

# THE SHABBONA FARM

155<sup>±</sup> ACRES, DEKALB COUNTY, ILLINOIS



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Real Estate • Farm Management • Appraisals • Consulting



# THE SHABBONA FARM

AERIAL MAP

Houghtby Road

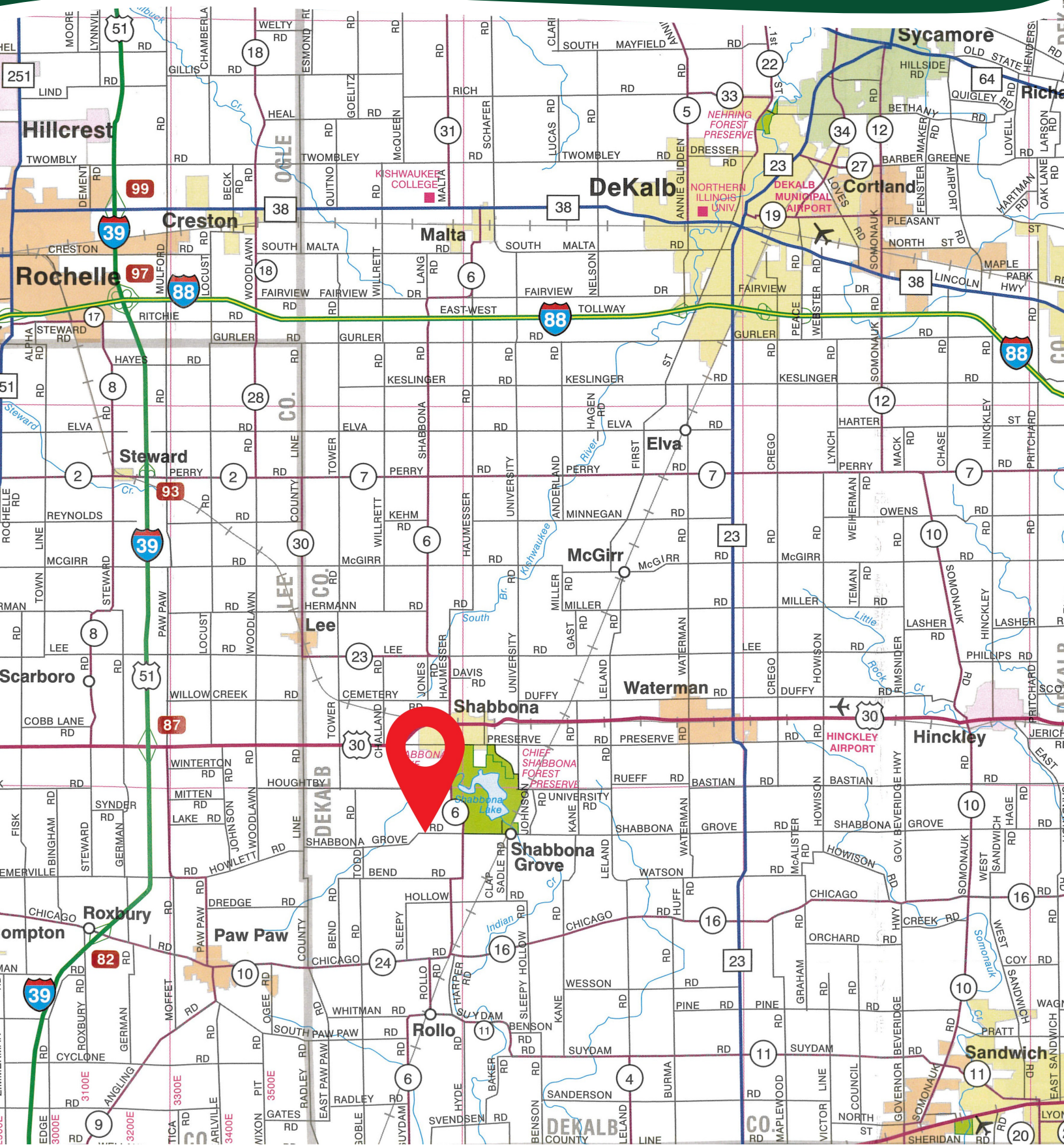
An aerial photograph of a rural landscape. The top of the image is a dark green banner with the title 'THE SHABBONA FARM' in large, bold, orange-yellow serif font, and 'AERIAL MAP' in a smaller, white, serif font below it. The map itself shows a patchwork of agricultural fields in various shades of green and brown. A prominent yellow rectangular box highlights a large, light-brown field in the center. To the right of this box, a smaller yellow rectangle highlights a small cluster of trees. At the top of the map, a horizontal road is labeled 'Houghtby Road' in white text. At the bottom, a road is labeled 'Shabbona Grove Road' in white text. The map shows various features like roads, fields, and some small buildings or structures.

