

THE LLOYD FARM

160[±] ACRES, DEKALB COUNTY, ILLINOIS



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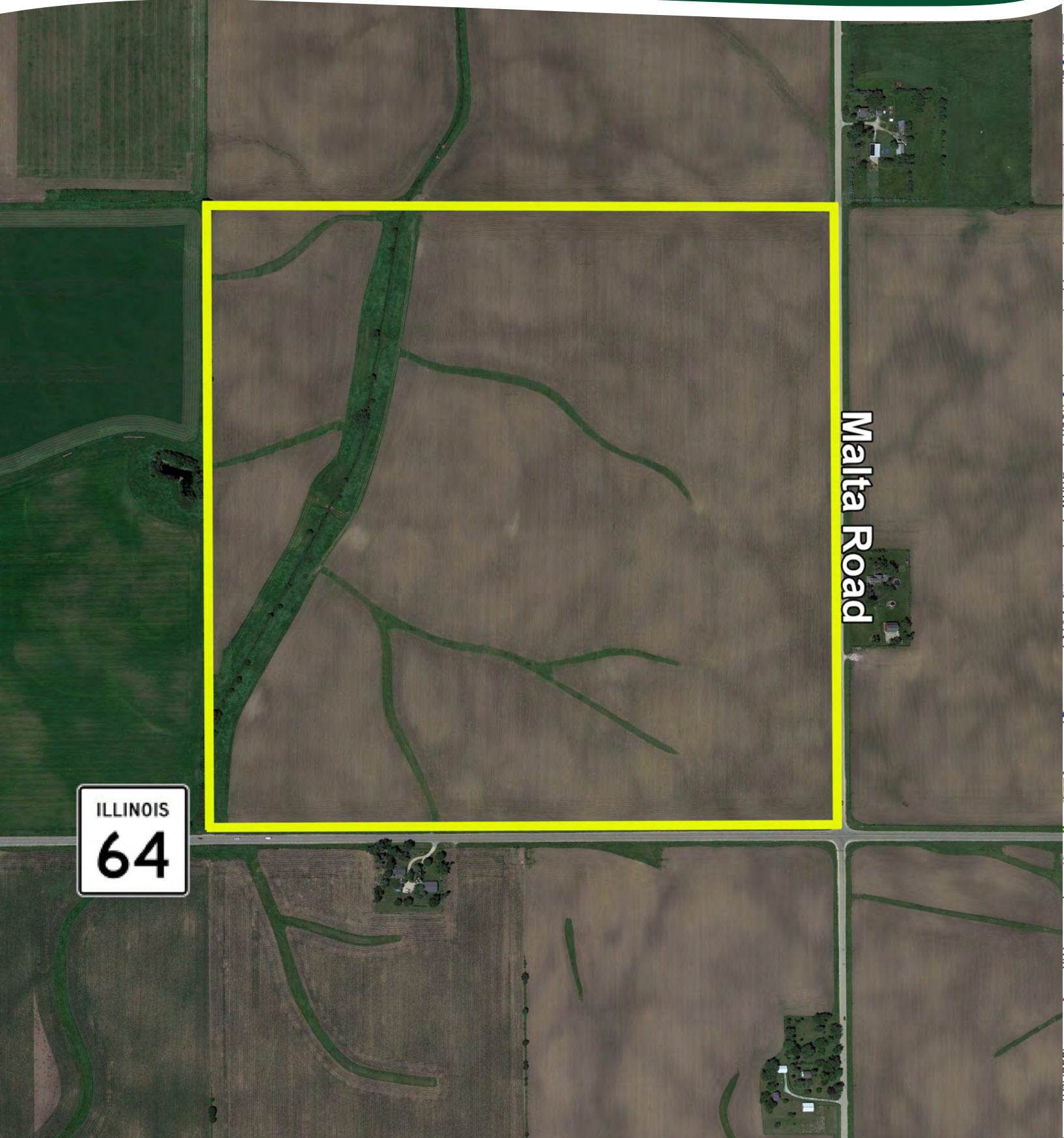
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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THE LLOYD FARM

