

THE HINCKLEY FARM

155± ACRES, DEKALB COUNTY, ILLINOIS



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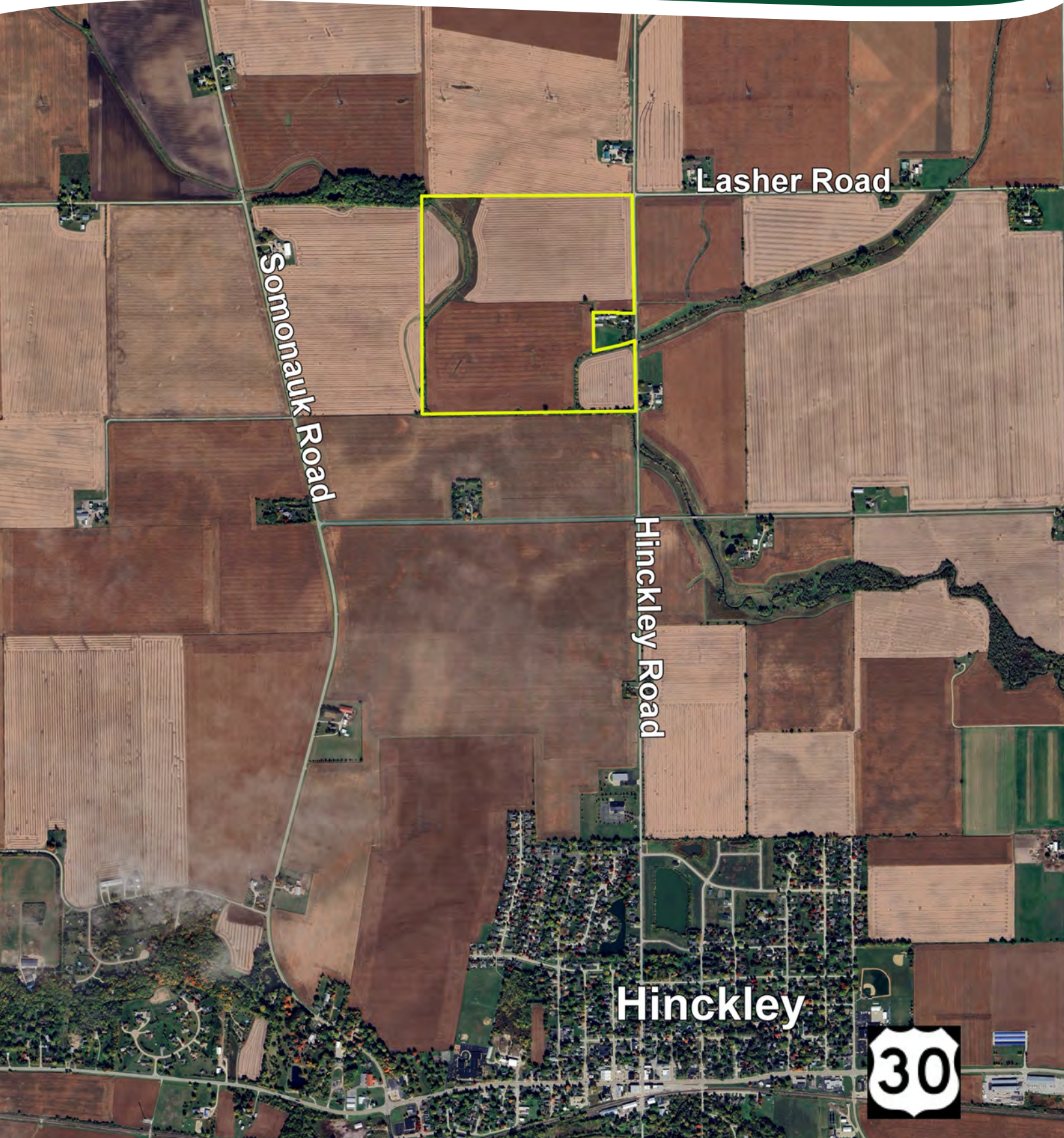
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REAL ESTATE SERVICES

