

# THE BORK TRUST FARM

320 $\pm$  ACRES, DEKALB COUNTY, ILLINOIS



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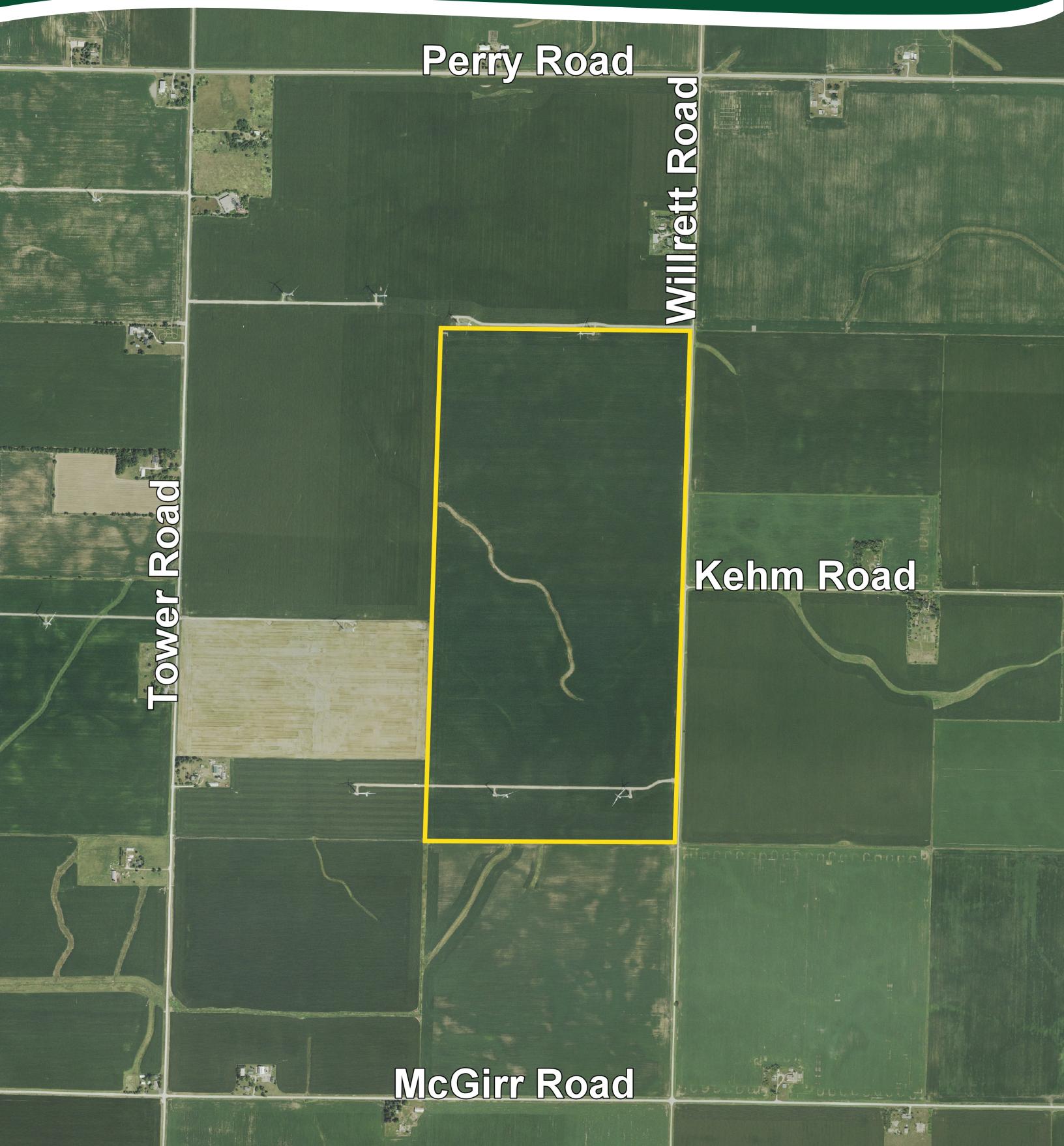
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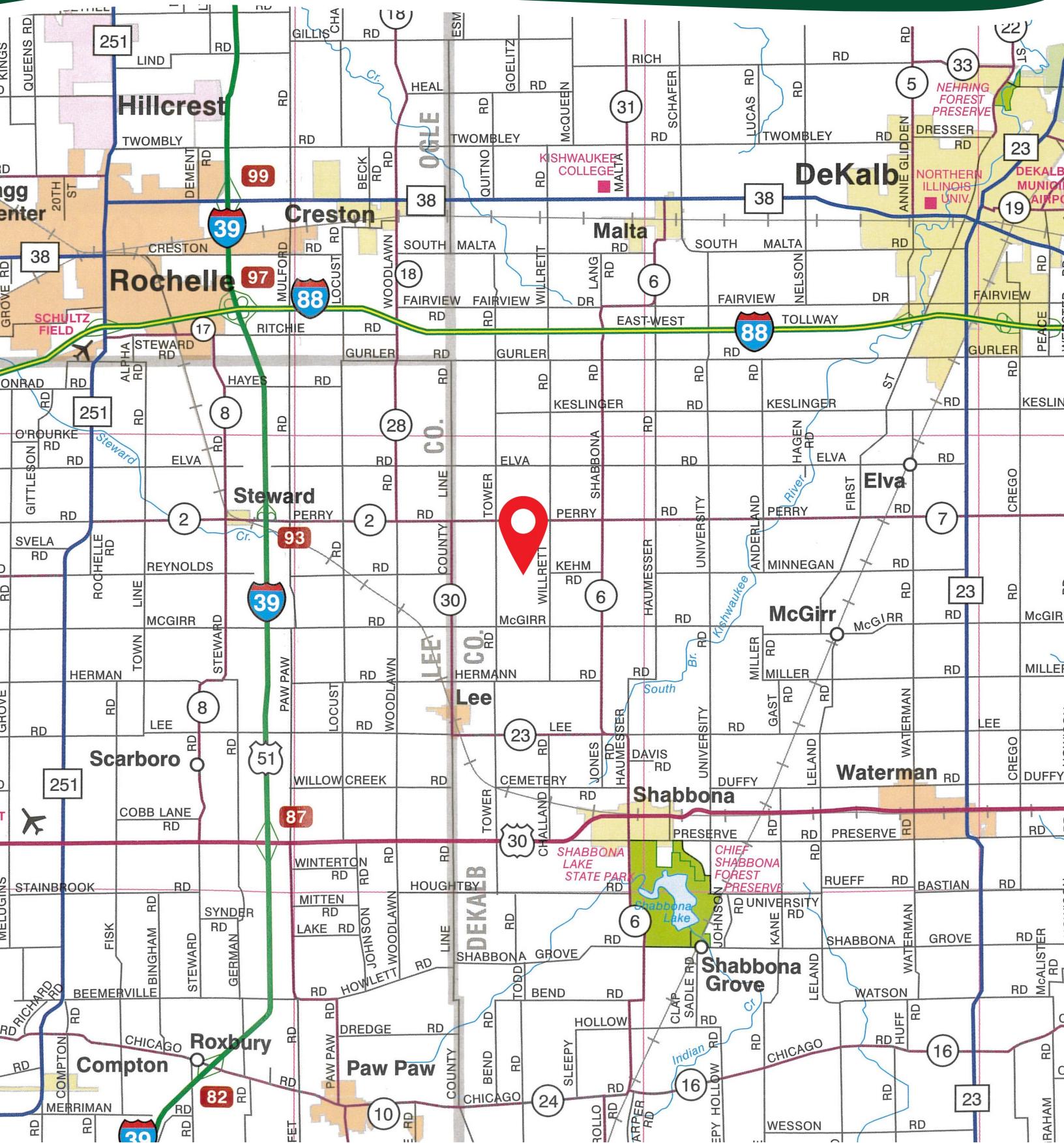
# THE BORK TRUST FARM

