

# THE REIMSNIDER FARM

165± ACRES, DEKALB COUNTY, ILLINOIS



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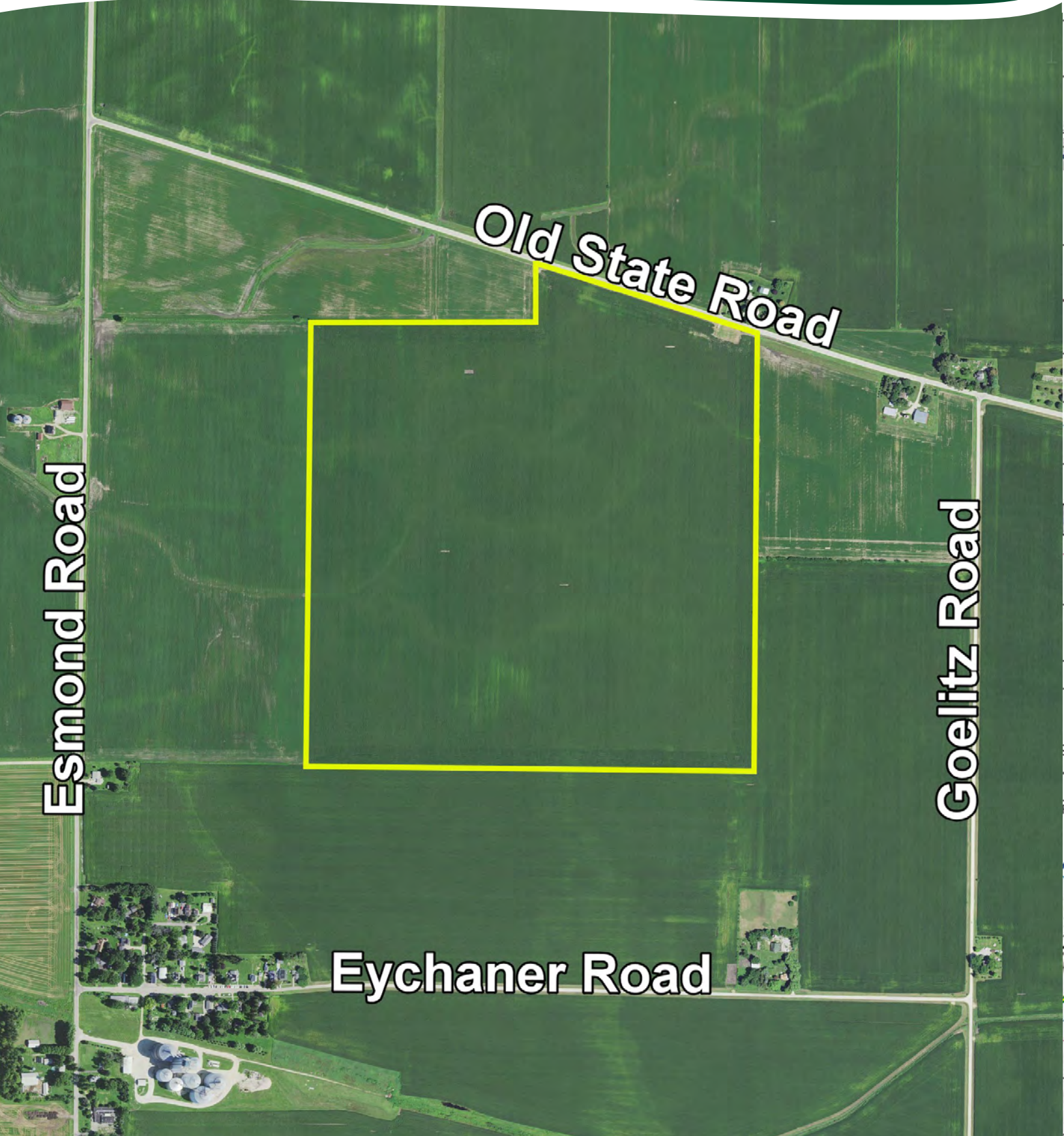
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# THE REIMSNIDER FARM

