby
- Chicago Loop: ~60-65 miles (~1 hour drive)
- O'Hare International Airport (ORD): ~55-62 miles (~1 hour 15 minutes)
- Midway International Airport (MDW): ~60-65 miles (~1 hour 15 minutes)
- Nearby attractions include Northern Illinois University (NIU) campus, DeKalb Park District facilities, local dining/shopping in downtown DeKalb and Sycamore, plus multiple nearby golf courses, forest preserves and trails.



# CUSTOM WALK-OUT RANCH

The 3,500 square foot home features a spacious gourmet kitchen with plenty of countertop space and abundant wood cabinets for plenty of storage, including a large island. You will enjoy a first-floor laundry room, a luxurious primary suite with walk-in closet, an open floor plan perfect for everyday living and entertaining, and a spacious attached 2-car garage.



# 5 BEDROOMS, 3.5 BATHROOMS



# MASSIVE BACK DECK

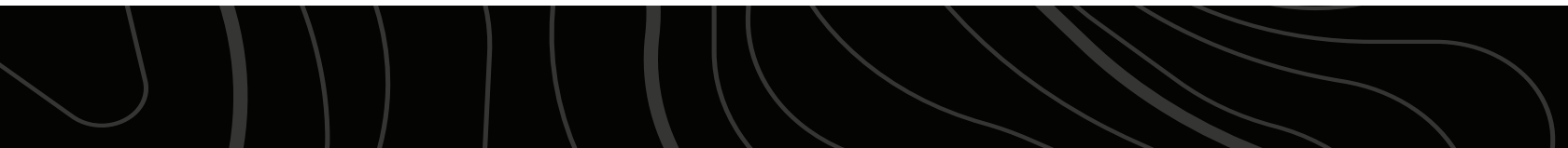


# FULLY FINISHED BASEMENT



# AMAZING VIEWS

---



# TWO HORSE BARN

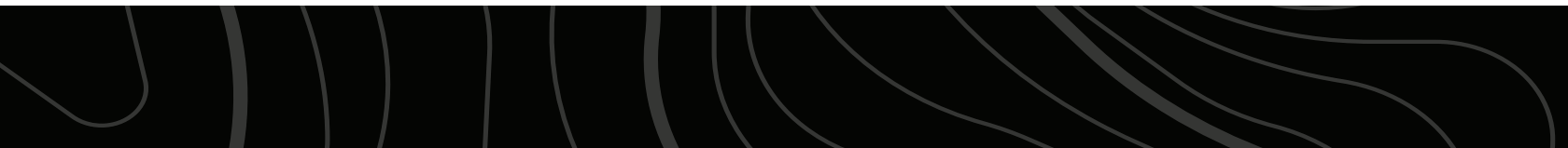
This turn-key horse property includes two well-built horse barns with a combined 23 stalls. Both barns feature concrete floors with 3/4" rubber cow mats in every stall, running water, and electrical outlets.



# MACHINE SHED

---

The 40' x 70' heated machine shed features a concrete floor, water, drains, and drive-through doors on both ends.



