

THE BORK TRUST FARM

320[±] ACRES, DEKALB COUNTY, ILLINOIS



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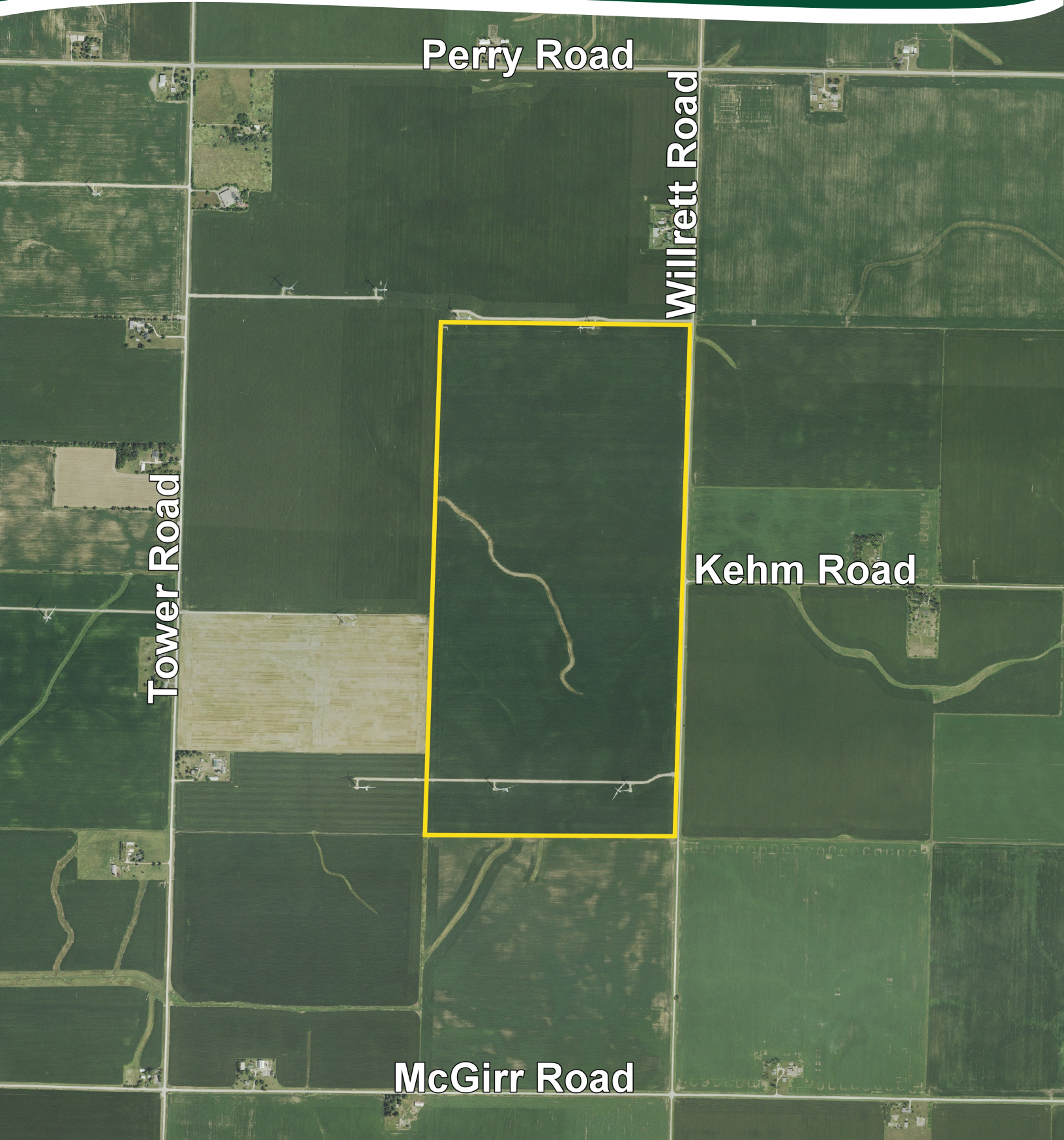
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REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

