

# THE RANKIN FARM

90<sup>±</sup> ACRES, KANE COUNTY, ILLINOIS



[CLICK HERE TO SUBSCRIBE TO OUR \*FARMLAND SEASONS\* NEWSLETTER](#)



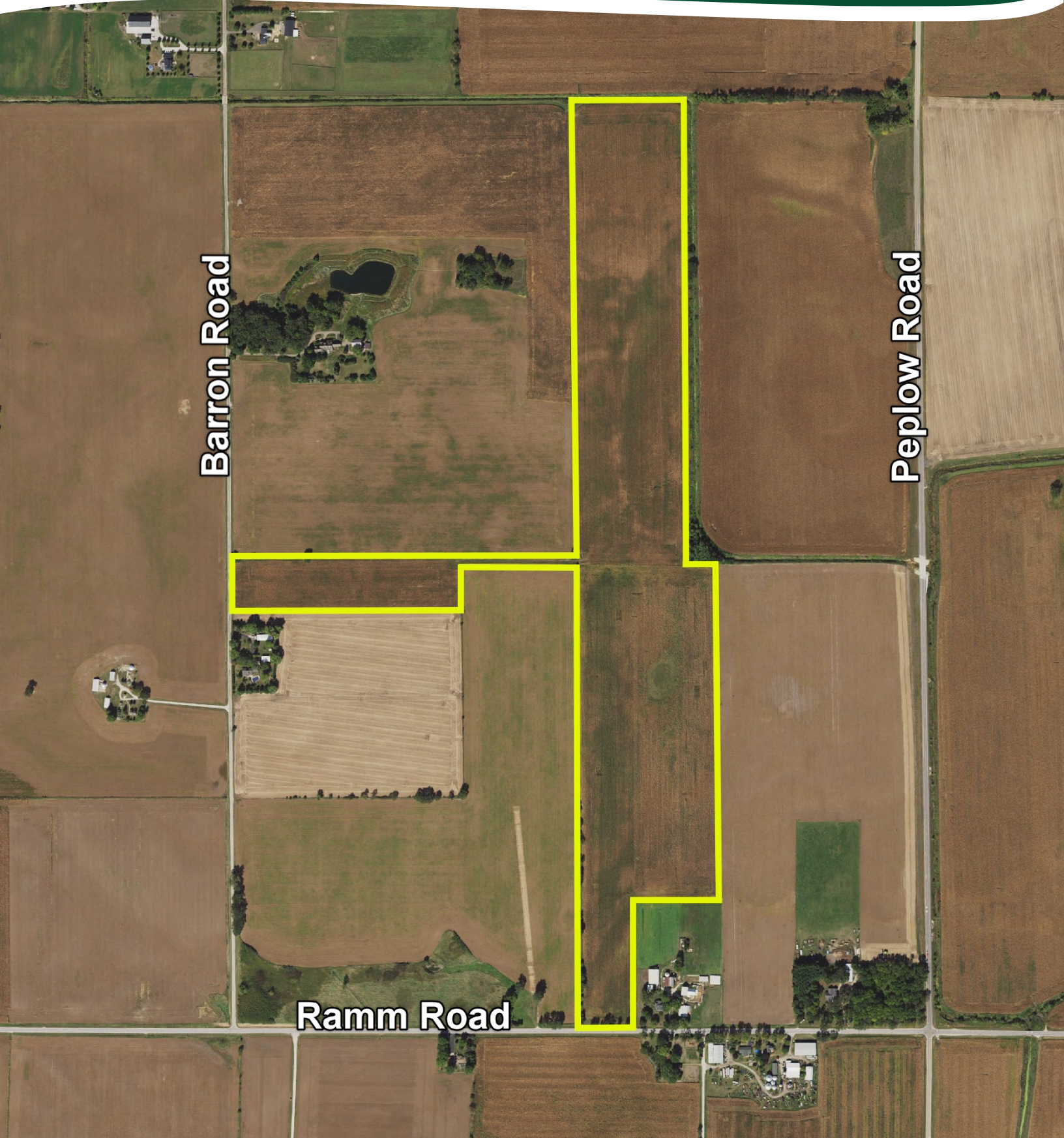
MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES

