

# THE KAUFFMAN FARM

241<sup>±</sup> ACRES, DEKALB COUNTY, ILLINOIS



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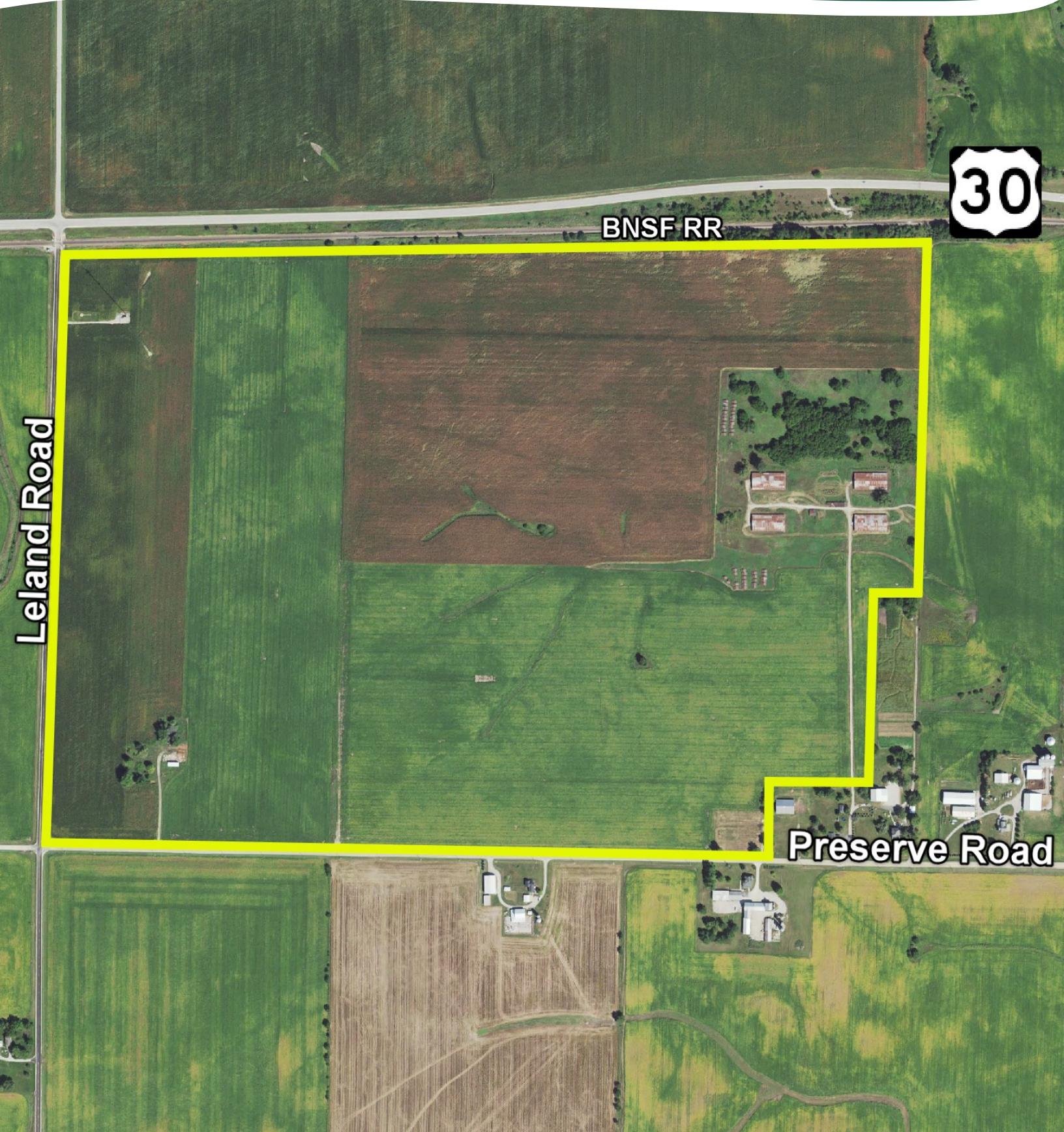
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REAL ESTATE SERVICES

