

THE MICAL FARM

42[±] ACRES, DEKALB COUNTY, ILLINOIS



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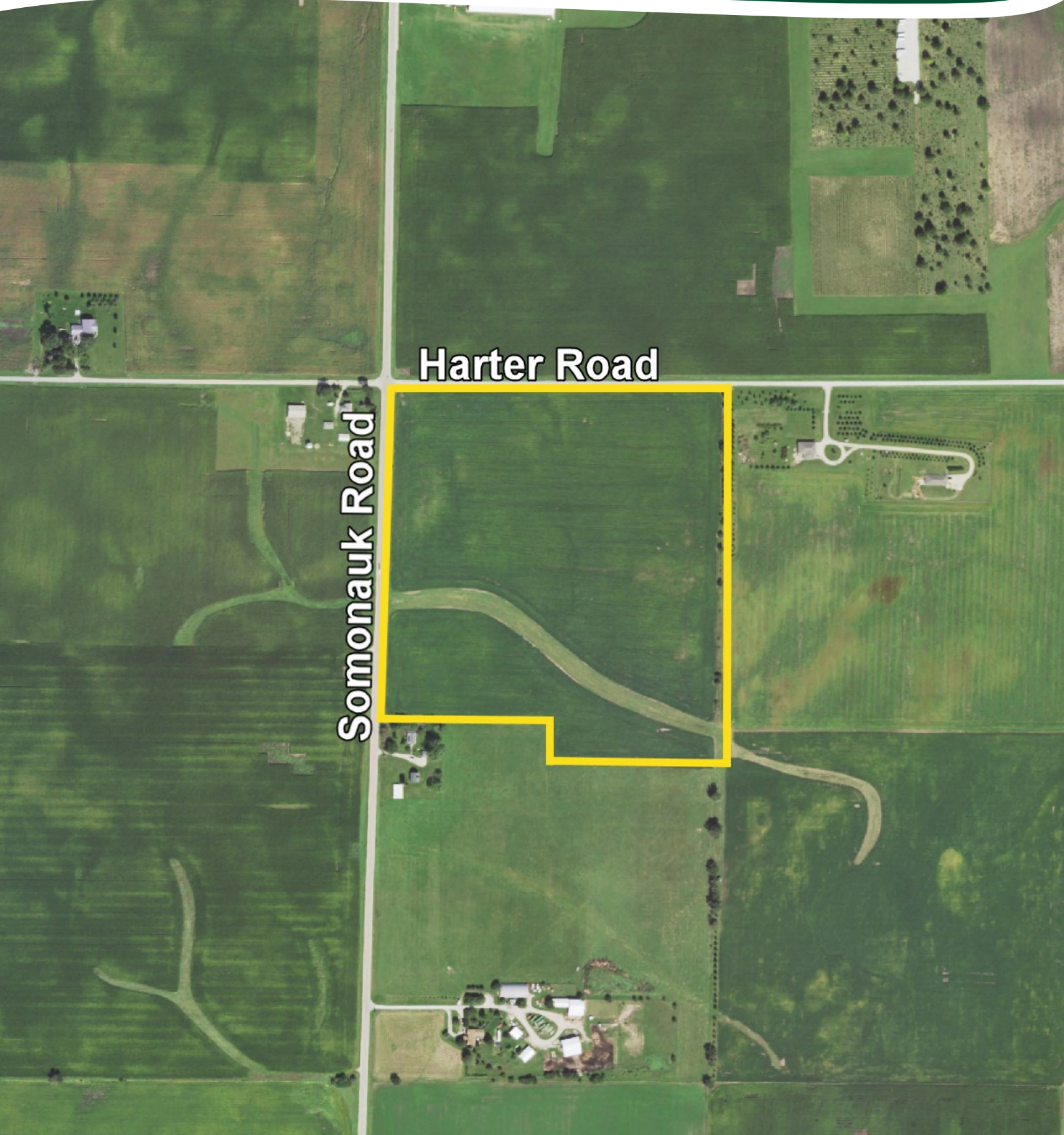
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

MGW.us.com
info@mgw.us.com
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THE MICAL FARM

AERIAL MAP



Harter Road

Somonauk Road

THE MICAL FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 40 miles southwest of Chicago O'Hare International Airport. Nearby cities include: DeKalb (1 7/8 miles northwest), Cortland (2 5/8 miles north), and Hinckley (6 miles southeast).
FRONTAGE	There is approximately 1/4 mile of road frontage on Somonauk Road and 1/4 mile on Harter Road.
MAJOR HIGHWAYS	Interstate 88 is 2 1/2 miles north, Illinois Route 23 is 3 3/8 miles west, and U.S. Route 30 is 6 1/4 miles south of the property.
LEGAL DESCRIPTION	A brief legal description indicates the Mical Farm is located in Part of the Northeast Quarter of Section 17, Township 39 North – Range 5 East (Pierce Township), DeKalb County, Illinois.
TOTAL ACRES	There are a total of 42 acres, more or less, according to the DeKalb County Assessor.
TILLABLE ACRES	There are approximately 35.79 tillable acres according to the DeKalb County FSA.
SOIL TYPES	Parr silt loam is the primary soil type on this farm.
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 \$12,400 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 Mical Farm.

