

THE HENKE FARM

533[±] ACRES, DEKALB COUNTY, ILLINOIS



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THE HENKE FARM

AERIAL MAP



Clare Road

East Clare Road

Old State Road

Glidden Road

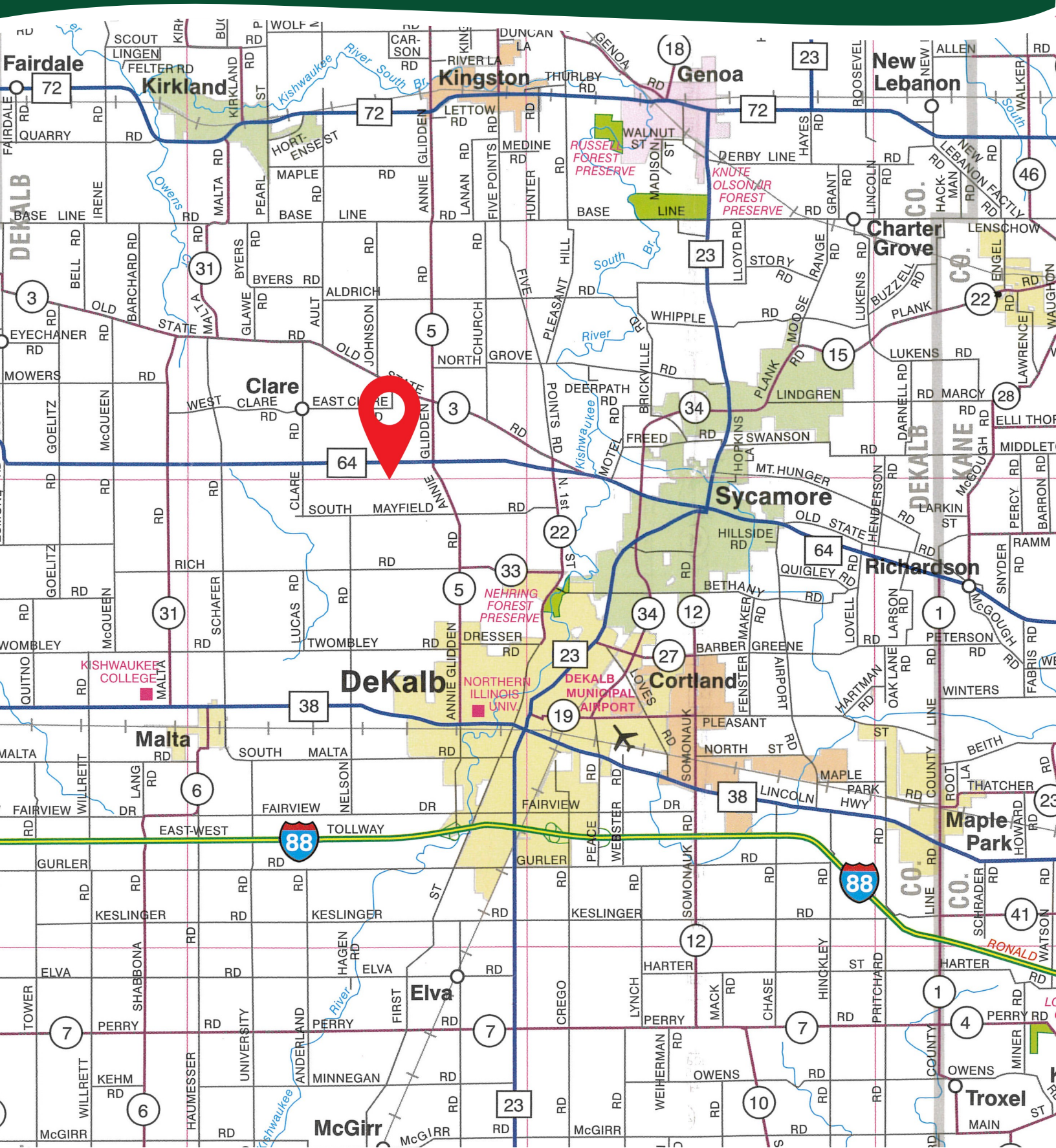
ILLINOIS
64

South Mayfield Road

Nelson Road

THE HENKE FARM

HIGHWAY MAP



THE HENKE FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 44 miles west of Chicago O'Hare International Airport. Nearby cities include: DeKalb (2 miles south), Sycamore (3 7/8 miles east), and Kirkland (5 miles north).
FRONTAGE	There is approximately 1 1/8 miles of road frontage on Illinois Route 64, 1/4 mile on South Mayfield Road, and 1/16 mile on Glidden Road.
MAJOR HIGHWAYS	Illinois Route 64 borders the property, Illinois Route 38 is 3 1/2 miles south, Illinois Route 23 is 3 3/4 miles southeast, and Illinois Route 72 is 6 miles north of the property.
LEGAL DESCRIPTION	A brief legal description indicates the Henke Farm is located in Part of the Southwest Quarter of Section 28, Part of the South Half of Section 29, Part of the Northeast Quarter of Section 30, and Part of the Northwest Quarter of Section 32, all in Township 41 North – Range 4 East (Mayfield Township), DeKalb County, Illinois.
TOTAL ACRES	There are a total of 533.17 acres, more or less, estimated.
TILLABLE ACRES	There are approximately 522.25 tillable acres, estimated.
SOIL TYPES	Major soil types found on this farm include Drummer silty clay loam, Kaneville silt loam and Virgil silt loam.
TOPOGRAPHY	The topography of the subject farm is level to nearly level.
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 \$16,950 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 Henke Farm.

THE HENKE FARM

PROPERTY DETAILS

TAXES	The 2024 real estate taxes are to be determined pending a parcel split of the approximately 21 acre, more or less, building site. The tax parcel numbers are: #05-28-300-001, Part of #05-29-400-001, #05-30-200-005 & #05-32-100-002.
ZONING	The property is zoned A1-Agricultural District.
COMMENTS	The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Josh Waddell (815-751-0501) or Mark Mommsen (815-901-4269) at Martin, Goodrich & Waddell, Inc.

