

THE MIDDLETON ROAD FARM

40[±] ACRES, KANE COUNTY, ILLINOIS



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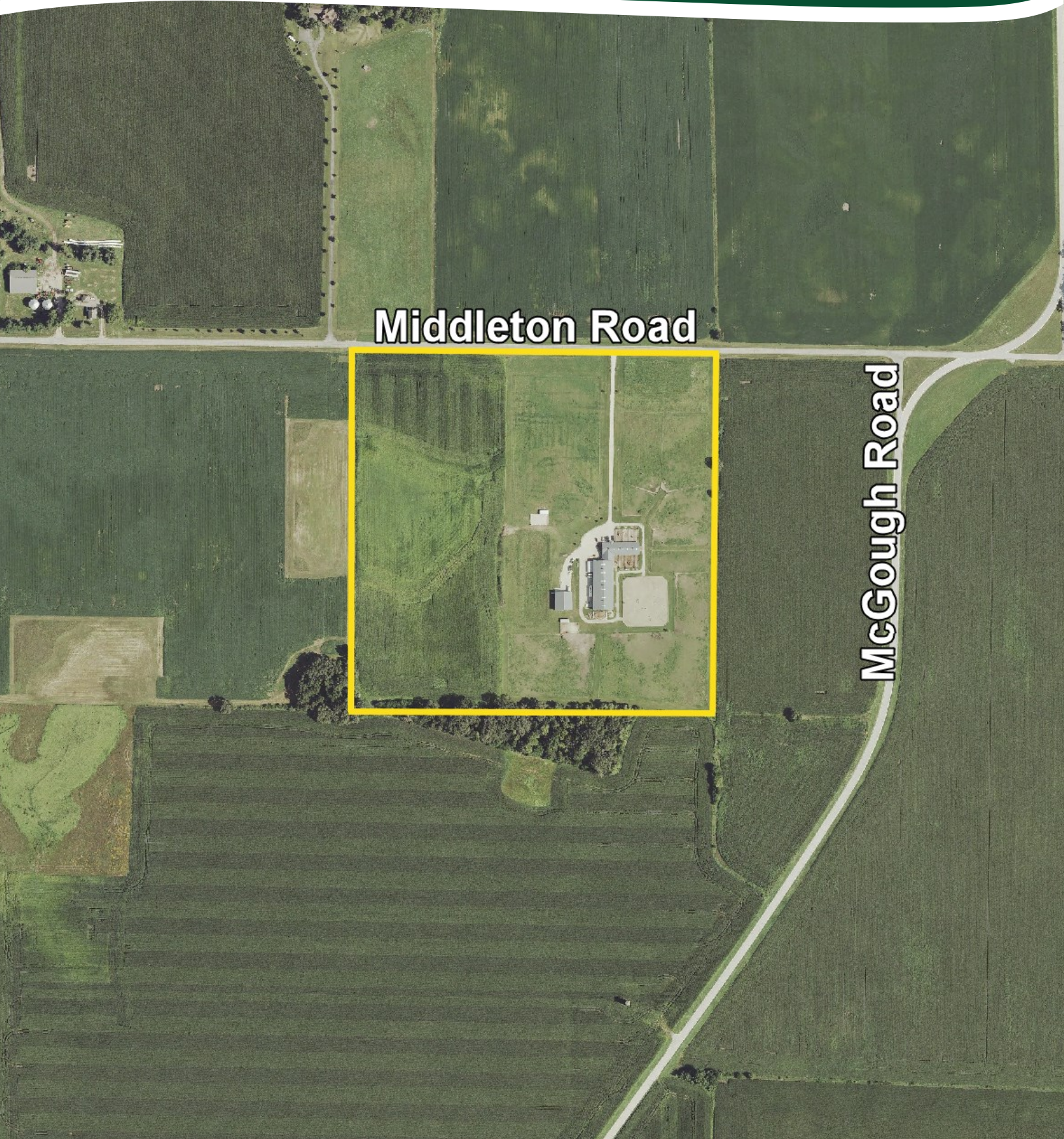
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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info@mgw.us.com
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Real Estate • Farm Management • Appraisals • Consulting

