

# THE MOELLENKAMP FARM

115<sup>±</sup> ACRES, DEKALB COUNTY, ILLINOIS



[CLICK HERE TO SUBSCRIBE TO OUR \*FARMLAND SEASONS\* NEWSLETTER](#)



MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES

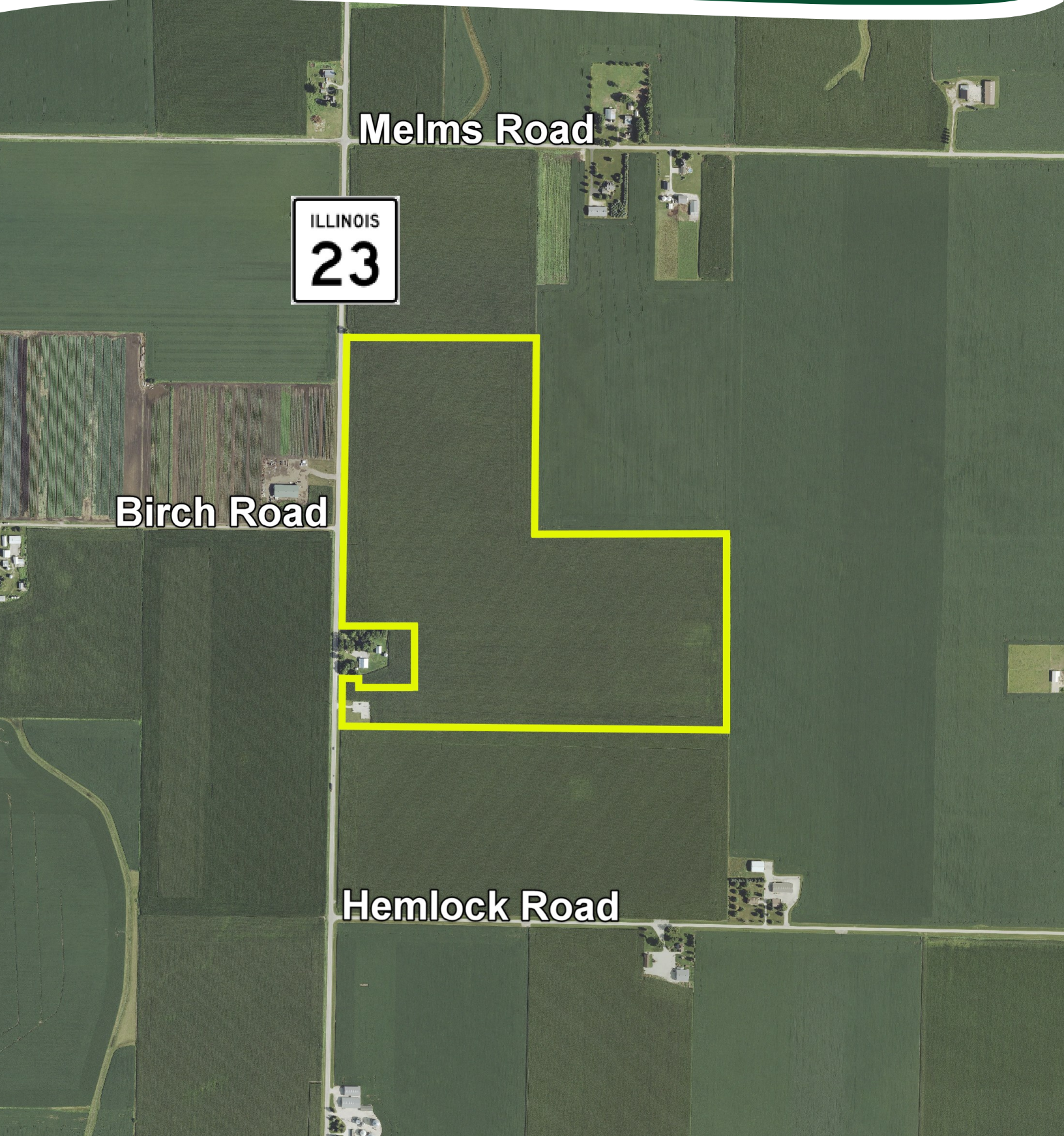
MGW.us.com  
info@mgw.us.com  
(815) 756-3606

