

THE WINTER FARM

39[±] ACRES, DEKALB COUNTY, ILLINOIS



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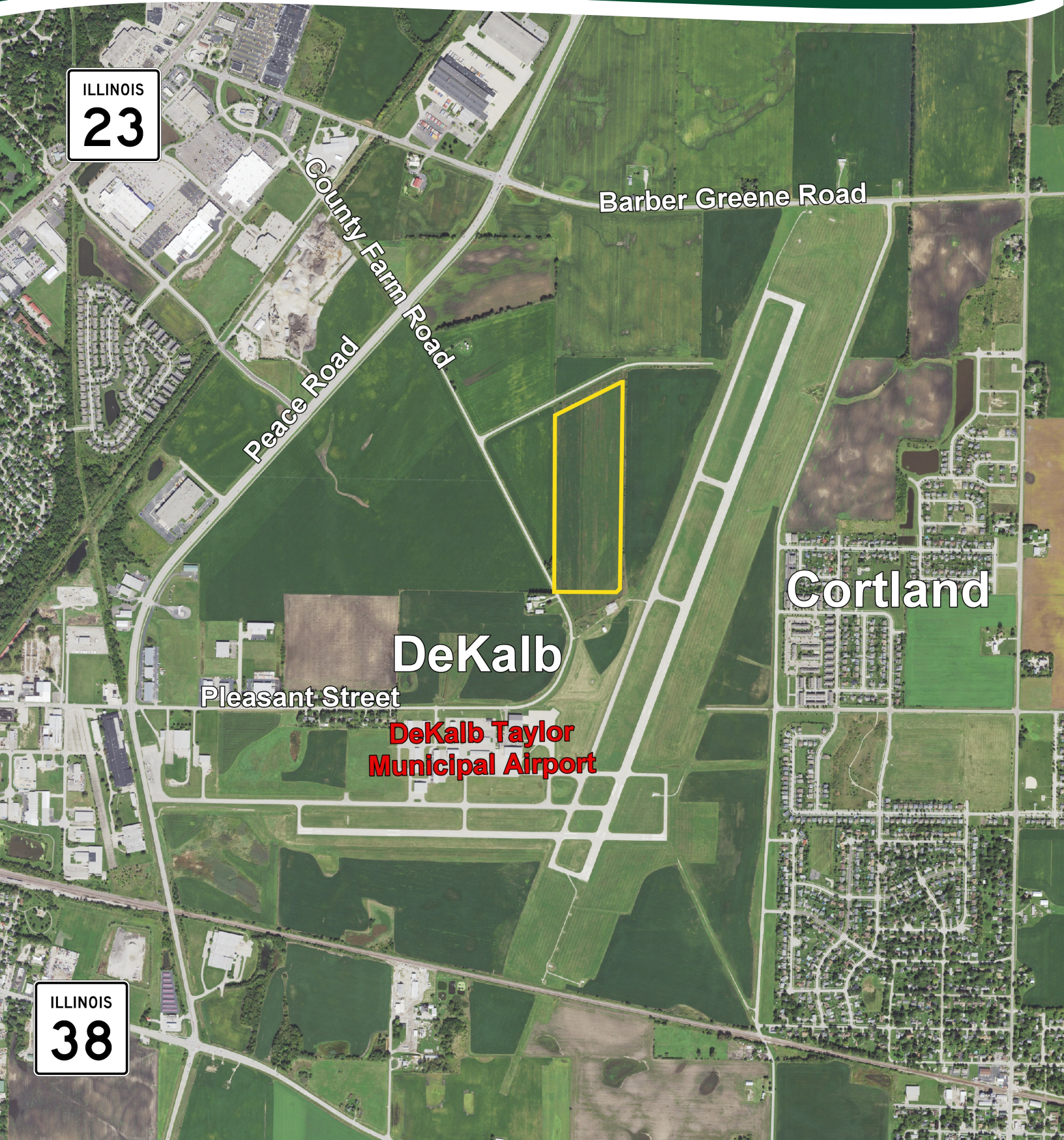
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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(815) 756-3606