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THE HINCKLEY FARM

AERIAL MAP



Lasher Road

Somonauk Road

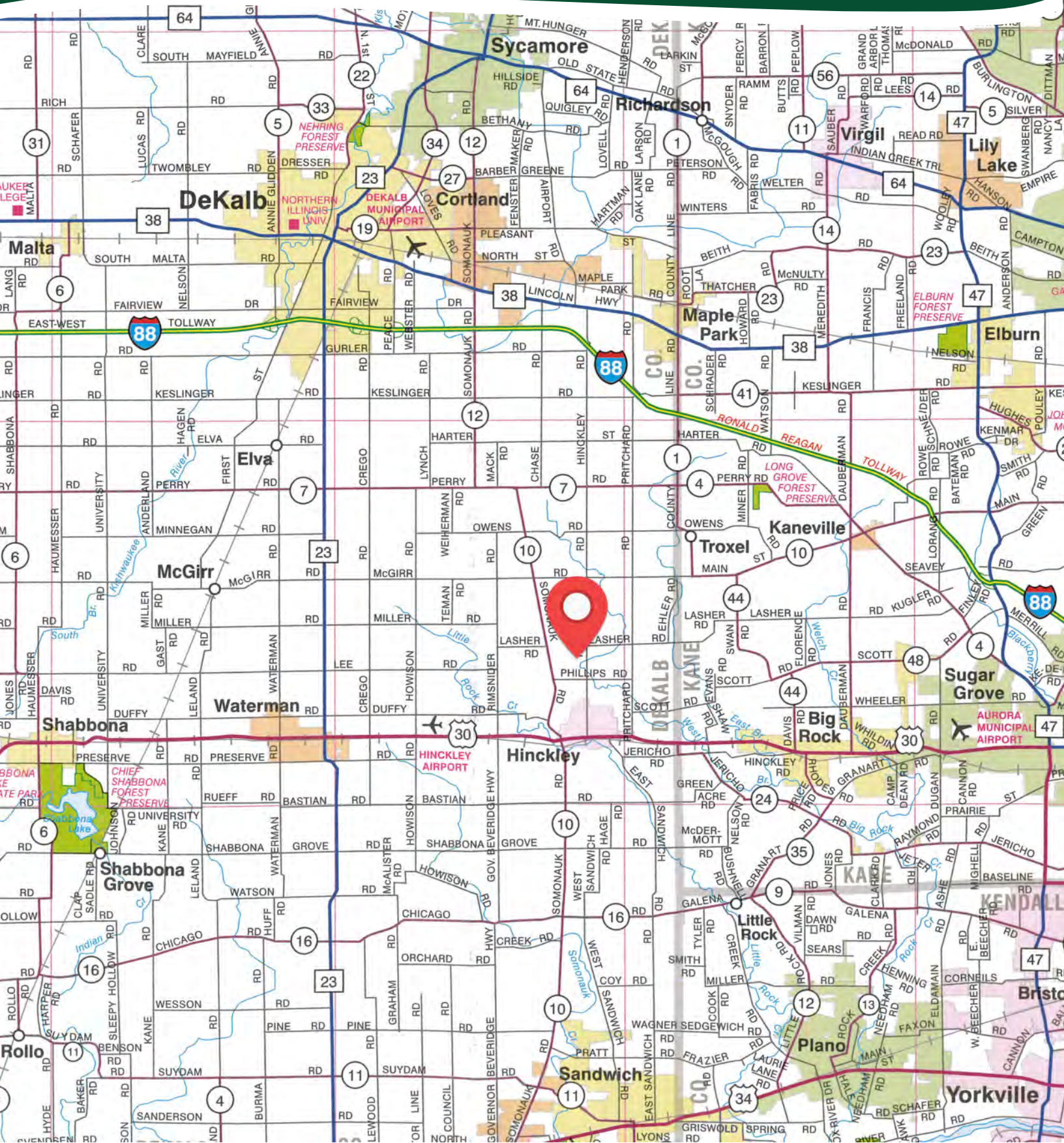
Hinckley Road

Hinckley



THE HINCKLEY FARM

HIGHWAY MAP



THE HINCKLEY FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 40 miles southwest of Chicago O'Hare International Airport. Nearby cities include: Hinckley (7/8 mile south), DeKalb (7 miles northwest), and Sugar Grove (7 3/8 miles east).
FRONTAGE	There is approximately 7/16 mile of road frontage on Hinckley Road.
MAJOR HIGHWAYS	U.S. Route 30 is 1 1/2 miles south, Illinois Route 23 is 5 3/8 miles west, and Interstate 88 is 5 1/2 miles northeast of the property.
LEGAL DESCRIPTION	A brief legal description indicates the Hinckley Farm is located in Part of the Southeast Quarter of Section 3, Township 38 North – Range 5 East (Squaw Grove Township), DeKalb County, Illinois.
TOTAL ACRES	There are a total of 154.8 acres, more or less, according to the DeKalb County Assessor.