[Real Estate](#) • [Farm Management](#) • [Appraisals](#) • [Consulting](#)



# THE MOELLENKAMP FARM

AERIAL MAP



Melms Road



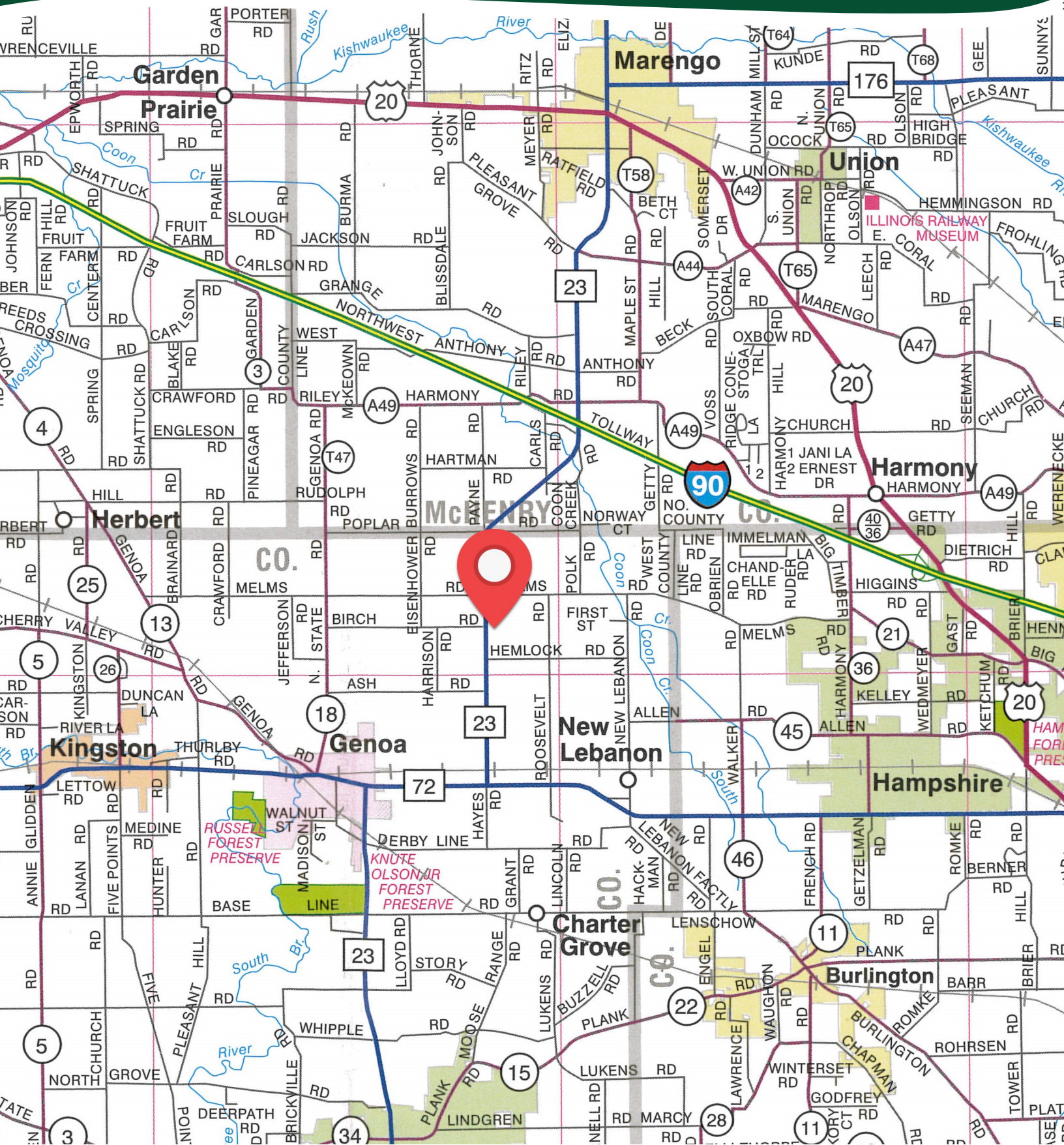
Birch Road

Hemlock Road



# THE MOELLENKAMP FARM

## HIGHWAY MAP



# THE MOELLENKAMP FARM

## PROPERTY DETAILS

<b>LOCATION</b>	The subject farm is located approximately 39 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Genoa (2 1/2 miles southwest), Hampshire (4 1/4 miles east), and Marengo (7 miles north).
<b>FRONTAGE</b>	There is approximately 7/16 mile of road frontage on Illinois Route 23.
<b>MAJOR HIGHWAYS</b>	Illinois Route 23 is the west border, Illinois Route 72 is 2 1/4 miles south, and Interstate 90 is 3 1/4 miles north of the property.
<b>LEGAL DESCRIPTION</b>	A brief legal description indicates The Moellenkamp Farm is located in Part of the West Half of Section 10, Township 42 North – Range 5 East (Genoa Township), DeKalb County, Illinois.
<b>TOTAL ACRES</b>	There are a total of 115 acres, more or less, according to the DeKalb County Assessor.