MGW.us.com  
info@mgw.us.com  
(815) 756-3606

[Real Estate](#) • [Farm Management](#) • [Appraisals](#) • [Consulting](#)

# THE RANKIN FARM

AERIAL MAP



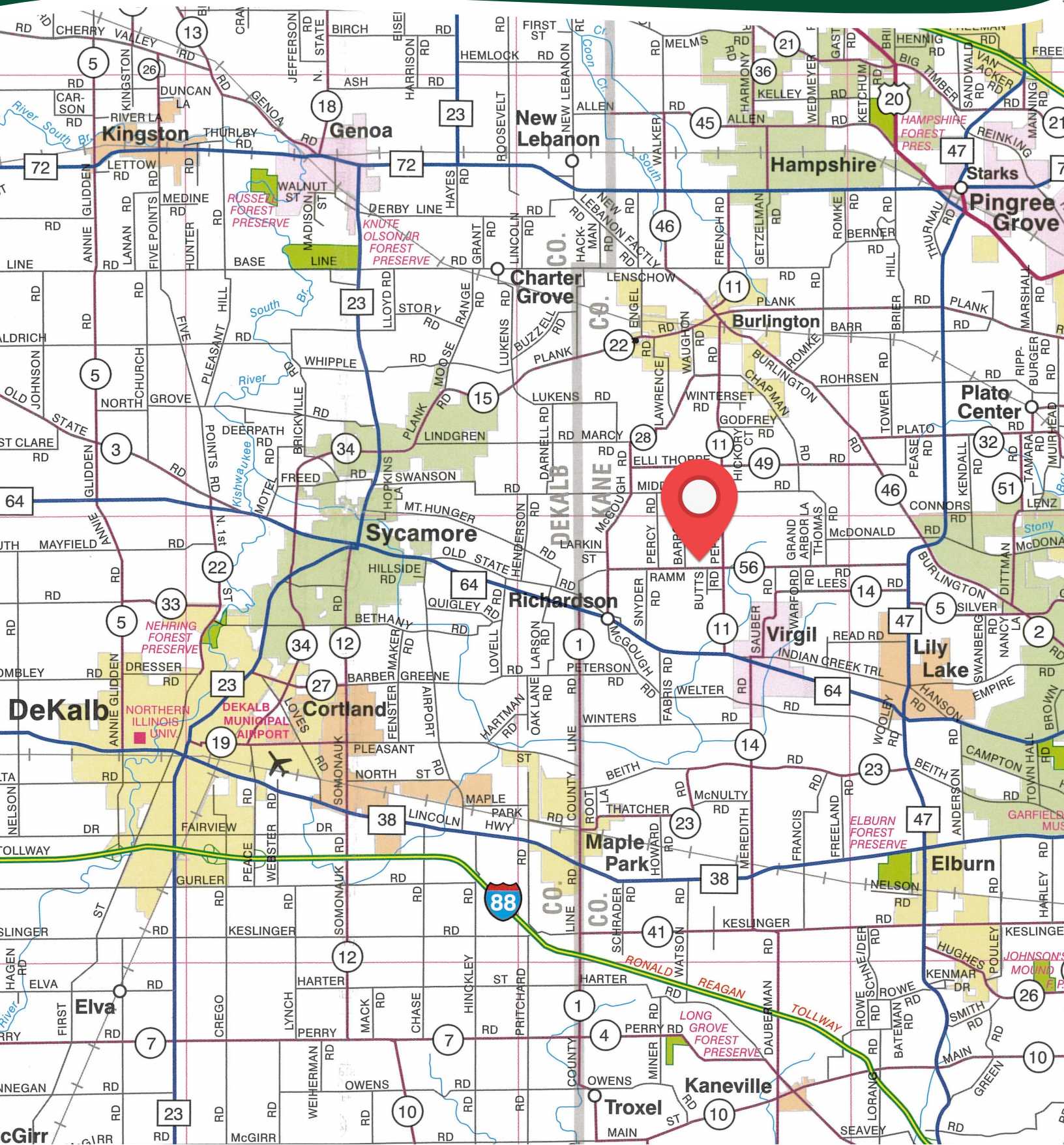
Barron Road

Peplow Road

Ramm Road

# THE RANKIN FARM

## HIGHWAY MAP



# THE RANKIN FARM

## PROPERTY DETAILS

<b>LOCATION</b>	The subject farm is located approximately 32 miles west of Chicago O'Hare International Airport. Nearby cities include: Burlington (1 1/2 miles north), Sycamore (4 1/4 miles northwest), and Elburn (6 5/8 miles southeast).
<b>FRONTAGE</b>	There is approximately 1/16 mile of road frontage on Barron Road and 1/16 mile on Ramm Road.
<b>MAJOR HIGHWAYS</b>	Illinois Route 64 is 1 5/8 miles south, Illinois Route 47 is 3 3/4 miles east, and Illinois Route 23 is 6 miles northwest of the property.
<b>LEGAL DESCRIPTION</b>	A brief legal description indicates the Rankin Farm is located in Part of Section 33, Township 41 North – Range 6 East (Burlington Township), Kane County, Illinois.
<b>TOTAL ACRES</b>	There are a total of 90.25 acres, more or less, according to the Kane County Assessor.
<b>TILLABLE ACRES</b>	There are approximately 89 tillable acres, estimated.
<b>SOIL TYPES</b>	Major soil types found on this farm include Drummer silty clay loam, Somonauk silt loam, and Zurich silt loam.
<b>TOPOGRAPHY</b>	The topography of the subject farm is level to nearly level.
<b>MINERAL RIGHTS</b>	All mineral rights owned by the seller will be transferred in their entirety to the new owner.
<b>POSSESSION</b>	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.
<b>PRICE &amp; TERMS</b>	The asking price is \$11,900 per acre. A 10% earnest money deposit should accompany any offer to purchase.
<b>FINANCING</b>	Mortgage financing is available from several sources. Names and addresses will be provided upon request.
<b>GRAIN MARKETS</b>	There are a number of grain markets located within 15 miles of The Rankin Farm.

# THE RANKIN FARM

## PROPERTY DETAILS

<b>TAXES</b>	The 2022 real estate taxes totaled \$4,558.60. The tax parcel numbers are: #04-33-100-004, #04-33-200-002, #04-33-200-003, #04-33-300-006 & #04-33-400-008.
<b>ZONING</b>	The property is zoned F - Farming District.
<b>COMMENTS</b>	The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark Mommsen at Martin, Goodrich & Waddell, Inc. at 815-901-4269.