TILLABLE ACRES	There are approximately 146.26 tillable acres according to the DeKalb County FSA, of which 8.90 acres are currently enrolled in CRP, with an annual contract payment of \$1,949 through 9/30/2029.
SOIL TYPES	Major soil types found on this farm include Catlin silt loam and Drummer 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 \$14,300 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 Hinckley Farm.

THE HINCKLEY FARM

PROPERTY DETAILS

TAXES	The 2022 real estate taxes totaled \$7,479.54. The tax parcel number is #15-03-400-004.
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 HINCKLEY FARM

PROPERTY PHOTOS



THE HINCKLEY FARM

PROPERTY PHOTOS



THE HINCKLEY FARM

SOILS INFORMATION

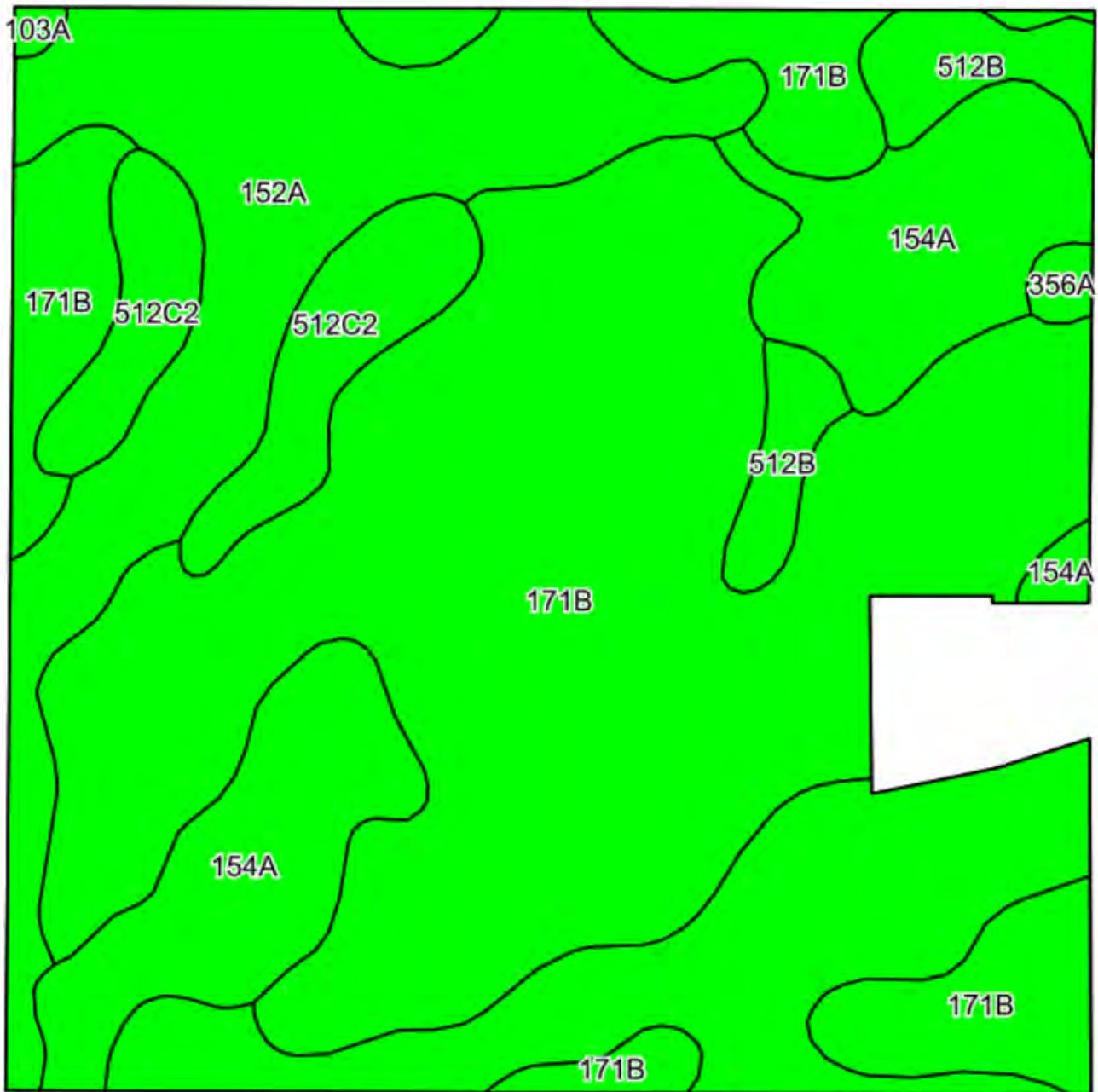
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
171B	Catlin silt loam	77.81	137
152A	Drummer silty clay loam	35.83	144
154A	Flanagan silt loam	19.07	144
512C2	Danabrook silt loam	8.43	128
512B	Danabrook silt loam	4.61	137
356A	Elpaso silty clay loam	0.45	144
103A	Houghton muck	0.06	130
WEIGHTED AVERAGE:			139.1

