

THE ROMKE ROAD FARM

146[±] ACRES, KANE COUNTY, ILLINOIS



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MARTIN, GOODRICH & WADDELL, INC.
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THE ROMKE ROAD FARM

AERIAL MAP



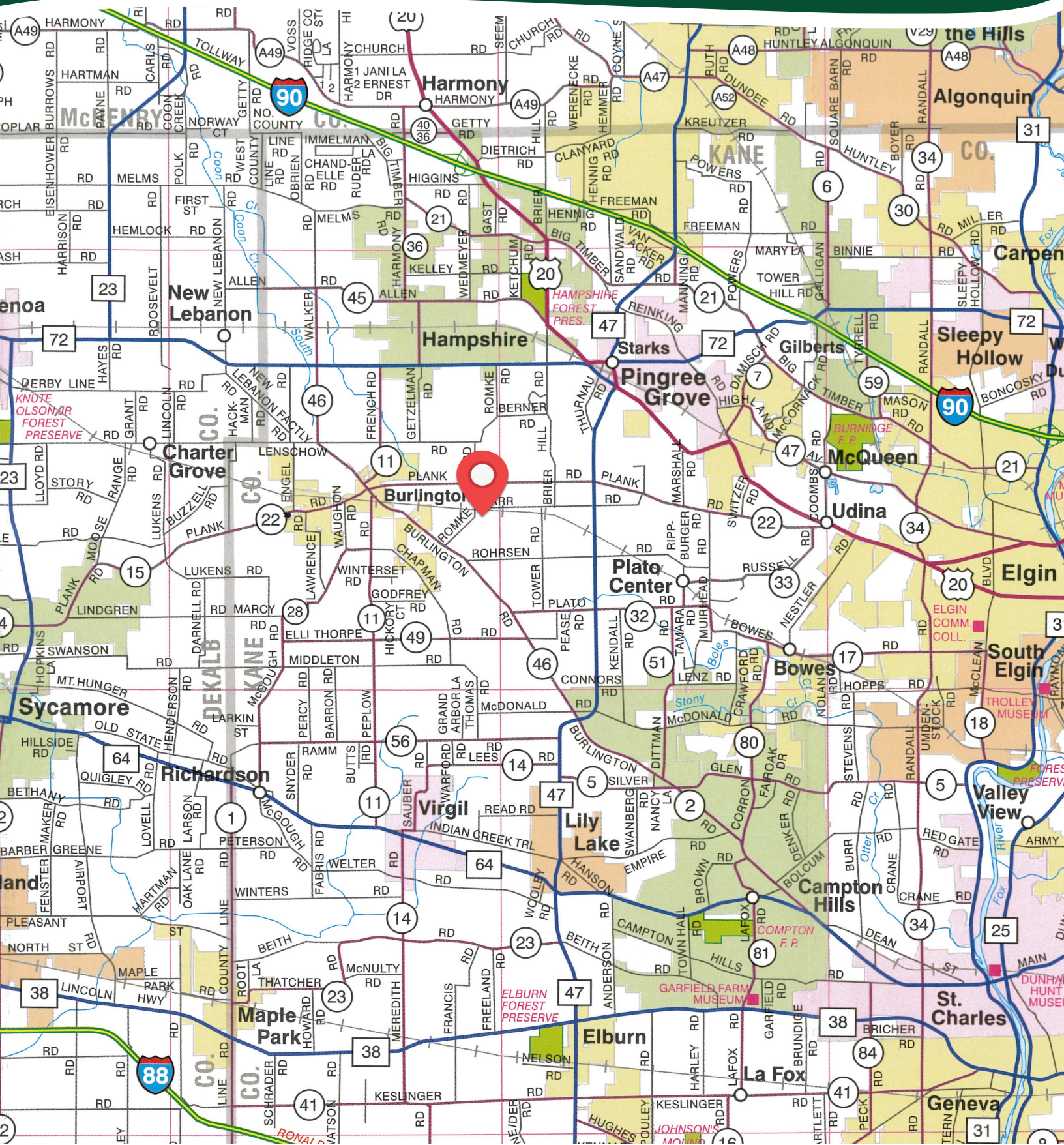
Plank Road

Bahr Road

Romke Road

THE ROMKE ROAD FARM

HIGHWAY MAP



THE ROMKE ROAD FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 43 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Burlington (3/4 mile west), Hampshire (2 1/2 miles north), and Pingree Grove (3 miles northeast).
FRONTAGE	There is approximately 1/16 mile of road frontage on Romke Road.
MAJOR HIGHWAYS	Illinois Route 47 is 2 miles east, Illinois Route 72 is 2 7/8 miles north, and U.S. Route 20 is 3 1/2 miles northeast of the property.
LEGAL DESCRIPTION	A brief legal description indicates the Romke Road Farm is located in Part of the Southwest Quarter of Section 12 and Part of the Northwest Quarter of Section 13, Township 41 North – Range 6 East (Burlington Township), Kane County Illinois.
TOTAL ACRES	There are a total of 145.86 acres, more or less, according to the Kane County Assessor.
TILLABLE ACRES	There are approximately 145.6 tillable acres, estimated.
SOIL TYPES	Major soil types found on this farm include: Octagon silt loam, Lisbon silt loam, and Kidami loam.
TOPOGRAPHY	The topography of the subject farm is level to gently rolling.
MINERAL RIGHTS	All mineral rights owned by the seller will be transferred in their entirety to the new owner.
POSSESSION	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.
PRICE & TERMS	The asking price is \$12,850 per acre. A 10% earnest money deposit should accompany any offer to purchase.
FINANCING	Mortgage financing is available from several sources. Names and addresses will be provided upon request.
GRAIN MARKETS	There are a number of grain markets located within 15 miles of The Romke Road Farm.

THE ROMKE ROAD FARM

PROPERTY DETAILS

TAXES	The 2022 real estate taxes totaled \$5,821.32. The tax parcel numbers are: #04-12-300-010 & #04-13-100-001.
ZONING	The property is zoned F - Farming District.
COMMENTS	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 ROMKE ROAD FARM

