

THE MALTA ROAD FARM

187[±] ACRES, DEKALB COUNTY, ILLINOIS



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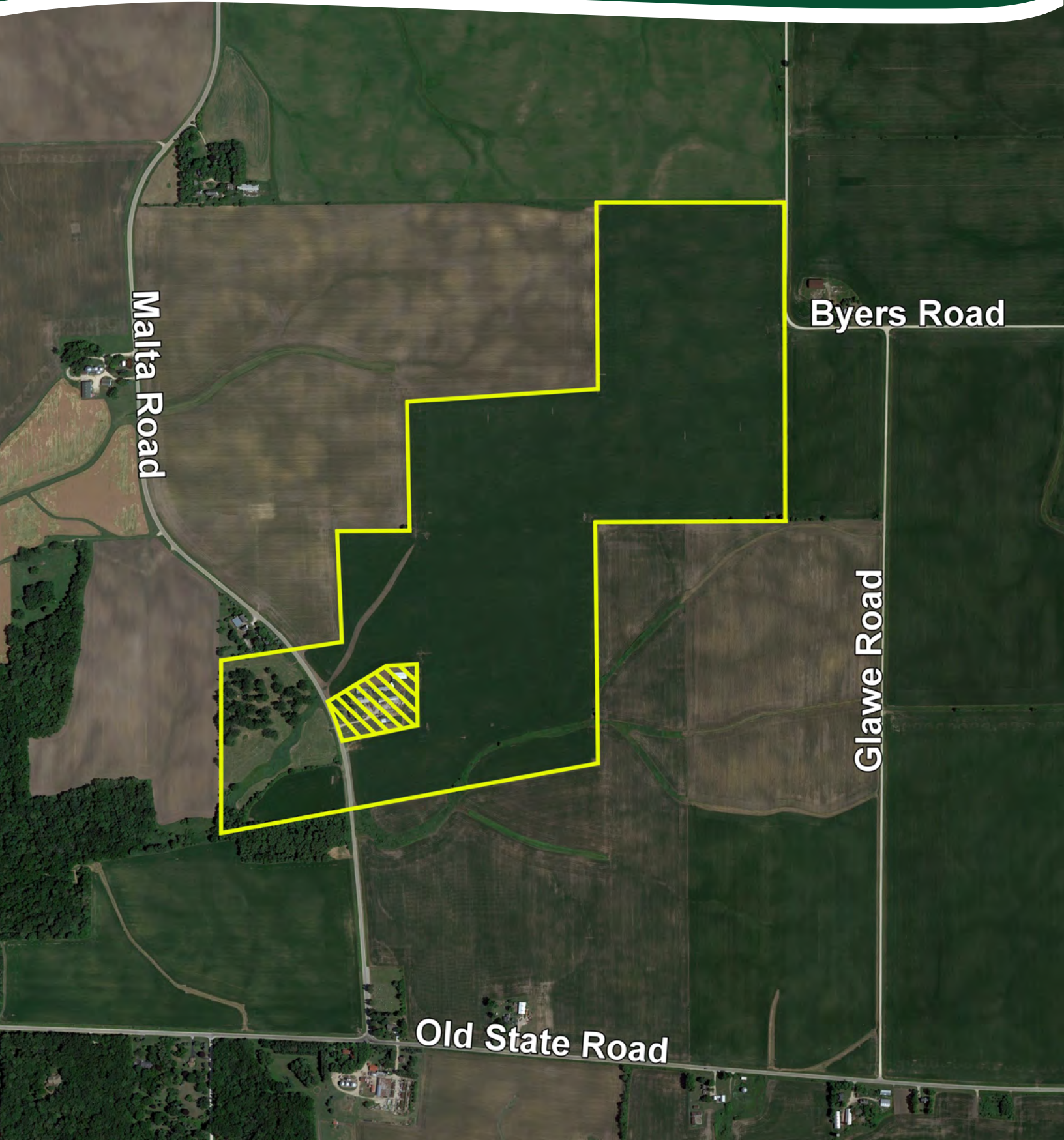
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

