

THE DREXLER FARMS

99± ACRES, DEKALB COUNTY, ILLINOIS



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MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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THE DREXLER FARMS

AERIAL MAP



Lee

Tower Road

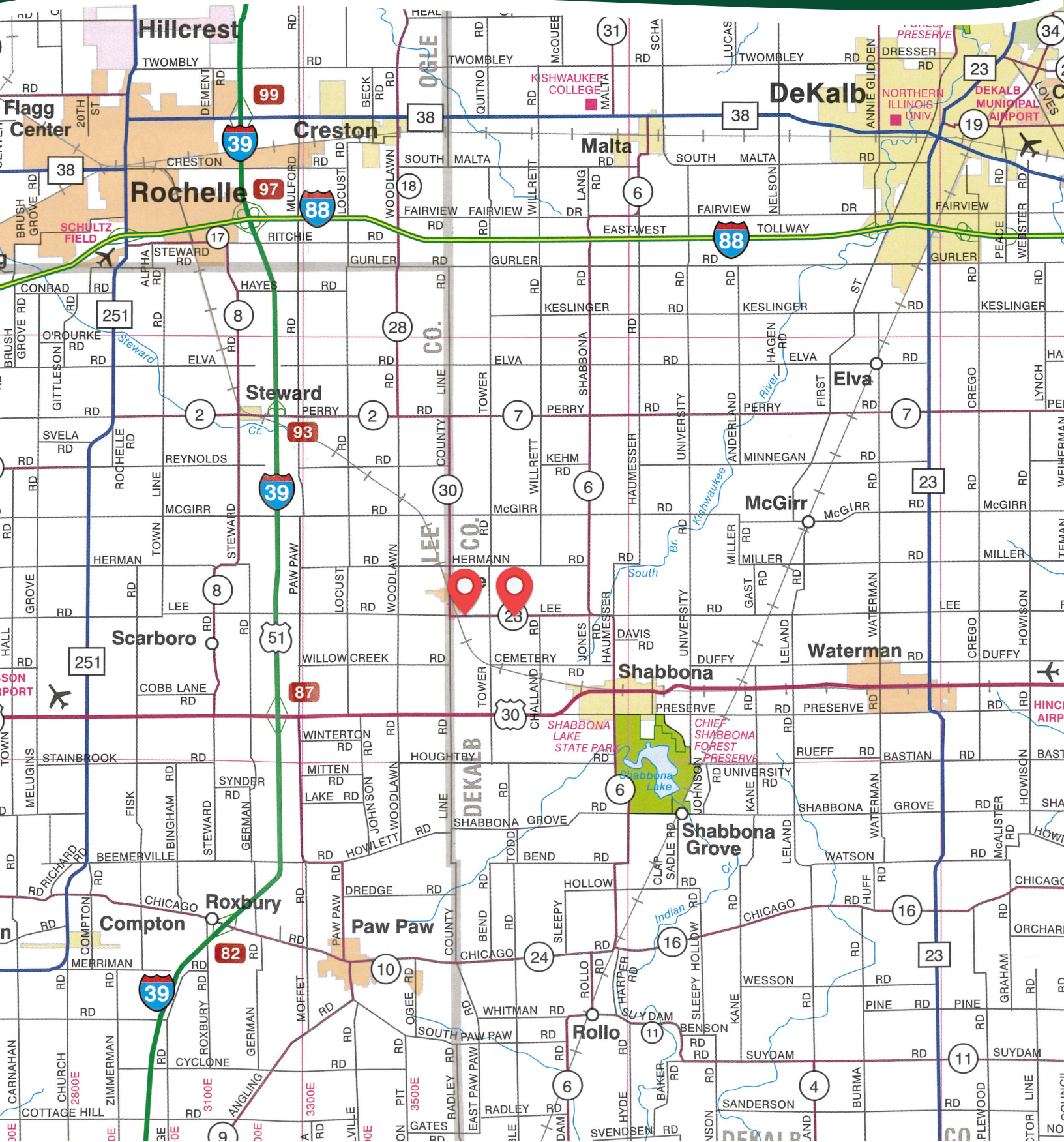
58.28 +/- ac

Lee Road

40.44 +/- ac

THE DREXLER FARMS

HIGHWAY MAP



THE DREXLER FARMS

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 53 miles southwest of Chicago O'Hare International Airport. Nearby cities include: Lee (contiguous to Drexler 58 Farm), Shabbona (2 miles southeast), and DeKalb (10 miles northeast).
FRONTAGE	There is approximately 9/16 mile of road frontage on Lee Road.
MAJOR HIGHWAYS	U.S. Route 30 is 2 miles southeast, Interstate 39/U.S. Route 51 is 3 5/8 miles west, Interstate 88/Illinois Route 110 is 7 1/4 miles north, and Illinois Route 23 is 8 3/8 miles east of the property.
LEGAL DESCRIPTION	A brief legal description indicates the Drexler Farms are located in Part of the Southwest Quarter of Section 5 and Part of the South Half of Section 6, all in Township 38 North – Range 3 East (Shabbona Township), DeKalb County, Illinois.
TOTAL ACRES	There are a total of 98.72 acres, more or less, according to the DeKalb County Assessor.
TILLABLE ACRES	There are approximately 95.59 tillable acres, estimated.
SOIL TYPES	Major soil types found on this farm include Danabrook silt loam and Elpaso silty clay loam.
TOPOGRAPHY	The topography of the subject farm is level to nearly level.
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 \$14,850 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 Drexler Farms.