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# THE KAUFFMAN FARM

AERIAL MAP



BNSF RR

Leland Road

Preserve Road



# THE KAUFFMAN FARM

## PROPERTY DETAILS

|                          |   |
|--------------------------|---|
| <b>LOCATION</b>          | The subject farm is located approximately 48 miles southwest of Chicago O'Hare International Airport. Nearby cities include: Waterman (3/4 mile east), Shabbona (2 5/8 miles west), and DeKalb (8 miles north).                   |
| <b>FRONTAGE</b>          | There is approximately 1/2 mile of road frontage on Leland Road and 5/8 mile on Preserve Road.  |
| <b>MAJOR HIGHWAYS</b>    | U.S. Route 30 is 1/32 mile north, Illinois Route 23 is 2 miles east, Interstate 88 is 9 miles north, and Interstate 39 is 10 1/2 miles west of the property.  |
| <b>LEGAL DESCRIPTION</b> | A brief legal description indicates the Kauffman Farm is located in Part of the South Half of Section 17, Township 38 North – Range 4 East (Clinton Township), DeKalb County, Illinois.   |
| <b>TOTAL ACRES</b>       | There are a total of 240.88 acres, more or less, estimated.   |
| <b>ACREAGE OVERVIEW</b>  | There are approximately 211.65 acres currently in tillable crop production according to the DeKalb County FSA. There are approximately 22.06 additional acres in trees, grass, and buildings, according to the DeKalb County FSA. |
| <b>SOIL TYPES</b>        | Major soil types found on this farm include Danabrook silt loam and Elpaso silty clay loam.   |
| <b>TOPOGRAPHY</b>        | The topography of the subject farm is level to gently rolling.  |
| <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 \$12,950 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 10 miles of The Kauffman Farm.   |
| <b>ZONING</b>            | The property is zoned A-1, Agricultural.  |

# THE KAUFFMAN FARM

## PROPERTY DETAILS

| PARCEL NUMBER | 2022 TAXES               | TOTAL ACRES +/- | COMMENTS  |
|---------------|--------------------------|-----------------|---|
| 14-17-300-003 | \$3,694.04               | 76.85           |   |
| 14-17-300-004 | \$6,113.04               | 5.15            | Cell tower. Taxes attributable to the tower are paid by the cell tower company. |
| 14-17-400-003 | TBD pending parcel split | 156             | 3+/- acre building site not included  |
| 14-17-400-004 | \$523.36                 | 5.88            | (4) 72'x146' barns & (1) 26'x26' shed   |

### COMMENTS

The current annual lease income for the cell tower is \$7,504.56. Details of the cell tower lease are available upon request.