THE MICAL FARM

PROPERTY DETAILS

TAXES	The 2023 real estate taxes totaled \$1,286.72. The tax parcel number is #12-17-200-005.
ZONING	The property is zoned A-1, Agricultural District.
COMMENTS	<p>Potential home building site, close to DeKalb and Sycamore, with scenic views, and located in the Hinckley-Big Rock School District.</p> <p>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.</p>

THE MICAL FARM

PROPERTY PHOTOS



THE MICAL FARM

PROPERTY PHOTOS



THE MICAL FARM

SOILS INFORMATION

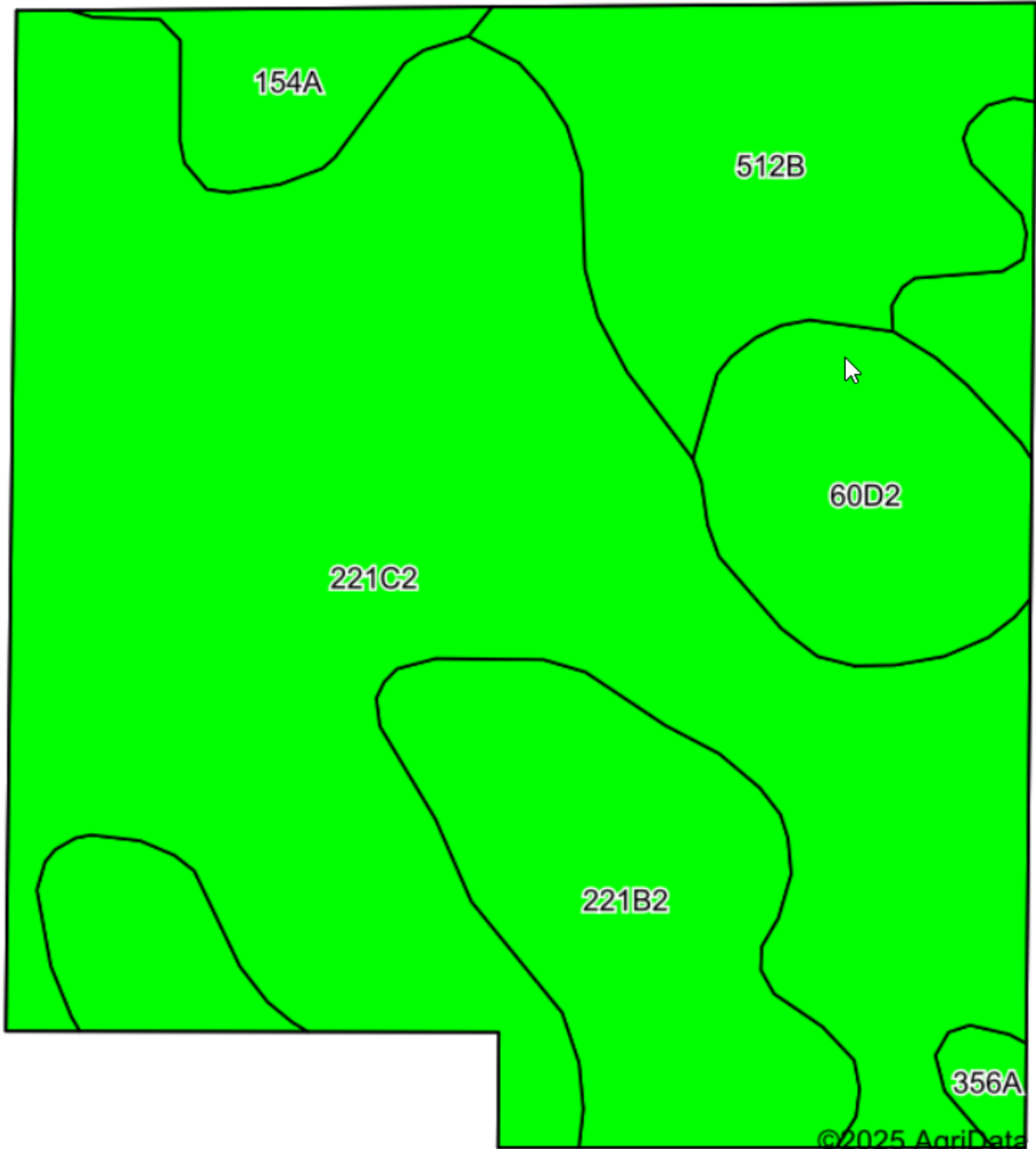
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
221C2	Parr silt loam	21.15	111
221B2	Parr silt loam	5.10	113
512B	Danabrook silt loam	5.05	137
60D2	La Rose loam	3.01	101
154A	Flanagan silt loam	1.38	144
356A	Elpaso silty clay loam	0.10	144
WEIGHTED AVERAGE:			115.5