## AERIAL MAP



# THE BORK TRUST FARM

## HIGHWAY MAP



# THE BORK TRUST FARM

## PROPERTY DETAILS

<b>LOCATION</b>	The subject farm is located approximately 52 miles southwest of Chicago O'Hare International Airport. Nearby cities include: Shabbona (3 7/8 miles south), Rochelle (5 1/2 miles northwest), and DeKalb (7 3/4 miles northeast).
<b>FRONTAGE</b>	There is approximately 1 mile of road frontage on Willrett Road.
<b>MAJOR HIGHWAYS</b>	Interstate 88 is 4 miles north, U.S. Route 30 is 4 1/2 miles south, Interstate 39/U.S. Route 51 is 4 7/8 miles west, and Illinois Route 23 is 7 7/8 miles east of the property.
<b>LEGAL DESCRIPTION</b>	A brief legal description indicates the Bork Trust Farm is located in Part of the Southeast Quarter of Section 20 and Part of the Northeast Quarter of Section 29, Township 39 North – Range 3 East (Milan Township), DeKalb County, Illinois.
<b>TOTAL ACRES</b>	There are a total of 320 acres, more or less, according to the DeKalb County Assessor.
<b>CROPLAND ACRES</b>	There are approximately 316.95 cropland acres according to the DeKalb County FSA, of which approximately 314.45 acres are in tillable production and approximately 2.5 acres are in grassed waterway. The weighted average Productivity Index (PI) is 140.7.
<b>SOIL TYPES</b>	Major soil types found on this farm include Elpaso silty clay loam, Catlin silt loam, and Flanagan silt loam.
<b>TOPOGRAPHY</b>	The topography of the subject farm is level to nearly level.
<b>MINERAL RIGHTS</b>	All mineral rights owned by the seller will be transferred in their entirety to the new owner.
<b>POSSESSION</b>	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.
<b>PRICE &amp; TERMS</b>	The asking price is \$18,400 per acre. A 10% earnest money deposit should accompany any offer to purchase.
<b>FINANCING</b>	Mortgage financing is available from several sources. Names and addresses will be provided upon request.
<b>GRAIN MARKETS</b>	There are a number of grain markets located within 15 miles of The Bork Trust Farm.

# THE BORK TRUST FARM

## PROPERTY DETAILS

2024 TAXES	Parcel Number	Assessed Acres	2024 Taxes	Description	Taxes Paid By
	10-20-400-002	159.94	\$8,624.14	Bare Land	Landowner
	10-29-200-002	157.77	\$8,736.44	Bare Land	Landowner
	<b>317.71</b>				
	10-20-400-003	0.06	\$8,379.86	Wind Turbine	Turbine Company
	10-29-200-003	2.23	\$16,759.72	Two Wind Turbines	Turbine Company
	<b>2.29</b>				
	<b>\$25,139.58</b>				
ZONING	The property is zoned A-1, Agricultural District.				
WIND TURBINES	The most recent annual payment on the three wind turbines, received in January 2025, was \$36,338.45. Details of the wind lease are available upon request.				
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 BORK TRUST FARM