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

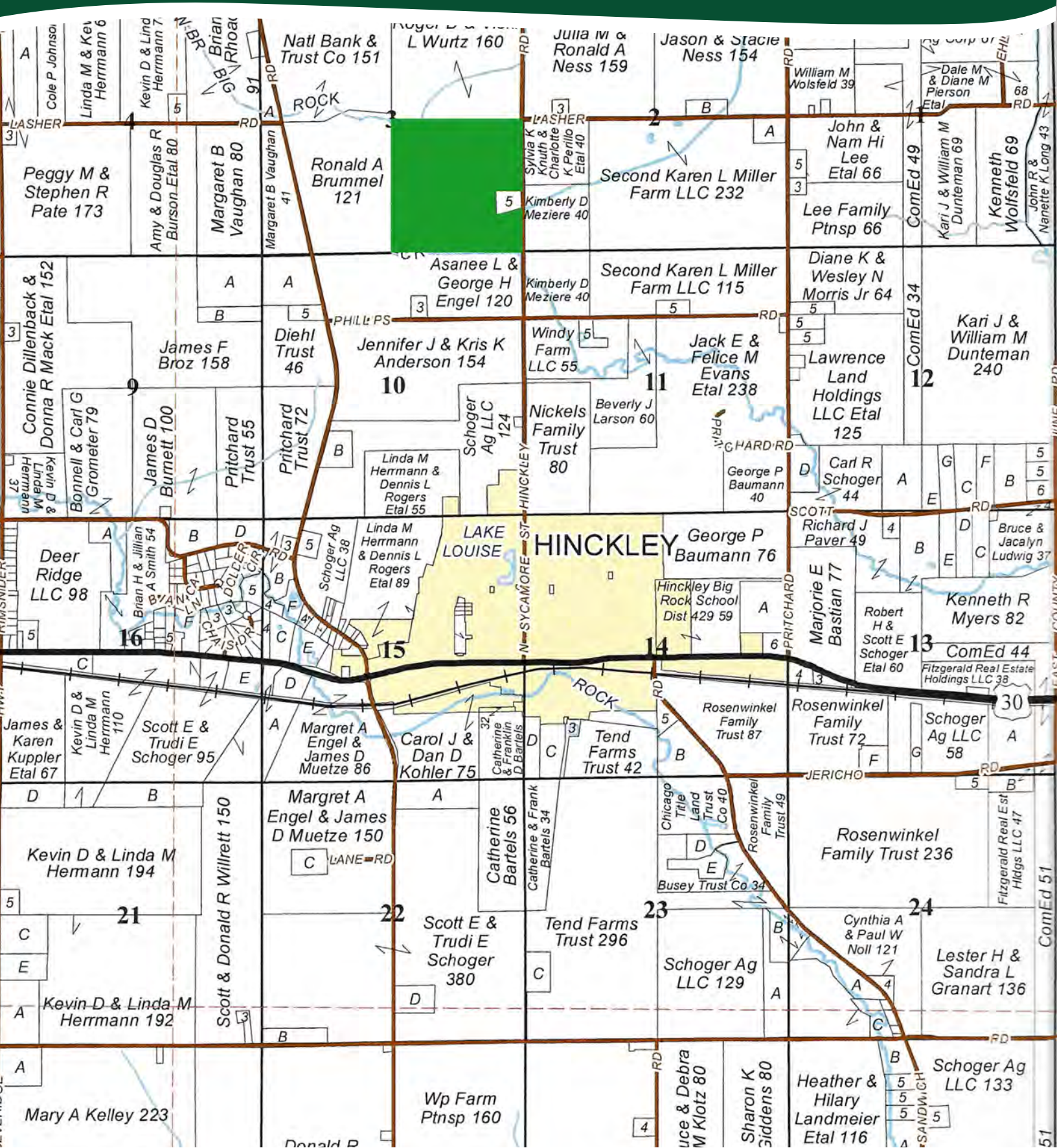
THE HINCKLEY FARM

SOILS MAP



THE HINCKLEY FARM

PLAT MAP



THE HINCKLEY 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
5. PLAT OF SURVEY (4.02.D.2)

For more information, please visit MGW.us.com

or contact:

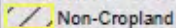
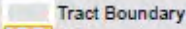
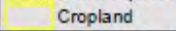

Mark Mommsen (815) 901-4269 | Mark.Mommsen@mgw.us.com






MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

PRIOR TO RECONSTITUTION



Common Land Unit		Tract Boundary
	Non-Cropland	
	Cropland	
		CRP

Wetland Determination Identifiers

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

Tract Cropland Total: 184.91 acres

2023 Program Year

Map Created May 09, 2023

Farm 1401
Tract 1832

IL037_T1832

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

ILLINOIS

DEKALB

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1401

Prepared : 10/3/23 12:15 PM CST

Crop Year : 2024

Operator Name :
CRP Contract Number(s) : 11462A
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
193.58	184.91	184.91	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	176.01		0.00		8.90	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	92.20	0.00	155	
Soybeans	83.80	0.00	50	0
TOTAL	176.00	0.00		

NOTES

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Tract Number : 1832

Description : SEC. 2 & 3 SQUAW GROVE TWP. MAP N10/1
 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 :
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
193.58	184.91	184.91	0.00	0.00	0.00	0.00	0.0

PRIOR TO RECONSTITUTION

ILLINOIS
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1401
Prepared : 10/3/23 12:15 PM CST
Crop Year : 2024

Tract 1832 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	176.01	0.00	8.90	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	92.20	0.00	155
Soybeans	83.80	0.00	50
TOTAL	176.00	0.00	

NOTES

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TOPOGRAPHY MAP



©2023 AgriData, Inc.



Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 741.9
Max: 772.7
Range: 30.8
Average: 757.6
Standard Deviation: 6.66 ft