# THE RANKIN FARM

## PROPERTY PHOTOS



# THE RANKIN FARM

## PROPERTY PHOTOS



# THE RANKIN FARM

## SOILS INFORMATION

### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

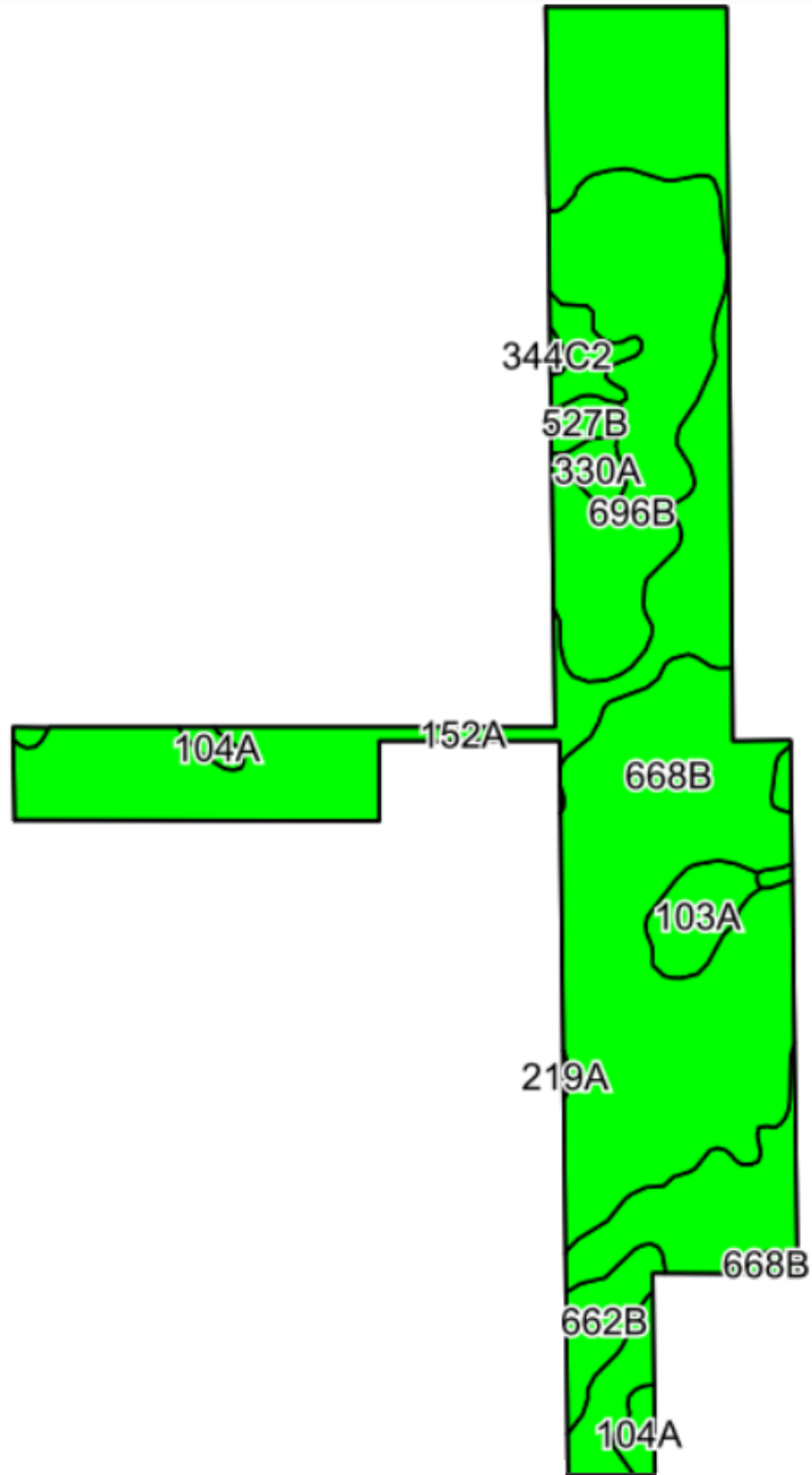
SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
152A	Drummer silty clay loam	35.85	144
668B	Somonauk silt loam	28.65	116
696B	Zurich silt loam	16.52	118
103A	Houghton muck	2.48	130
662B	Barony silt loam	2.39	124
104A	Virgil silt loam	1.21	132
330A	Peotone silty clay loam	0.90	123
527B	Kidami silt loam	0.88	114
344C2	Harvard silt loam	0.12	116
WEIGHTED AVERAGE:			128.5

\*Figures taken from the University of Illinois Bulletin 811, Optimum Crop Productivity Ratings for Illinois Soils.