Real Estate • Farm Management • Appraisals • Consulting

THE WINTER FARM

AERIAL MAP



ILLINOIS
23

County Farm Road
Peace Road

Barber Greene Road

Cortland

DeKalb

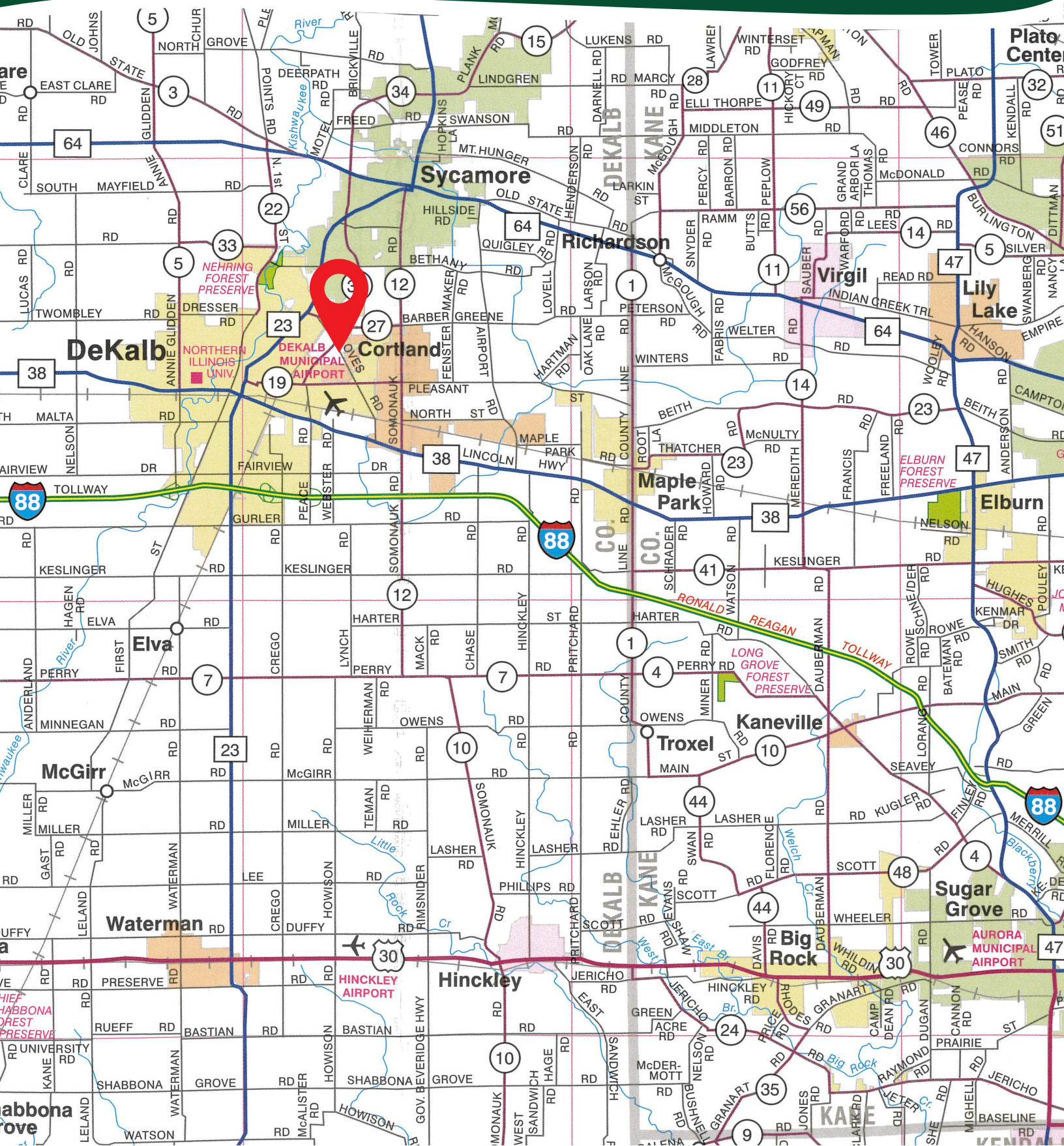
Pleasant Street

DeKalb Taylor
Municipal Airport

ILLINOIS
38

THE WINTER FARM

HIGHWAY MAP



THE WINTER FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 41 miles west of Chicago O'Hare International Airport and is contiguous to the city of DeKalb. Nearby cities include: Cortland (3/8 mile east), Sycamore (1 1/8 miles north), and Maple Park (4 1/2 miles southeast).
FRONTAGE	There is approximately 225 feet of road frontage on Pleasant Street.
MAJOR HIGHWAYS	Illinois Route 23 is 1 1/8 miles northwest, Illinois Route 38 is 1 1/4 miles south, Interstate 88 is 2 1/2 miles south, and Illinois Route 64 is 3 1/4 miles north of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Winter Farm is located in Part of the South Half of Section 18, Township 40 North – Range 5 East (Cortland Township), DeKalb County, Illinois.
TOTAL ACRES	There are a total of 39.45 acres, more or less, according to the DeKalb County Assessor.
TILLABLE ACRES	There are approximately 39.2 tillable acres, estimated.
SOIL TYPES	Major soil types found on this farm include Elburn silt 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 \$17,900 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 Winter Farm.

