

THE WOLF ROAD FARM

61[±] ACRES, DEKALB COUNTY, ILLINOIS



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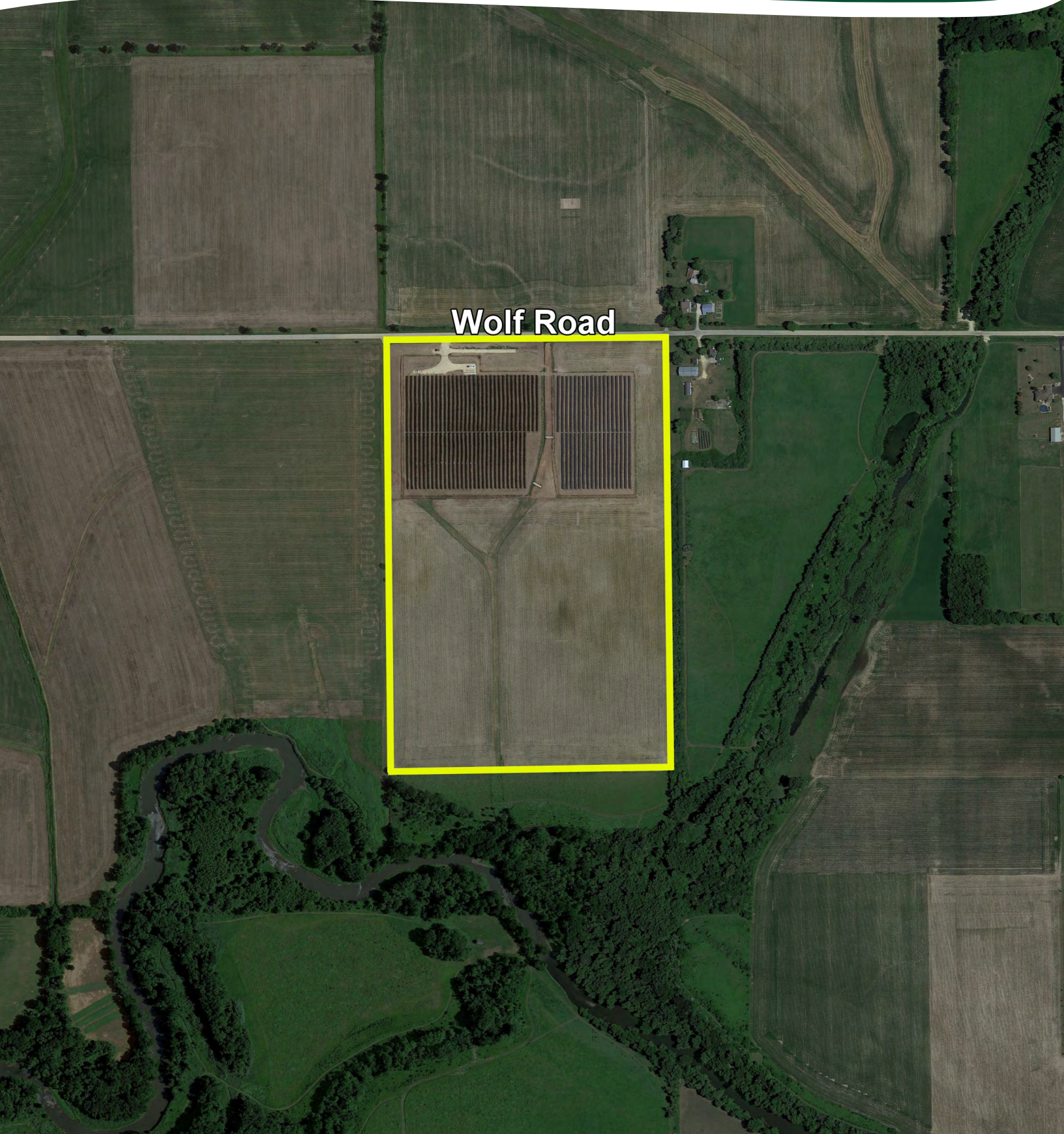
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