## PROPERTY PHOTOS



# THE BORK TRUST FARM

## PROPERTY PHOTOS



# THE BORK TRUST FARM

## SOILS INFORMATION

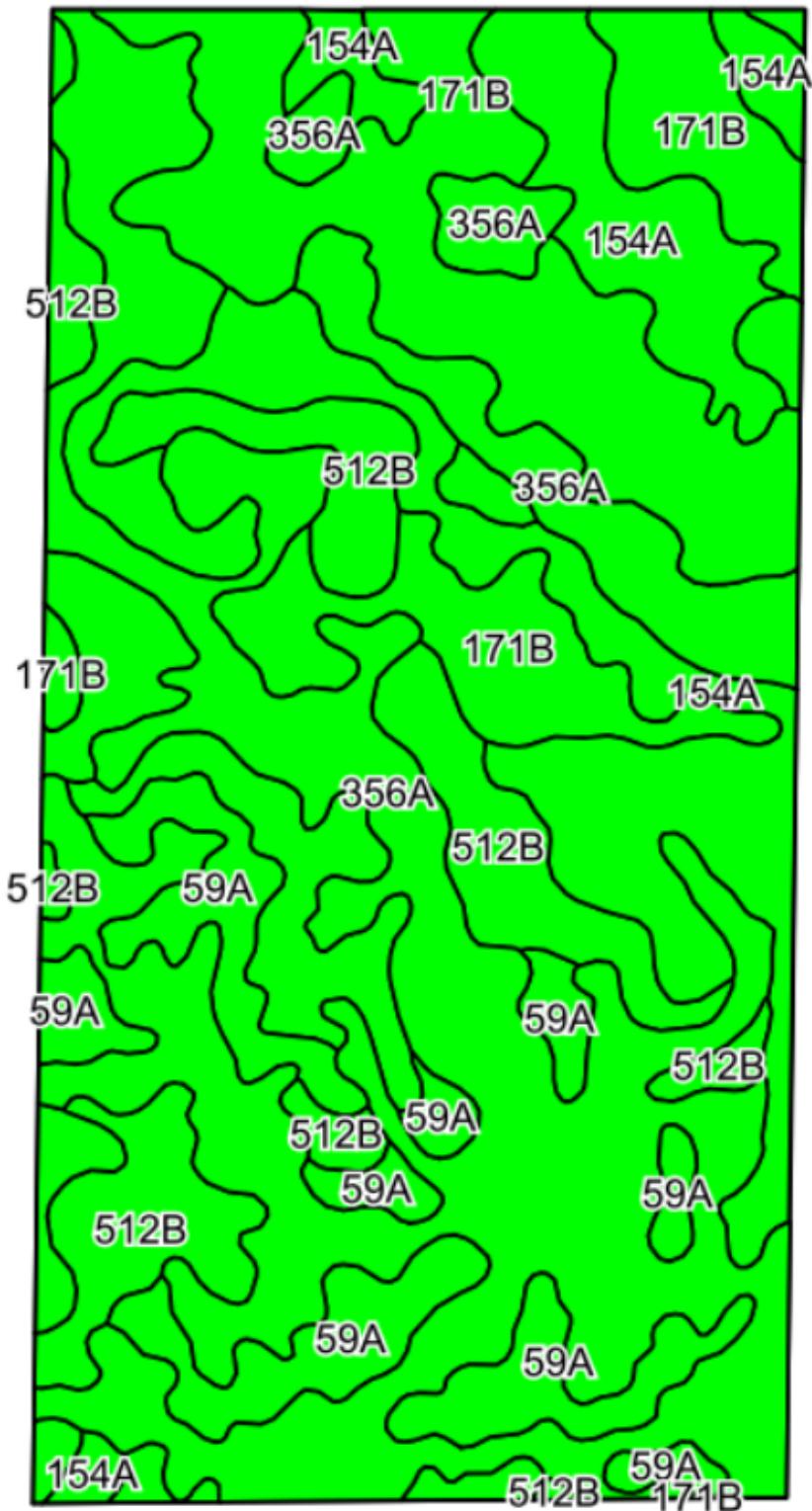
### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
356A	Elpaso silty clay loam	114.23	144
171B	Catlin silt loam	61.75	137
154A	Flanagan silt loam	57.20	144
512B	Danabrook silt loam	43.30	137
59A	Lisbon silt loam	37.89	136
221B2	Parr silt loam	0.08	113
WEIGHTED AVERAGE:			140.7