# ADDITIONAL OUTBUILDINGS

---



# AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 41° 52' 50.25, -88° 39' 52.35

0ft 436ft 871ft



Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

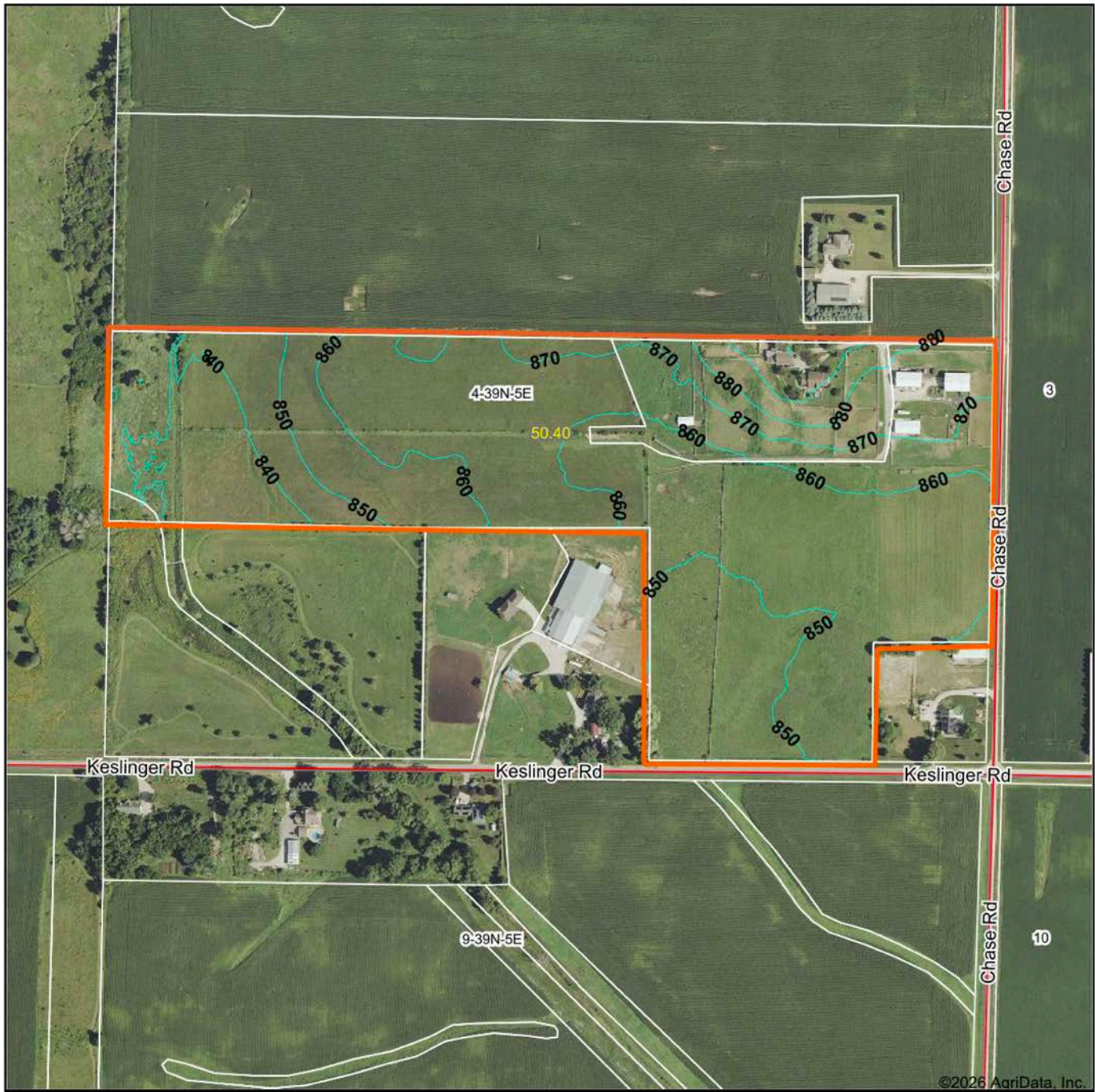
**4-39N-5E**  
**DeKalb County**  
**Illinois**



3/31/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

# TOPOGRAPHY MAP



©2026 AgriData, Inc.



Maps Provided By



© AgriData, Inc. 2025 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 836.5