<b>TILLABLE ACRES</b>	There are approximately 114 tillable acres, estimated.
<b>SOIL TYPES</b>	Major soil types found on this farm include Flanagan silt loam, Drummer silty clay loam, and Lisbon 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 Moellenkamp Farm.



# THE MOELLENKAMP FARM

## PROPERTY DETAILS

<b>TAXES</b>	The 2022 real estate taxes totaled \$7,827.88. The tax parcel numbers are #03-10-100-004 & #03-10-300-004.
<b>ZONING</b>	The property is zoned A-1, Agricultural.
<b>COMMENTS</b>	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 MOELLENKAMP FARM

## PROPERTY PHOTOS





# THE MOELLENKAMP FARM

## PROPERTY PHOTOS





# THE MOELLENKAMP FARM

## SOILS INFORMATION

### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

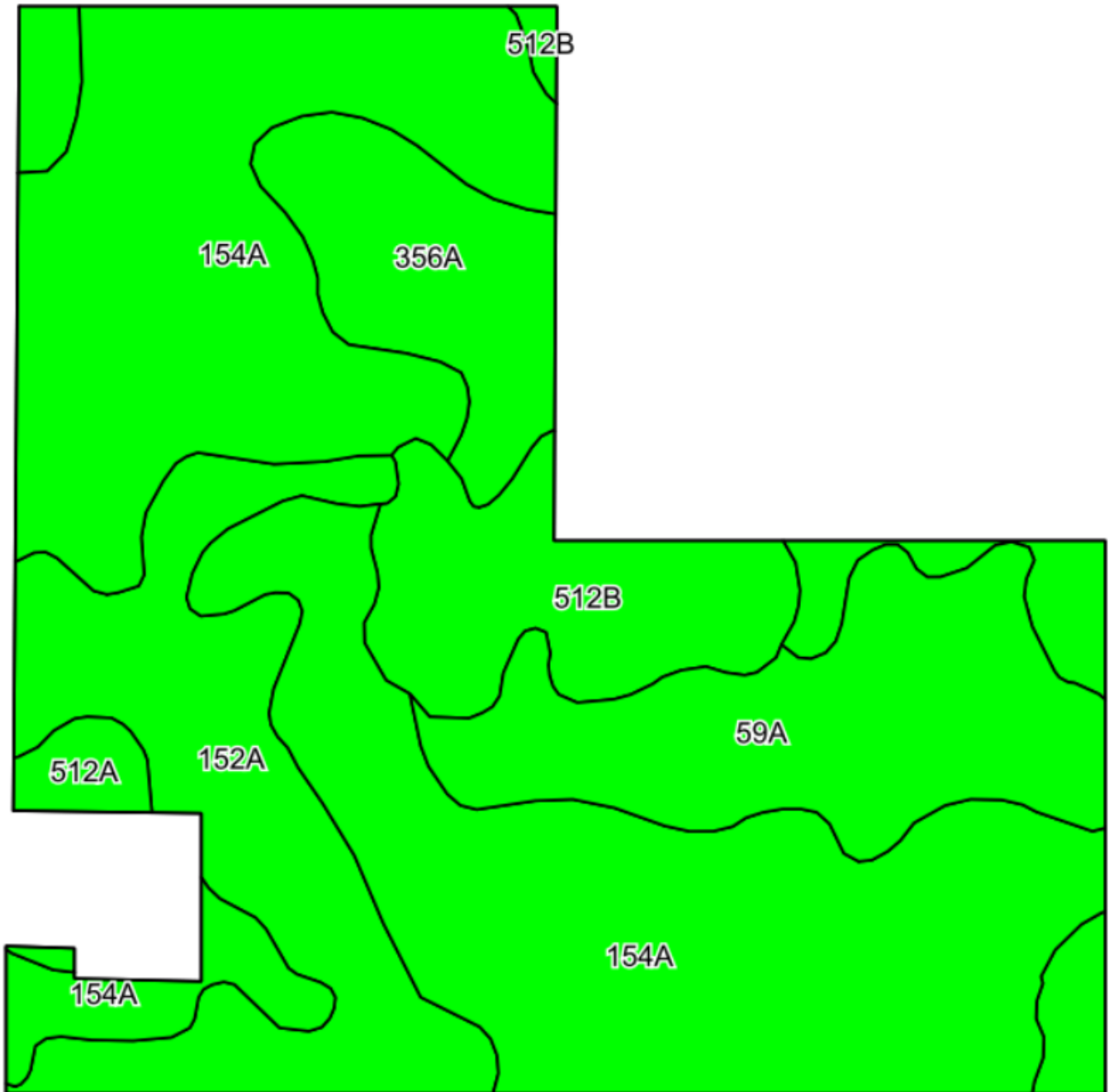
SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
154A	Flanagan silt loam	57.84	144
152A	Drummer silty clay loam	17.50	144
59A	Lisbon silt loam	15.51	136
356A	Elpaso silty clay loam	11.69	144
512B	Danabrook silt loam	9.90	137
512A	Danabrook silt loam	1.56	138
WEIGHTED AVERAGE:			142.2