THE MALTA ROAD FARM

AERIAL MAP



Malta Road

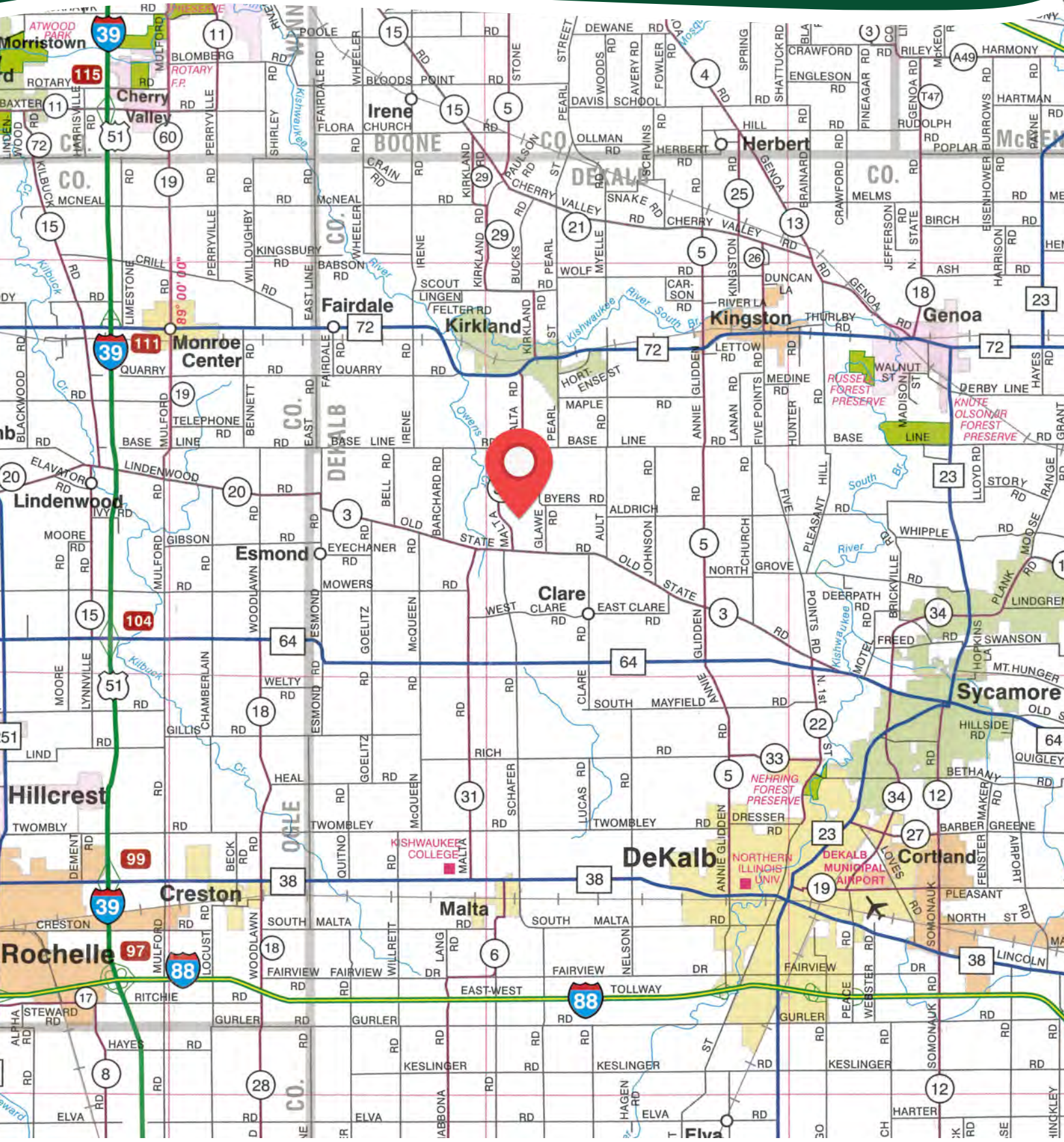
Byers Road

Glawe Road

Old State Road

THE MALTA ROAD FARM

HIGHWAY MAP



THE MALTA ROAD FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 48 miles west of Chicago O'Hare International Airport. Nearby cities include: Kirkland (2 miles north), DeKalb (6 7/8 miles southeast), and Sycamore (8 1/2 miles east).
FRONTAGE	There is approximately 3/16 mile of road frontage on Byers Road and 1/4 mile on Malta Road.
MAJOR HIGHWAYS	Illinois Route 72 is 2 1/2 miles north, Illinois Route 64 is 2 5/8 miles south, Interstate 39/ US Route 51 is 8 miles west, and Illinois Route 23 is 8 1/2 miles east of the property.
LEGAL DESCRIPTION	A brief legal description indicates the Malta Road Farm is located in Part of Section 11, Township 41 North – Range 3 East (South Grove Township), DeKalb County, Illinois.
TOTAL ACRES	There are a total of 186.67 acres, more or less, according to the DeKalb County Assessor.
TILLABLE ACRES	There are approximately 166 tillable acres, estimated.
SOIL TYPES	Major soil types found on this farm include Octagon silt loam, Flanagan silt loam, and Wingate silt 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 \$13,450 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 Malta Road Farm.

THE MALTA ROAD FARM

PROPERTY DETAILS

TAXES	The 2022 real estate taxes totaled \$7,337.16. The tax parcel numbers are: #04-11-200-003, #04-11-300-009 & #04-11-400-006.
ZONING	The property is zoned A-1, Agricultural.
COMMENTS	<p>Seller is seeking a 2024 closing.</p> <p>The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Josh Waddell at Martin, Goodrich & Waddell, Inc. at 815-751-0439.</p>