Shabbona Grove Road



# THE SHABBONA FARM

## HIGHWAY MAP



# THE SHABBONA FARM

## PROPERTY DETAILS

LOCATION	The subject farm is located approximately 52 miles southwest of Chicago O'Hare International Airport. Nearby cities include: Shabbona (1 1/4 miles north), Paw Paw (4 1/2 miles southwest), and Waterman (6 miles northeast).
FRONTAGE	There is approximately 90 feet of road frontage on Shabbona Grove Road.
MAJOR HIGHWAYS	U.S. Route 30 is 1 1/2 miles north, Interstate 39 is 5 1/2 miles west, and Illinois Route 23 is 7 3/8 miles east of the property.
LEGAL DESCRIPTION	A brief legal description indicates the Shabbona Farm is located in Part of the South Half of Section 28, Township 38 North – Range 3 East (Shabbona Township), DeKalb County, Illinois.
TOTAL ACRES	There are a total of 155 acres, more or less, according to the DeKalb County Assessor.
CROPLAND ACRES	The farmland has been certified organic for a number of years. There are approximately 154.37 cropland acres according to the DeKalb County FSA, of which approximately 3.37 acres are in grass. The FSA aerial map is available in the Appendix.
SOIL TYPES	Major soil types found on this farm include Elpaso silty clay loam and Danabrook silt loam. The weighted average Productivity Index (PI) is 137.5.
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 \$13,400 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 Shabbona Farm.



# THE SHABBONA FARM

## PROPERTY DETAILS

<b>TAXES</b>	The 2024 real estate taxes totaled \$8,069.08. The tax parcel numbers are: #13-28-300-003 & #13-28-400-002.
<b>ZONING</b>	The property is zoned A-1, Agricultural District.
<b>COMMENTS</b>	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 SHABBONA FARM