THE WINTER FARM

PROPERTY DETAILS

TAXES	The 2024 real estate taxes totaled \$2,353.88. The tax parcel number is #09-18-400-005.
ZONING	The property is zoned A-1, Agriculture.
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 WINTER FARM

PROPERTY PHOTOS



THE WINTER FARM

PROPERTY PHOTOS



THE WINTER FARM

SOILS INFORMATION

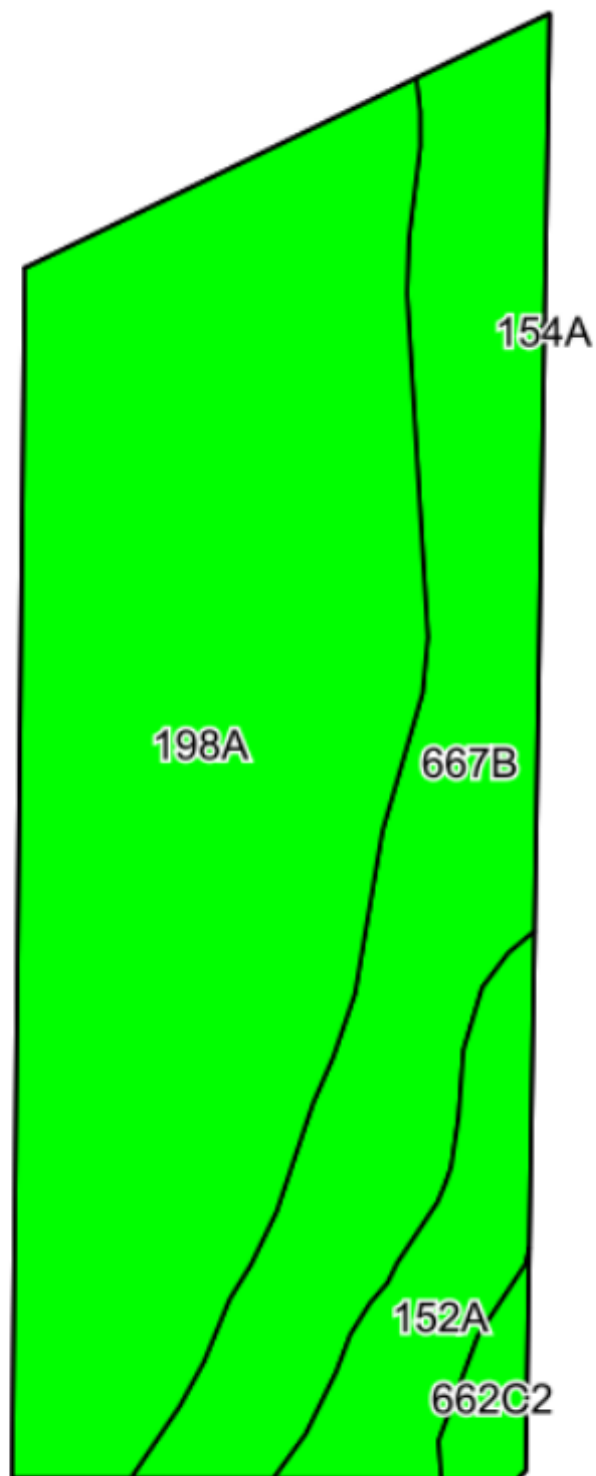
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
198A	Elburn silt loam	24.25	143
667B	Kaneville silt loam	11.22	127
152A	Drummer silty clay loam	3.01	144
662C2	Barony silt loam	0.72	116
WEIGHTED AVERAGE:			138