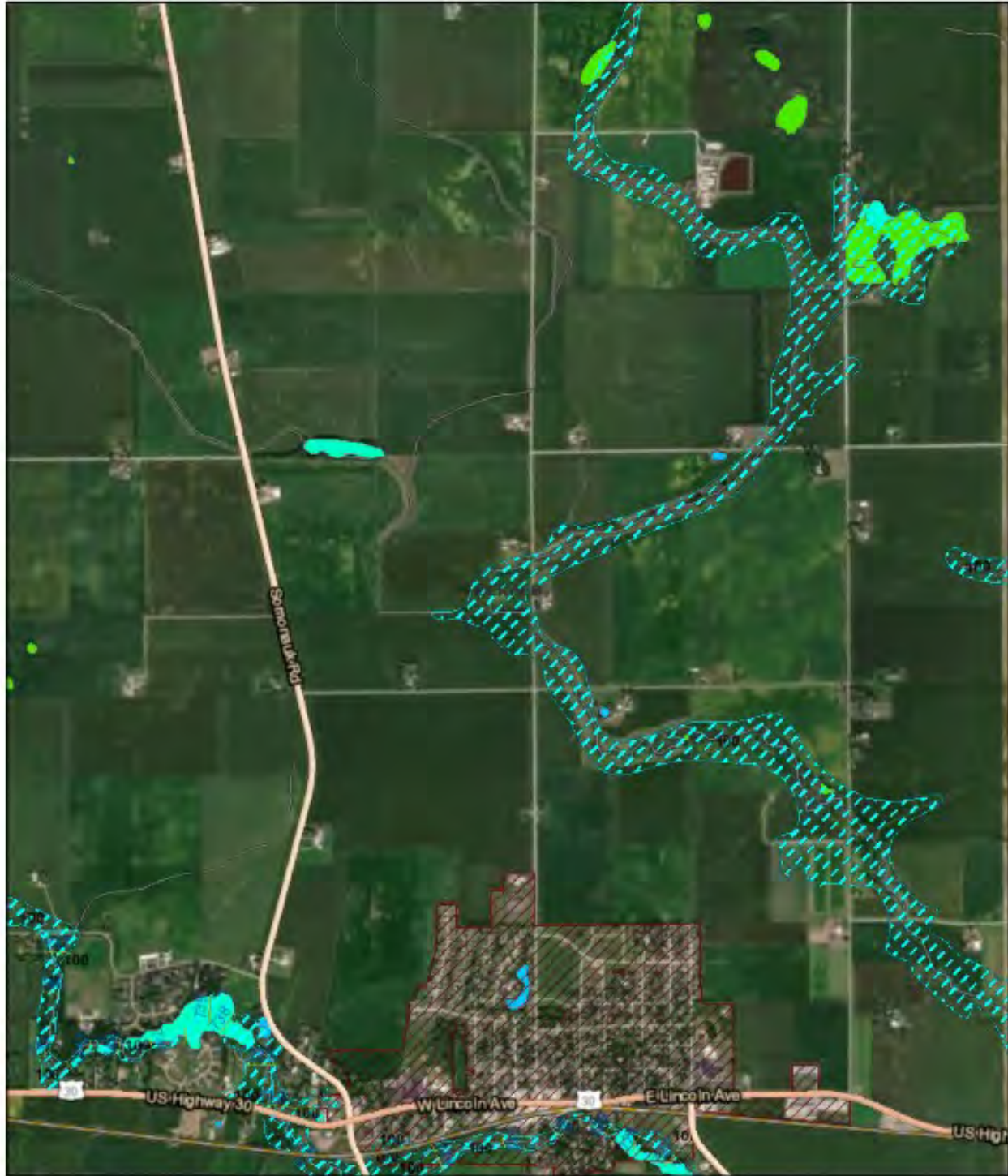


10/3/2023

3-38N-5E
DeKalb County
Illinois

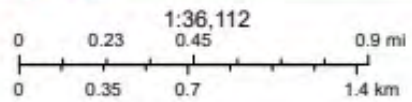
Boundary Center: 41.795138, -88.646048

WETLANDS & FLOODPLAIN MAP



October 3, 2023

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



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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

62782

FILED FOR RECORD
DEKALB COUNTY, IL.

97015395

97015395

97 DEC 15 PM 12:35

PLAT AND CERTIFICATE OF SURVEY

Shawn R. VanKamper
DEKALB COUNTY, ILLINOIS

PARCEL ONE:
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID SECTION, 864.55 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTHERLY, ALONG SAID EAST LINE, 334.44 FEET; THENCE WESTERLY, AT RIGHT ANGLE TO SAID EAST LINE, 1864.0 FEET; THENCE SOUTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLEL WITH SAID EAST LINE, 409.30 FEET; THENCE NORTHEASTERLY, AT AN ANGLE OF 71°32'57", MEASURED CLOCKWISE FROM SAID PARALLEL LINE, 245.98 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES, ALL IN SQUAW GROVE TOWNSHIP, DEKALB COUNTY, ILLINOIS.