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

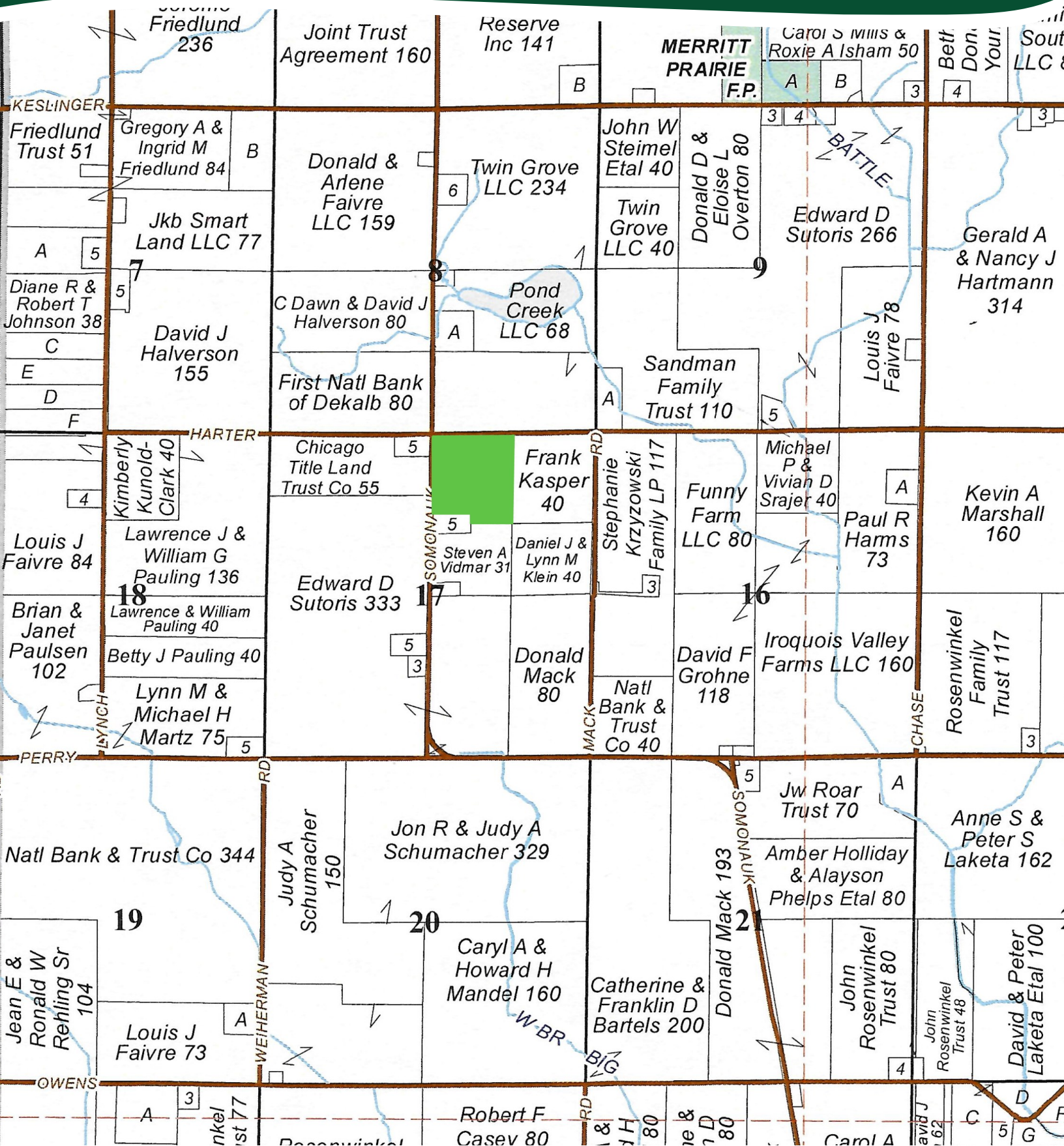
THE MICAL FARM

SOILS MAP



THE MICAL FARM

PLAT MAP



THE MICAL 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 5982
Tract 2148

Tract Cropland Total: 37.98 acres

IL037_T2148

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

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5982

Prepared : 1/10/25 9:10 AM CST

Crop Year : 2025

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
37.98	37.98	37.98	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	37.98	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	33.40	0.00	128	
Soybeans	1.80	0.00	35	
TOTAL	35.20	0.00		

NOTES

Empty box for notes.

Tract Number : 2148

Description : Sec. 17 Pierce Twp map L8/2
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 : 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
37.98	37.98	37.98	0.00	0.00	0.00	0.00	0.0

ILLINOIS
DEKALB
Form: FSA-156EZ



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Tract 2148 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	37.98	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	33.40	0.00	128
Soybeans	1.80	0.00	35
TOTAL	35.20	0.00	

NOTES

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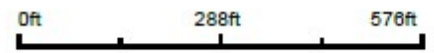
TOPOGRAPHY MAP



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Source: USGS 1 meter dem
Interval(ft): 2.0
Min: 835.8
Max: 885.7
Range: 49.9
Average: 858.3
Standard Deviation: 10.79 ft



1/9/2025

17-39N-5E
DeKalb County
Illinois

Boundary Center: 41.862067, -88.686565



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