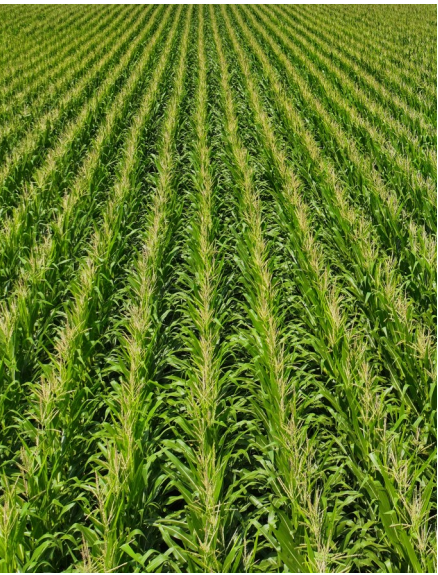
THE HENKE FARM

PROPERTY PHOTOS



THE HENKE FARM

PROPERTY PHOTOS



THE HENKE FARM

SOILS INFORMATION

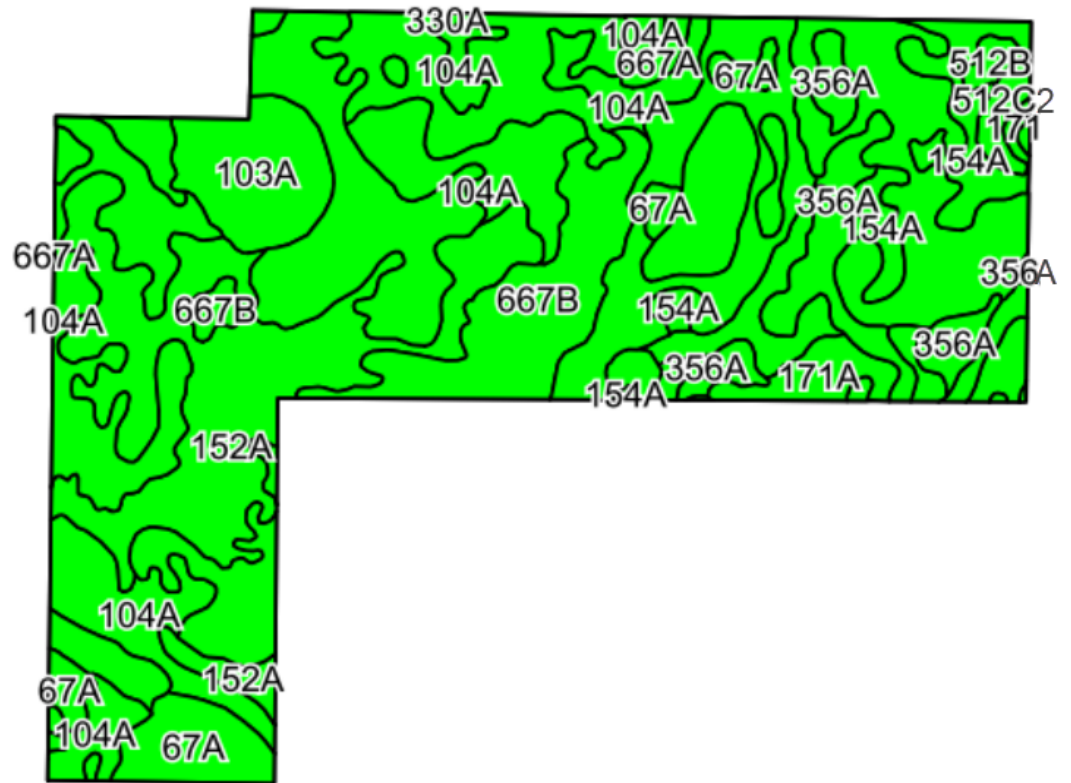
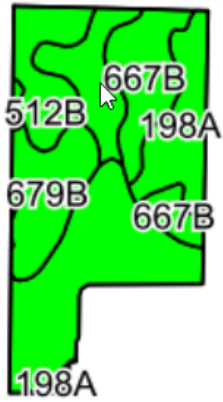
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
152A	Drummer silty clay loam	152.99	144
667B	Kaneville silt loam	97.45	127
104A	Virgil silt loam	78.89	132
512B	Danabrook silt loam	55.43	137
356A	Elpaso silty clay loam	27.47	144
154A	Flanagan silt loam	26.52	144
103A	Houghton muck	22.36	130
67A	Harpster silty clay loam	21.67	133
198A	Elburn silt loam	9.40	143
679B	Blackberry silt loam	9.31	141
171A	Catlin silt loam	7.38	137
512C2	Danabrook silt loam	3.90	128
171B	Catlin silt loam	3.90	137
221B2	Parr silt loam	2.76	113
667A	Kaneville silt loam	2.48	128
330A	Peotone silty clay loam	0.34	123
WEIGHTED AVERAGE:			136.6