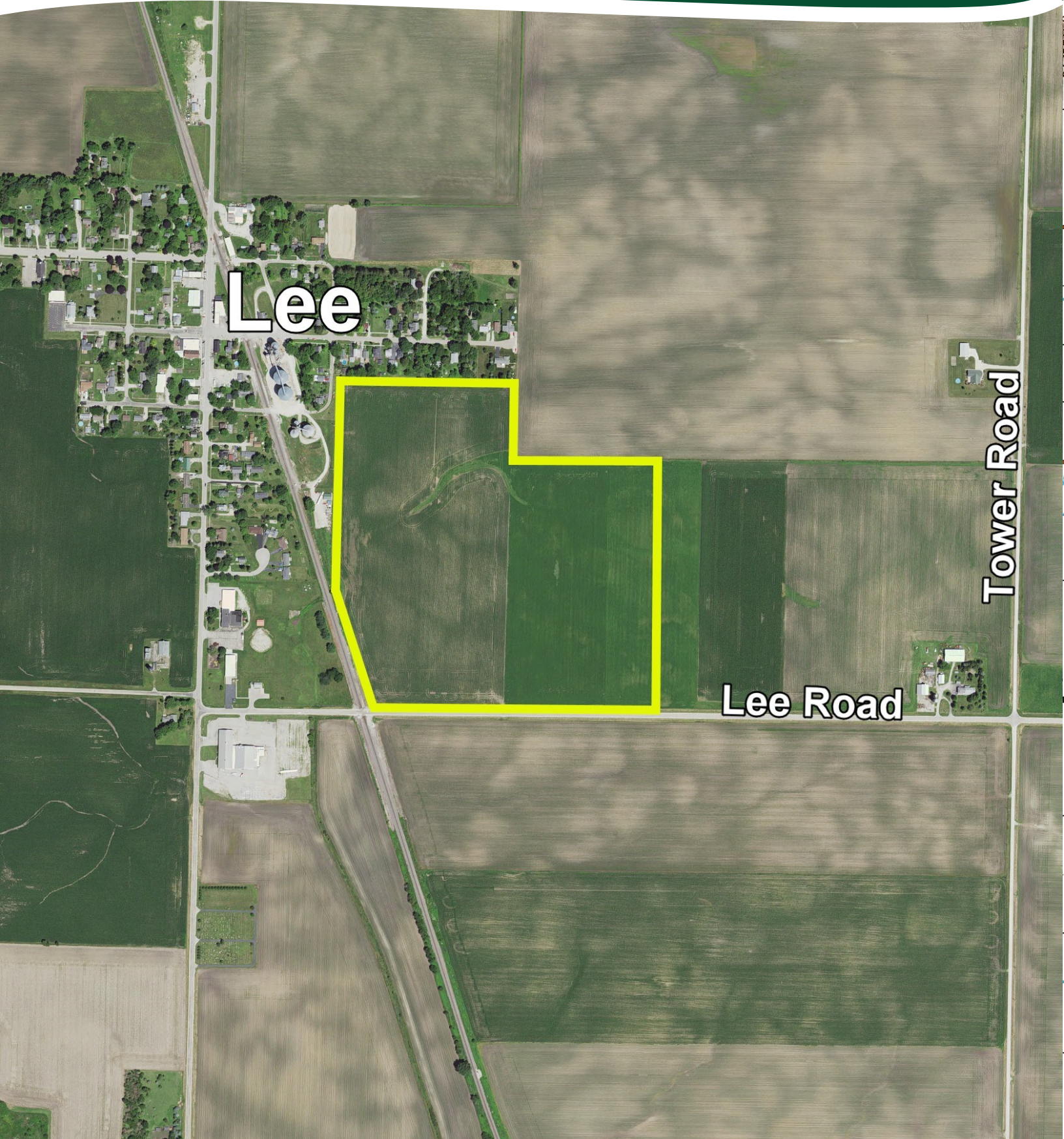
THE DREXLER FARMS

PROPERTY DETAILS

TAXES	The Drexler Farms combined 2022 real estate taxes totaled \$4,854.72. The tax parcel numbers are: #13-05-300-006, #13-06-339-001, #13-06-377-003 & #13-06-400-004. The Drexler 58 Farm totaled \$2,820.30 and the Drexler 40 Farm totaled \$2,034.42.
ZONING	The property is zoned A-1, Agricultural 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 DREXLER 58 FARM