THE MALTA ROAD FARM

PROPERTY PHOTOS



THE MALTA ROAD FARM

PROPERTY PHOTOS



THE MALTA ROAD FARM

SOILS INFORMATION

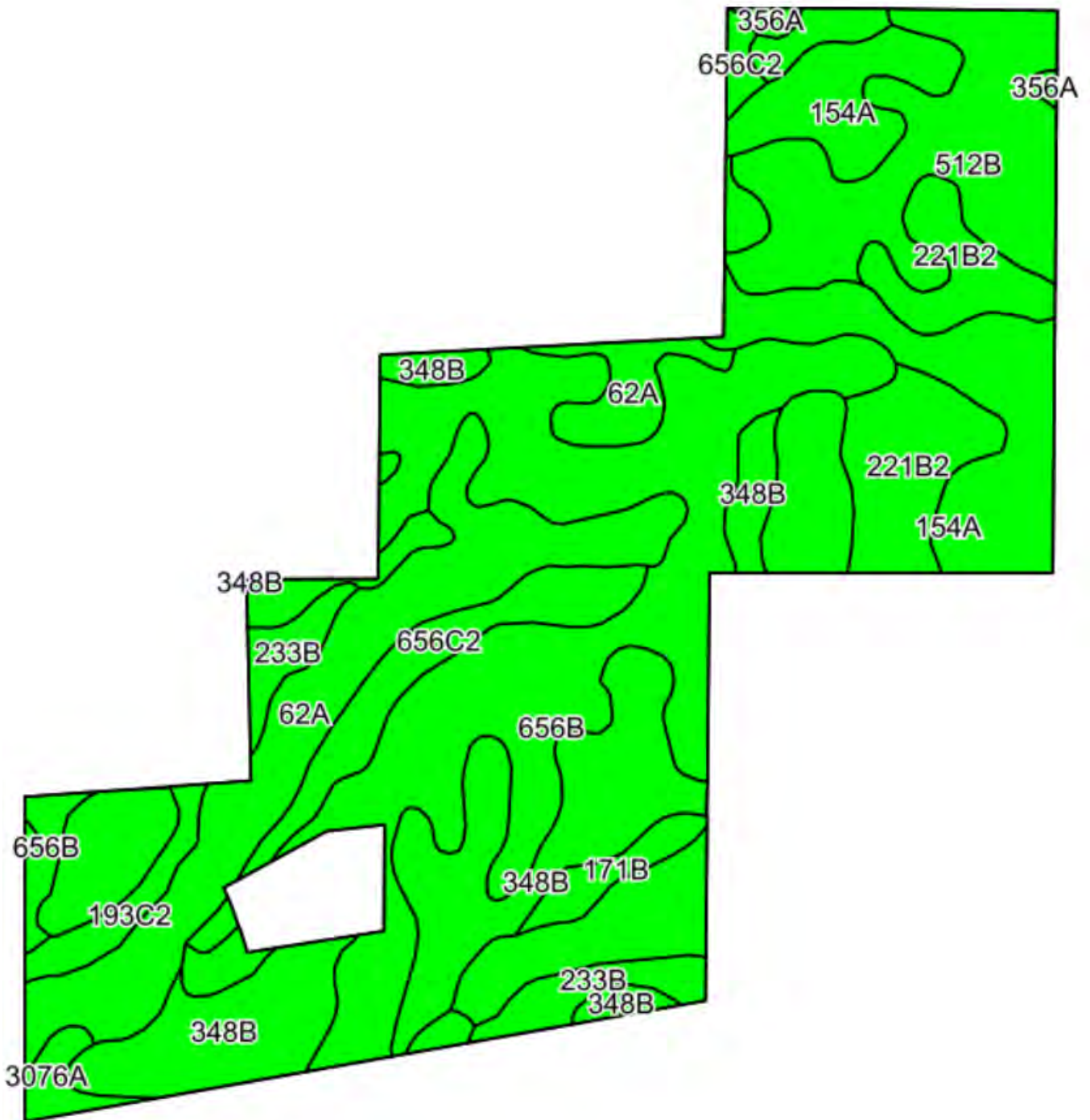
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
656B	Octagon silt loam	41.00	117
154A	Flanagan silt loam	28.67	144
348B	Wingate silt loam	26.79	120
512B	Danabrook silt loam	18.81	137
62A	Herbert silt loam	17.20	131
221B2	Parr silt loam	12.76	113
656C2	Octagon silt loam	7.77	112
233B	Birkbeck silt loam	5.09	121
193C2	Mayville silt loam	2.40	102
171B	Catlin silt loam	2.30	137
221C2	Parr silt loam	1.79	111
356A	Elpaso silty clay loam	0.87	144
3076A	Otter silt loam	0.55	139
WEIGHTED AVERAGE:			125.7