THE BORK TRUST FARM

AERIAL MAP



Perry Road

Willrett Road

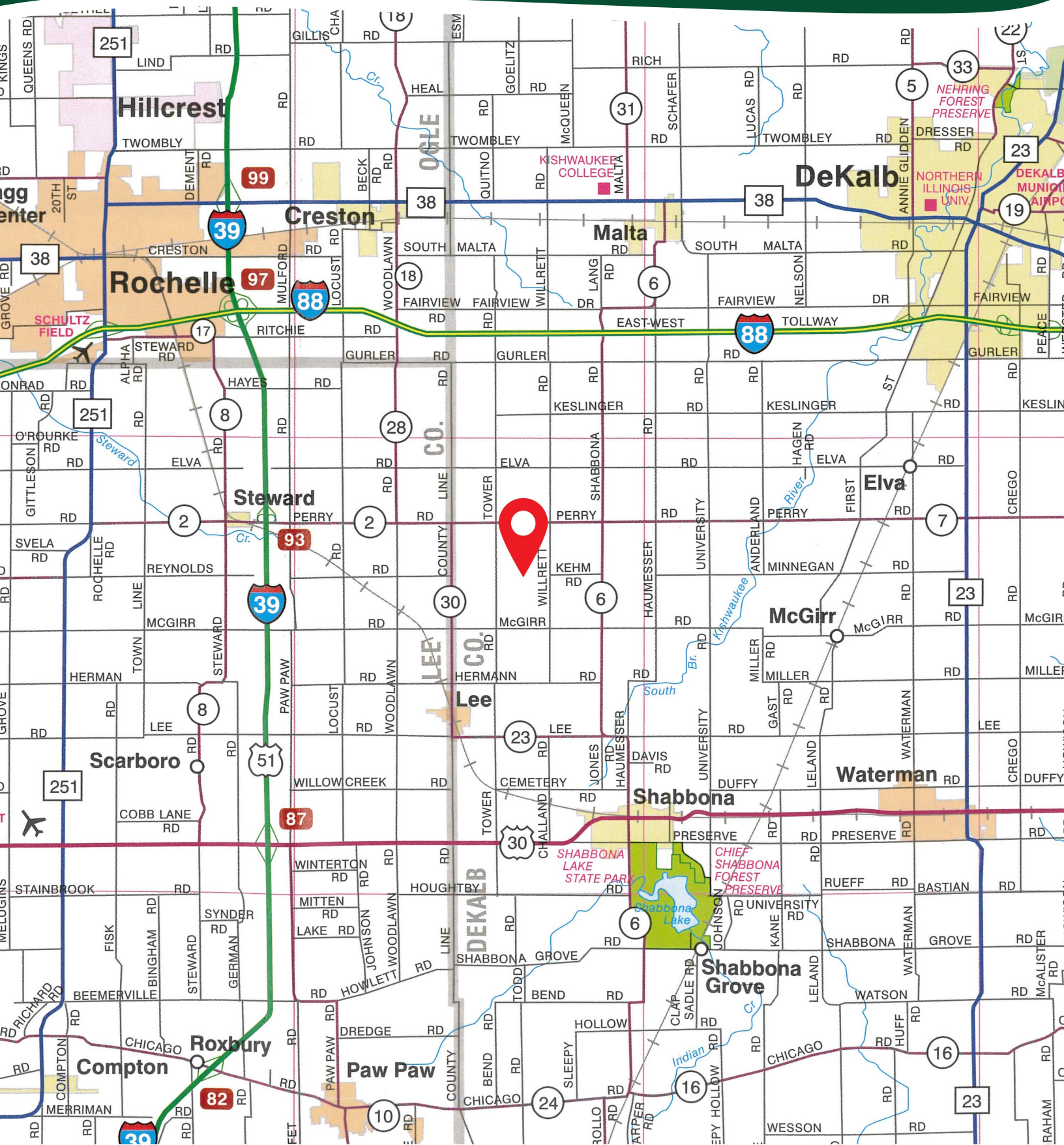
Tower Road

Kehm Road

McGirr Road

THE BORK TRUST FARM

HIGHWAY MAP



THE BORK TRUST FARM

PROPERTY DETAILS

LOCATION	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).
FRONTAGE	There is approximately 1 mile of road frontage on Willrett Road.
MAJOR HIGHWAYS	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.
LEGAL DESCRIPTION	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.
TOTAL ACRES	There are a total of 320 acres, more or less, according to the DeKalb County Assessor.
CROPLAND ACRES	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.
SOIL TYPES	Major soil types found on this farm include Elpaso silty clay loam, Catlin silt loam, and Flanagan 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 \$18,400 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 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
		317.71	\$17,360.58		
	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
		2.29	\$25,139.58		
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