AERIAL MAP



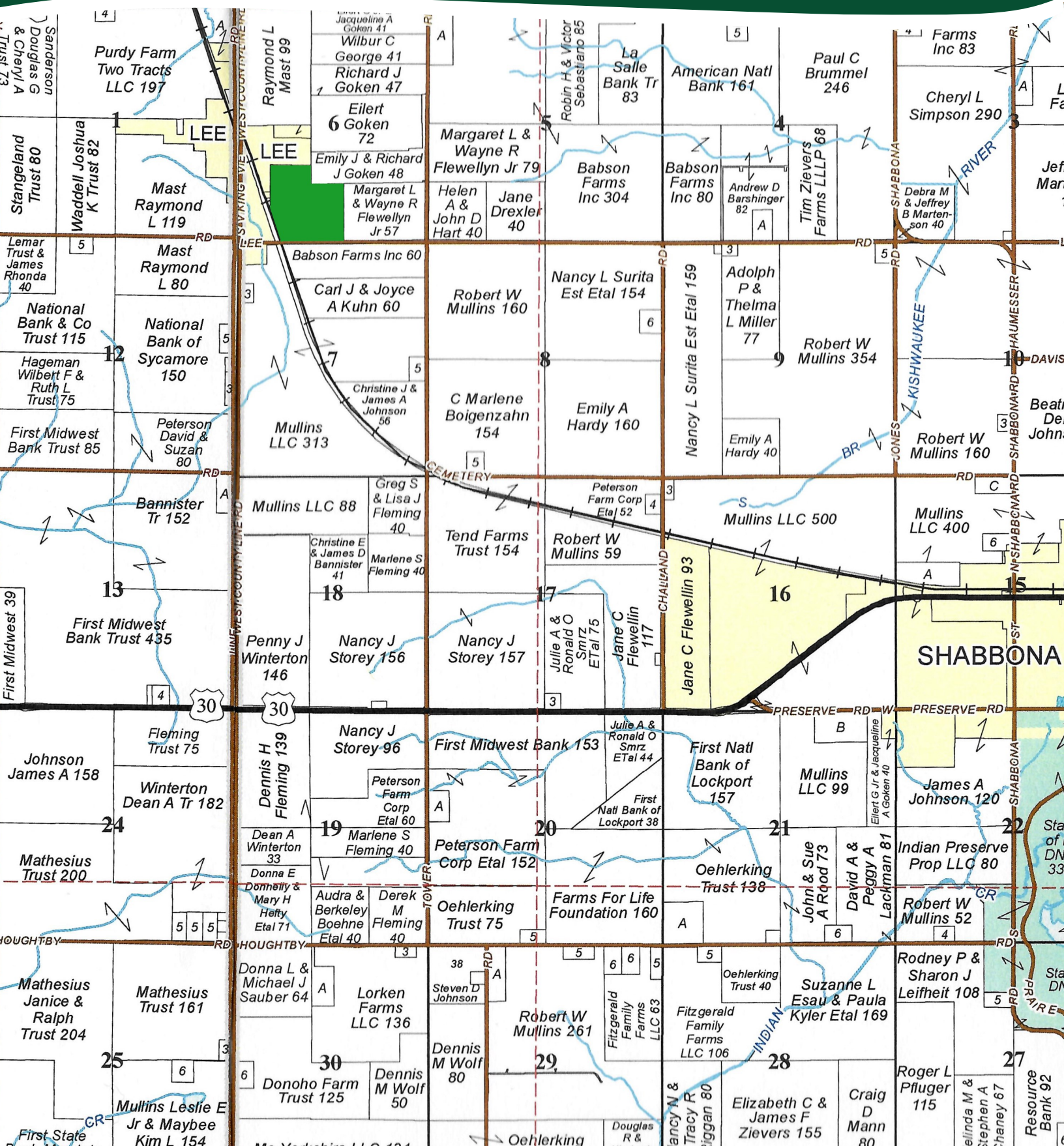
Lee

Tower Road

Lee Road

THE DREXLER 58 FARM

PLAT MAP



THE DREXLER 58 FARM

PROPERTY PHOTOS



THE DREXLER 58 FARM

PROPERTY PHOTOS



THE DREXLER 58 FARM

SOILS INFORMATION