AERIAL MAP



Esmond Road

Old State Road

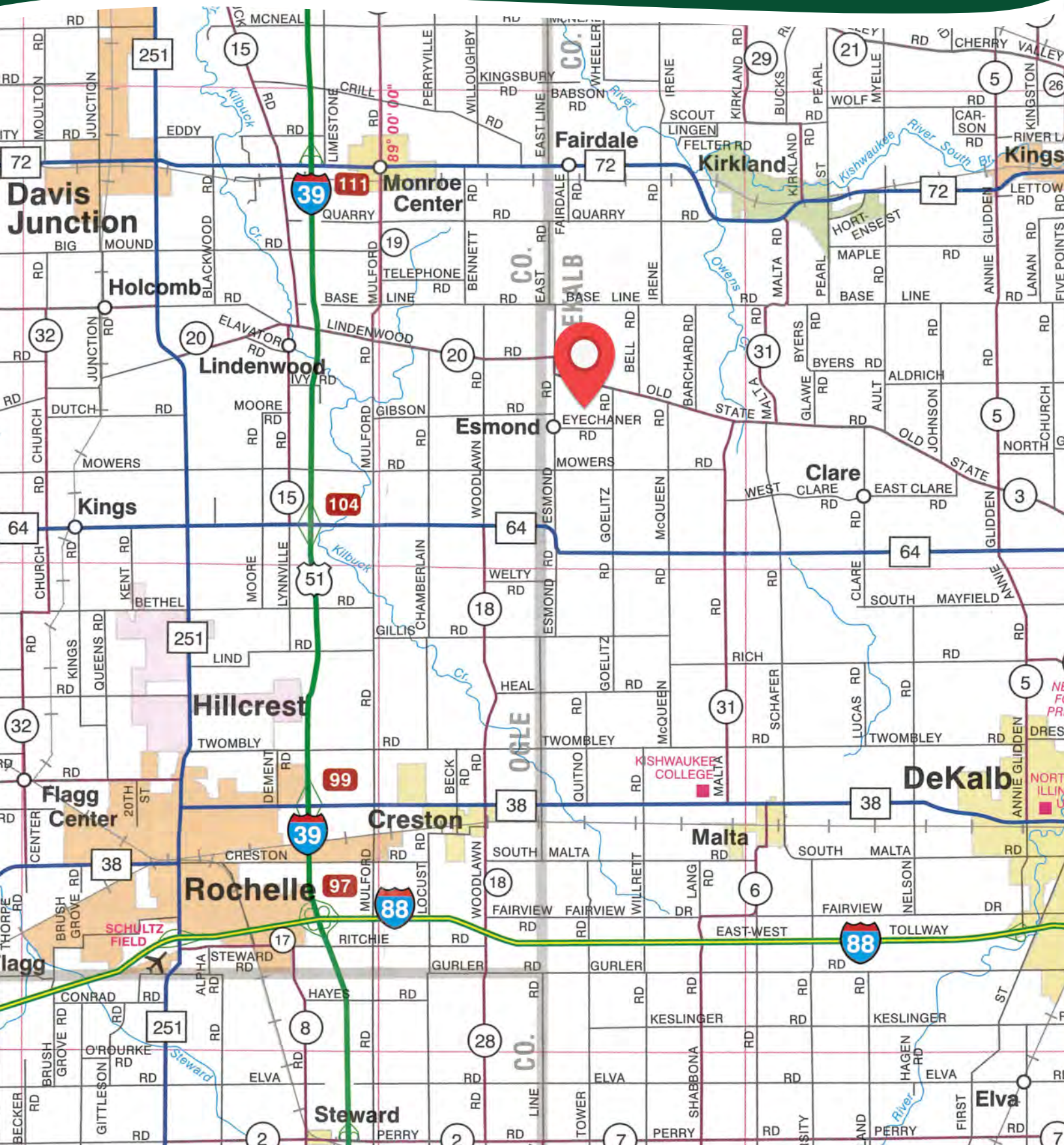
Goelitz Road

Eychaner Road



# THE REIMSNIDER FARM

## HIGHWAY MAP



# THE REIMSNIDER FARM

## PROPERTY DETAILS

<b>LOCATION</b>	The subject farm is located approximately 52 miles west of Chicago O'Hare International Airport. Nearby cities include: Kirkland (4 miles northeast), Rochelle (8 miles southwest), and DeKalb (9 miles southeast).
<b>FRONTAGE</b>	There is approximately 1/4 mile of road frontage on Old State Road.
<b>MAJOR HIGHWAYS</b>	Illinois Route 64 is 2 1/2 miles south, Illinois Route 72 is 3 7/8 miles north, and Interstate 39/U.S. Route 51 is 4 1/2 miles west of the property.
<b>LEGAL DESCRIPTION</b>	A brief legal description indicates the Reimnsnider Farm is located in Part of the Southeast Quarter of Section 7 and part of the Southwest Quarter of Section 8, Township 41 North – Range 2 East (South Grove Township), DeKalb County, Illinois.
<b>TOTAL ACRES</b>	There are a total of 165.23 acres, more or less, according to the DeKalb County Assessor.
<b>TILLABLE ACRES</b>	There are approximately 166.17 tillable acres, according to the DeKalb County FSA.
<b>SOIL TYPES</b>	Major soil types found on this farm include Flanagan silt loam, Elpaso silty clay loam, and Danabrook silt loam.
<b>TOPOGRAPHY</b>	The topography of the subject farm is level to nearly level.
<b>MINERAL RIGHTS</b>	All mineral rights owned by the seller will be transferred in their entirety to the new owner.
<b>POSSESSION</b>	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.
<b>PRICE &amp; TERMS</b>	The asking price is \$16,900 per acre. A 10% earnest money deposit should accompany any offer to purchase.
<b>FINANCING</b>	Mortgage financing is available from several sources. Names and addresses will be provided upon request.
<b>GRAIN MARKETS</b>	There are a number of grain markets located within 15 miles of The Reimnsnider Farm.

# THE REIMSNIDER FARM

## PROPERTY DETAILS

<b>TAXES</b>	The 2022 real estate taxes totaled \$11,331.84. The tax parcel numbers are #04-07-400-002 & #04-08-300-001.
<b>ZONING</b>	The property is zoned A-1, Agricultural District.
<b>COMMENTS</b>	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 REIMSNIDER FARM