PROPERTY PHOTOS



THE ROMKE ROAD FARM

PROPERTY PHOTOS



THE ROMKE ROAD FARM

SOILS INFORMATION

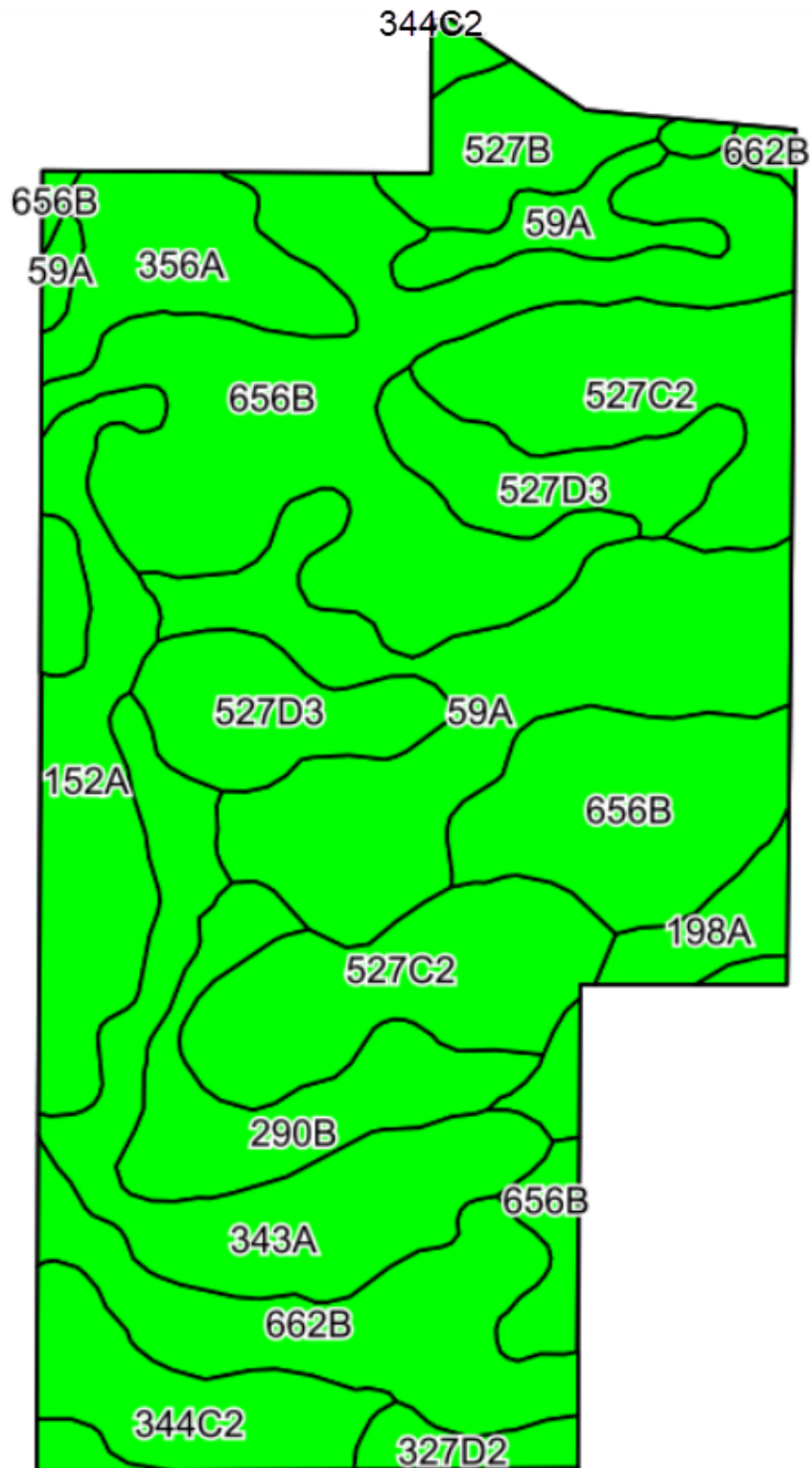
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
656B	Octagon silt loam	35.02	117
59A	Lisbon silt loam	20.85	136
527C2	Kidami loam	17.93	109
343A	Kane silt loam	11.89	125
152A	Drummer silty clay loam	11.00	144
662B	Barony silt loam	10.33	124
527D3	Kidami clay loam	9.99	99
290B	Warsaw loam	7.20	118
344C2	Harvard silt loam	6.29	116
356A	Elpaso silty clay loam	5.87	144
527B	Kidami silt loam	4.25	114
198A	Elburn silt loam	3.06	143
327D2	Fox loam	1.92	101
WEIGHTED AVERAGE:			122