THE MIDDLETON ROAD FARM

AERIAL MAP

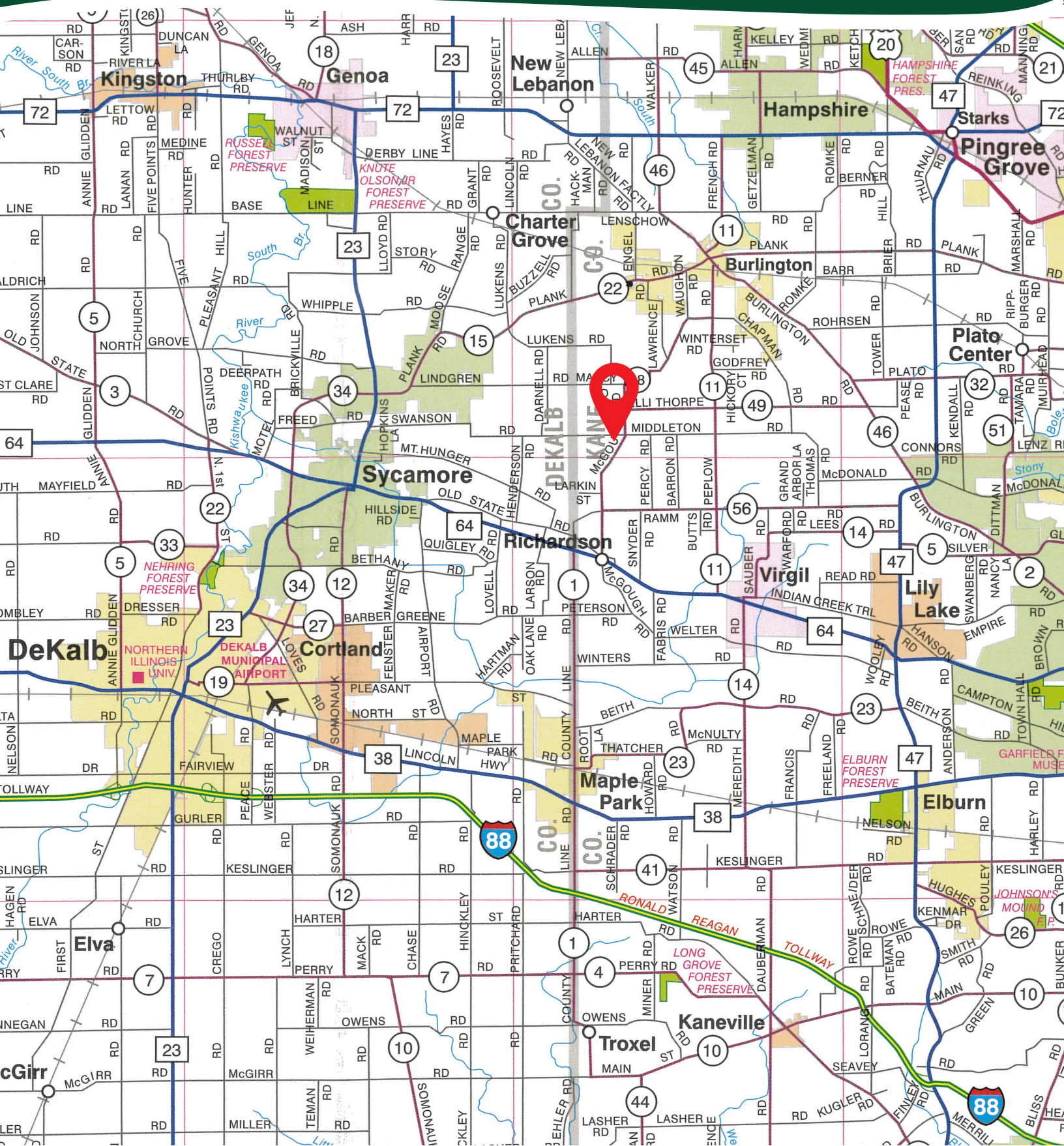


Middleton Road

McGough Road

THE MIDDLETON ROAD FARM

HIGHWAY MAP



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PROPERTY DETAILS

LOCATION	The subject farm is located approximately 34 miles west of Chicago O'Hare International Airport. Nearby cities include: Burlington (1 mile north), Sycamore (4 miles west), and Campton Hills (5 1/2 miles east).
FRONTAGE	There is approximately 1/4 mile of road frontage on Middleton Road.
MAJOR HIGHWAYS	Illinois Route 64 is 2 1/8 miles south, Illinois Route 23 is 4 1/2 miles west, and Illinois Route 47 is 6 miles east of the property.
LEGAL DESCRIPTION	A brief legal description indicates the Middleton Road Farm is located in Part of Section 30, Township 41 North - Range 6 East (Burlington Township), Kane County, Illinois.
TOTAL ACRES	There are a total of 40 acres, more or less, according to the Kane County Assessor.
TILLABLE ACRES	There are approximately 35.5 cropland acres, estimated.
SOIL TYPES	Major soil types found on this farm include Drummer silty clay loam, Kaneville silt loam, and Harvard 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 \$1,250,000. 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 Middleton Road Farm.
TAXES	The 2023 real estate taxes totaled \$14,100.10. The tax parcel number is #04-30-400-002.
ZONING	The property is zoned F - Farming District.
COMMENTS	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.

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IMPROVEMENTS