## PROPERTY PHOTOS





# THE REIMSNIDER FARM

## PROPERTY PHOTOS





# THE REIMSNIDER FARM

## SOILS INFORMATION

### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

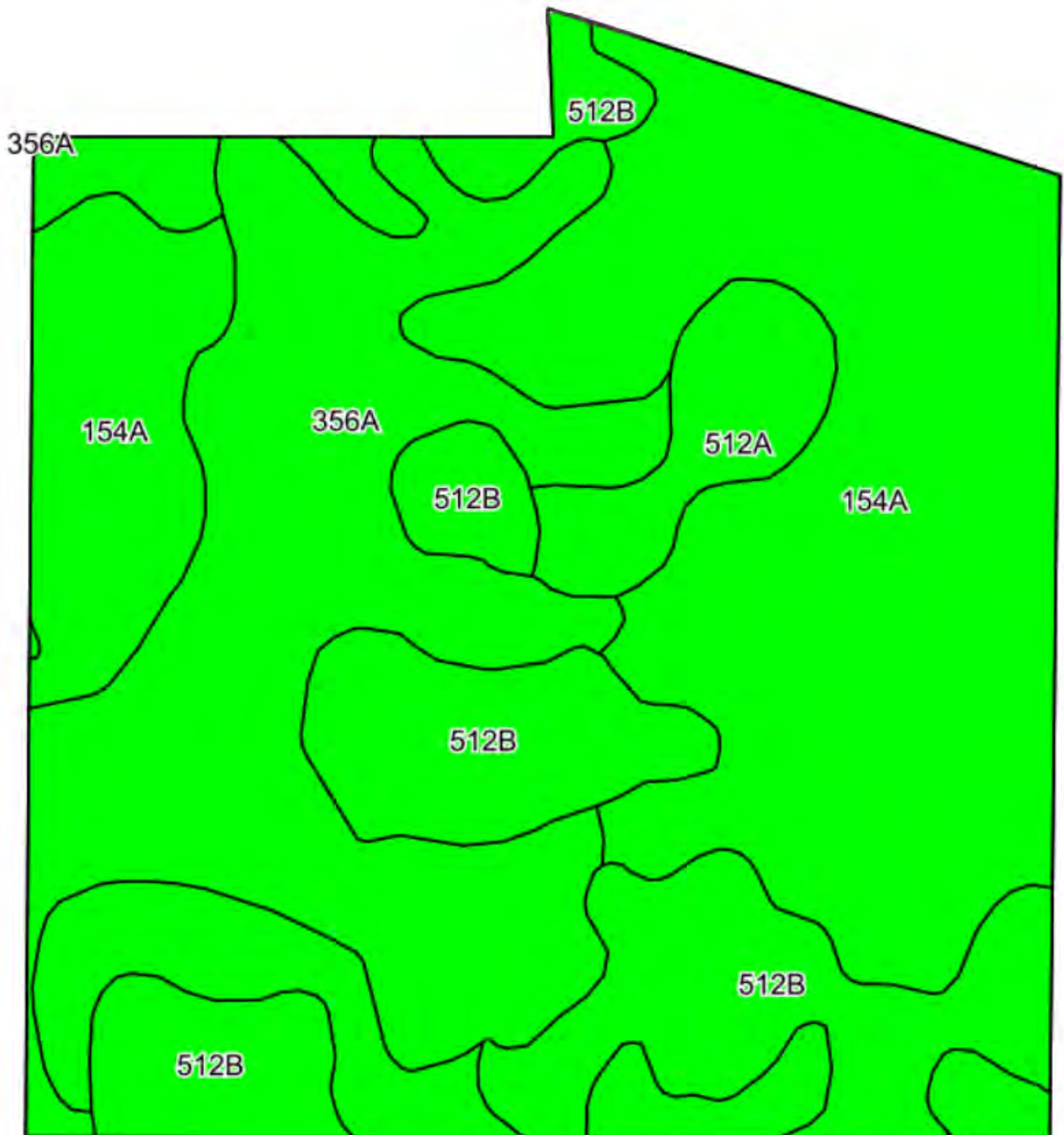
SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
154A	Flanagan silt loam	76.67	144
356A	Elpaso silty clay loam	43.60	144
512B	Danabrook silt loam	39.21	137
512A	Danabrook silt loam	6.69	137
WEIGHTED AVERAGE:			142.1