AERIAL MAP

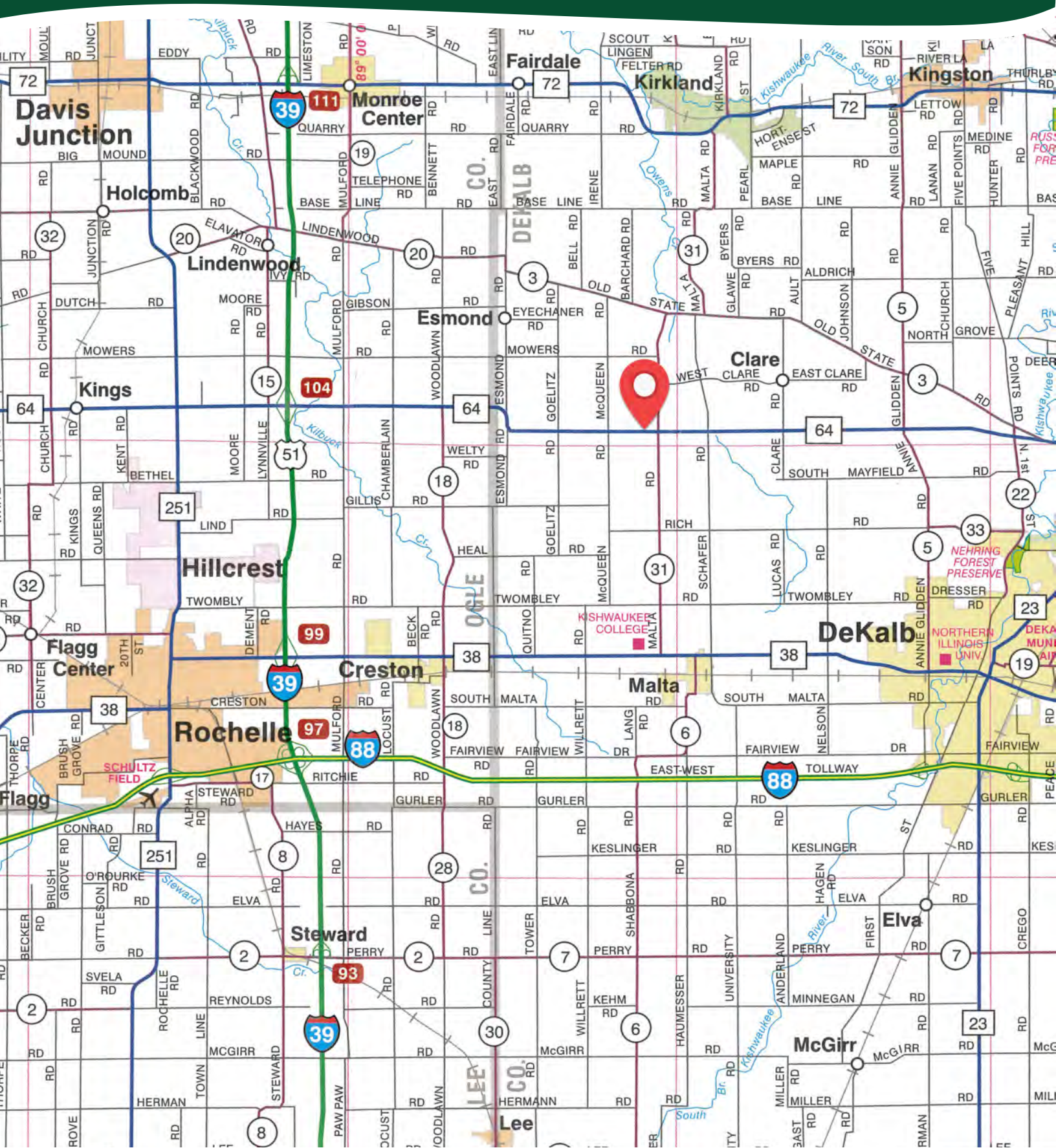


Malta Road

ILLINOIS
64

THE LLOYD FARM

HIGHWAY MAP



THE LLOYD FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 50 miles west of Chicago O'Hare International Airport. Nearby cities include: Kirkland (5 1/2 miles north), DeKalb (5 3/4 miles southeast), and Rochelle (7 miles southwest).
FRONTAGE	There is approximately 1/2 mile of road frontage on Illinois Route 64 and 1/2 mile on Malta Road.
MAJOR HIGHWAYS	Illinois Route 64 is the south border of the property, Interstate 39/U.S. Route 51 is 6 7/8 miles west, and Illinois Route 72 is 5 1/2 miles north of the property.
LEGAL DESCRIPTION	A brief legal description indicates the Lloyd Farm is located in the Northwest Quarter of Section 27, Township 41 North – Range 3 East (South Grove Township), DeKalb County, Illinois.
TOTAL ACRES	There are a total of 159.72 acres, more or less, according to the DeKalb County Assessor.
TILLABLE ACRES	There are approximately 134.81 tillable acres, according to the DeKalb County FSA. There are an additional 11.50 acres currently enrolled in CRP with an annual contract payment of \$3,450 through September 30, 2033.
SOIL TYPES	Major soil types found on this farm include Parr silt loam, Danabrook silt loam, and Catlin 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 \$12,500 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 Lloyd Farm.

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PROPERTY DETAILS

TAXES	The 2022 real estate taxes totaled \$6,509.94. The tax parcel numbers are #04-27-100-001 & #04-27-100-003.
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 Josh Waddell at Martin, Goodrich & Waddell, Inc. at 815-751-0439.

