

THE MARY WALTER TRUST FARM

139[±] ACRES, DEKALB COUNTY, ILLINOIS



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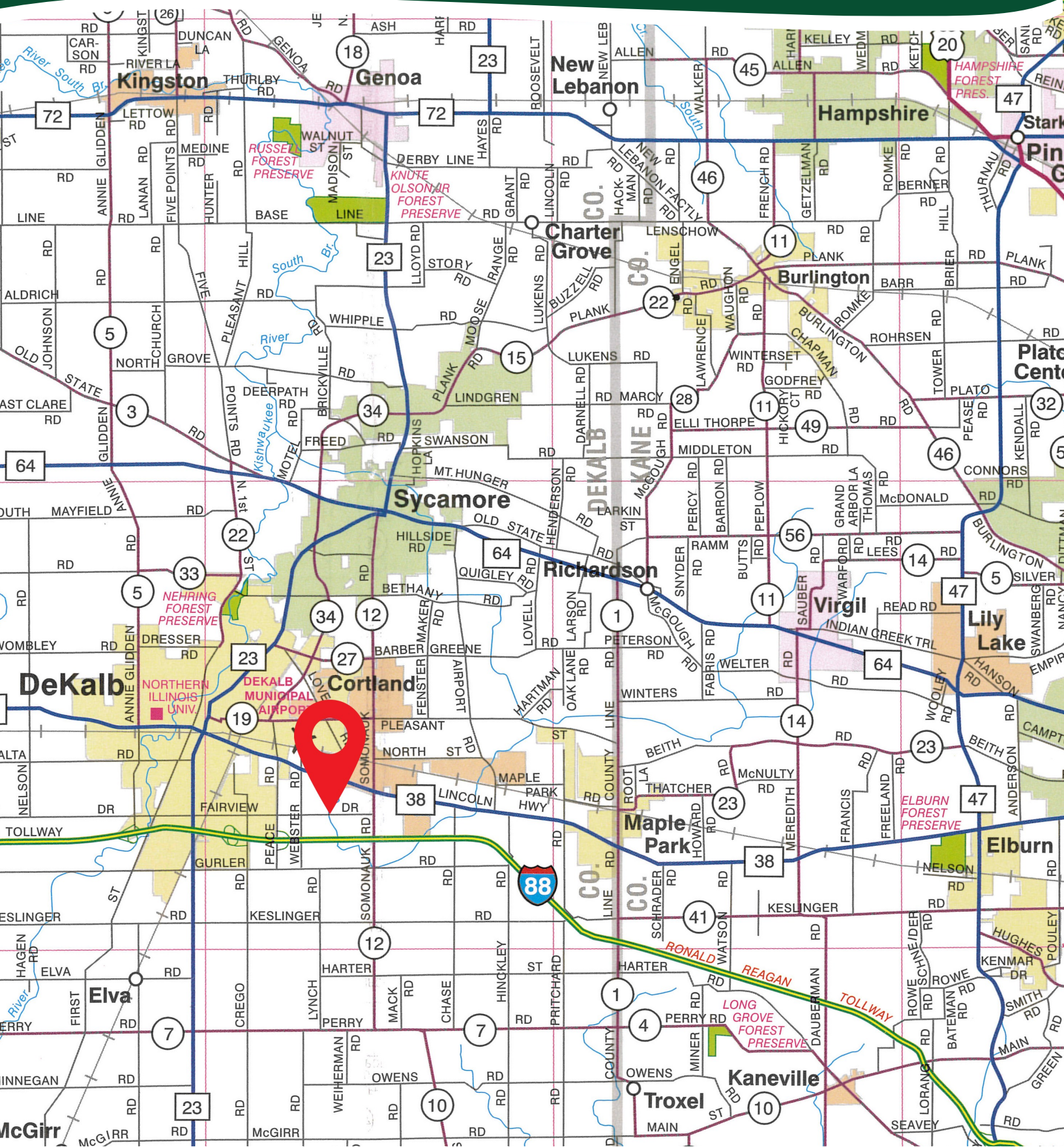
THE MARY WALTER TRUST FARM

AERIAL MAP



THE MARY WALTER TRUST FARM

HIGHWAY MAP



THE MARY WALTER TRUST FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 40 miles west of Chicago O'Hare International Airport and is contiguous to the town of Cortland. Nearby cities include: DeKalb (5/8 mile north), Sycamore (3 3/8 miles north), and Maple Park (4 miles east).
FRONTAGE	There is approximately 3/8 mile of road frontage on Fairview Drive.
MAJOR HIGHWAYS	Illinois Route 38 is 1/16 mile north, Interstate 88 is 1/2 mile south, and Illinois Route 23 is 2 3/8 miles west of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Mary Walter Trust Farm is located in Part of the South Half of Section 30, Township 40 North - Range 5 East (Cortland Township), DeKalb County, Illinois.
TOTAL ACRES	There are a total of 138.5 acres, more or less, according to the DeKalb County Assessor.
TILLABLE ACRES	There are approximately 137.61 tillable acres according to the DeKalb County FSA.
SOIL TYPES	Major soil types found on this farm include Drummer silty clay loam and Kaneville 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 \$16,850 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 Mary Walter Trust Farm.