## PROPERTY PHOTOS





# THE SHABBONA FARM

## PROPERTY PHOTOS





# THE SHABBONA FARM

## SOILS INFORMATION

### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

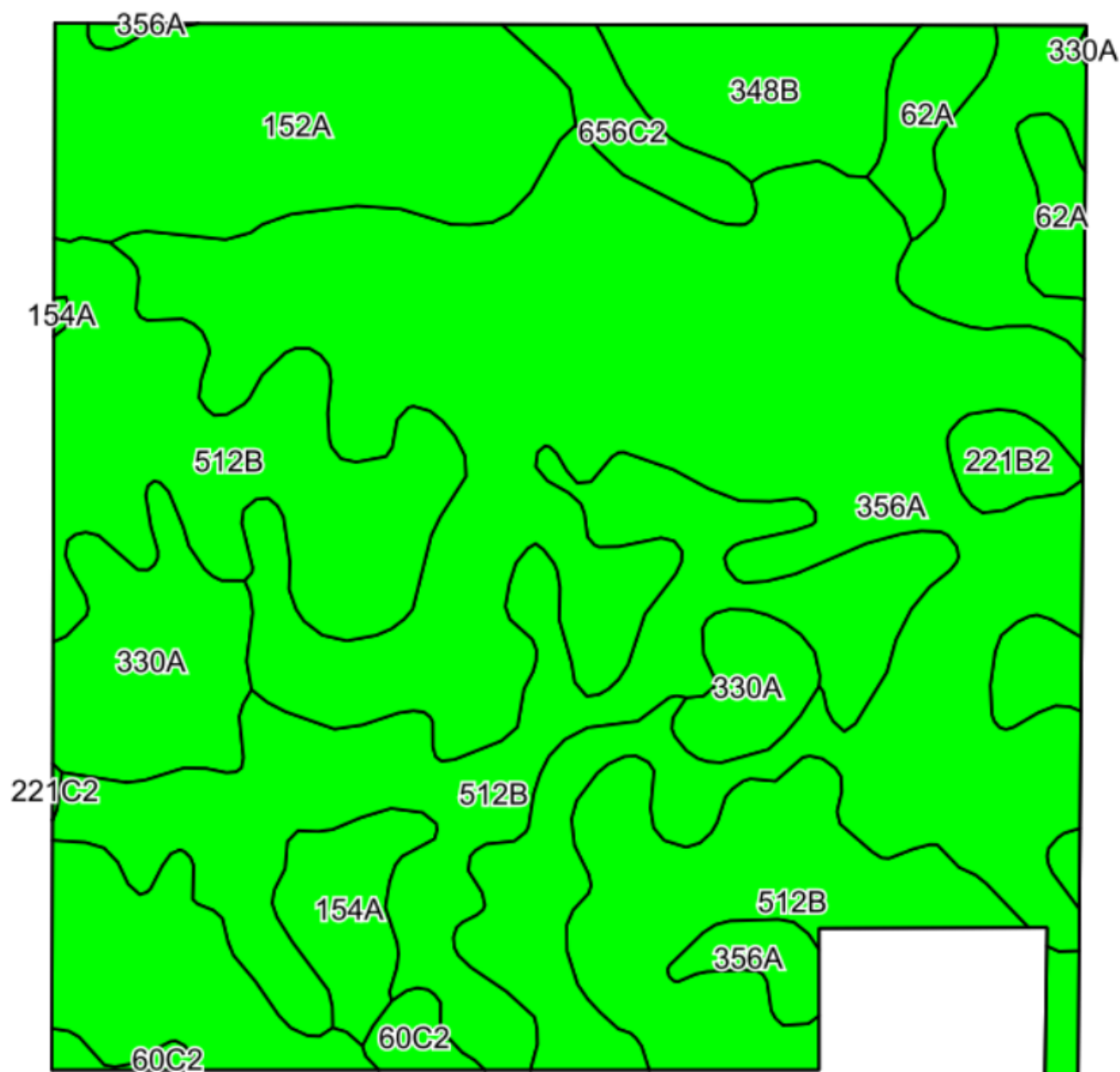
SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
356A	Elpaso silty clay loam	63.80	144
512B	Danabrook silt loam	45.02	137
152A	Drummer silty clay loam	11.07	144
348B	Wingate silt loam	10.25	119
330A	Peotone silty clay loam	8.70	123
62A	Herbert silt loam	3.60	131
154A	Flanagan silt loam	3.18	144
656C2	Octagon silt loam	2.32	111
221B2	Parr silt loam	1.66	113
60C2	La Rose loam	1.25	108
221C2	Parr silt loam	0.15	111
WEIGHTED AVERAGE:			137.5