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

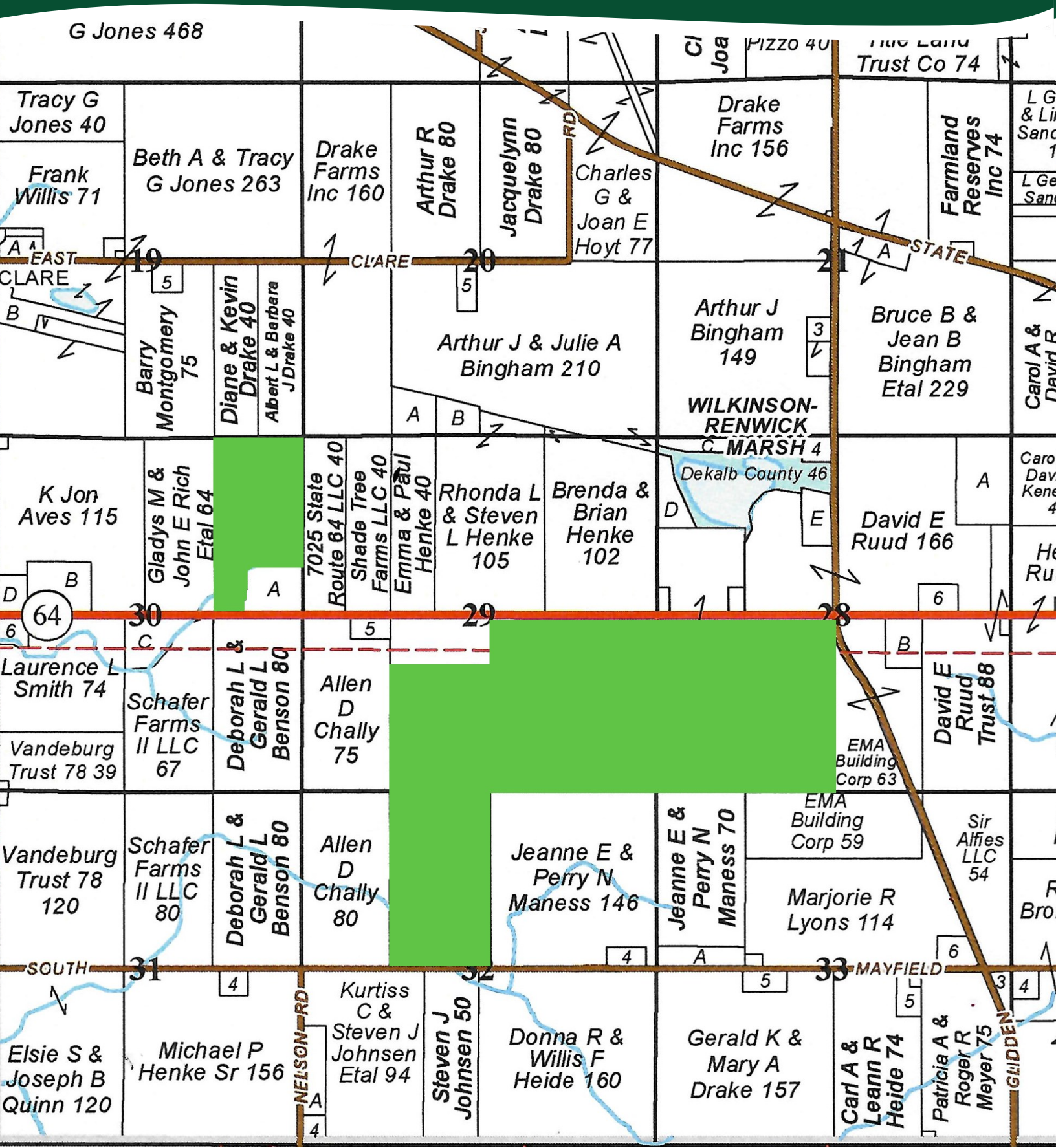
THE HENKE FARM

SOILS MAP



THE HENKE FARM

PLAT MAP



THE HENKE FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP (PRIOR TO RECONSTITUTION)
2. FSA-156EZ (PRIOR TO RECONSTITUTION)
3. TOPOGRAPHY MAP
4. WETLANDS MAP
5. PIPELINE MAP

For more information, please visit MGW.us.com

or contact:

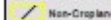
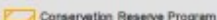
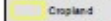
Josh Waddell (815) 751-0439 | Josh.Waddell@mgw.us.com




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



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REAL ESTATE SERVICES



Common Land Unit	
 Non-Cropland	 Conservation Reserve Program
cls_classification_code	 Tract Boundary
 Cropland	
<small>state10 Ok_I_IL_utm</small>	