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PROPERTY DETAILS

TAXES	The 2024 real estate taxes totaled \$6,610.48. The tax parcel number is #09-30-400-005.
ZONING	The property is zoned A-1, Agricultural.
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.

THE MARY WALTER TRUST FARM

PROPERTY PHOTOS



THE MARY WALTER TRUST FARM

PROPERTY PHOTOS



THE MARY WALTER TRUST FARM

SOILS INFORMATION

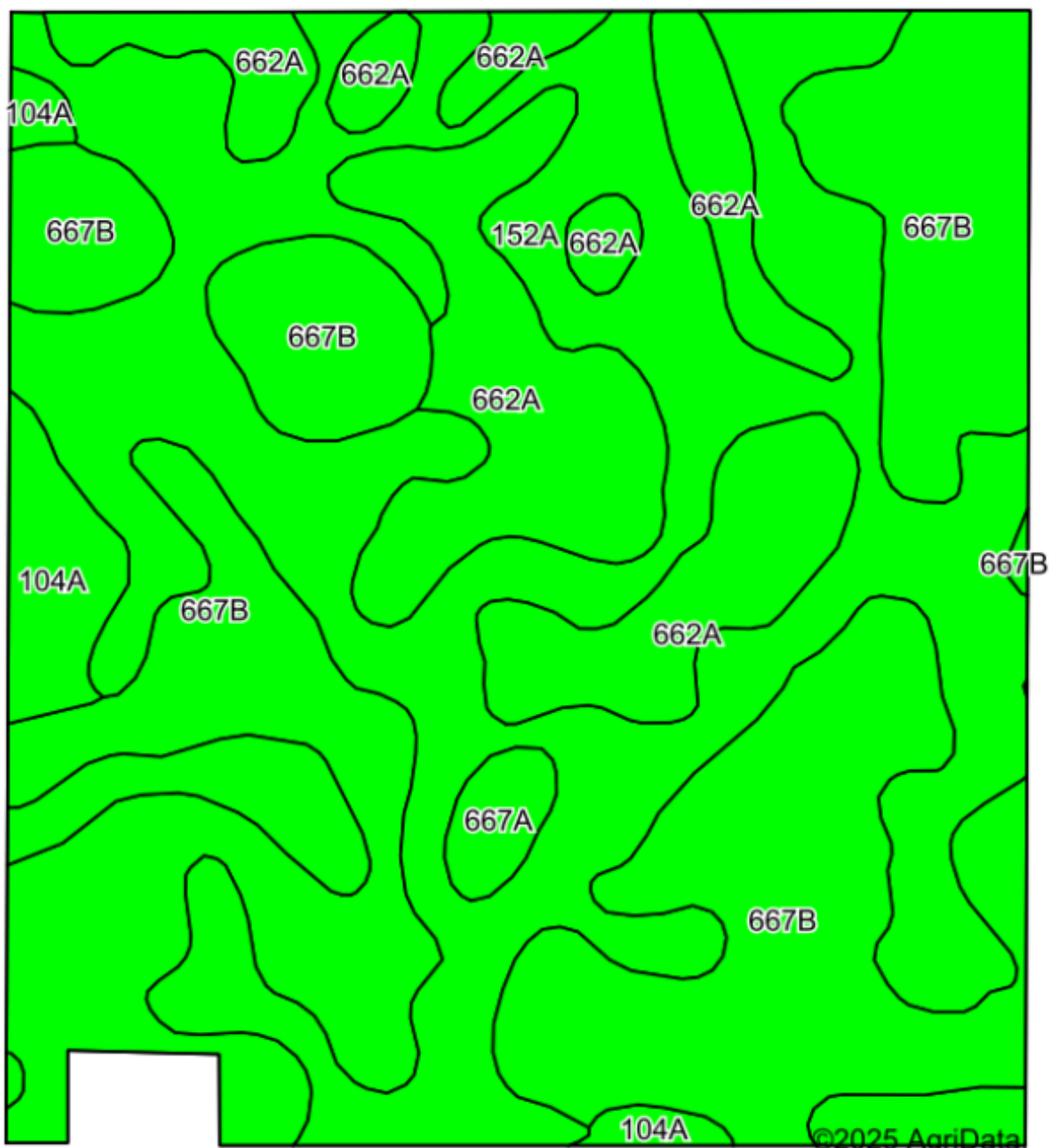
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
152A	Drummer silty clay loam	52.35	144
667B	Kaneville silt loam	52.03	127
662A	Barony silt loam	23.63	125
104A	Virgil silt loam	8.19	132
667A	Kaneville silt loam	1.41	128
WEIGHTED AVERAGE:			133.4