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



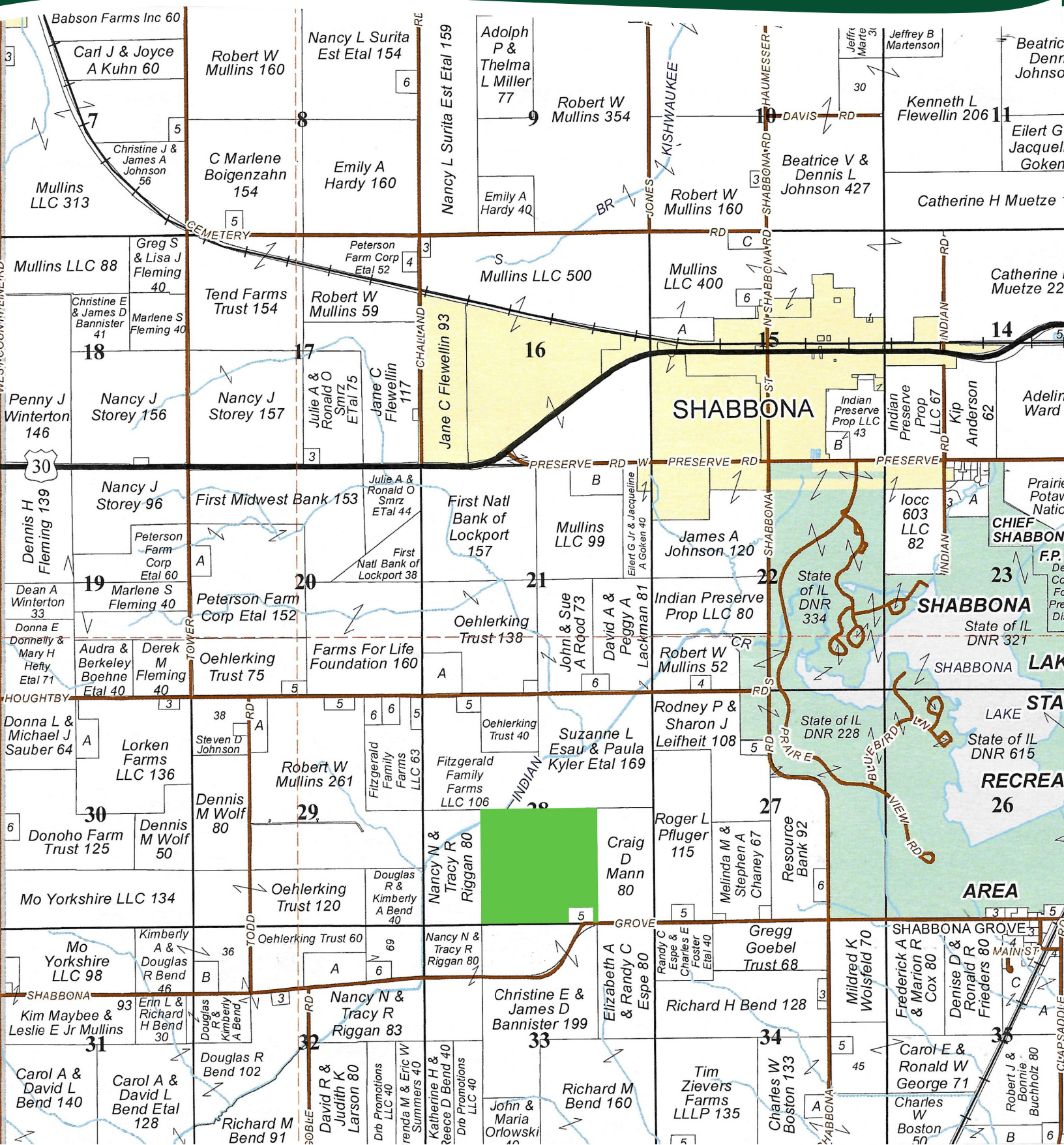
# THE SHABBONA FARM

## SOILS MAP





# PLAT MAP



# THE SHABBONA FARM

## APPENDIX

### THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. WETLANDS MAP

For more information, please visit [MGW.us.com](http://MGW.us.com)

or contact:

Mark Mommsen (815) 901-4269 | [Mark.Mommsen@mgw.us.com](mailto:Mark.Mommsen@mgw.us.com)