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

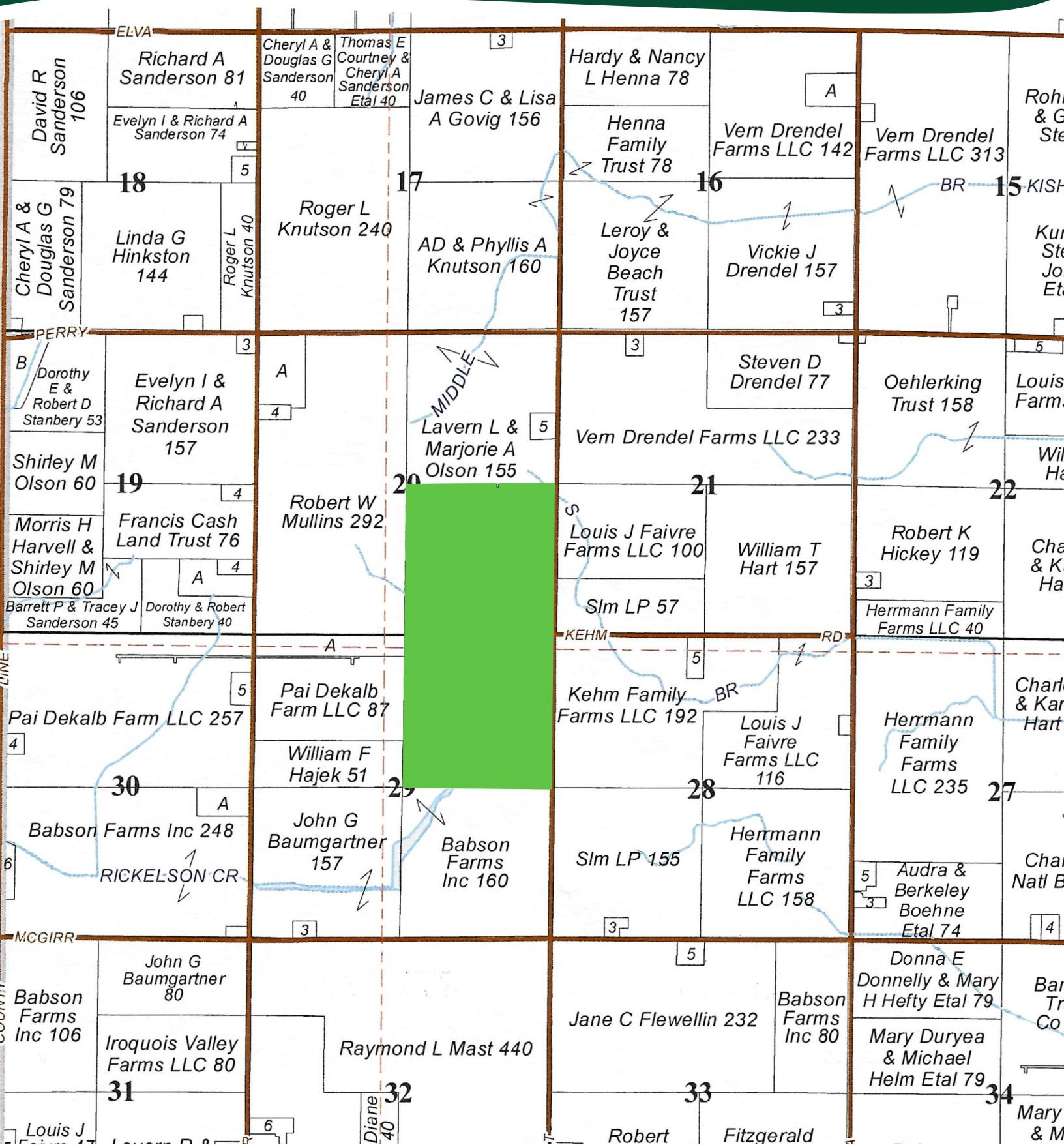
# THE BORK TRUST FARM

## SOILS MAP



# THE BORK TRUST FARM

## PLAT MAP



# THE BORK TRUST FARM

## APPENDIX

**THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:**

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

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

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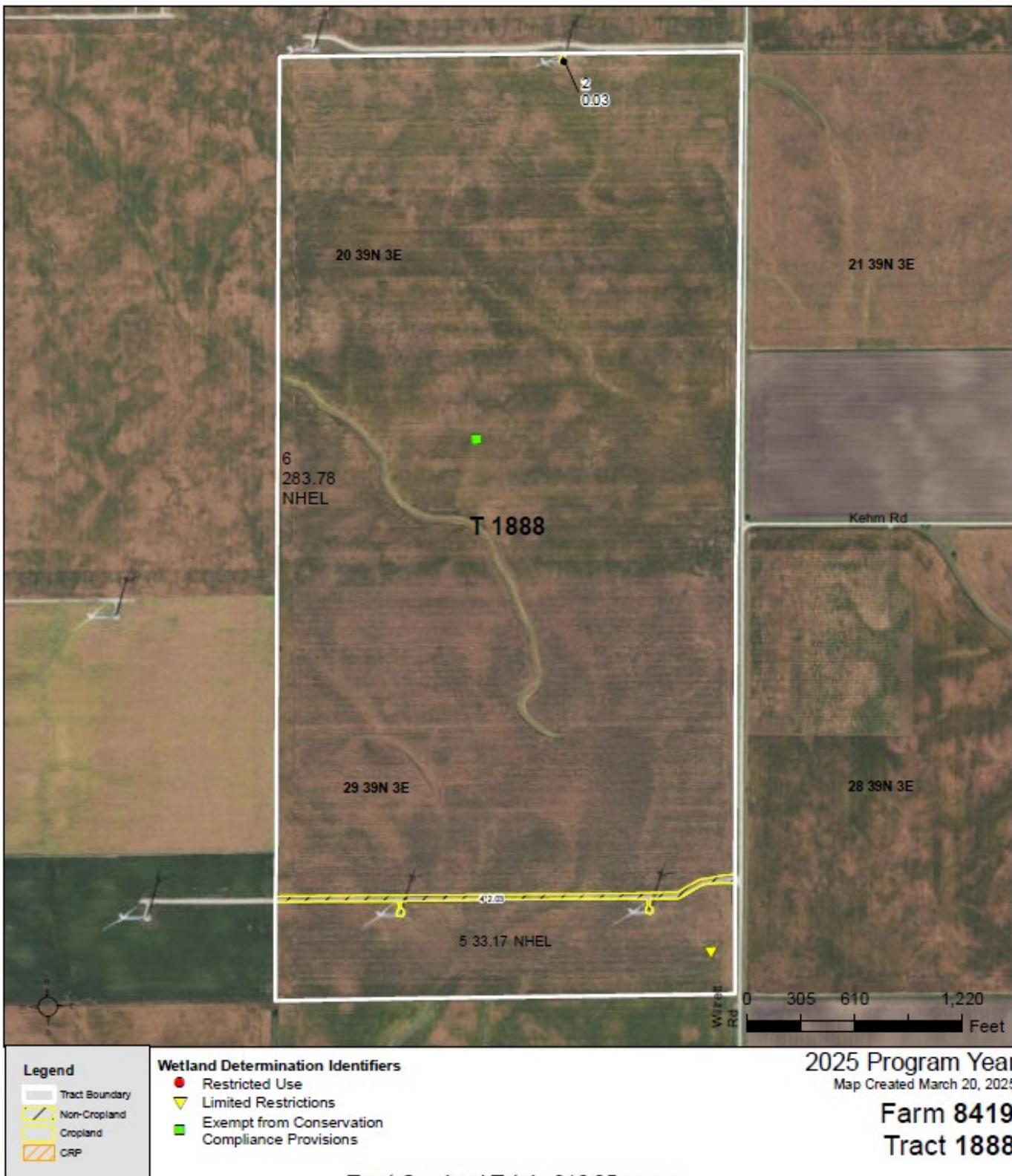


United States  
Department of  
Agriculture

## DeKalb County, Illinois

Unless otherwise noted:  
All crops have intended use of grain  
and are non-irrigated.

Corn = YEL Soybeans = COM Wheat = SRW



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ILLINOIS  
DEKALB  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8419  
Prepared : 12/10/25 8:52 AM CST  
Crop Year : 2026

NOTES

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<b>Tract Number</b>	: 1888
Description	: L1/3 Sec 20 & 29 Miland
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

ILLINOIS  
DEKALB  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8419  
Prepared : 12/10/25 8:52 AM CST  
Crop Year : 2026

Tract 1888 Continued ...

WL Violations : None  
Owners :  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
319.01	316.95	316.95	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	316.95	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	316.95	0.00	167
<b>TOTAL</b>	<b>316.95</b>	<b>0.00</b>	

NOTES

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# WETLANDS MAP



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Boundary Center: 41.834030, -88.910543