The Middleton Road Farm is a highly improved horse facility with quality Morton-built buildings and commercial-grade infrastructure. The property address is 50W055 Middleton Road, Maple Park, IL 60151. Improvements and approximate dimensions are as follows:

IMPROVEMENT	DIMENSIONS	NOTES
15-Stall Barn	40'x132'	Custom built 12' x 12' stalls with individual run-out paddocks. Lime floors with stall mats. Rubber mat alleyway with in-floor heat. Feed room, two grooming stalls, and wash rack. Insulated owner tack room, insulated additional tack room with washer and dryer, and insulated roof. Independently switched fan receptacles in each stall and LED lighting throughout.
Connecting Barn	24'x36'	Bathroom with shower, sink and toilet. Viewing room with kitchenette. Utility room with boiler and electrical panels. Generac 22 kilowatt propane generator.
Indoor Riding Arena	72'x176'	Raised chord truss construction. Cross ventilation through large door openings. Padded ground surface. RV hookups on the west side of the building and a manure storage pad on the south side.
Shop	60'x64'	Generac 24 kilowatt propane generator. Full-length loft area. 30 amp and 50 amp RV hookups. 14' and 20' overhead doors.
Outdoor Riding Arena	165'x180'	Three inch sand surface over compacted limestone and drainage tile.
Two Loafing Sheds	12'x30'	Portable sheds on skids.
Miscellaneous	-	ElectroBraid pasture fencing. Water and power to each pasture location. Building downspouts and surface drains exit to water detention area. 400 amp electrical service to the property. Two 1,000 gallon propane tanks on concrete slabs.