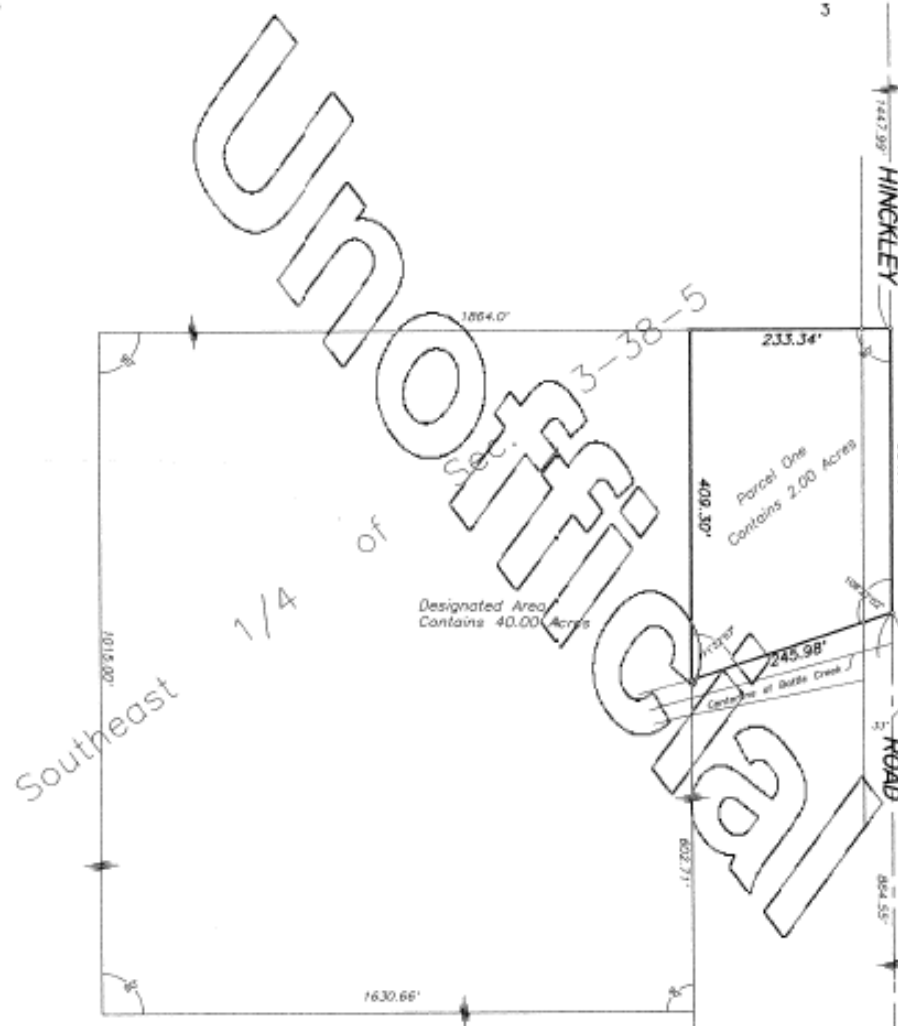
DESIGNATED PARCEL:
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID SECTION, 864.55 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTHERLY, ALONG SAID EAST LINE, 334.44 FEET; THENCE WESTERLY, AT RIGHT ANGLE TO SAID EAST LINE, 1864.0 FEET; THENCE SOUTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLEL WITH SAID EAST LINE, 1015.0 FEET; THENCE EASTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 1630.66 FEET; THENCE NORTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLEL WITH SAID EAST LINE, 602.71 FEET; THENCE NORTHEASTERLY, AT AN ANGLE OF 108°27'02", MEASURED COUNTERCLOCKWISE FROM SAID PARALLEL LINE, 245.98 FEET TO THE POINT OF BEGINNING, CONTAINING 40.00 ACRES, ALL IN SQUAW GROVE TOWNSHIP, DEKALB COUNTY, ILLINOIS.

Scale 1" = 100'

97015395

97015395

---LEGEND---
• Boundary of property surveyed
o Indicators found survey marker
+ Indicators set survey marker
--- Indicates fence line



APPROVED FOR SECTION 4.02.0.2 OF THE DEKALB COUNTY ZONING ORDINANCE THIS DIVISION OF A TWO-ACRE PARCEL (PARCEL ONE) CONTAINING A HALF-ACRE CONSTRUCTED PRIOR TO AUGUST 15, 1979, FROM A 40-ACRE PARCEL (DESIGNATED AREA) DIVIDED FROM A 160-ACRE TRACT. THE REMAINING 38 ACRES OF THE "DESIGNATED AREA" ARE NOT BOUNDABLE FOR FUTURE RESIDENCES.
Shawn R. VanKamper
DEKALB CO. PLAT OFFICER
12-11-77

OWNER: Donald E. Henning
Mary L. Henning

STATE OF ILLINOIS }
COUNTY OF DEKALB }
THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREON SHOWN AND DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF. WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS 21ST DAY OF OCTOBER, 1997.

Shawn R. VanKamper
SHAWN R. VANKAMPER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710

Plat Book "Z"
PAGE 292

Prepared by:
William E. Hanna Surveyors
508 Pine Street
DeKalb, Illinois 60115
(815) 756-2189
Fax 748-2532

FOR: SYLVIA KNUTH
JOB NO. WES 6273

Revised November 7th, 1997



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