THE LLOYD FARM

PROPERTY PHOTOS



THE LLOYD FARM

PROPERTY PHOTOS



THE LLOYD FARM

SOILS INFORMATION

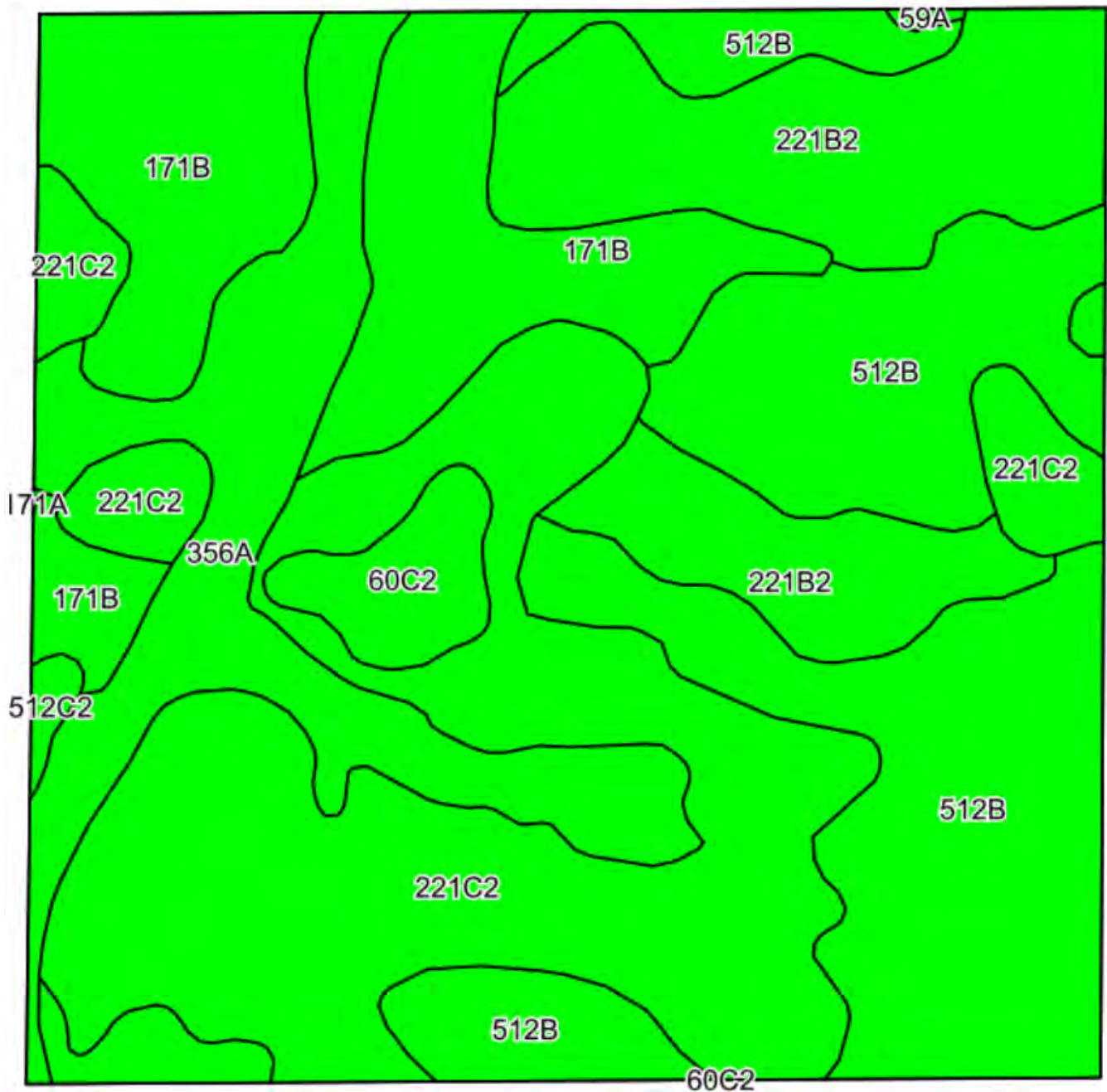
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
221C2	Parr silt loam	41.30	111
512B	Danabrook silt loam	40.34	137
221B2	Parr silt loam	21.98	113
171B	Catlin silt loam	20.41	137
356A	Elpaso silty clay loam	6.68	144
60C2	La Rose loam	3.51	108
512C2	Danabrook silt loam	0.59	128
WEIGHTED AVERAGE:			124.7