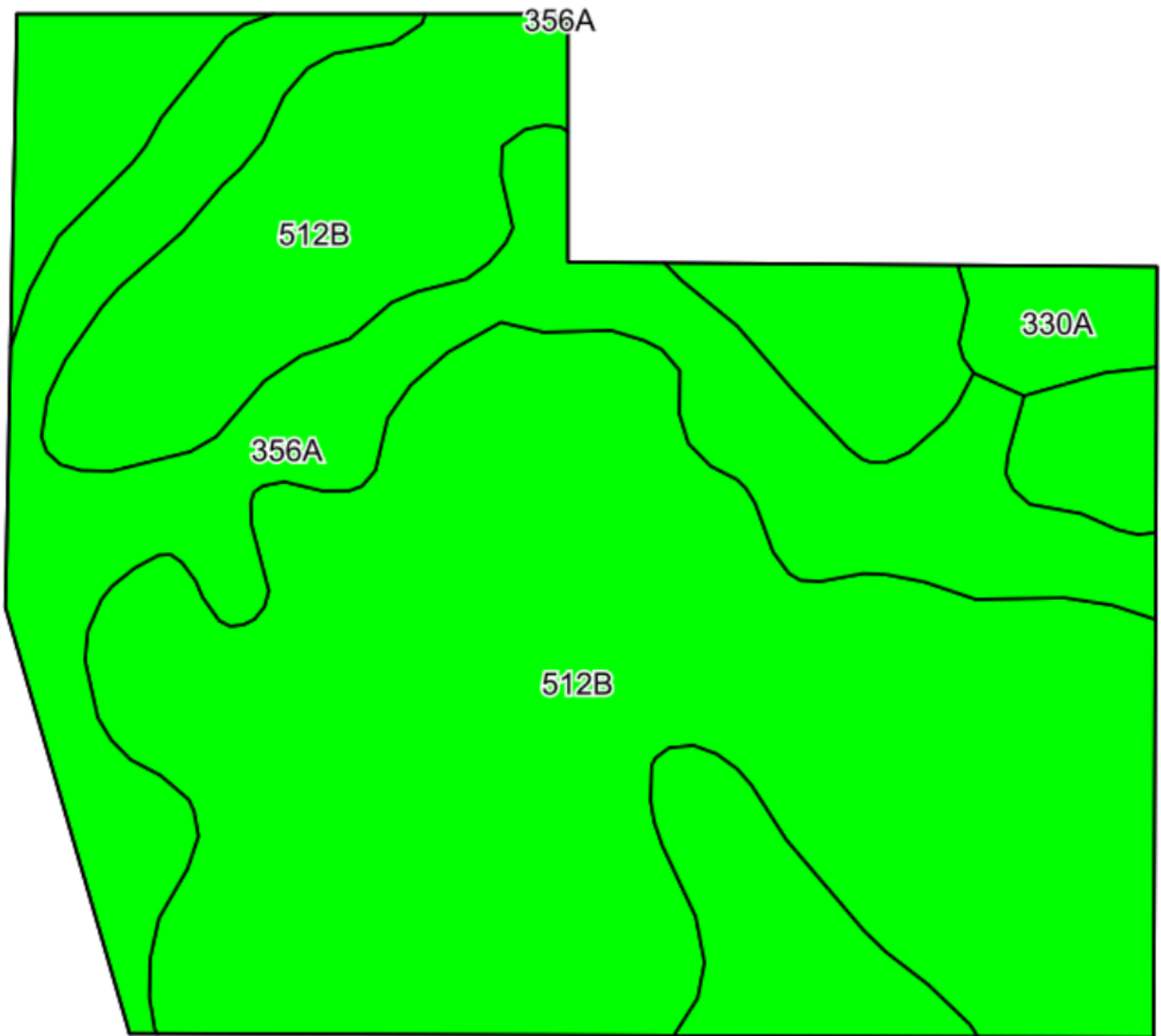
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
512B	Danabrook silt loam	39.83	137
356A	Elpaso silty clay loam	15.76	144
330A	Peotone silty clay loam	0.54	123
WEIGHTED AVERAGE:			138.8