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PROPERTY PHOTOS



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SOILS INFORMATION

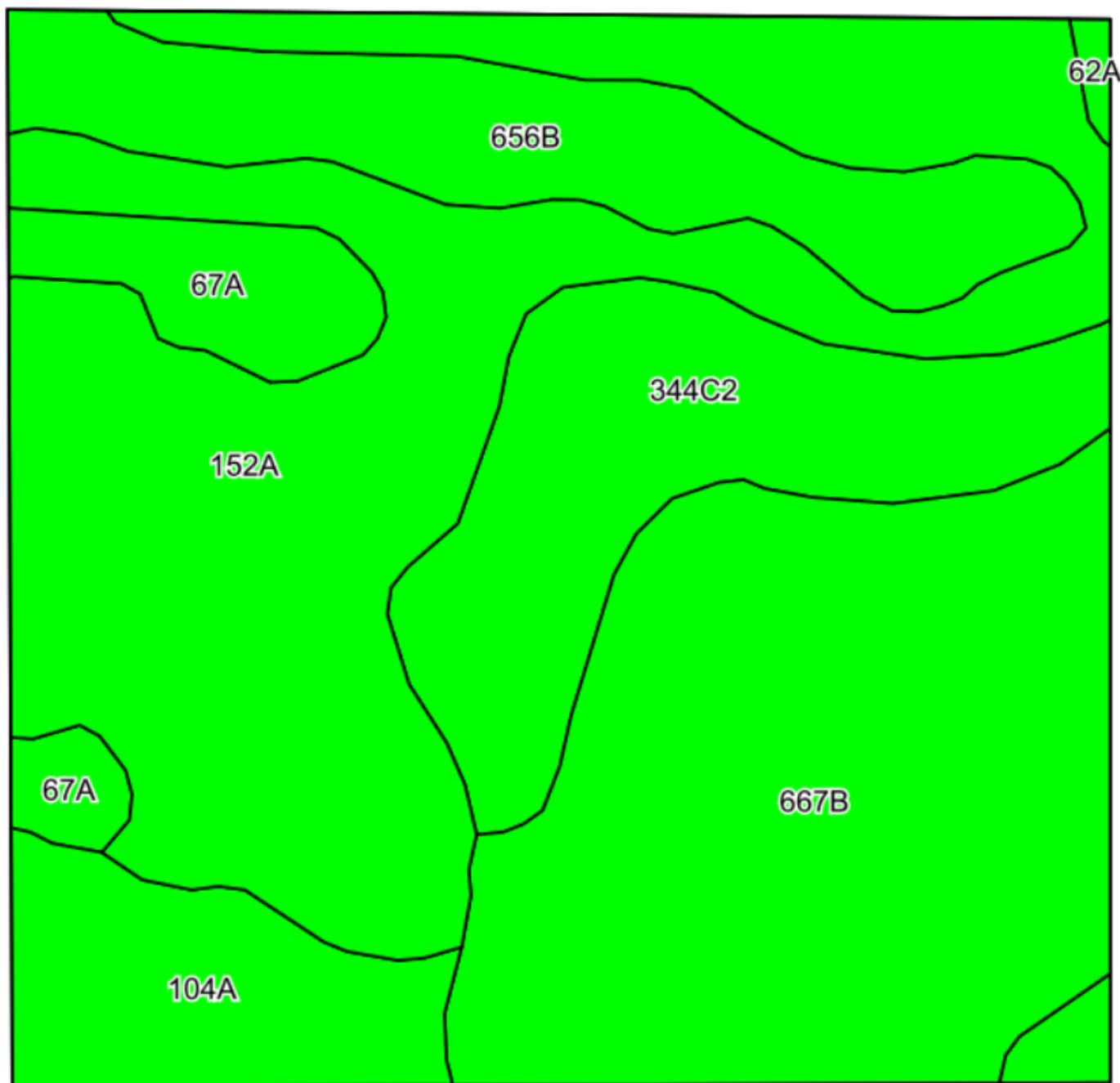
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
152A	Drummer silty clay loam	13.43	144
667B	Kaneville silt loam	8.29	127
344C2	Harvard silt loam	5.17	116
656B	Octagon silt loam	4.23	117
104A	Virgil silt loam	2.55	132
67A	Harpster silty clay loam	1.71	133
62A	Herbert silt loam	0.12	131
WEIGHTED AVERAGE:			131.3