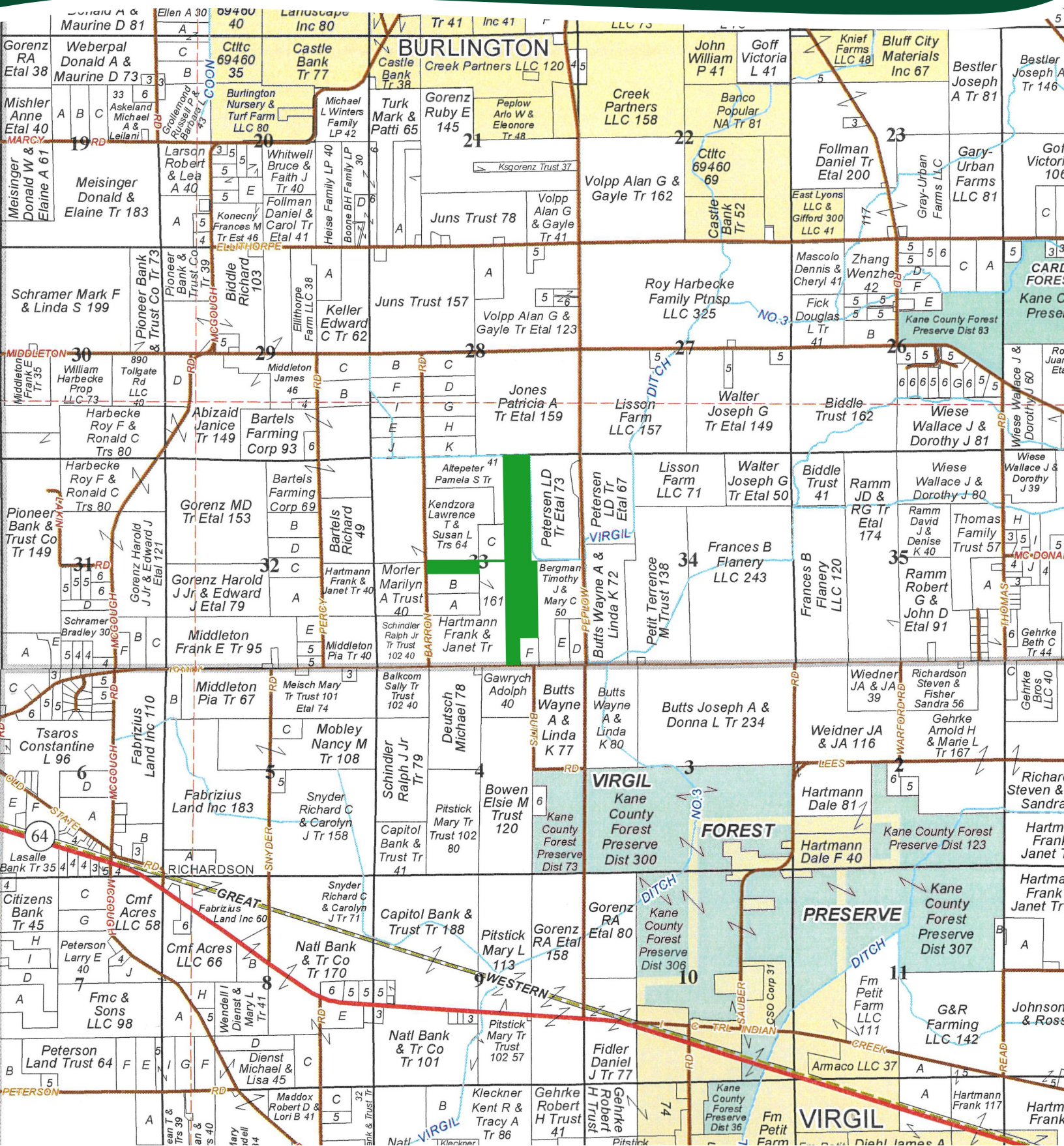
# THE RANKIN FARM

## SOILS MAP



# THE RANKIN FARM

## PLAT MAP



# THE RANKIN FARM

## APPENDIX

### THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP (PRIOR TO RECONSTITUTION)
2. FSA-156EZ (PRIOR TO RECONSTITUTION)
3. TOPOGRAPHY MAP
4. WETLANDS & FLOODPLAIN MAP

For more information, please visit [MGW.us.com](http://MGW.us.com)

or contact:

Mark Mommsen (815) 901-4269 | [Mark.Mommsen@mgw.us.com](mailto:Mark.Mommsen@mgw.us.com)



MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES



United States  
Department of  
Agriculture

# Kane County, Illinois



Common Land Unit	
	Cropland
	Tract Boundary

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 50.38 acres

IL089\_T704

2023 Program Year  
Map Created November 30, 2022

**Farm 4934**  
**Tract 704**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

PRIOR TO RECONSTITUTION



**Common Land Unit**  Tract Boundary

Non-Cropland

Cropland

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 48.17 acres

2023 Program Year

Map Created November 30, 2022

**Farm 4935**

**Tract 10713**

IL089\_T10713

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

ILLINOIS  
KANE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 4934  
Prepared : 3/27/23 3:06 PM CST  
Crop Year : 2023

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
50.38	50.38	50.38	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	50.38	0.00		0.00	0.00	0.00	0.00	

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	49.20	0.00	125	
<b>TOTAL</b>	<b>49.20</b>	<b>0.00</b>		

**NOTES**

--

**Tract Number : 704**

Description : Sec 33 BURLINGTON TWP  
FSA Physical Location : ILLINOIS/KANE  
ANSI Physical Location : ILLINOIS/KANE  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners :  
Other Producers : None  
Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
50.38	50.38	50.38	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	50.38	0.00	0.00	0.00	0.00	0.00

ILLINOIS  
KANE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4934  
Prepared : 3/27/23 3:06 PM CST  
Crop Year : 2023

Tract 704 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	49.20	0.00	125
<b>TOTAL</b>	<b>49.20</b>	<b>0.00</b>	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

# PRIOR TO RECONSTITUTION

ILLINOIS  
KANE



United States Department of Agriculture  
Farm Service Agency

FARM : 4935

Prepared : 3/27/23 3:06 PM CST

Form: FSA-156EZ

Crop Year : 2023

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
52.36	48.17	48.17	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	48.17	0.00		0.00	0.00	0.00	0.00	

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
WHEAT, OATS, CORN	None	None

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	3.80	0.00	50	
Oats	0.40	0.00	73	
Corn	43.20	0.00	134	
<b>TOTAL</b>	<b>47.40</b>	<b>0.00</b>		

### NOTES

**Tract Number : 10713**

Description : Sec 33 BURLINGTON TWP  
 FSA Physical Location : ILLINOIS/KANE  
 ANSI Physical Location : ILLINOIS/KANE  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners :  
 Other Producers : None  
 Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
52.36	48.17	48.17	0.00	0.00	0.00	0.00	0.0



# PRIOR TO RECONSTITUTION

ILLINOIS  
KANE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 4935  
Prepared : 3/27/23 3:06 PM CST  
Crop Year : 2023

**Tract 10713 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	48.17	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	3.80	0.00	50
Oats	0.40	0.00	73
Corn	43.20	0.00	134
<b>TOTAL</b>	<b>47.40</b>	<b>0.00</b>	