THE WOLF ROAD FARM

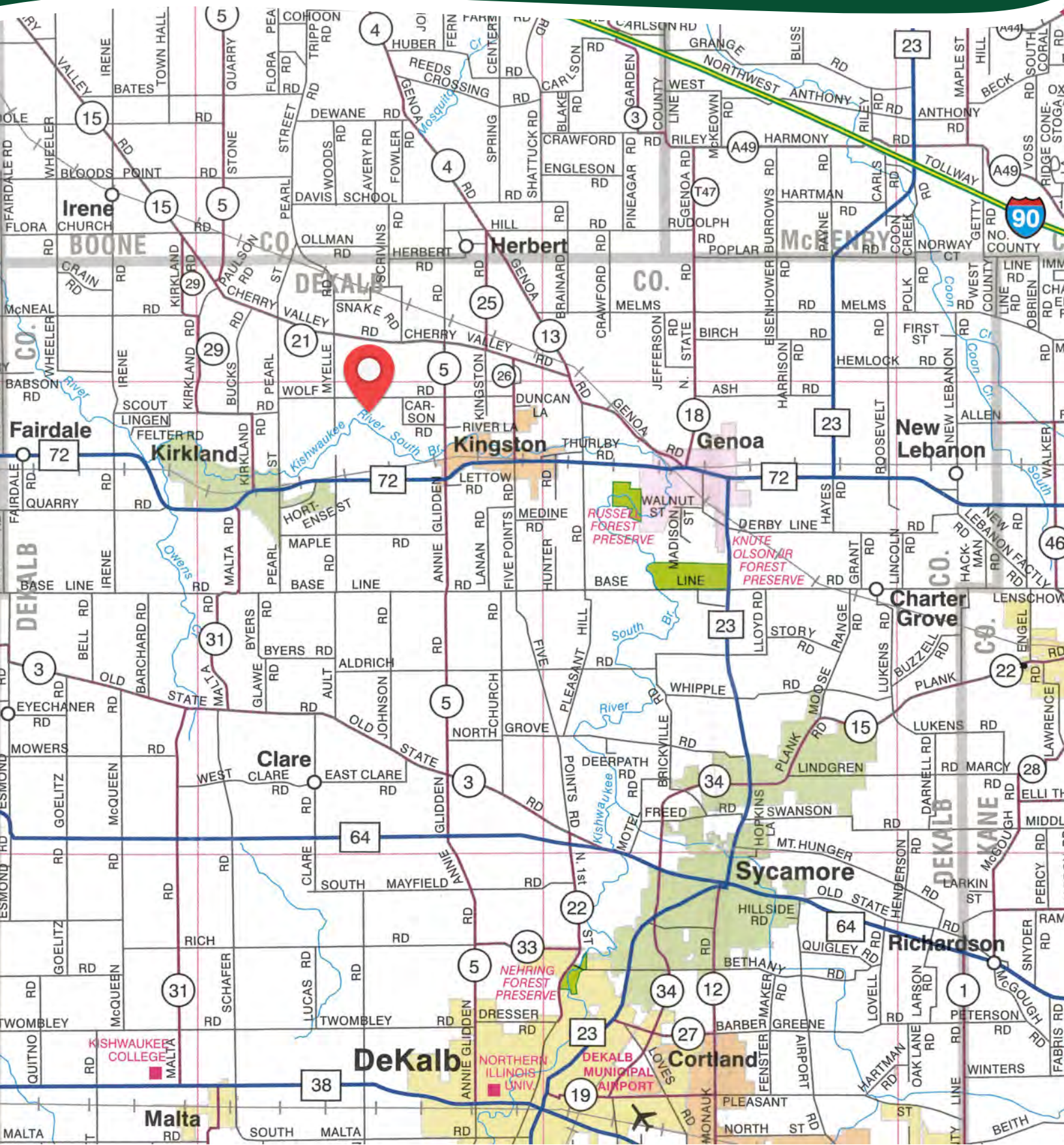
AERIAL MAP



Wolf Road

THE WOLF ROAD FARM

HIGHWAY MAP



THE WOLF ROAD FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 46 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Kingston (1 3/8 miles southeast), Kirkland (1 3/4 miles southwest), and Belvidere (8 miles north).
FRONTAGE	There is approximately 1/4 mile of road frontage on Wolf Road.
MAJOR HIGHWAYS	Illinois Route 72 is 1 1/8 miles south, Illinois Route 23 is 6 1/2 miles southeast, and Interstate 90 is 7 5/8 miles northeast of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Wolf Road Farm is located in Part of the Southeast Quarter of Section 18, Township 42 North – Range 4 East (Kingston Township), DeKalb County, Illinois.
TOTAL ACRES	There are a total of 60.56 acres, more or less, according to the DeKalb County Assessor.
TILLABLE ACRES	There are approximately 35.1 tillable acres according to the DeKalb County FSA.
SOIL TYPES	Major soil types found on this farm include Mayville 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 \$10,700 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 Wolf Road Farm.
SOLAR LEASE	The property is subject to an existing solar lease, of which the most recent annual payment was \$20,000. The lease was entered into on January 8, 2020, and has a term of 20 years after the Commercial Operation Date, with the possibility for 2 extensions at 5 years per extension. Additional details are available upon request.