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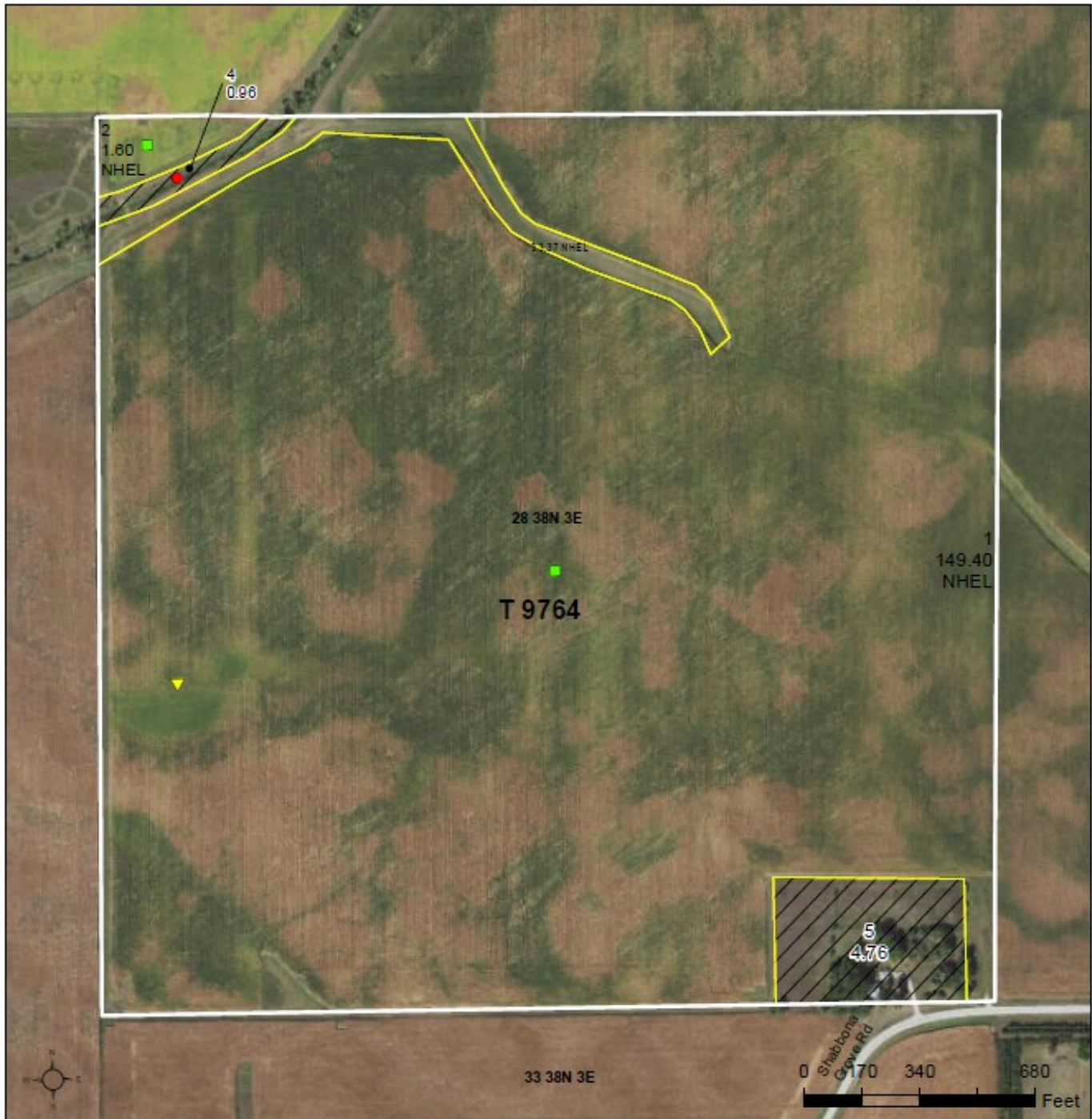
United States  
Department of  
Agriculture

## 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 5066

Tract 9764

Tract Cropland Total: 154.37 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).

ILLINOIS  
DEKALB  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5066  
Prepared : 11/26/25 10:39 AM CST  
Crop Year : 2026

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
160.09	154.37	154.37	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	154.37	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	13.70	0.00	55	
Corn	95.30	0.00	132	
Soybeans	39.10	0.00	31	0
<b>TOTAL</b>	<b>148.10</b>	<b>0.00</b>		

NOTES

[Ownership updated per Deed.](#)

Tract Number : 9764

Description : Sec 28 & 29 Shabbona  
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
160.09	154.37	154.37	0.00	0.00	0.00	0.00	0.0



ILLINOIS  
DEKALB  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5066  
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Crop Year : 2026

Tract 9764 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	154.37	0.00	0.00	0.00	0.00	0.00