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



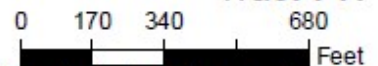
Tract Cropland Total: 63.94 acres

2024 Program Year

Map Created July 23, 2024

Farm 8579

Tract 717



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PRIOR TO RECONSTITUTION



DeKalb County, Illinois



Common Land Unit

Non-Cropland	Conservation Reserve Program
<small>cla_classification_code</small>	Tract Boundary
Cropland	
<small>state100k_j_t_utm</small>	

Wetland Determination Identifiers

Restricted Use	
Limited Restrictions	
Exempt from Conservation	

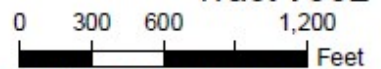
Compliance Provisions

Tract Cropland Total: 307.30 acres

2024 Program Year

Map Created July 23, 2024

Farm 8579
Tract 7992



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Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2024 Program Year
Map Created March 06, 2024

Farm 4861
Tract 748

Tract Cropland Total: 158.33 acres

IL037_T748

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ILLINOIS
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8579
Prepared : 7/23/24 11:10 AM CST
Crop Year : 2024

See Page 5 for non-discriminatory Statements.

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-037-2024-52
Transferred From : None
ARCPLC G/WF Eligibility : Eligible

NOTES

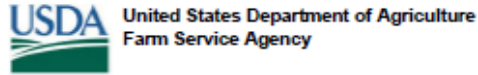
Tract Number : 717

Description : F4/2 SEC 30 MAYFIELD
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
64.64	63.94	63.94	0.00	0.00	0.00	0.00	0.0

ILLINOIS
 DEKALB
 Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 8579
 Prepared : 7/23/24 11:10 AM CST
 Crop Year : 2024

Tract 717 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	63.94	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	44.70	0.00	162
Soybeans	19.22	0.00	51

TOTAL 63.92 0.00

NOTES

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NOTES

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PRIOR TO RECONSTITUTION

ILLINOIS
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8579
Prepared : 7/23/24 11:10 AM CST
Crop Year : 2024

Tract Number : 7992

Description : F5/4 MAYFIELD TWP SEC 29 & 32
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 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
331.39	307.30	307.30	0.00	0.00	0.00	0.00	0.0

PRIOR TO RECONSTITUTION

ILLINOIS
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8579

Prepared : 7/23/24 11:10 AM CST

Crop Year : 2024

Tract 7992 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	307.30	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	218.80	0.00	162
Soybeans	88.70	0.00	51
TOTAL	307.30	0.00	

NOTES

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ILLINOIS

DEKALB

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4861

Prepared : 7/23/24 11:09 AM CST

Crop Year : 2024

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/WF Eligibility : Eligible

NOTES

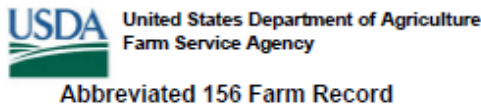
Tract Number : 748

Description : F5/3 SEC 28 MAYFIELD
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 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
158.33	158.33	158.33	0.00	0.00	0.00	0.00	0.0

ILLINOIS
DEKALB
Form: FSA-156EZ



FARM : 4861
Prepared : 7/23/24 11:09 AM CST
Crop Year : 2024

Tract 748 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	158.33	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	154.80	0.00	173
Soybeans	3.70	0.00	64
TOTAL	158.30	0.00	