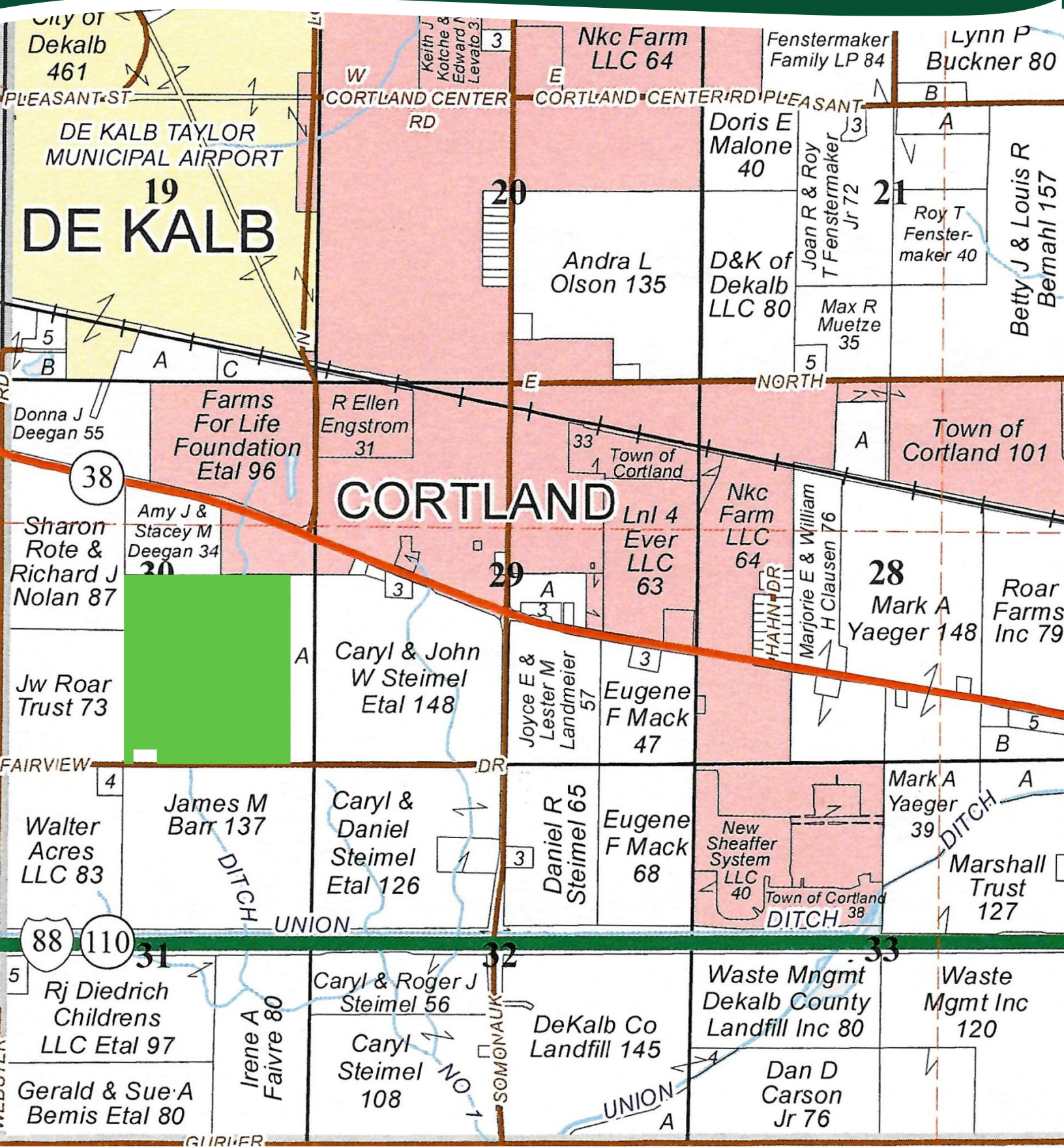
**Figures taken from the University of Illinois Bulletin 811, Optimum Crop Productivity Ratings for Illinois Soils.*

THE MARY WALTER TRUST FARM

SOILS MAP



PLAT MAP



THE MARY WALTER TRUST 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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REAL ESTATE SERVICES



United States
Department of
Agriculture

DeKalb County, Illinois

Unless otherwise noted:

All crops have intended use of grain
and are non-irrigated.

Corn = YEL Soybeans = COM Wheat = SRW



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2025 Program Year

Map Created March 20, 2025

Farm 4910

Tract 8603

Tract Cropland Total: 137.61 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 (CRA-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

Abbreviated 156 Farm Record

FARM : 4910
Prepared : 7/1/25 3:44 PM CST
Crop Year : 2025

See Page 2 for non-discriminatory Statements.