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

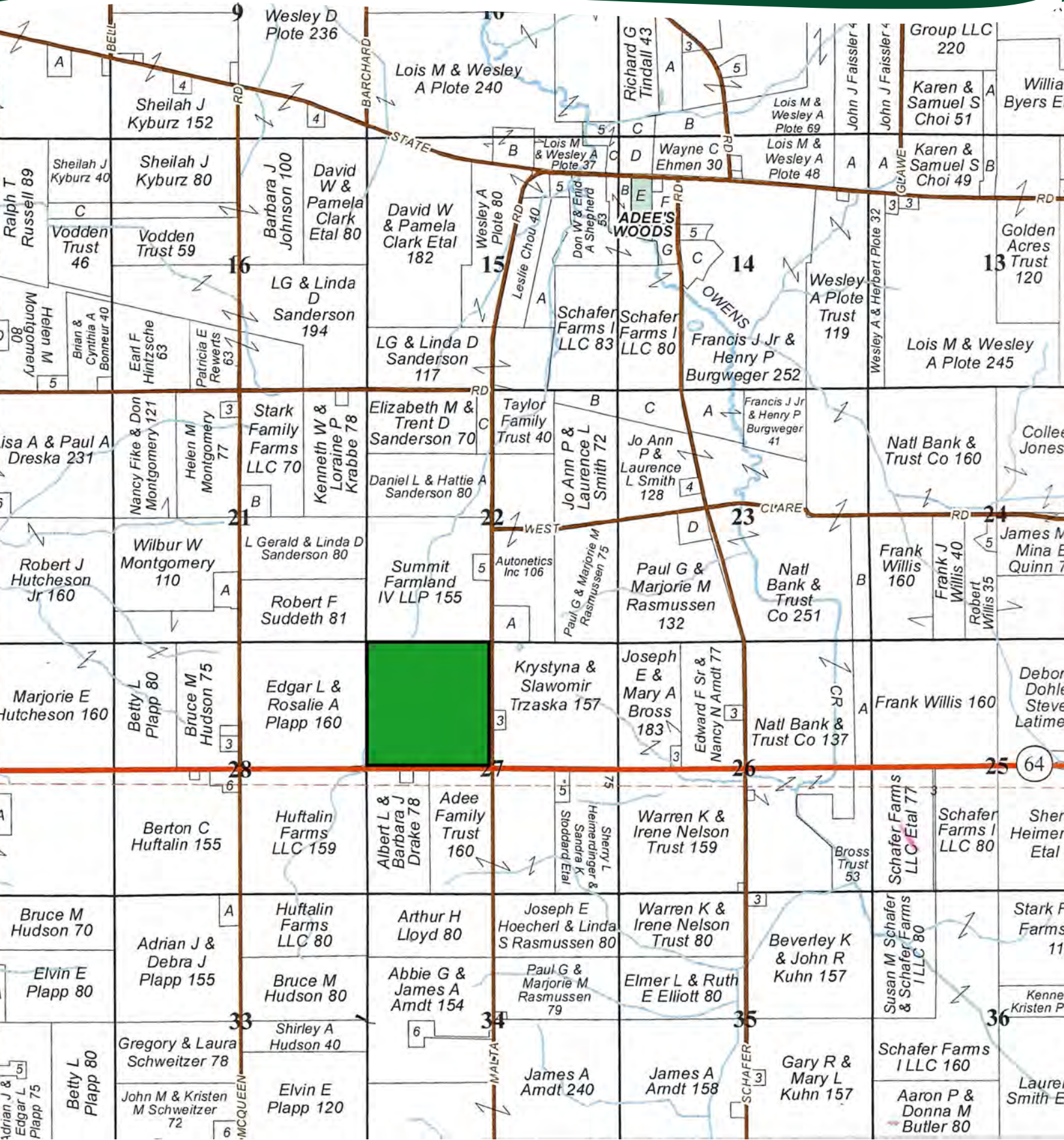
THE LLOYD FARM

SOILS MAP



THE LLOYD FARM

PLAT MAP



THE LLOYD 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:

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



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REAL ESTATE SERVICES



United States
Department of
Agriculture

DeKalb County, Illinois



Common Land Unit	
Non-Cropland	Tract Boundary
Cropland	CRP

Wetland Determination Identifiers

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

Tract Cropland Total: 151.46 acres

2023 Program Year
Map Created May 09, 2023

Farm 7364
Tract 11576

IL037_T11576

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ILLINOIS
 DEKALB
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7364
 Prepared : 12/7/23 7:27 AM CST
 Crop Year : 2024

NOTES

Tract Number : 11576

Description : South Grove Twp Sec 27
 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 :
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.94	151.46	151.46	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	139.96	0.00	11.50	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	4.20	0.00	55
Corn	94.20	0.00	174
Soybeans	41.30	0.00	49
TOTAL	139.70	0.00	