NOTES

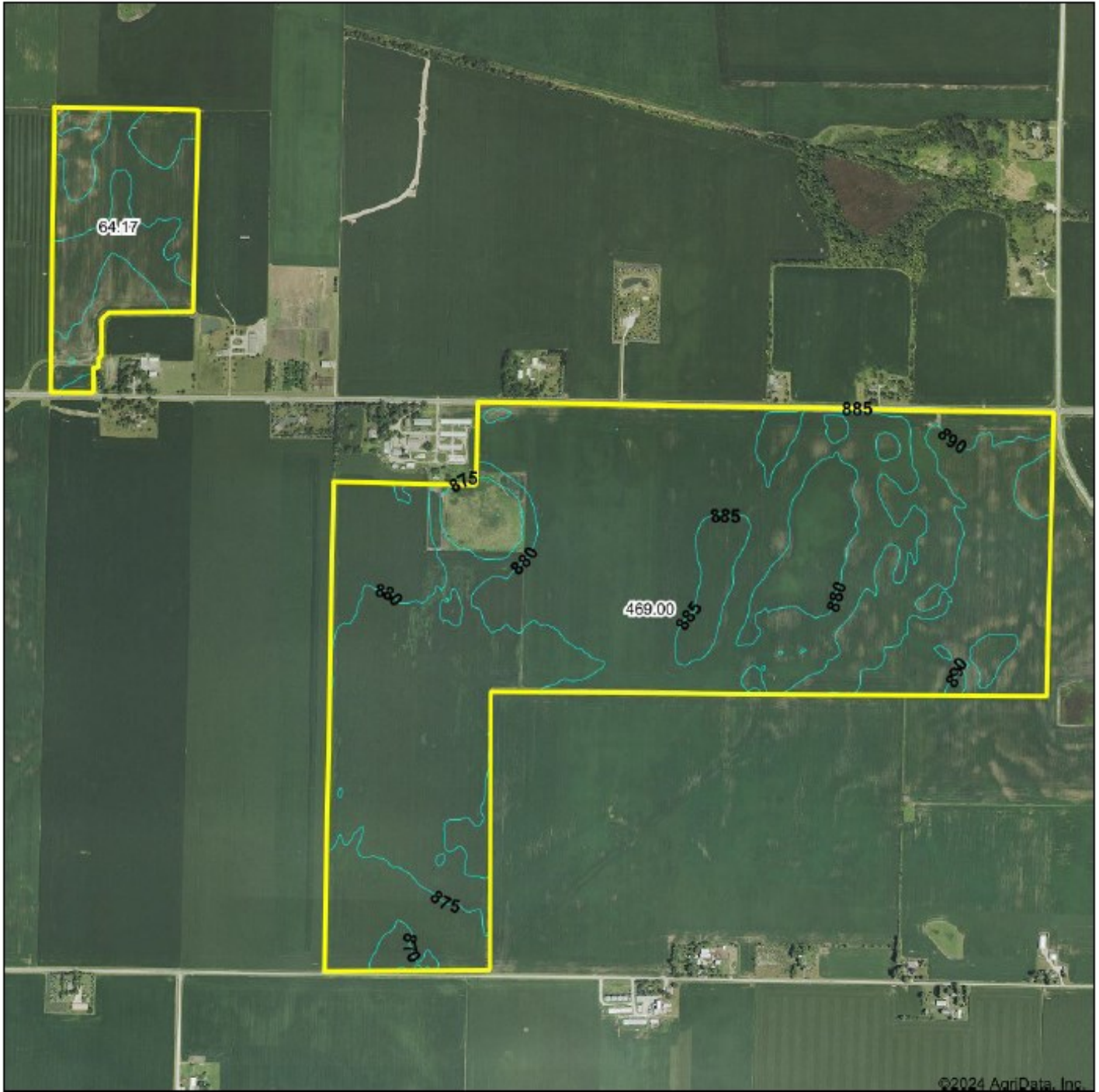
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TOPOGRAPHY MAP



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Source: USGS 10 meter dem
Interval(ft): 5.0
Min: 864.3
Max: 900.2
Range: 35.9
Average: 881.4
Standard Deviation: 5.94 ft