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



# THE MOELLENKAMP FARM

## SOILS MAP









# THE MOELLENKAMP FARM

## APPENDIX

### THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. PIPELINE MAP
5. PLAT OF SURVEY (4.02.D.2)

For more information, please visit [MGW.us.com](http://MGW.us.com)

or contact:

Mark Mommsen (815) 901-4269 | [Mark.Mommsen@mgw.us.com](mailto:Mark.Mommsen@mgw.us.com)



MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES





United States  
Department of  
Agriculture

## DeKalb County, Illinois



<b>Common Land Unit</b>	Tract Boundary
Non-Cropland	
Cropland	

2023 Program Year

Map Created May 09, 2023

**Farm 5251**

**Tract 9884**

IL037\_T9884

**Wetland Determination Identifiers**

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

**Tract Cropland Total: 116.72 acres**

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).



ILLINOIS  
 DEKALB  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

FARM : 5251  
 Prepared : 2/20/24 2:01 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 : 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
119.77	116.72	116.72	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	116.72	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	58.30	0.00	178	
Soybeans	58.30	0.00	44	0
<b>TOTAL</b>	<b>116.60</b>	<b>0.00</b>		

**NOTES**

--

**Tract Number : 9884**

Description : SEC 10 GENOA TWP  
 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 : 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
119.77	116.72	116.72	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 : 5251  
Prepared : 2/20/24 2:01 PM CST  
Crop Year : 2024

Tract 9884 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	116.72	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	58.30	0.00	178
Soybeans	58.30	0.00	44
<b>TOTAL</b>	<b>116.60</b>	<b>0.00</b>	

NOTES

--

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.



# TOPOGRAPHY MAP

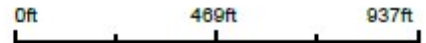


©2024 AgriData, Inc.



Maps Provided By:  
 **surety**<sup>®</sup>  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgrDataInc.com

Source: USGS 10 meter dem  
Interval(ft): 3.0  
Min: 838.9  
Max: 851.2  
Range: 14.3  
Average: 845.0  
Standard Deviation: 3.28 ft



2/21/2024

10-42N-5E  
DeKalb County  
Illinois

Boundary Center: 42.131791, -88.641884



# NATIONAL PIPELINE MAPPING SYSTEM



## Legend

- Gas Transmission Pipelines
- Hazardous Liquid Pipelines
- LNG Plants
- Breakout Tanks



Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

**This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.**

Questions regarding this map or its contents can be directed to [npsms@dot.gov](mailto:npsms@dot.gov).

Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application at [www.npsms.pristatc.gov](http://www.npsms.pristatc.gov)

Basemap image is the intellectual property of Esri and is used herein under license. Copyright © 2020 Esri and its licensors. All rights reserved. World Imagery map service data is attributed to Esri, Maxar, Earthstar Geographics, and the GIS User Community.

Date Printed: Feb 21, 2024

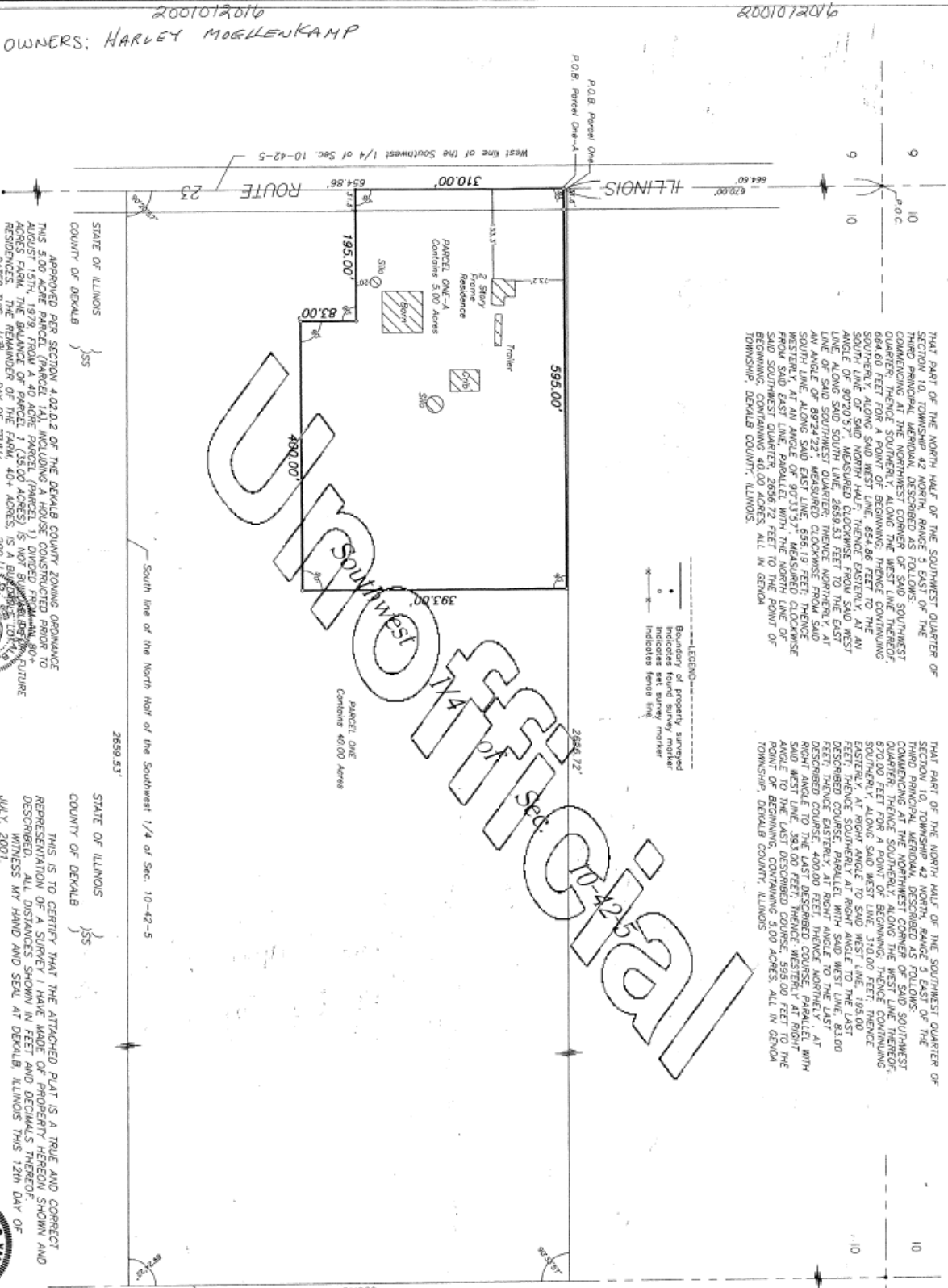


# PLAT AND CERTIFICATE OF SURVEY

2001012016

2001012016

2001012016



**PARCEL ONE:**  
 THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: SOUTHWEST QUARTER, THENCE SOUTHERLY ALONG THE WEST LINE THEREOF 664.60 FEET FOR A POINT OF BEGINNING, THENCE CONTINUING SOUTHERLY ALONG SAID WEST LINE, 654.86 FEET TO THE SOUTH LINE OF SAID NORTH HALF, THENCE EASTERLY, AT AN ANGLE OF 90°20'37" MEASURED CLOCKWISE FROM SAID WEST LINE OF SAID SOUTHWEST QUARTER, THENCE NORTHERLY AT AN ANGLE OF 89°24'22" MEASURED CLOCKWISE FROM SAID SOUTH LINE, ALONG SAID EAST LINE, 656.19 FEET, THENCE WESTERLY, AT AN ANGLE OF 90°31'57" MEASURED CLOCKWISE FROM SAID EAST LINE, PARALLEL WITH THE NORTH LINE OF SECTION 10, THENCE WESTERLY ALONG SAID NORTH LINE, 400.00 FEET TO A POINT OF BEGINNING CONTAINING 40.00 ACRES, ALL IN SECTION 10, TOWNSHIP 42 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS.

**PARCEL ONE-A:**  
 THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: SOUTHWEST QUARTER, THENCE SOUTHERLY ALONG THE WEST LINE THEREOF, 670.00 FEET FOR A POINT OF BEGINNING, THENCE CONTINUING SOUTHERLY, ALONG SAID WEST LINE, 310.00 FEET, THENCE EASTERLY, AT RIGHT ANGLE TO SAID WEST LINE, 195.00 FEET, THENCE SOUTHERLY, ALONG SAID SOUTH LINE, 480.00 FEET, THENCE EASTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLEL WITH SAID WEST LINE, 393.00 FEET, THENCE WESTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 400.00 FEET TO A POINT OF BEGINNING CONTAINING 40.00 ACRES, ALL IN SECTION 10, TOWNSHIP 42 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS.