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

THE DREXLER 58 FARM

SOILS MAP



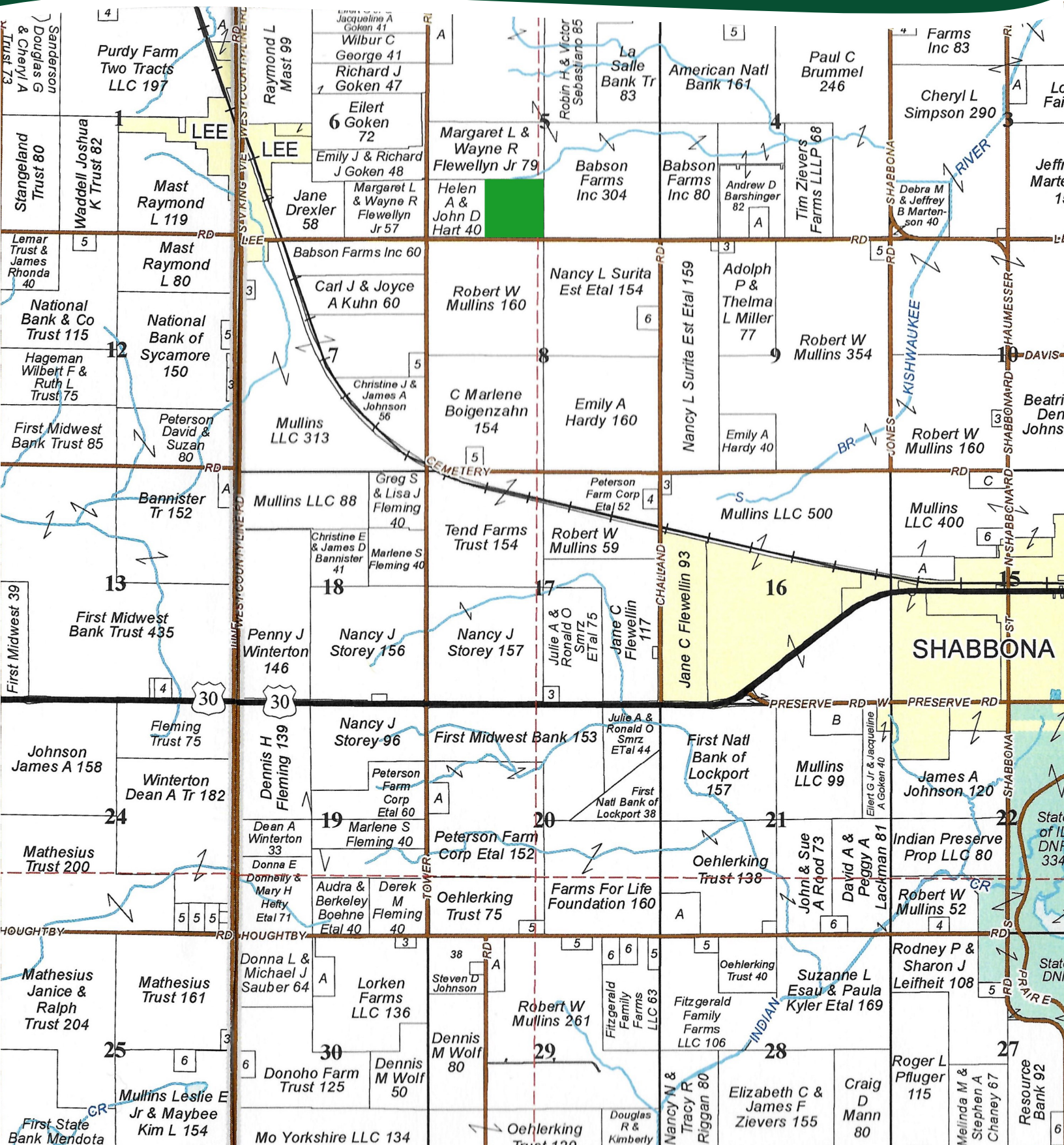
THE DREXLER 40 FARM

AERIAL MAP



THE DREXLER 40 FARM

PLAT MAP



THE DREXLER 40 FARM

PROPERTY PHOTOS



THE DREXLER 40 FARM

PROPERTY PHOTOS