0ft 1433ft 2867ft

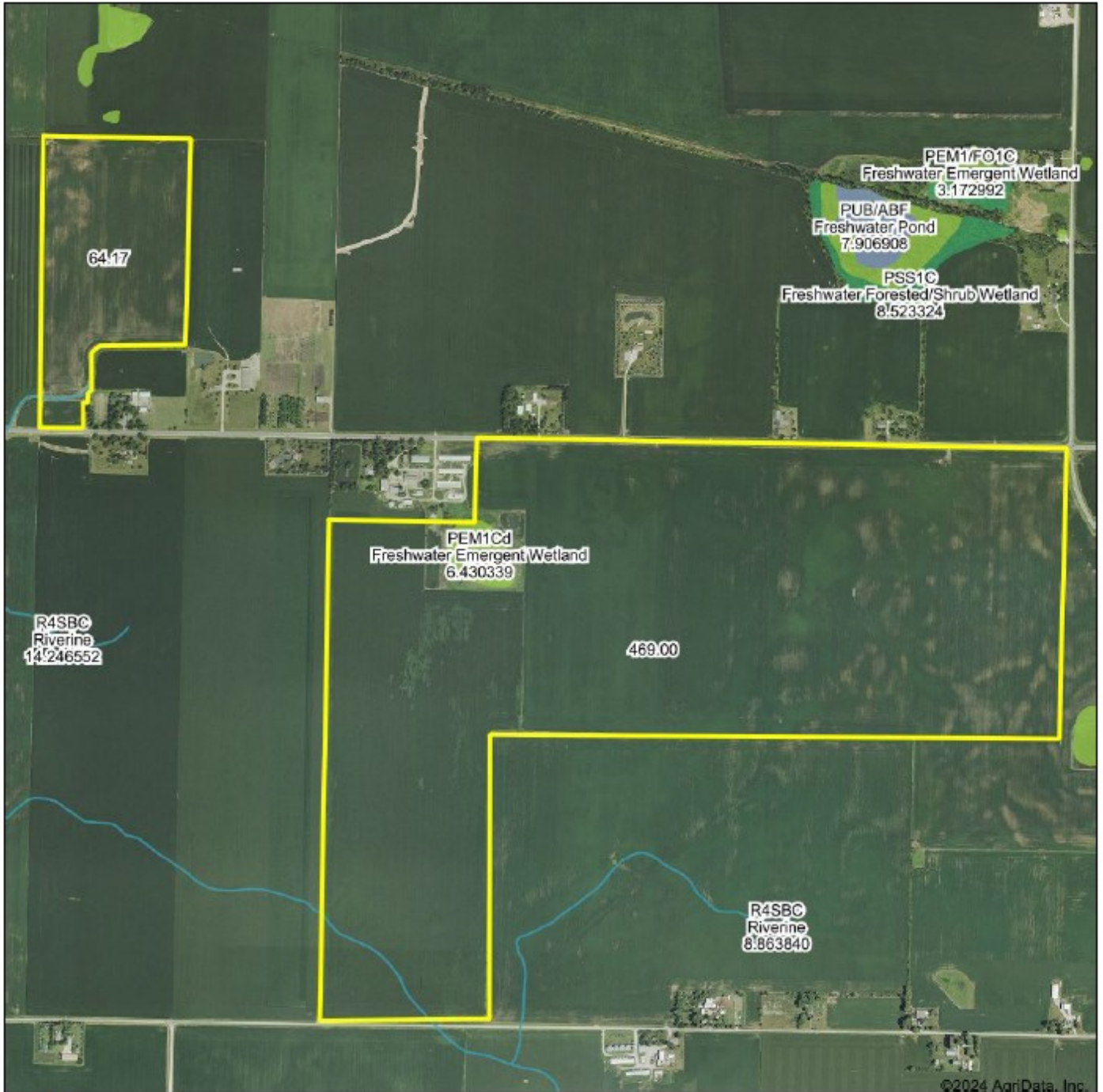


7/24/2024

29-41N-4E
DeKalb County
Illinois

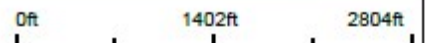
Boundary Center: 41.997879, -88.800069

WETLANDS MAP



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Boundary Center: 41.997879, -88.800069



29-41N-4E
DeKalb County
Illinois



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7/24/2024

NATIONAL PIPELINE MAPPING SYSTEM



Legend

- Gas Transmission Pipelines
- Hazardous Liquid Pipelines



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 npmis@dot.gov.

Projection: Geographic

Datum: NAD83

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