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 KAUFFMAN FARM

## PROPERTY PHOTOS



# THE KAUFFMAN FARM

## PROPERTY PHOTOS



# THE KAUFFMAN FARM

## SOILS INFORMATION

### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

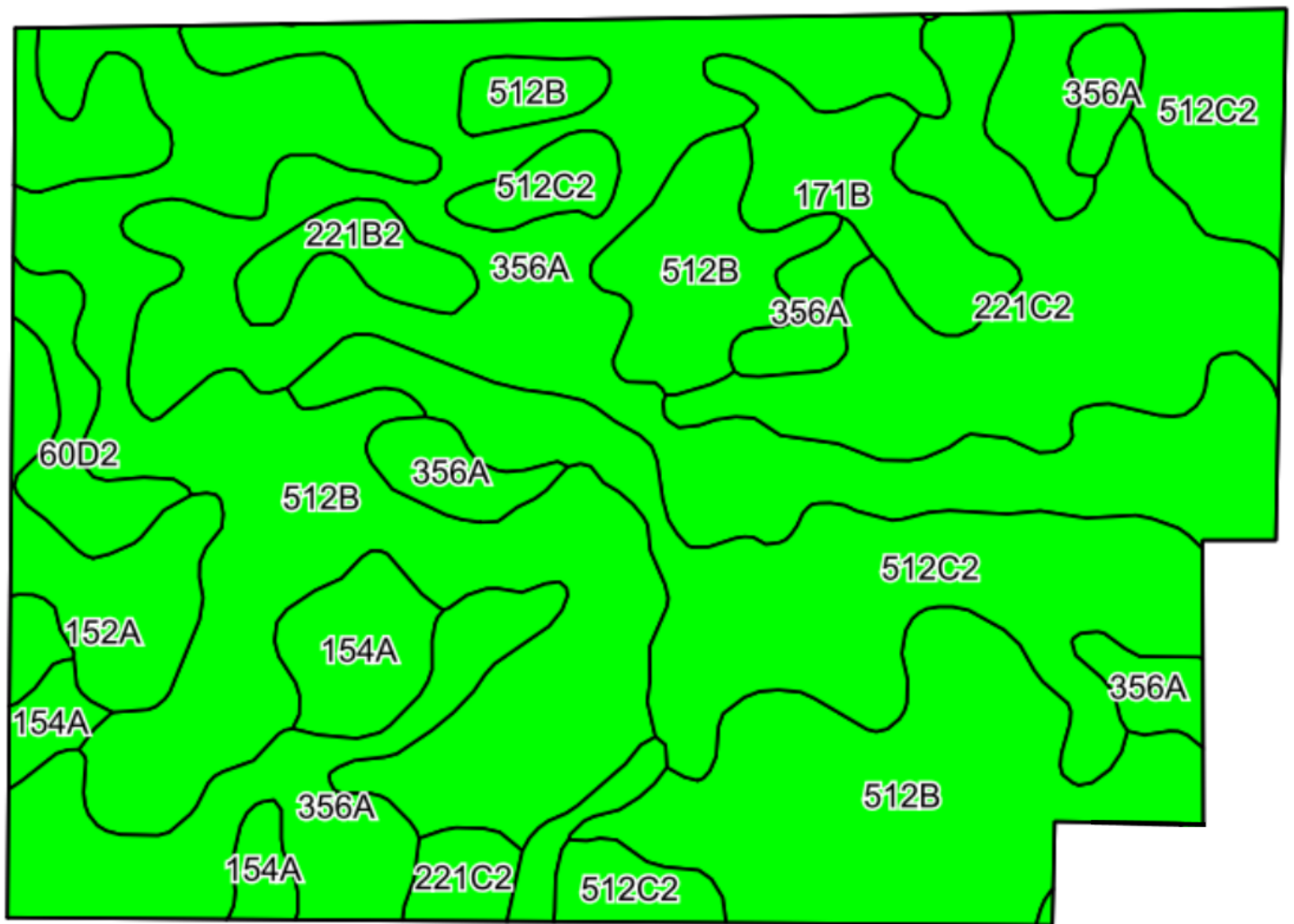
| SOIL #            | SOIL NAME               | APPROX. ACRES | PRODUCTIVITY INDEX (PI)* |
|-------------------|-------------------------|---------------|--------------------------|
| 512B              | Danabrook silt loam     | 69.52         | 137                      |
| 356A              | Elpaso silty clay loam  | 58.60         | 144                      |
| 512C2             | Danabrook silt loam     | 39.01         | 128                      |
| 221C2             | Parr silt loam          | 12.29         | 111                      |
| 152A              | Drummer silty clay loam | 10.48         | 144                      |
| 154A              | Flanagan silt loam      | 7.50          | 144                      |
| 171B              | Catlin silt loam        | 6.86          | 137                      |
| 60D2              | La Rose loam            | 4.11          | 101                      |
| 221B2             | Parr silt loam          | 3.28          | 113                      |
| WEIGHTED AVERAGE: |                         |               | 135.3                    |