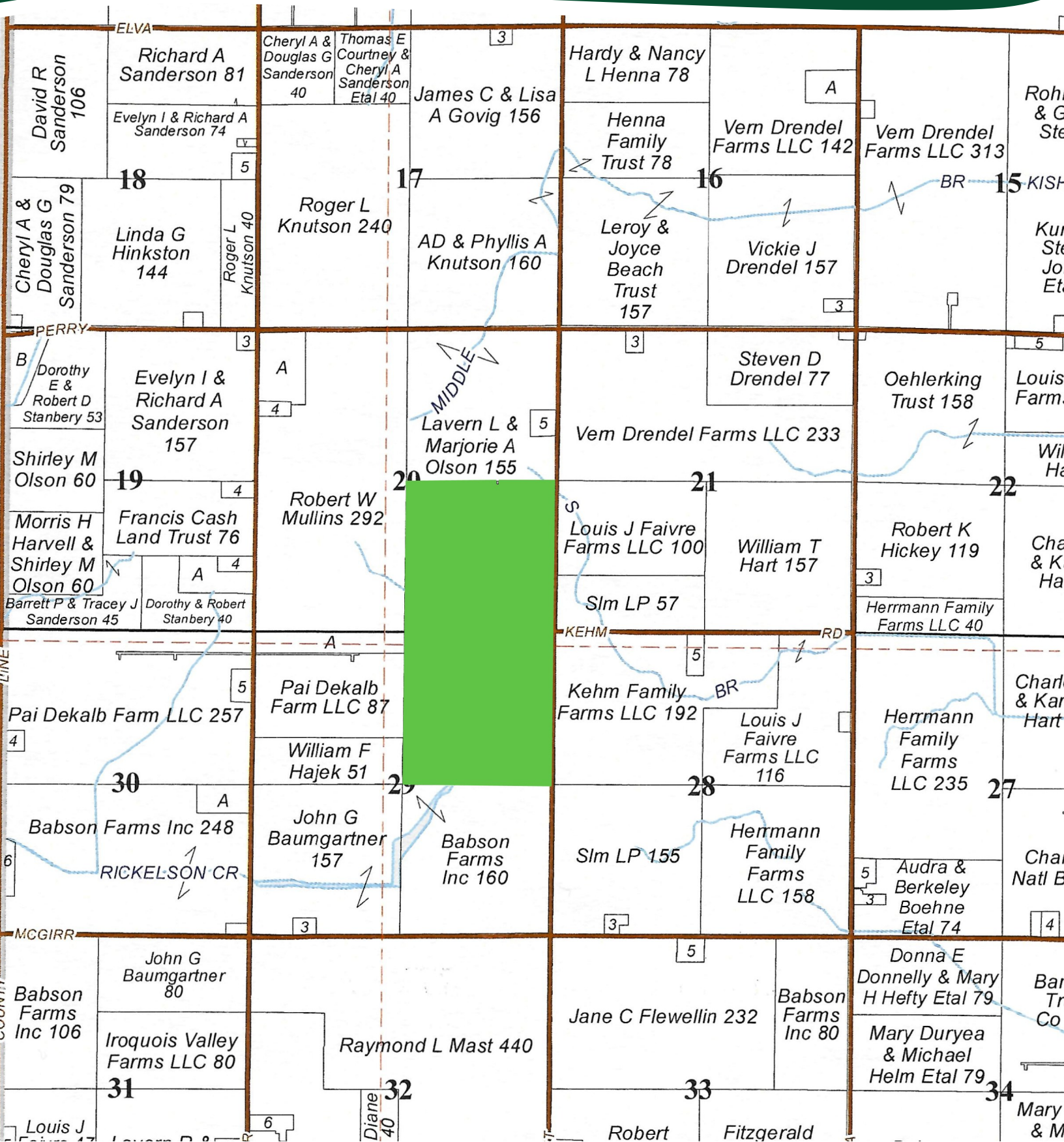
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

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

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

or contact:

Mark Mommsen (815) 901-4269 | Mark.Mommsen@mgw.us.com



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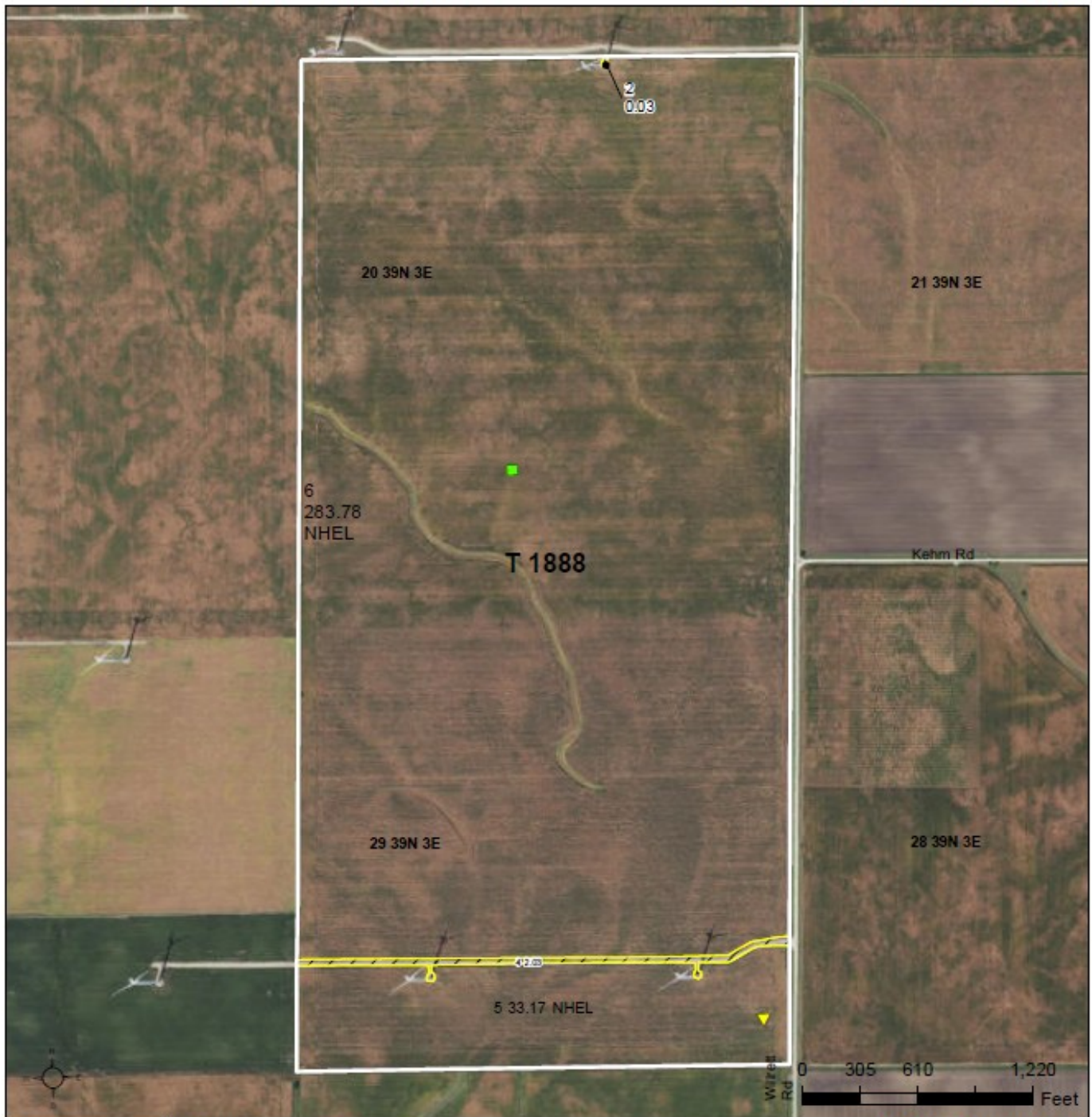
United States
Department of
Agriculture

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 8419

Tract 1888

Tract Cropland Total: 316.95 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 : 8419
Prepared : 12/10/25 8:52 AM CST
Crop Year : 2026

NOTES

Tract Number : 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

TOTAL 316.95 0.00

NOTES

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WETLANDS MAP



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Boundary Center: 41.834030, -88.910543

20-39N-3E
DeKalb County
Illinois

0ft 842ft 1683ft



12/10/2025

TOPOGRAPHY MAP



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Maps Provided By:
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Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 917.7