Max: 900.2

Range: 63.7

Average: 857.5

Standard Deviation: 12.27 ft

0ft 467ft 935ft

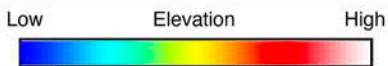
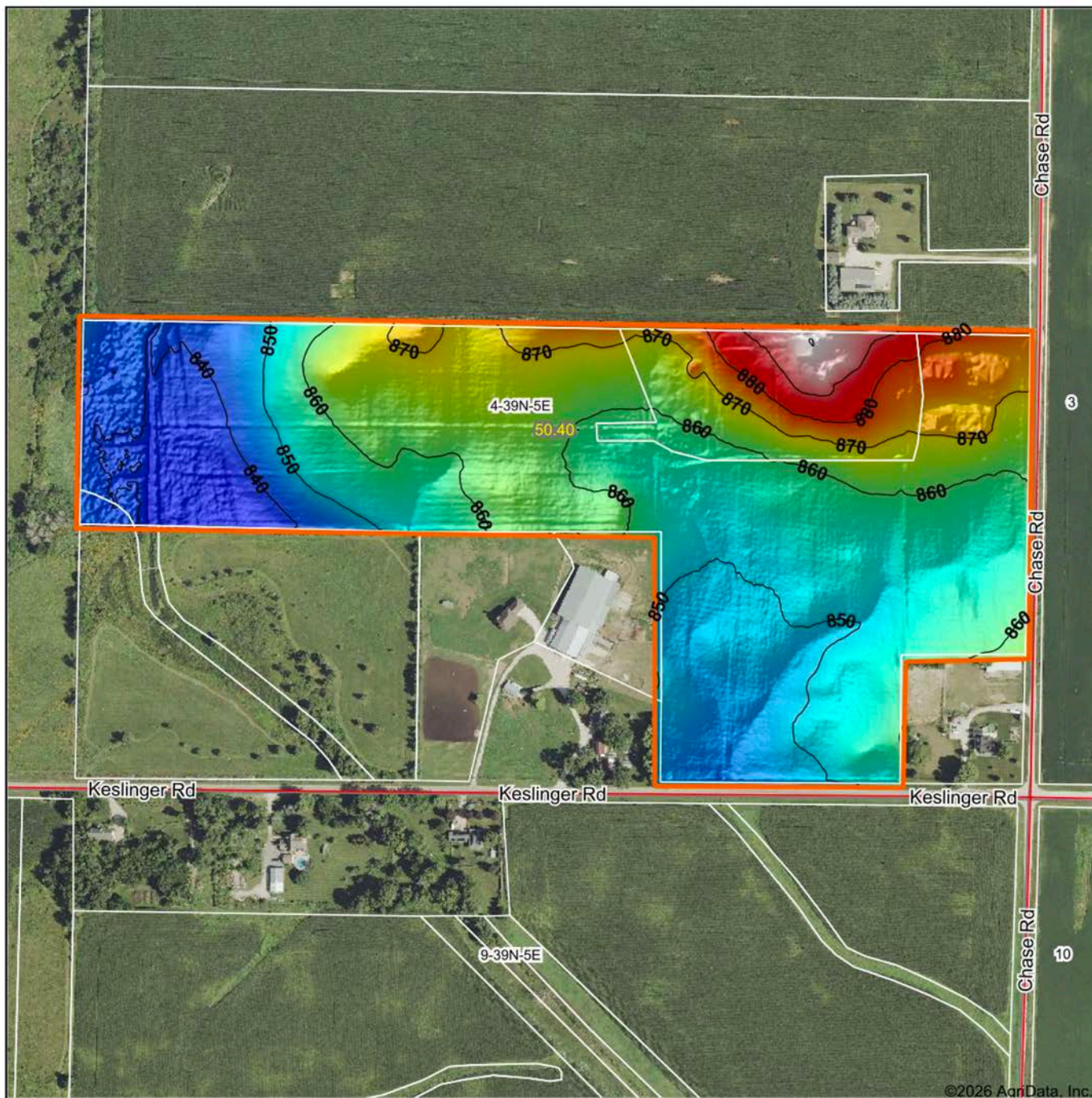


3/31/2026

**4-39N-5E**  
**DeKalb County**  
**Illinois**

Boundary Center: 41° 52' 50.25, -88° 39' 52.35

# HILLSHADE MAP



Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 836.5  
 Max: 900.2  
 Range: 63.7  
 Average: 857.5  
 Standard Deviation: 12.27 ft



3/31/2026

**4-39N-5E**  
**DeKalb County**  
**Illinois**

Boundary Center: 41° 52' 50.25, -88° 39' 52.35



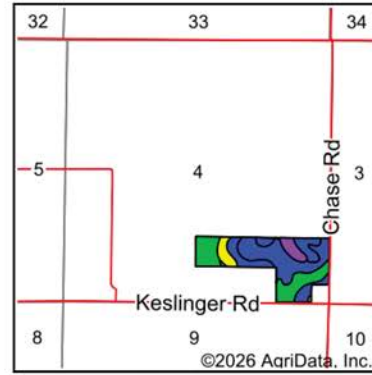
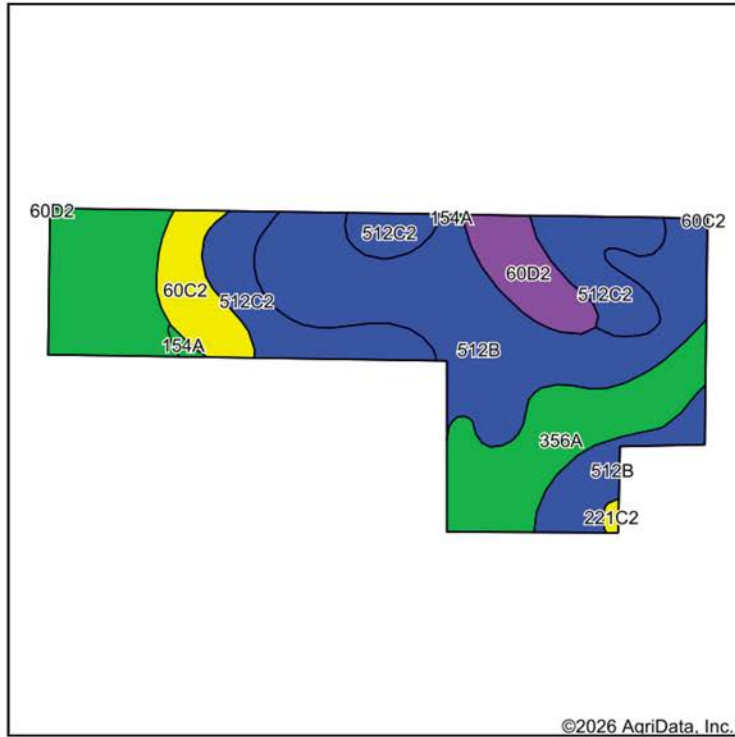
Maps Provided By:

**surety**  
 CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2025 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

# SOILS MAP



State: **Illinois**  
 County: **DeKalb**  
 Location: **4-39N-5E**  
 Township: **Pierce**  
 Acres: **50.4**  
 Date: **3/31/2026**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2025 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IL037, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Restrictive Layer	Soil Drainage	*Subsoil rooting a	*Corn Bu/A	*Soybeans Bu/A	*Wheat Bu/A	*Oats Bu/A b	*Grass-legume e hay, T/A	*Crop productivity index for optimum management	*n NCCPI Overall
**512B	Danabrook silt loam, 2 to 5 percent slopes	20.10	39.9%		> 6.5ft.	Moderately well drained	FAV	**185	**58	**72	**99	**6.00	**137	81
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	14.26	28.3%		> 6.5ft.	Poorly drained	FAV	**195	**63	**66	**102	**6.00	**144	81
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	9.38	18.6%		> 6.5ft.	Moderately well drained	FAV	**174	**55	**68	**93	**6.00	**128	71
**60D2	La Rose loam, 10 to 18 percent slopes, eroded	3.15	6.2%		> 6.5ft.	Well drained	FAV	**137	**45	**54	**64	**4.00	**102	51
**60C2	La Rose loam, 5 to 10 percent slopes, eroded	3.11	6.2%		> 6.5ft.	Well drained	FAV	**146	**48	**58	**68	**5.00	**109	51
154A	Flanagan silt loam, 0 to 2 percent slopes	0.23	0.5%		> 6.5ft.	Somewhat poorly drained	FAV	194	63	77	102	6.00	144	91
**221C2	Parr silt loam, 5 to 10 percent slopes, eroded	0.17	0.3%		> 6.5ft.	Moderately well drained	FAV	**148	**48	**60	**63	**5.00	**111	61

# OVERVIEW MAP



## AGENT CONTACT

Michael Hammer's connection to land began early and has only grown stronger with time. Born in Winfield, Illinois, and now living in Sugar Grove with his better half, Rose Marie, who shares 6 children and 5 grandchildren. Michael has spent a lifetime immersed in the outdoors, from hunting deer and pheasants with his father to summers fishing at a Wisconsin lake house, land has always been more than an investment—it's been a passion and a way of life.

Michael holds both a Bachelor's degree in Economics and an MBA from Northern Illinois University, and he brings more than 30 years of professional sales, management, and negotiation experience to every transaction. For over two decades, he has personally bought, renovated, and invested in real estate, developing a sharp understanding of value, market dynamics, and the importance of getting the details right. That foundation, paired with a blue-collar work ethic and a commitment to win-win outcomes, allows him to serve clients with confidence and clarity.

An avid deer and turkey hunter, fisherman, golfer, and dedicated wildlife land manager, Michael has scouted tens of thousands of acres and continually studies how to develop properties that grow and hold mature wildlife. He is known for listening closely, communicating clearly, and never quitting on his clients. When you're ready to buy or sell land in Illinois or Wisconsin, Michael Hammer is the kind of trusted partner who will work tirelessly to help you achieve the outcome you want.



**MICHAEL HAMMER,**  
LAND AGENT  
**815.310.5068**  
MHammer@MidwestLandGroup.com



**MidwestLandGroup.com**

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.