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



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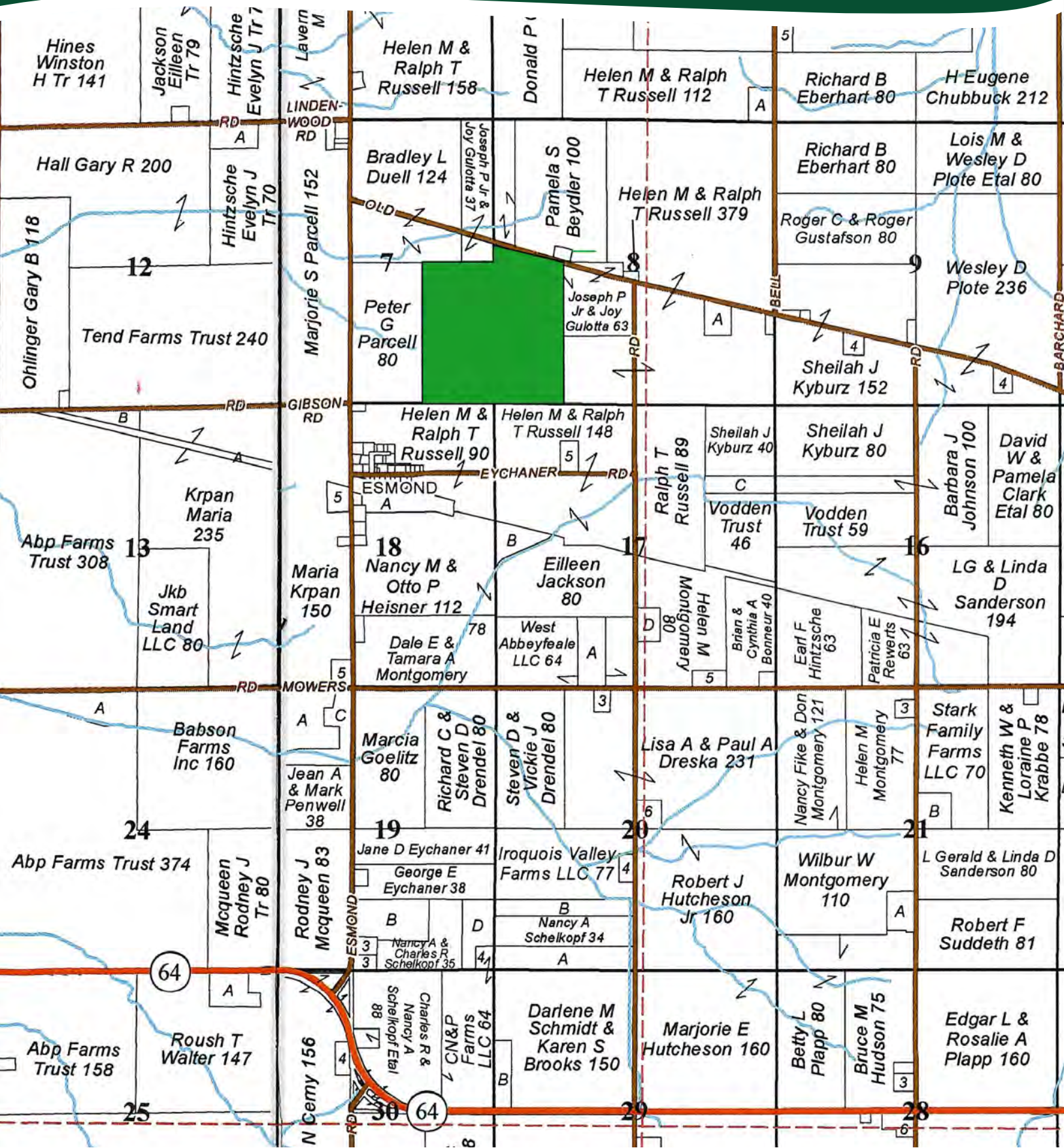
## SOILS MAP





# THE REIMSNIDER FARM

## PLAT MAP





# THE REIMSNIDER 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](http://MGW.us.com)

or contact:

Josh Waddell (815) 751-0439 | [Josh.Waddell@mgw.us.com](mailto:Josh.Waddell@mgw.us.com)



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REAL ESTATE SERVICES





**Common Land Unit** Tract Boundary  
/ Non-Cropland  
  Cropland

**Wetland Determination Identifiers**

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

Tract Cropland Total: 166.17 acres

2023 Program Year

Map Created May 09, 2023

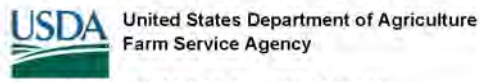
**Farm 7364**

**Tract 680**

IL037\_T680

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ILLINOIS  
DEKALB  
Form: FSA-156EZ



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

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :  
CRP Contract Number(s) :  
Recon ID : 17-037-2015-14  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

NOTES

Tract Number : 680

Description : SEC 7 & 8 SOUTH GROVE  
FSA Physical Location : ILLINOIS/DEKALB  
ANSI Physical Location : ILLINOIS/DEKALB  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners :  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
167.23	166.17	166.17	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 : 7364  
 Prepared : 12/7/23 7:27 AM CST  
 Crop Year : 2024

Tract 680 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	166.17	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	4.90	0.00	55
Corn	110.70	0.00	174
Soybeans	49.70	0.00	49
<b>TOTAL</b>	<b>165.30</b>	<b>0.00</b>	