**LEGEND:**  
 - - - - - Boundary of property surveyed  
 - - - - - Boundary of property described in plat  
 - - - - - Indicates set survey marker  
 - - - - - Indicates fence line

Scale 1" = 100'

STATE OF ILLINOIS }  
 COUNTY OF DEKALB }  
 DEKALB COUNTY PLAT OFFICER }  
 APPROVED PER SECTION 4.02.02 OF THE DEKALB COUNTY ZONING ORDINANCE THIS 5.00 ACRE PARCEL (PARCEL 1A), INCLUDING A HOUSE CONSTRUCTED PRIOR TO AUGUST 15TH, 1979, FROM A 40 ACRE PARCEL (PARCEL 1) DIVIDED FROM A 80+ ACRES FARM, THE BALANCE OF PARCEL 1 (25.00 ACRES) IS NOT BEING REDEVELOPED FOR RESIDENCES. THE REMAINDER DAY OF JULY, 2001.

STATE OF ILLINOIS }  
 COUNTY OF DEKALB }  
 DEKALB COUNTY PLAT OFFICER }  
 THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREOF DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF, WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS 12TH DAY OF JULY, 2001.

FOR: HARLEY MOGLENKAMP  
JOB NO. WES 75580

2001012016

PAUL R. MILLER  
DEKALB COUNTY PLAT OFFICER



Shawn R. VonKampfen  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710  
2001012016



Prepared by:  
William E. Hanna Surveyors  
508 Pine Street  
Detroit, Illinois 60115  
(815) 756-2189  
Fax 748-2532  
hannasurvey@aol.com

FILED FOR RECORD  
DEKALB COUNTY, IL  
01 JUL 16 PM 1:36  
Shawn R. VonKampfen  
DEKALB COUNTY RECORDER

"Kupin File"  
PLAT Book "Z"  
Page 650





MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES

Real Estate

Farm Management

Appraisals

Consulting



[CLICK HERE TO SUBSCRIBE TO OUR \*FARMLAND SEASONS\* NEWSLETTER](#)

MGW.us.com  
Mark Mommsen  
Sycamore, IL 815-756-3606 • DeWitt, IA 563-659-6565  
info@mgw.us.com