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

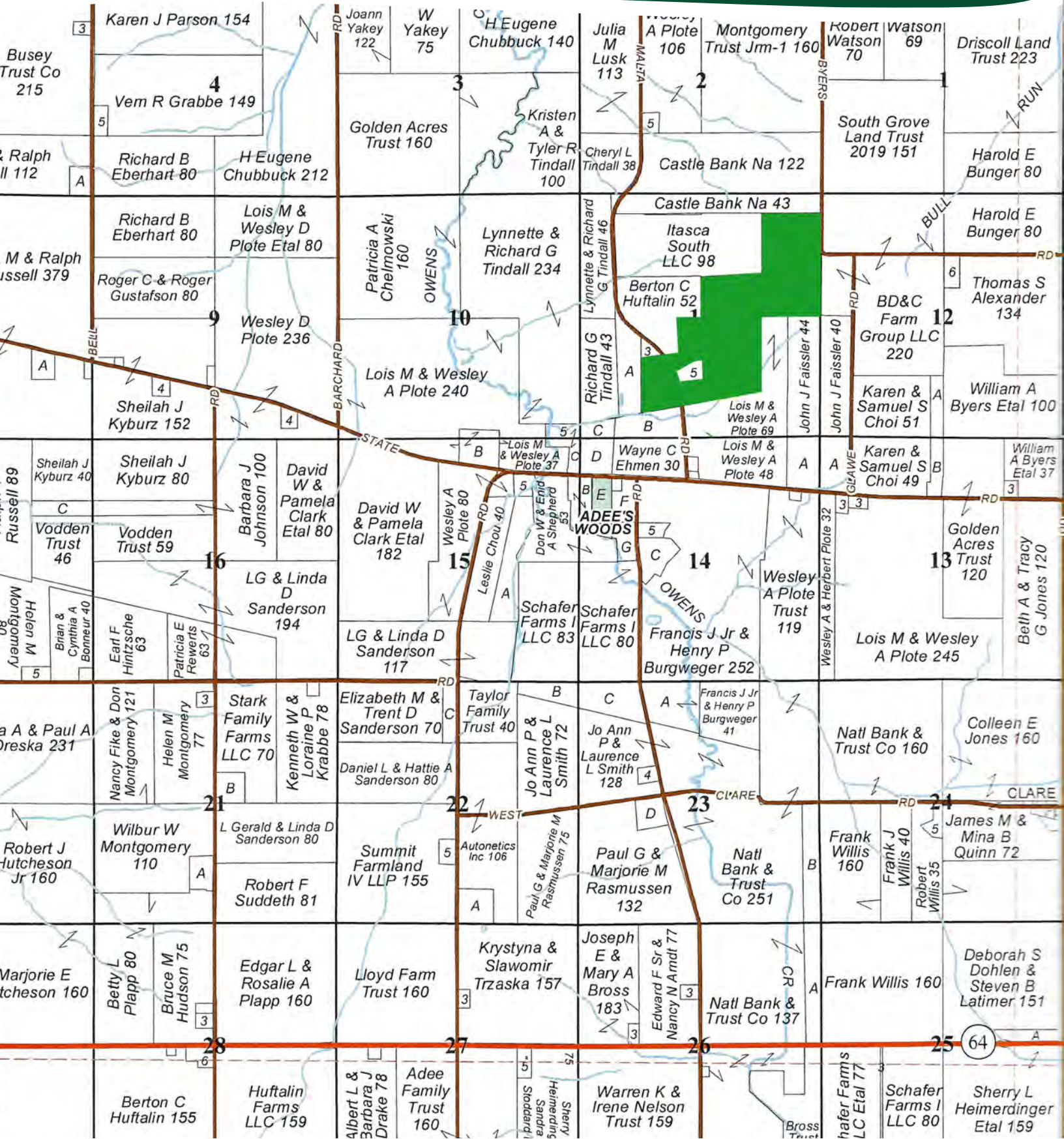
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SOILS MAP



THE MALTA ROAD FARM

PLAT MAP



THE MALTA ROAD FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. RECORDED 4.02.D.2 PLAT