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

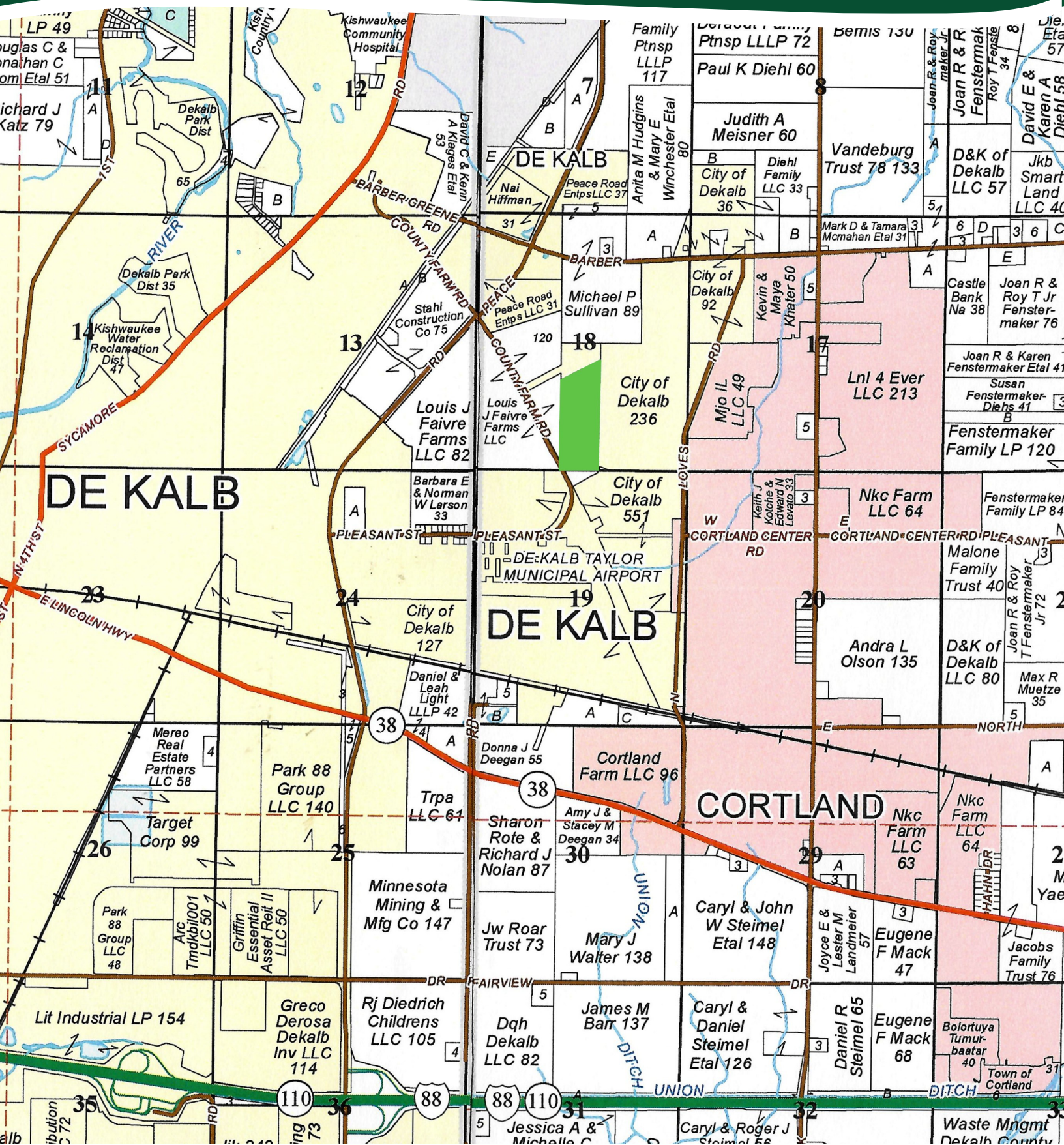
THE WINTER FARM

SOILS MAP



THE WINTER FARM

PLAT MAP



THE WINTER FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP (PRIOR TO RECONSTITUTION)
2. FSA-156EZ (PRIOR TO RECONSTITUTION)
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

PRIOR TO RECONSTITUTION



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

2026 Program Year
Map Created March 20, 2025

Farm 6202
Tract 10640

Tract Cropland Total: 42.18 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).

PRIOR TO RECONSTITUTION

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 : 6202

Prepared : 11/13/25 1:46 PM CST

Crop Year : 2026

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-037-2007-171
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
42.18	42.18	42.18	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	42.18	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	31.12	0.00	156	
Soybeans	10.38	0.00	49	0

TOTAL **41.50** **0.00**

NOTES

Tract Number : 10640

Description : Sec 18 Cortland 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 : 17-037-2007-170

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
42.18	42.18	42.18	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 : 6202
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Tract 10640 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	42.18	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	31.12	0.00	156
Soybeans	10.38	0.00	49

TOTAL 41.50 0.00

NOTES

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TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 900.8

Max: 910.9

Range: 10.1

Average: 907.0

Standard Deviation: 1.94 ft

0ft 411ft 821ft



10/21/2025

18-40N-5E
DeKalb County
Illinois

Boundary Center: 41.939866, -88.708893



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