NOTES

ILLINOIS
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

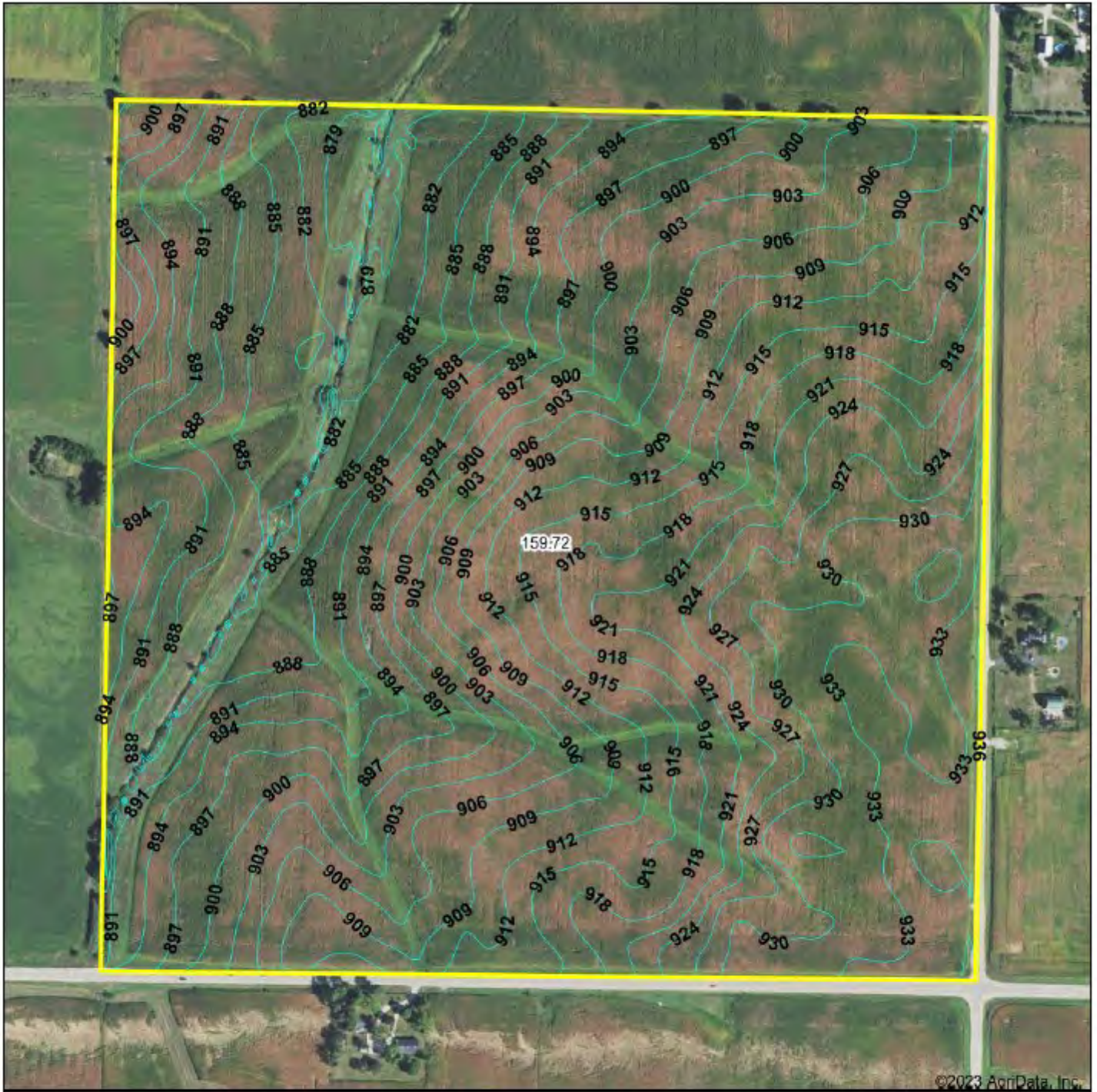
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TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 870.9

Max: 935.2

Range: 64.3

Average: 906.1

Standard Deviation: 15.91 ft

0ft 470ft 940ft



12/13/2023

27-41N-3E
DeKalb County
Illinois

Boundary Center: 42.004657, -88.883103



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