THE DREXLER 40 FARM

SOILS INFORMATION

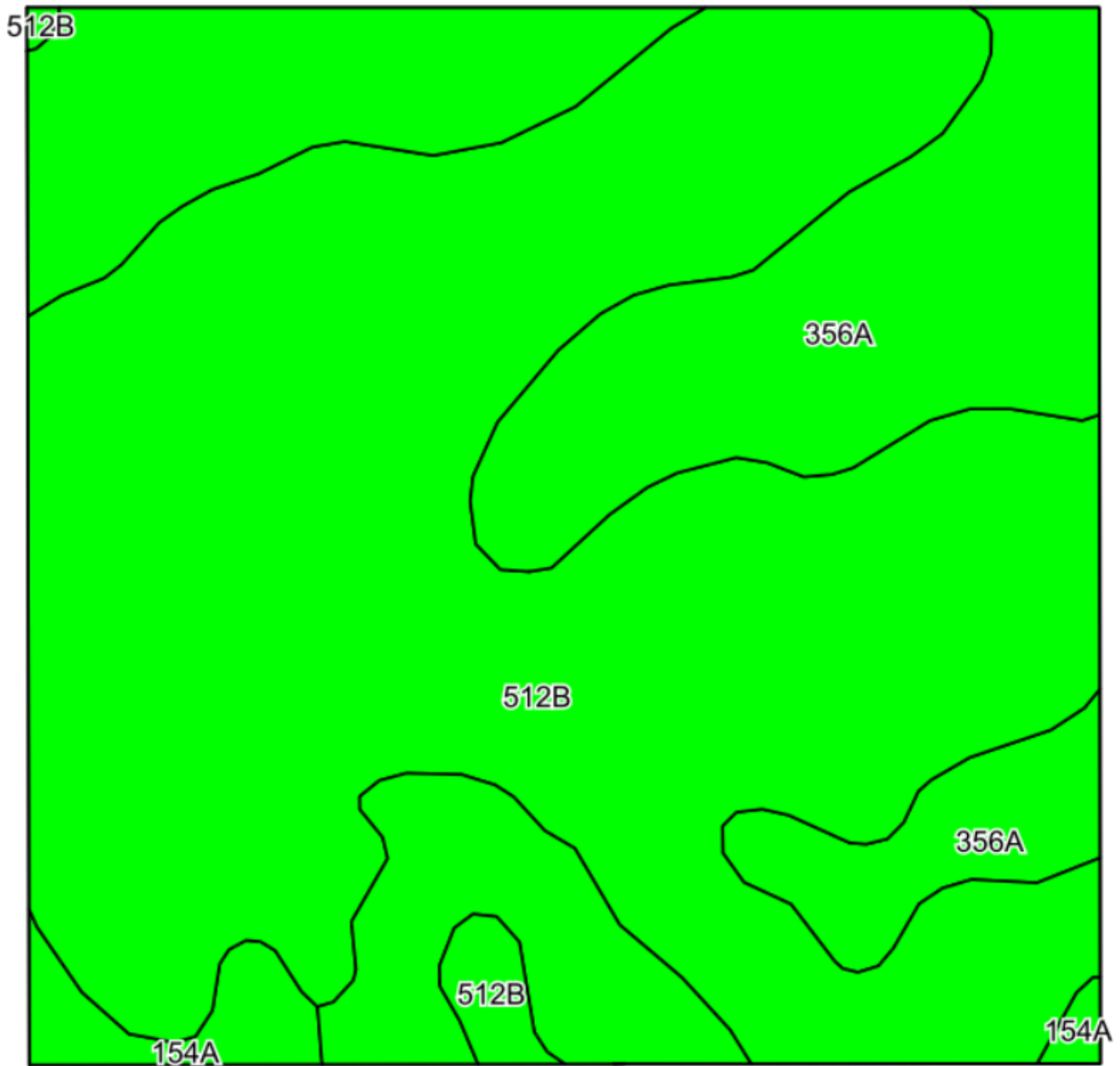
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
512B	Danabrook silt loam	25.68	137
356A	Elpaso silty clay loam	12.81	144
154A	Flanagan silt loam	0.97	144
WEIGHTED AVERAGE:			139.4