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



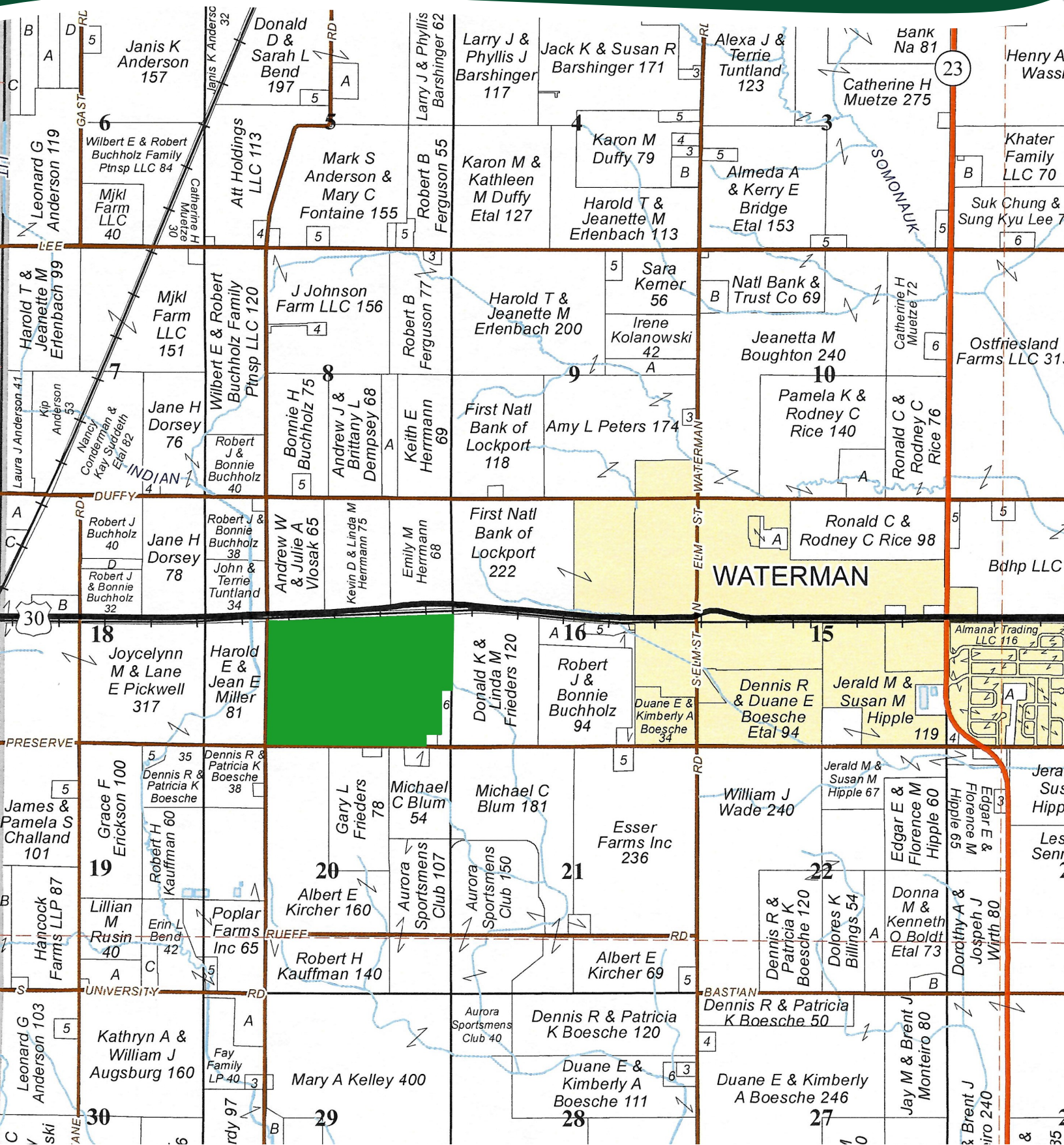
# THE KAUFFMAN FARM

## SOILS MAP



# THE KAUFFMAN FARM

## PLAT MAP



# THE KAUFFMAN FARM

## APPENDIX

### THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. PIPELINE MAP
5. PLAT OF SURVEY (4.02.D.2)

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

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REAL ESTATE SERVICES



ILLINOIS  
DEKALB  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 6442  
Prepared : 7/24/23 11:26 AM CST  
Crop Year : 2023

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 17-037-2009-66  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

**Tract Number : 1599**

Description : P5/1 Sec 17 Clinton  
FSA Physical Location : ILLINOIS/DEKALB  
ANSI Physical Location : ILLINOIS/DEKALB  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
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 |
|-----------|----------|--------------|------|------|------|------|-----------|
| 235.15    | 212.34   | 212.34       | 0.00 | 0.00 | 0.00 | 0.00 | 0.0       |

ILLINOIS  
 DEKALB  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6442  
 Prepared : 7/24/23 11:26 AM CST  
 Crop Year : 2023

Tract 1599 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP  | MPL  | DCP Ag. Rel Activity | SOD  |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00               | 0.00               | 212.34                 | 0.00           | 0.00 | 0.00 | 0.00                 | 0.00 |

DCP Crop Data

| Crop Name    | Base Acres    | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|---------------|-----------------------------|-----------|
| Corn         | 190.40        | 0.00                        | 132       |
| Soybeans     | 20.30         | 0.00                        | 37        |
| <b>TOTAL</b> | <b>210.70</b> | <b>0.00</b>                 |           |

NOTES

|  |
|--|
|  |
|--|

# TOPOGRAPHY MAP



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Maps Provided by  
  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 833.6