NOTES

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NOTES

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ILLINOIS  
DEKALB  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7364  
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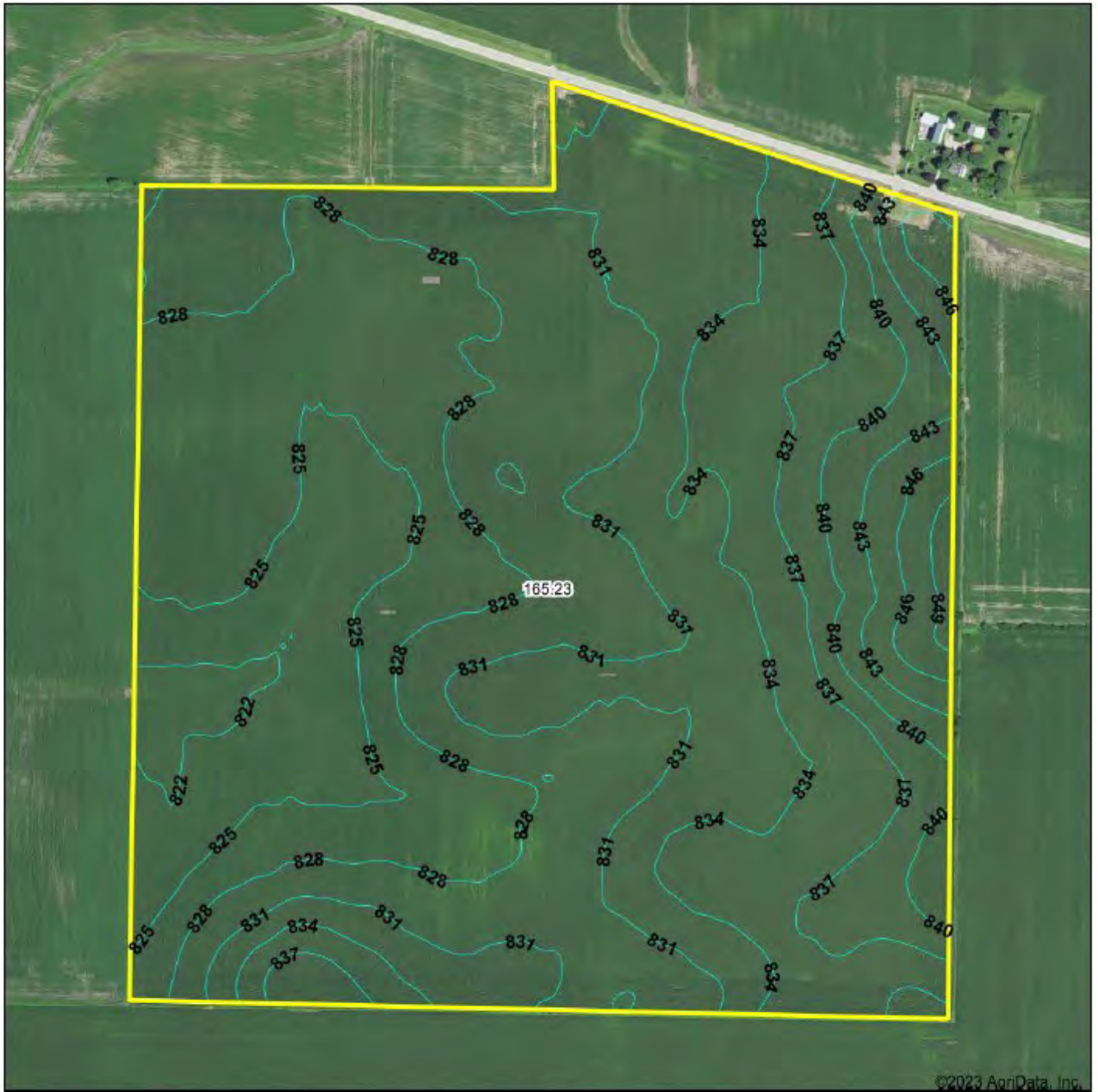
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# TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 819.8

Max: 850.9

Range: 31.1

Average: 831.4

Standard Deviation: 5.71 ft

0ft 502ft 1004ft



12/13/2023

7-41N-3E  
DeKalb County  
Illinois

Boundary Center: 42.041453, -88.927315





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