**NOTES**

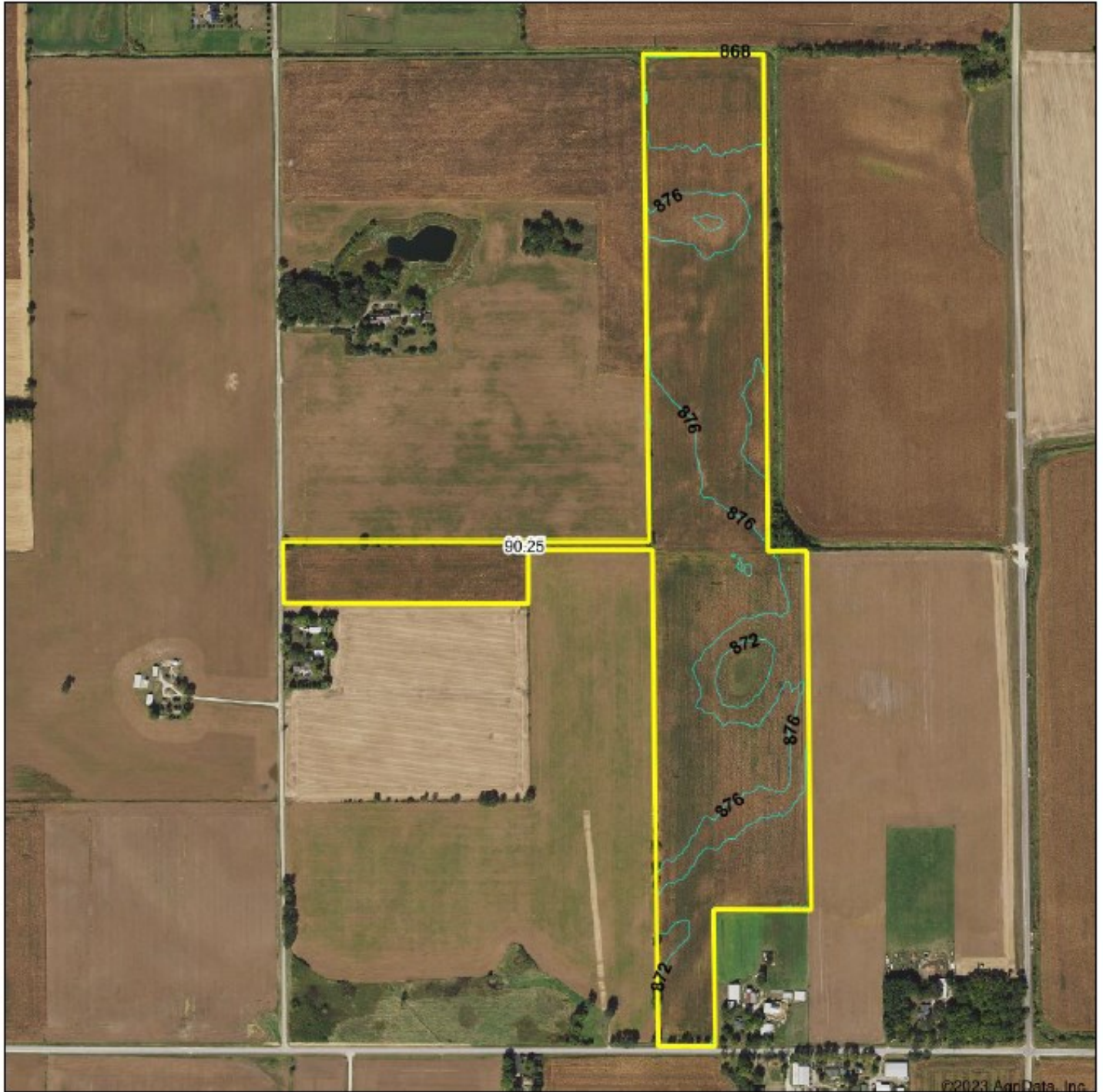
--

*In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.*

*Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.*

*To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*

# TOPOGRAPHY MAP



©2023 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023 www.AgrDataInc.com

Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 868.7

Max: 880.8

Range: 12.1

Average: 874.8

Standard Deviation: 3.02 ft

0ft 830ft 1660ft



3/29/2023

33-41N-6E  
Kane County  
Illinois

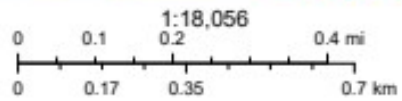
Map Center: 41.989158, -88.556958

# WETLANDS & FLOODPLAIN MAP



March 29, 2023

- |                                   |                          |
|-----------------------------------|--------------------------|
| National Wetland Inventory 2018   | Other                    |
| Freshwater Emergent Wetland       | FEMA Floodzones          |
| Freshwater Forested/Shrub Wetland | 100                      |
| Freshwater Pond                   | 500                      |
| Lake                              | FEMA Floodzone Elevation |
| Riverine                          |                          |



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Resource Management Mapping Service (<https://www.rmma.illinois.edu>)



MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES

Real Estate

Farm Management

Appraisals

Consulting



[CLICK HERE TO SUBSCRIBE TO OUR \*FARMLAND SEASONS\* NEWSLETTER](#)

MGW.us.com  
info@mgw.us.com  
(815) 756-3606