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PROPERTY DETAILS

TAXES	<p>The taxes for PIN #02-18-400-013 (41.1 acres of bare land) totaled \$1,065.74.</p> <p>The taxes for PIN #02-18-400-014 (19.46 acres under solar lease) totaled \$15,373.94. According to the solar lease, throughout the Term (but attributable only to the period falling within the Term), Tenant shall pay, or cause to be paid, all Taxes and Assessments that may be imposed or assessed on the Solar Facilities, and Tenant shall pay, or cause to be paid, any increase in Taxes and Assessments accruing during the Term against the Premises to the extent resulting directly from the presence of Tenant's Solar Facilities on the Premises.</p>
ZONING	<p>The property is zoned A-1, Agricultural District, with permitted Special Use.</p>
COMMENTS	<p>The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark Mommsen or Josh Waddell at Martin, Goodrich & Waddell, Inc. at 815-756-3606.</p>

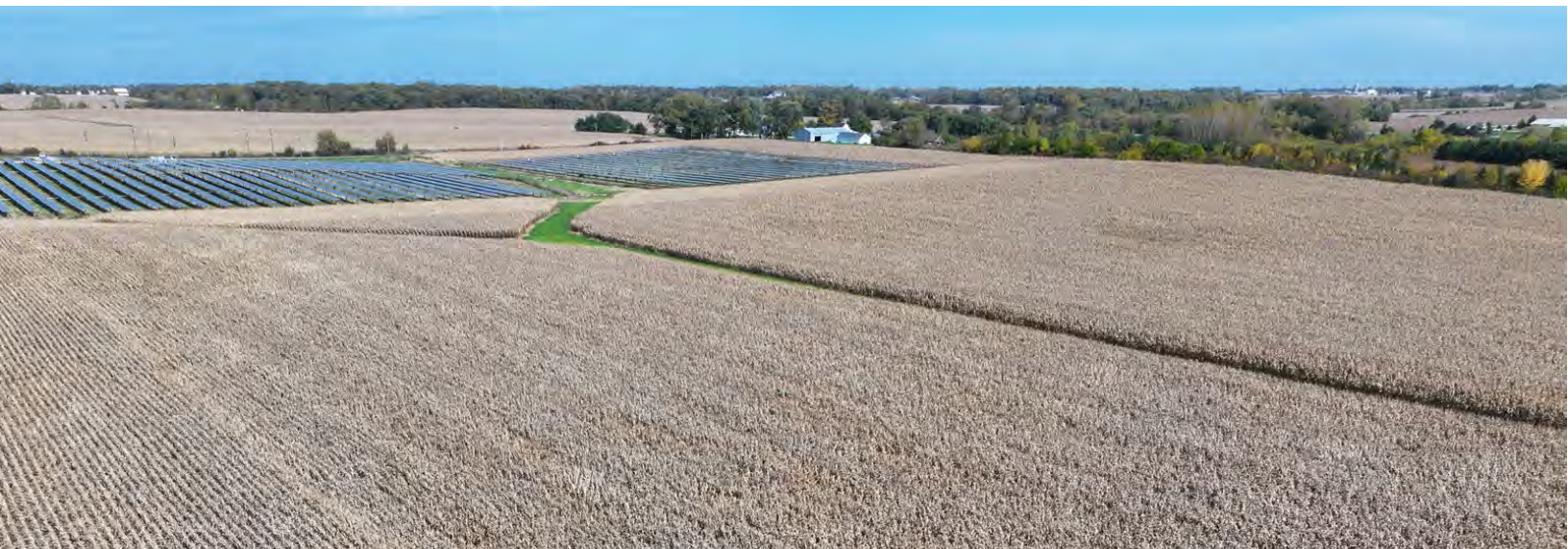
THE WOLF ROAD FARM

PROPERTY PHOTOS



THE WOLF ROAD FARM

PROPERTY PHOTOS



THE WOLF ROAD FARM

SOILS INFORMATION

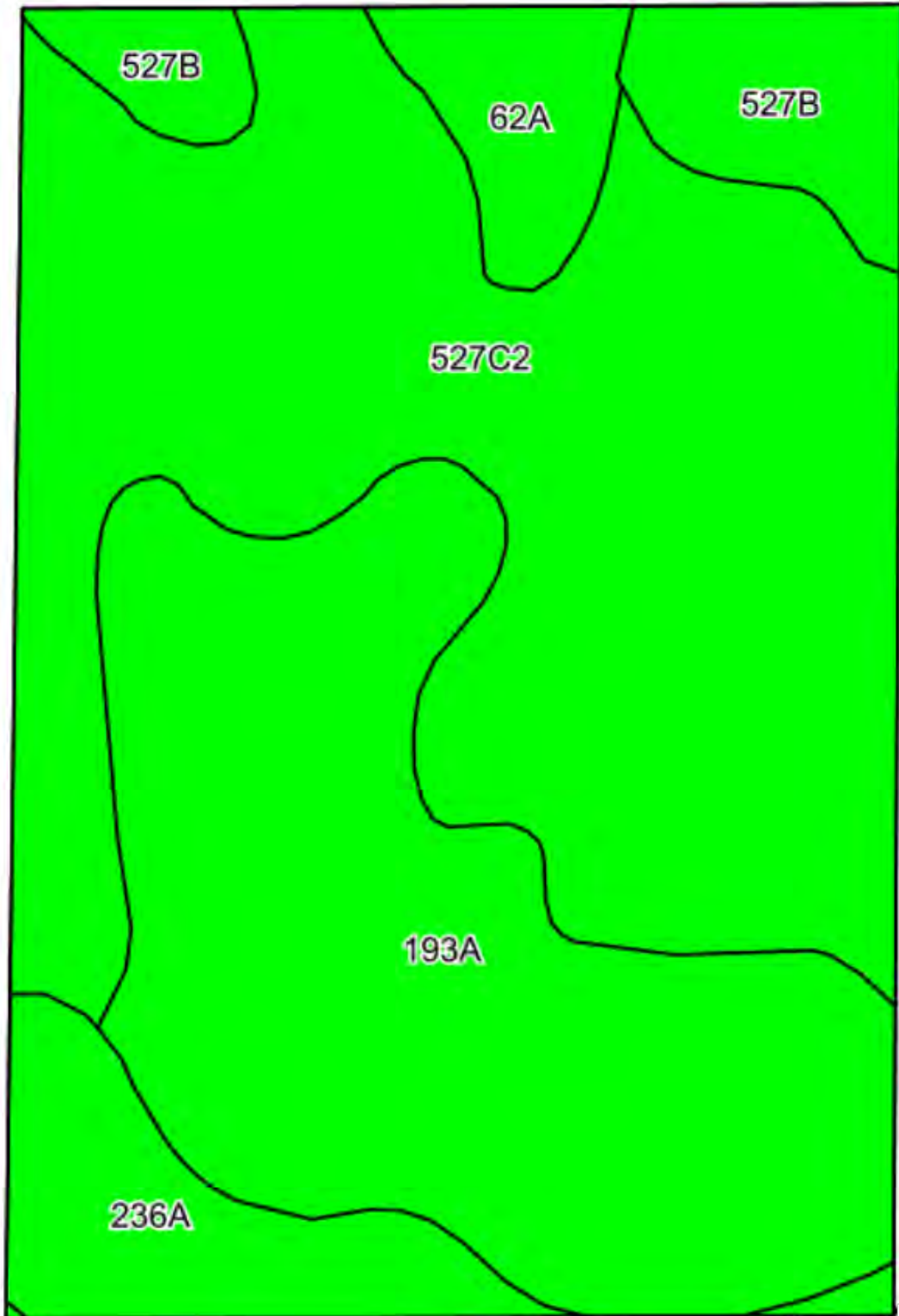
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
193A	Mayville silt loam	18.58	110
527C2	Kidami loam	11.76	109
236A	Sabina silt loam	4.76	122
WEIGHTED AVERAGE:			111.3