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NOTES

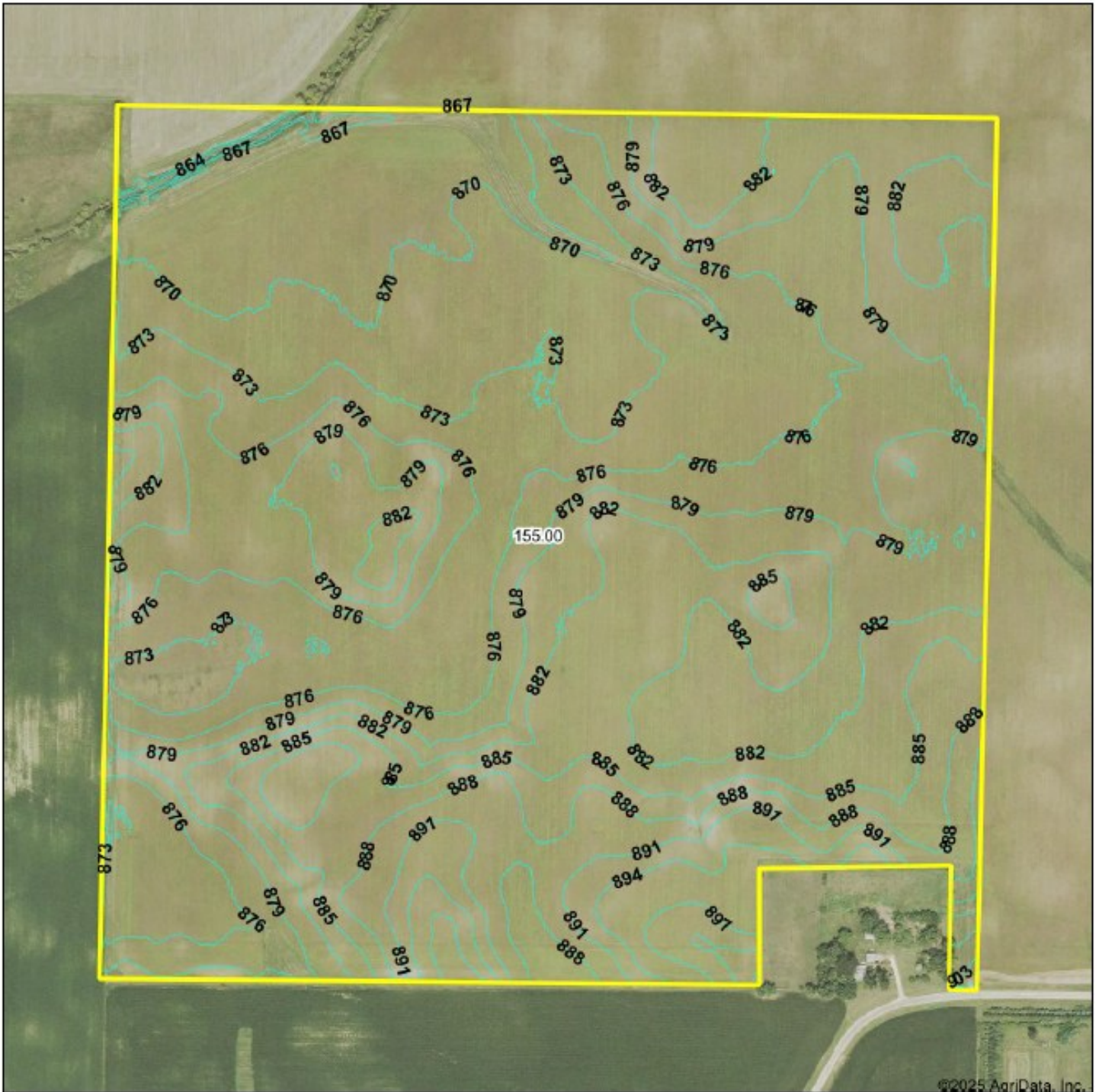
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# TOPOGRAPHY MAP



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Maps Provided By  
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CUSTOMER ONLINE MAPPING  
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Source: USGS 1 meter dem  
Interval(ft): 3.0  
Min: 861.5  
Max: 907.9  
Range: 46.4  
Average: 879.1  
Standard Deviation: 6.99 ft