Max: 963.4

Range: 45.7

Average: 936.0

Standard Deviation: 9.81 ft

0ft 839ft 1679ft



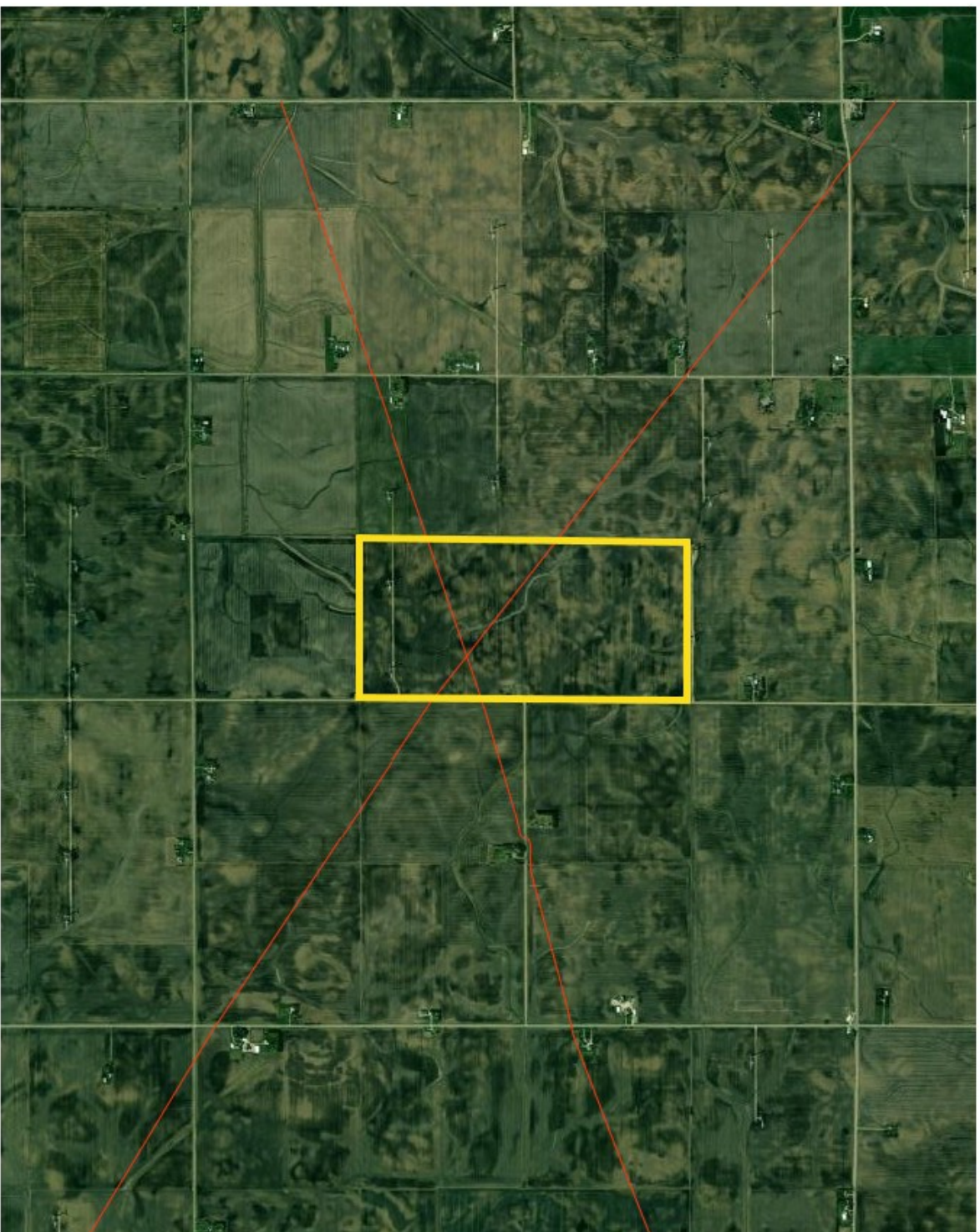
12/10/2025

20-39N-3E
DeKalb County
Illinois

Boundary Center: 41.834030, -88.910543

PIPELINE MAP

NATIONAL PIPELINE MAPPING SYSTEM



Legend

- Gas Transmission Pipelines
- Hazardous Liquid Pipelines



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 npmis@dot.gov.

Projection: Web Mercator

Datum: WGS84

Map produced by the Public Viewer application at www.npmis.primis.dot.gov

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

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