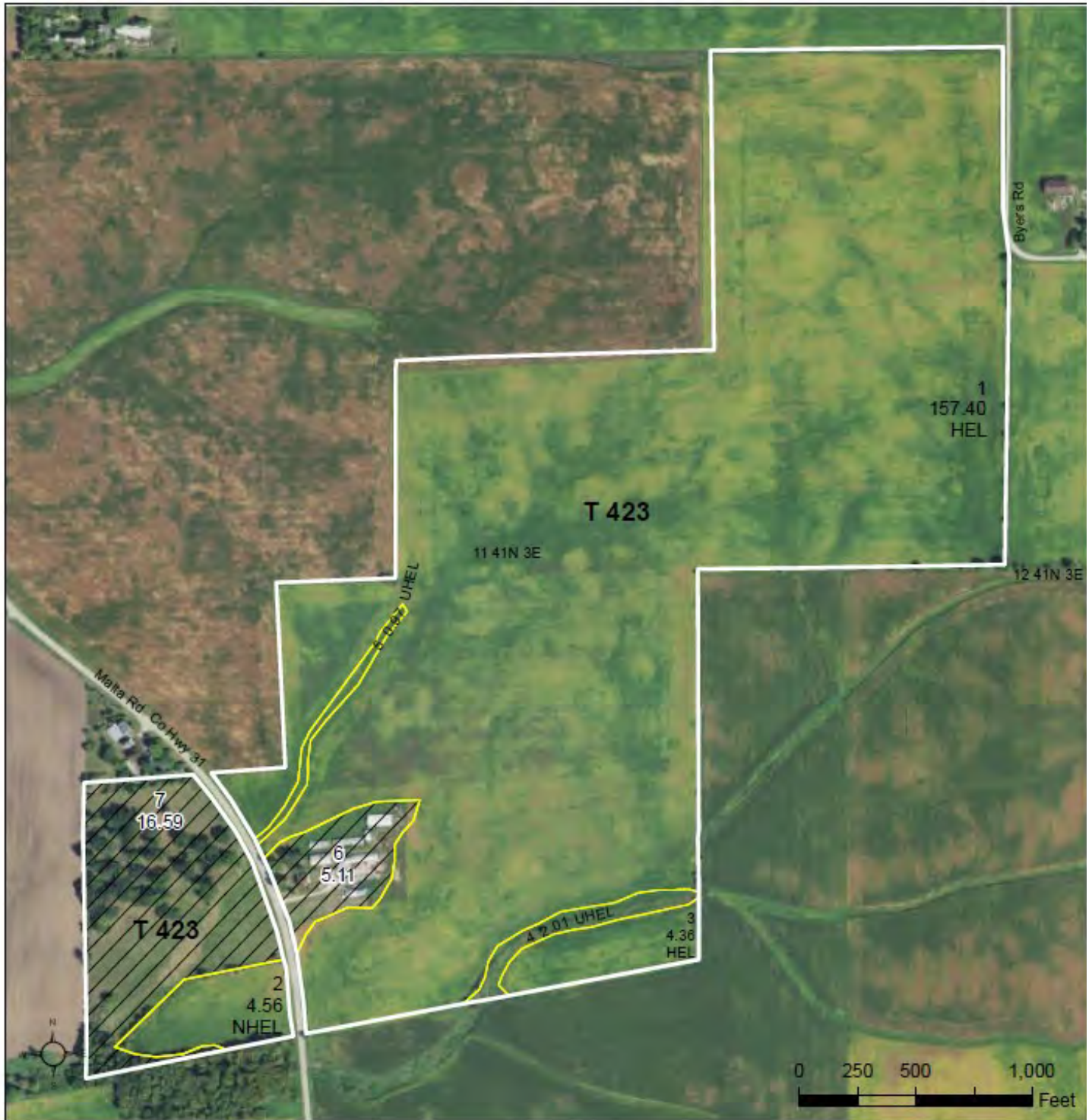
For more information, please visit MGW.us.com

or contact:

Josh Waddell (815) 751-0439 | Josh.Waddell@mgw.us.com



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Common Land Unit Tract Boundary

Non-Cropland

Cropland

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

Tract Cropland Total: 169.30 acres

2023 Program Year
Map Created May 09, 2023

Farm 7363
Tract 423

IL037_T423

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ILLINOIS
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 7363
Prepared : 9/20/23 9:15 AM CST
Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-037-2015-14
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
191.00	169.30	169.30	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	169.30	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	4.80	0.00	55	
Corn	108.80	0.00	172	
Soybeans	51.30	0.00	49	0
TOTAL	164.90	0.00		