0ft 842ft 1683ft

20-39N-3E

DeKalb County

Illinois



Maps Provided By



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12/10/2025

# TOPOGRAPHY MAP



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Maps Provided By



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Source: USGS 10 meter dem

0ft 839ft 1679ft

Interval(ft): 4.0

Min: 917.7

Max: 963.4

Range: 45.7

Average: 936.0



20-39N-3E

DeKalb County

Illinois

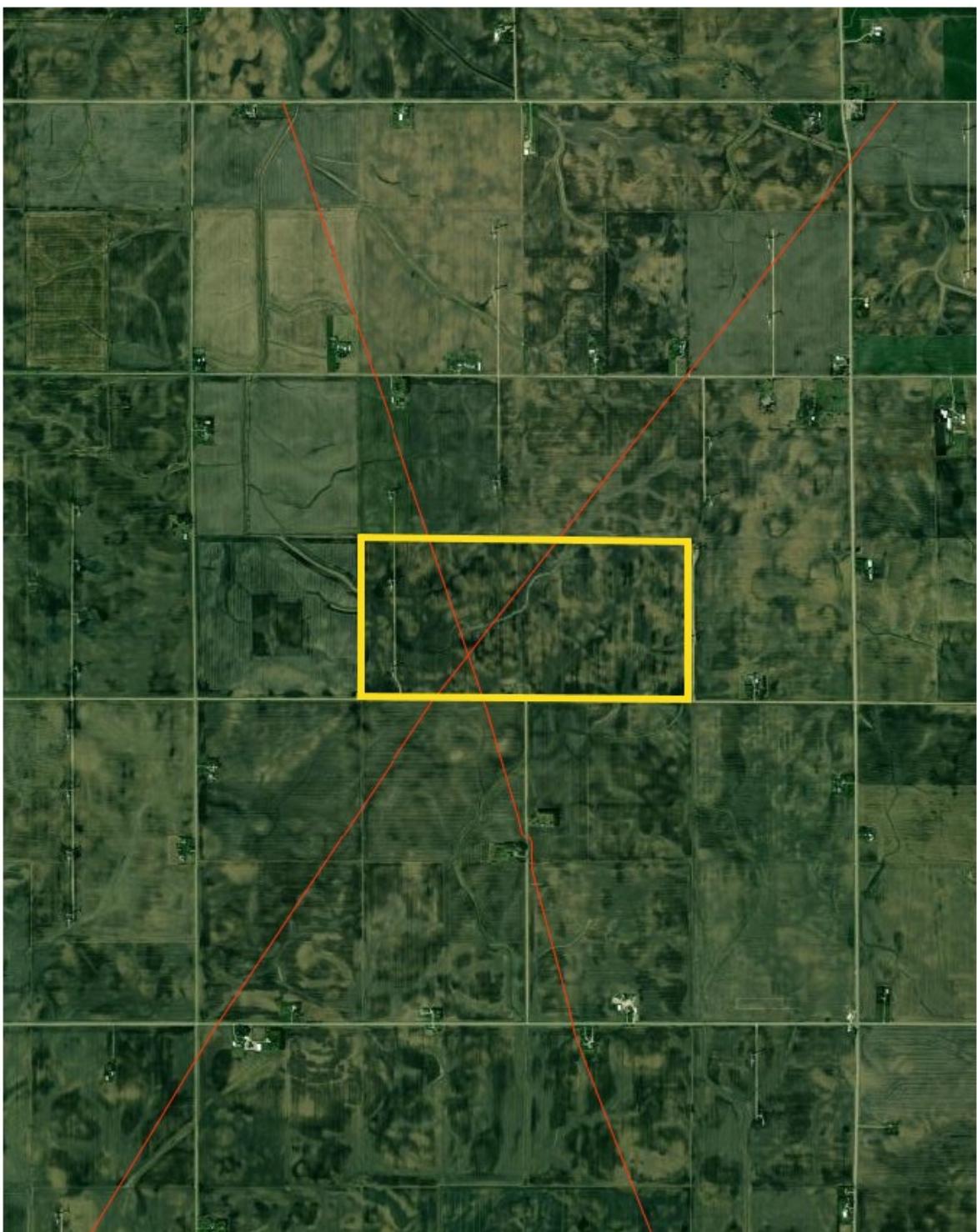
12/10/2025

Boundary Center: 41.834030, -88.910543

Standard Deviation: 9.81 ft

# PIPELINE MAP

## NATIONAL PIPELINE MAPPING SYSTEM



500 m  
1000 ft

Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.

Questions regarding this map or its contents can be directed to [nplms@dot.gov](mailto:nplms@dot.gov).

Projection: Web Mercator

Datum: WGS84

Map produced by the Public Viewer application at [www.nplms.phmsa.dot.gov](http://www.nplms.phmsa.dot.gov)

World Imagery map service data is attributed to Esri, Maxar, Earthstar Geographics, and the GIS User Community.

Date Printed: Dec 10, 2025



**Legend**  
— Gas Transmission Pipelines  
— Hazardous Liquid Pipelines



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