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

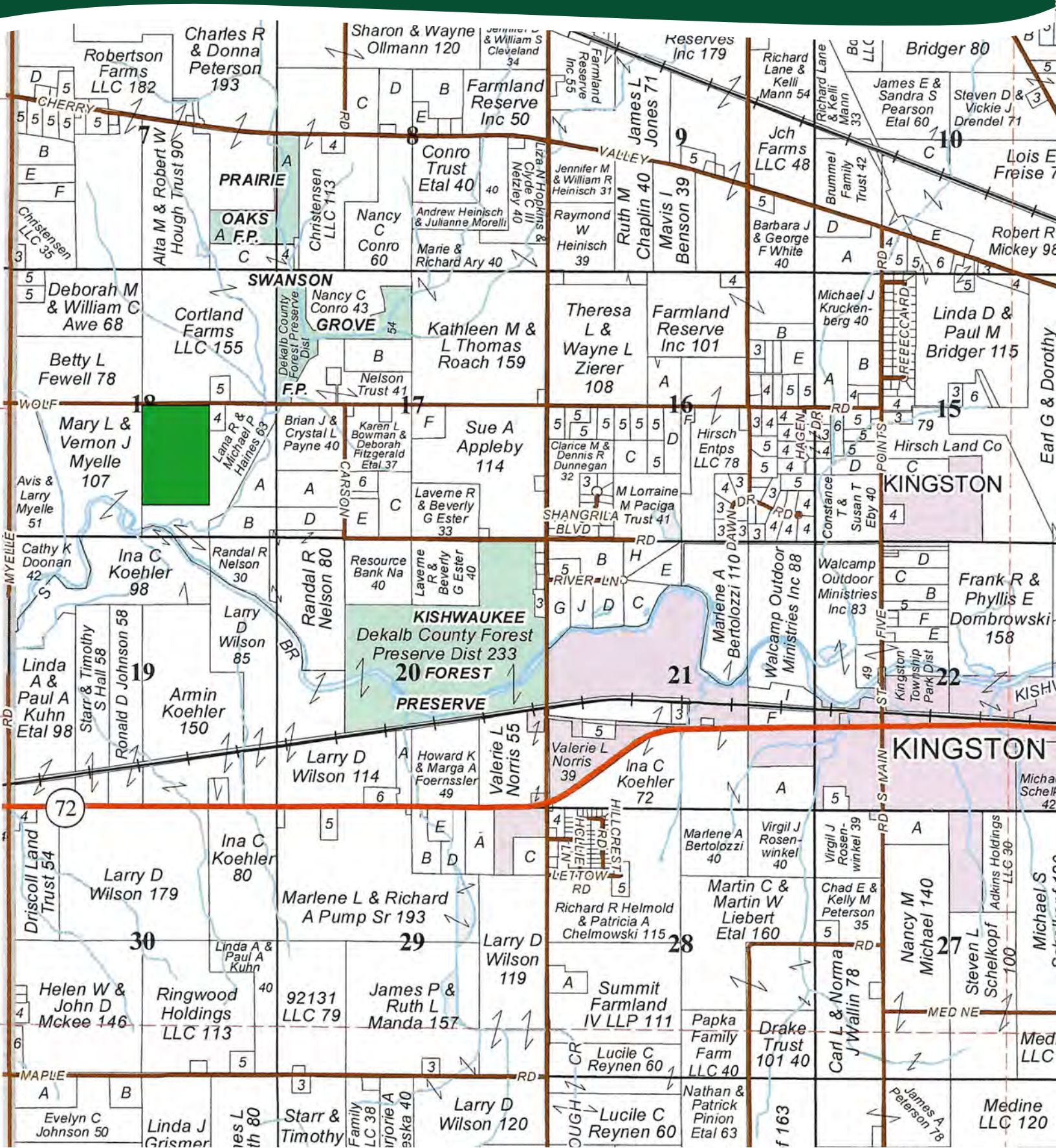
THE WOLF ROAD FARM

SOILS MAP



THE WOLF ROAD FARM

PLAT MAP



THE WOLF ROAD FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP

For more information, please visit MGW.us.com

or contact:

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

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



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Common Land Unit	Tract Boundary
Non-Cropland	Tract Boundary
Cropland	

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

Tract Cropland Total: 36.82 acres

2023 Program Year

Map Created May 09, 2023

Farm 6728
Tract 8911

IL037_T8911

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ILLINOIS
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6728
Prepared : 10/18/23 3:38 PM CST
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-037-2011-53
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
60.15	36.82	36.82	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	36.82	0.00		0.00	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	35.58	0.00	174	
Soybeans	1.24	0.00	41	0
TOTAL	36.82	0.00		

NOTES

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Tract Number : 8911
Description : Kingston Twp Sec 18
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
60.15	36.82	36.82	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 : 6728
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Tract 8911 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	36.82	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	35.58	0.00	174
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NOTES

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TOPOGRAPHY MAP



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Maps Provided By:
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Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 772.3
Max: 811.5
Range: 39.2
Average: 784.8
Standard Deviation: 9.12 ft

0ft 364ft 729ft



10/18/2023

18-42N-4E
DeKalb County
Illinois

Boundary Center: 42.114324, -88.810335



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