Max: 895.2

Range: 61.6

Average: 870.1

Standard Deviation: 9.94 ft

0ft 654ft 1308ft



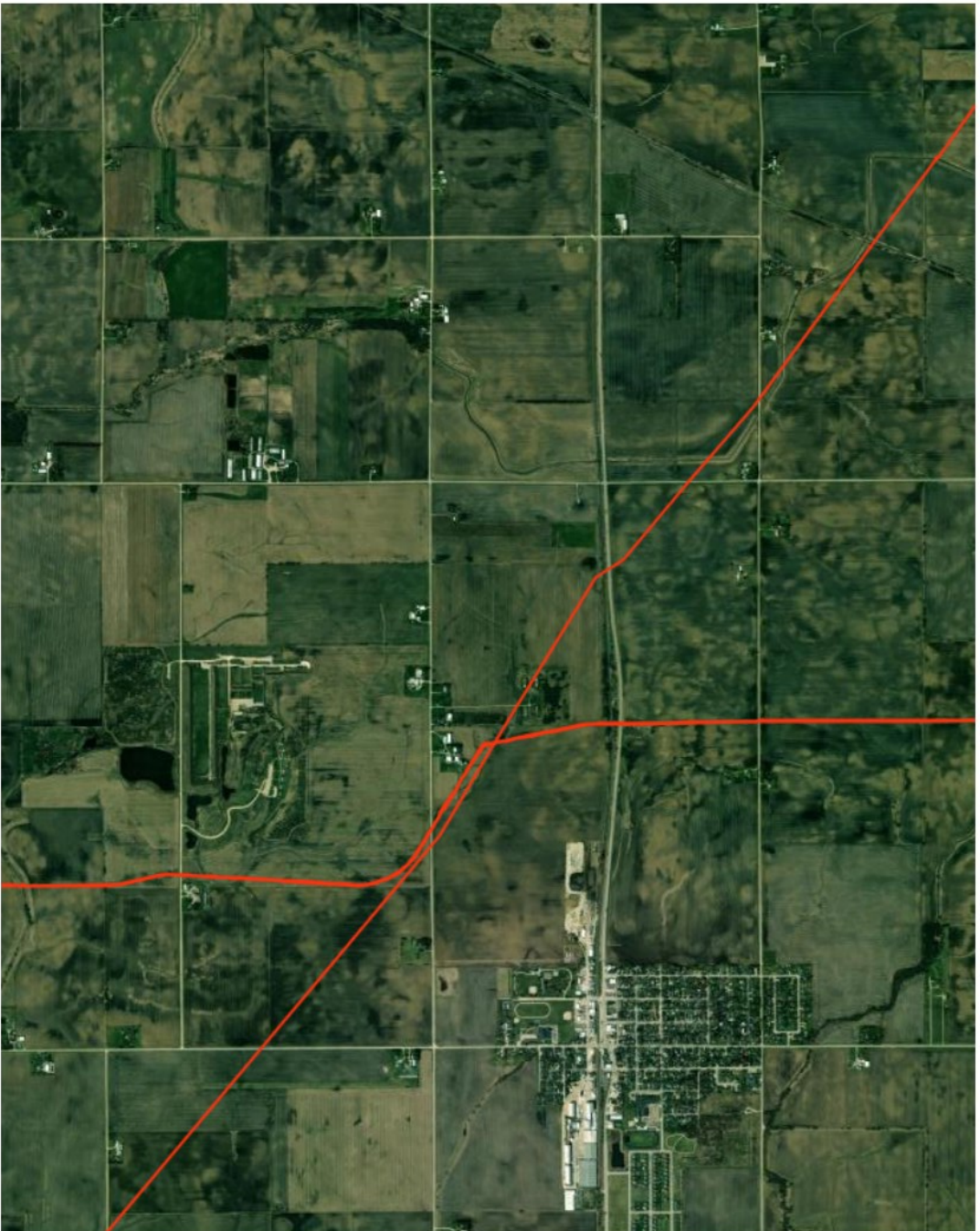
8/1/2023

17-38N-4E  
DeKalb County  
Illinois

Boundary Center: 41.765190, -88.800115

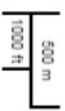
# PIPELINE MAP

## NATIONAL PIPELINE MAPPING SYSTEM



### Legend

-  Gas Transmission Pipelines
-  Hazardous Liquid Pipelines
-  LNG Plants
-  Breakout Tanks



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 [npmms@dot.gov](mailto:npmms@dot.gov).

Projection: Geographic

Datum: NAD83

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