NOTES

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Tract Number : 423

Description : SEC 11 SOUTH GROVE
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 : Tract contains a wetland or farmed wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
191.00	169.30	169.30	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 : 7363
Prepared : 9/20/23 9:15 AM CST
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Tract 423 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	169.30	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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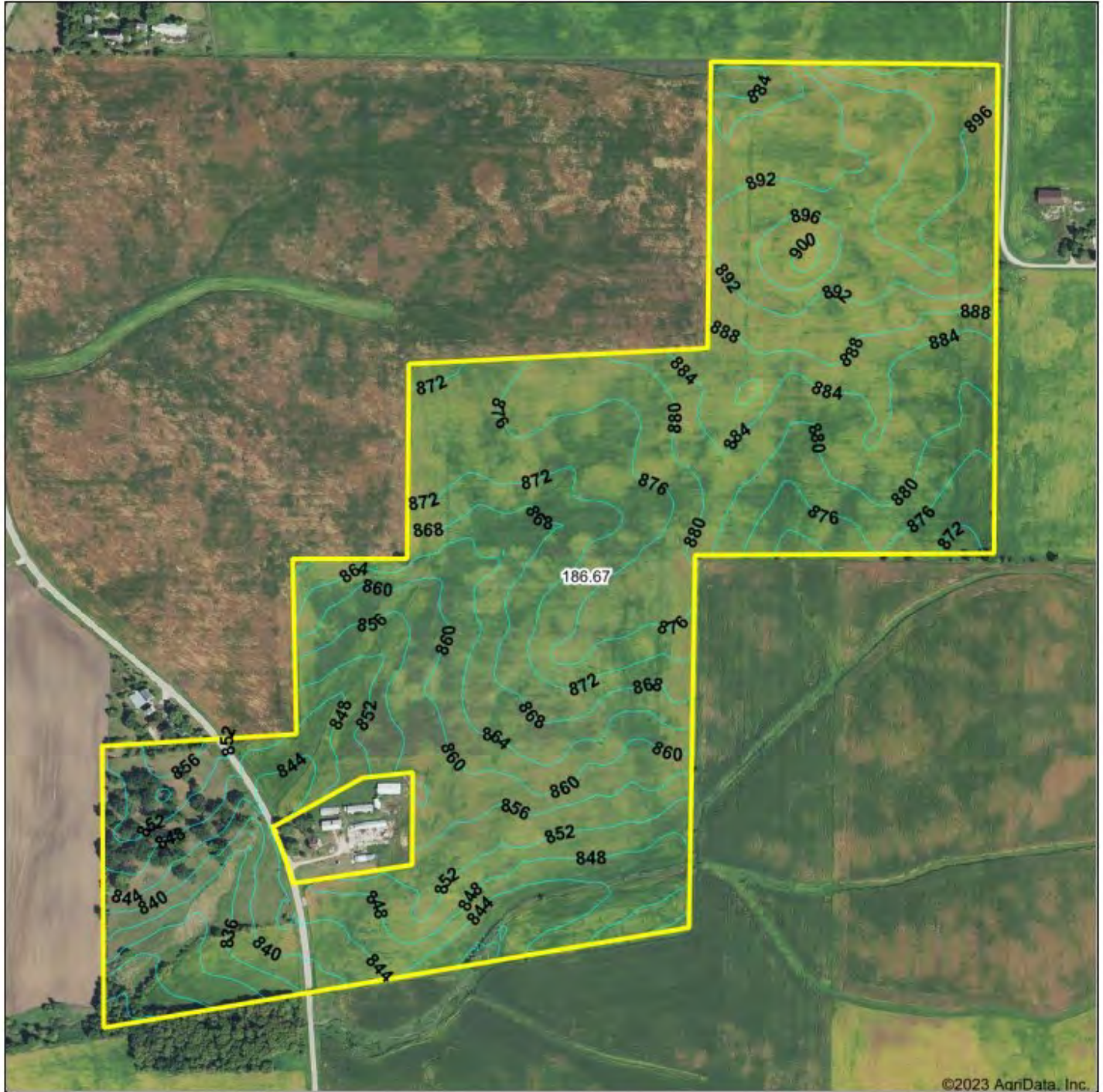
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TOPOGRAPHY MAP



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Source: USGS 10 meter dem
 Interval(ft): 4.0
 Min: 820.0
 Max: 901.4
 Range: 81.4
 Average: 868.3
 Standard Deviation: 18.77 ft



9/25/2023

11-41N-3E
DeKalb County
Illinois

Boundary Center: 42.045056, -88.856496



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