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

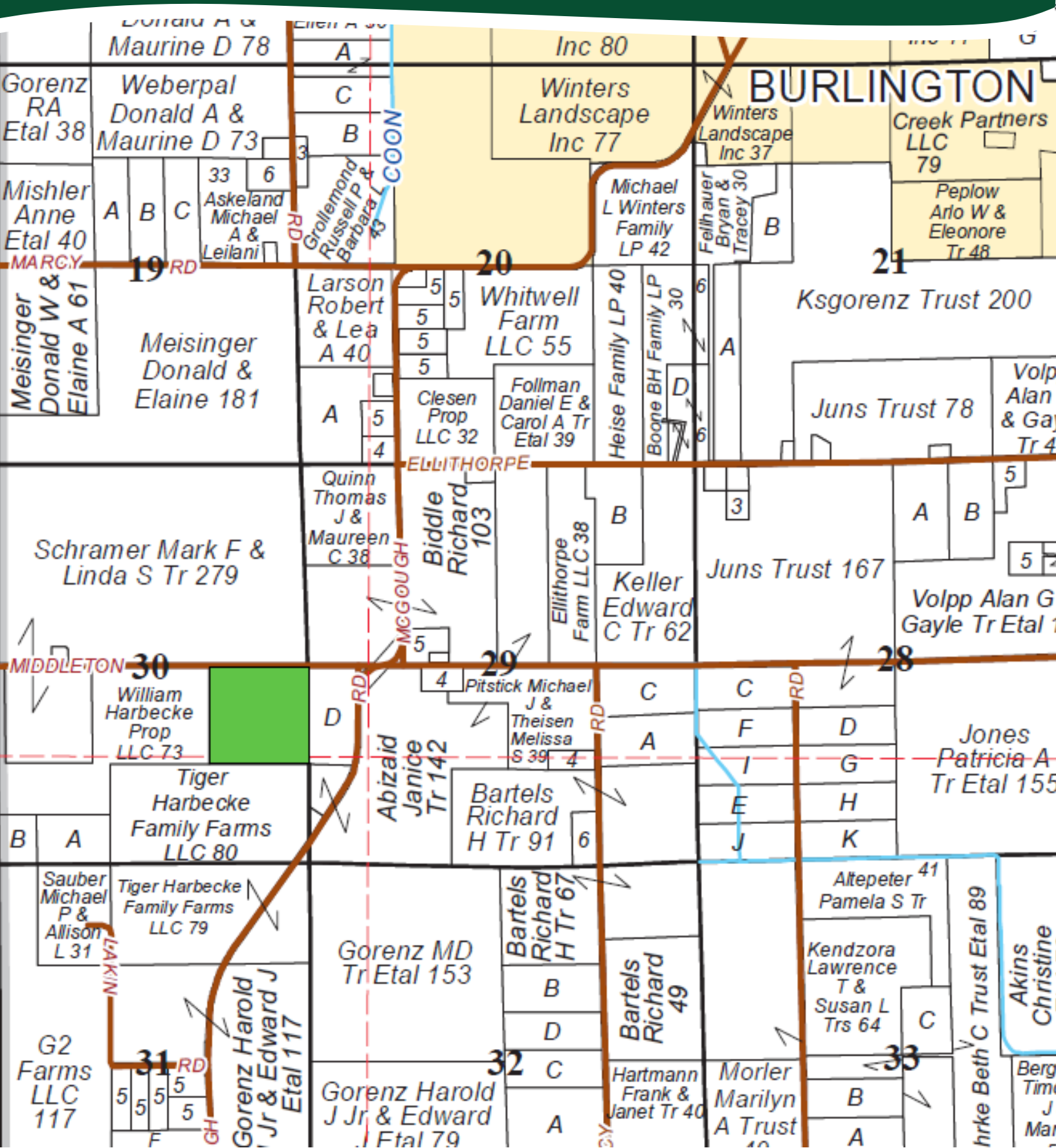
THE MIDDLETON ROAD FARM

SOILS MAP



THE MIDDLETON ROAD FARM

PLAT MAP



THE MIDDLETON 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



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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 6503
Tract 11233

IL089_T11233

Tract Cropland Total: 35.67 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).

Tract Number : 11233

Description : Sec 30 BURLINGTON TWP
FSA Physical Location : ILLINOIS/KANE
ANSI Physical Location : ILLINOIS/KANE
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
39.34	35.67	35.67	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	35.67	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	2.46	0.00	54
Corn	27.20	0.00	154
Soybeans	6.01	0.00	50
TOTAL	35.67	0.00	

NOTES

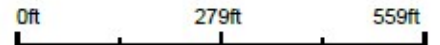
TOPOGRAPHY MAP



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Source: USGS 1 meter dem
Interval(ft): 2.0
Min: 898.9
Max: 911.7
Range: 12.8
Average: 904.8
Standard Deviation: 3.54 ft



9/16/2024

30-41N-6E
Kane County
Illinois

Boundary Center: 42.001552, -88.588699



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