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

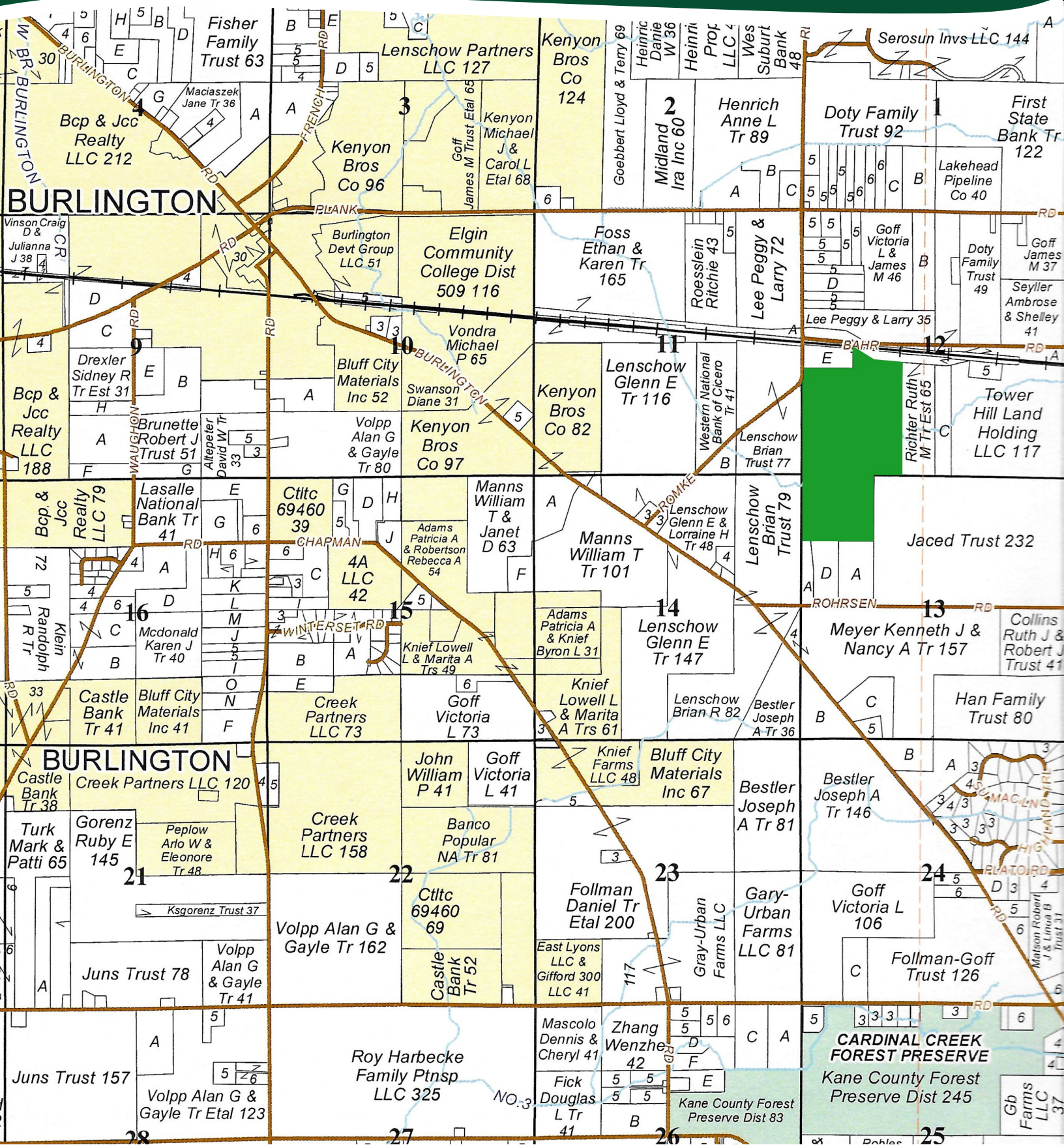
THE ROMKE ROAD FARM

SOILS MAP



THE ROMKE ROAD FARM

PLAT MAP



THE ROMKE ROAD FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

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

For more information, please visit MGW.us.com

or contact:

Mark Mommsen (815) 901-4269 | Mark.Mommsen@mgw.us.com



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REAL ESTATE SERVICES

PRIOR TO RECONSTITUTION

ILLINOIS
KANE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 1432
Prepared : 6/28/23 12:22 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
150.60	150.60	150.60	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	150.60	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	145.90	0.00	150	
TOTAL	145.90	0.00		

NOTES

Tract Number : 599

Description : C5 SEC 12&13 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
150.60	150.60	150.60	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	150.60	0.00	0.00	0.00	0.00	0.00

PRIOR TO RECONSTITUTION

ILLINOIS
KANE
Form: FSA-156EZ



United States Department of Agriculture
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Abbreviated 156 Farm Record

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Tract 599 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	145.90	0.00	150
TOTAL	145.90	0.00	

NOTES

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TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 3 meter dem
Interval(ft): 3.0
Min: 905.8
Max: 957.3
Range: 51.5
Average: 925.9
Standard Deviation: 10.7 ft

0ft 631ft 1261ft



6/30/2023

12-41N-6E
Kane County
Illinois

Boundary Center: 42.042313, -88.505325

FLOODPLAIN MAP



June 30, 2023

National Wetland Inventory 2018

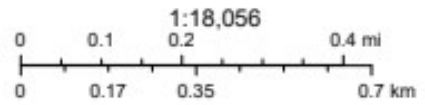
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

Other

FEMA Floodzones

- 100
- 500

FEMA Floodzone Elevation



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

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

PIPELINE MAP

NATIONAL PIPELINE MAPPING SYSTEM



Legend

-  Gas Transmission Pipelines
-  Hazardous Liquid Pipelines



Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.

Questions regarding this map or its contents can be directed to npmis@dot.gov.

Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application at www.npmis.pmts.dot.gov

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