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

THE DREXLER 40 FARM

SOILS MAP



THE DREXLER FARMS

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. TOPOGRAPHY MAP

For more information, please visit MGW.us.com

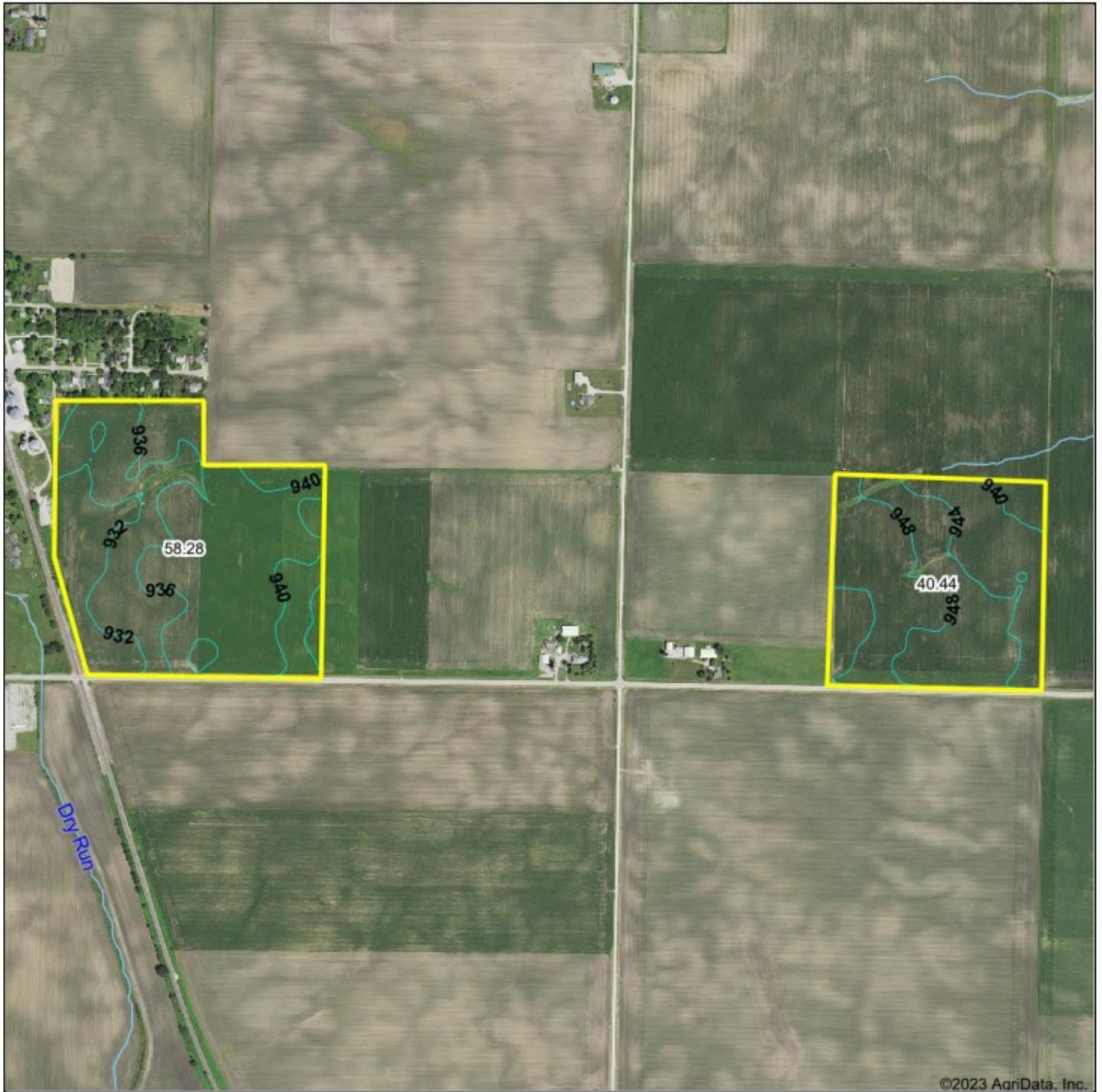
or contact:

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



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TOPOGRAPHY MAP



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Maps Provided by:

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Source: USGS 10 meter dem
Interval(ft): 4.0
Min: 928.4
Max: 954.8
Range: 26.4
Average: 940.4
Standard Deviation: 6.23 ft

0ft 977ft 1955ft



9/18/2023

6-38N-3E
DeKalb County
Illinois

Boundary Center: 41.792161, -88.927521



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