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
139.29	137.61	137.61	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	137.61	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	137.60	0.00	191	

TOTAL 137.60 0.00

NOTES

Tract Number : 8603

Description : J8/5 Sec 30 & 31 Cortland
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
139.29	137.61	137.61	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	137.61	0.00	0.00	0.00	0.00	0.00

ILLINOIS
DEKALB
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Tract 8603 Continued ...

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	137.60	0.00	191
TOTAL	137.60	0.00	

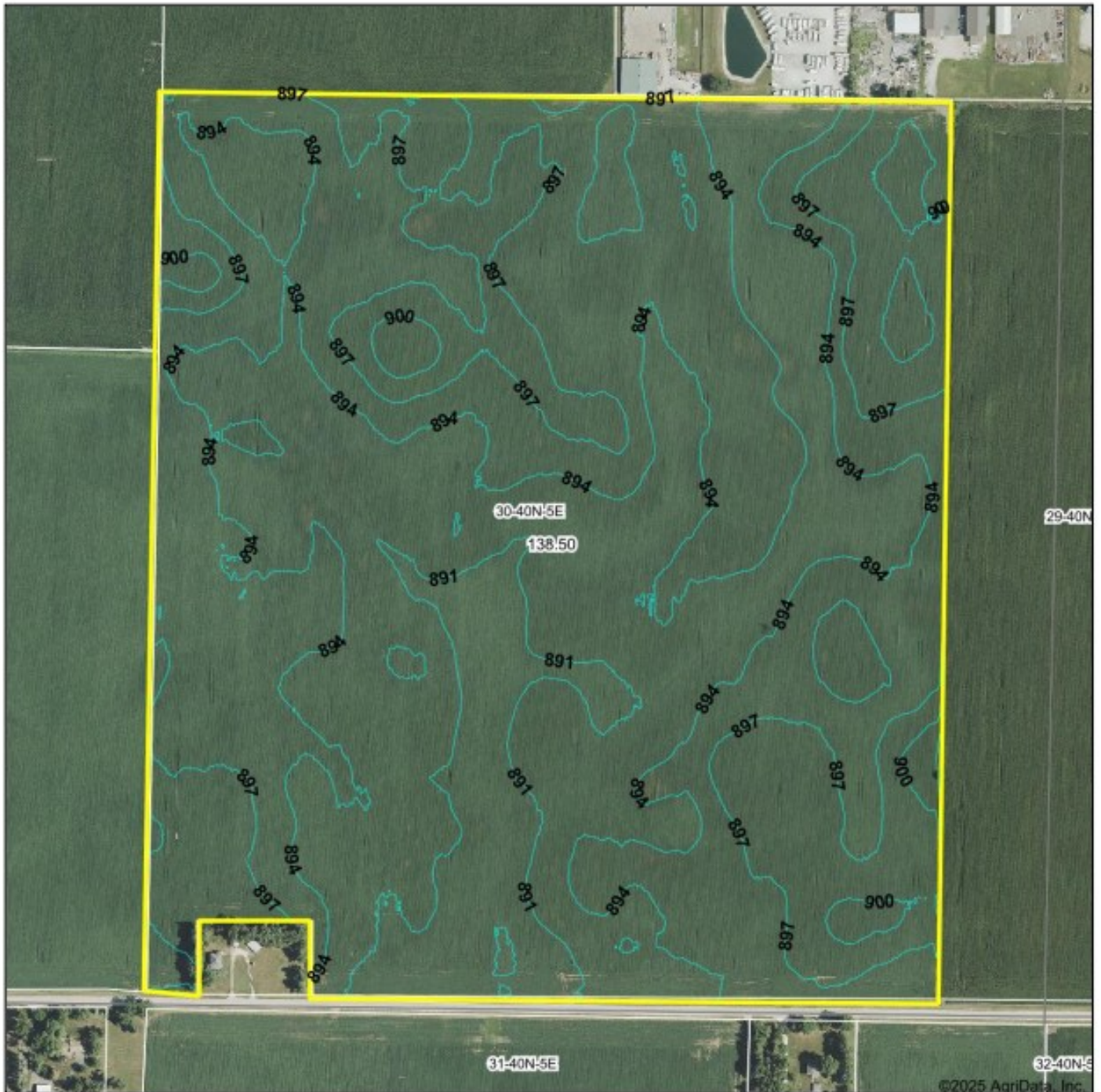
NOTES

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TOPOGRAPHY MAP



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Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 887.7

Max: 905.7

Range: 18.0

Average: 894.8

Standard Deviation: 2.62 ft

0ft 454ft 907ft



6/27/2025

30-40N-5E
DeKalb County
Illinois

Boundary Center: 41.911127, -88.704160



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