0ft 469ft 937ft



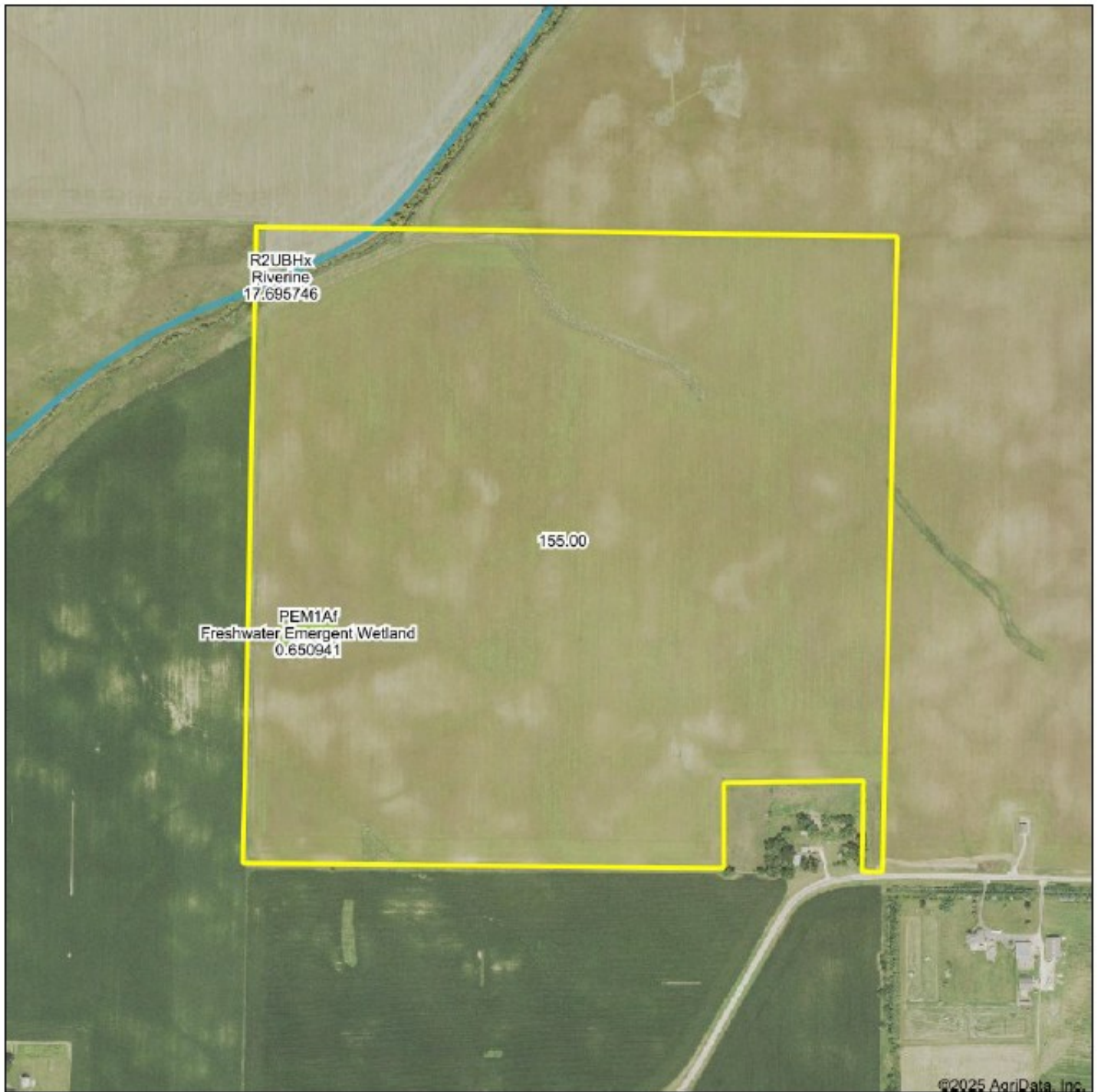
11/26/2025

28-38N-3E  
DeKalb County  
Illinois

Boundary Center: 41.735614, -88.896438



# WETLANDS MAP

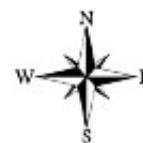


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Boundary Center: 41.735814, -88.896436

**28-38N-3E**  
**DeKalb County**  
**Illinois**

0ft 642ft 1284ft



11/26/2025



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