

THE KEHM DEKALB COUNTY FARM

153[±] ACRES, DEKALB COUNTY, ILLINOIS



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REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

THE KEHM DEKALB COUNTY FARM

AERIAL MAP



Kehm Road

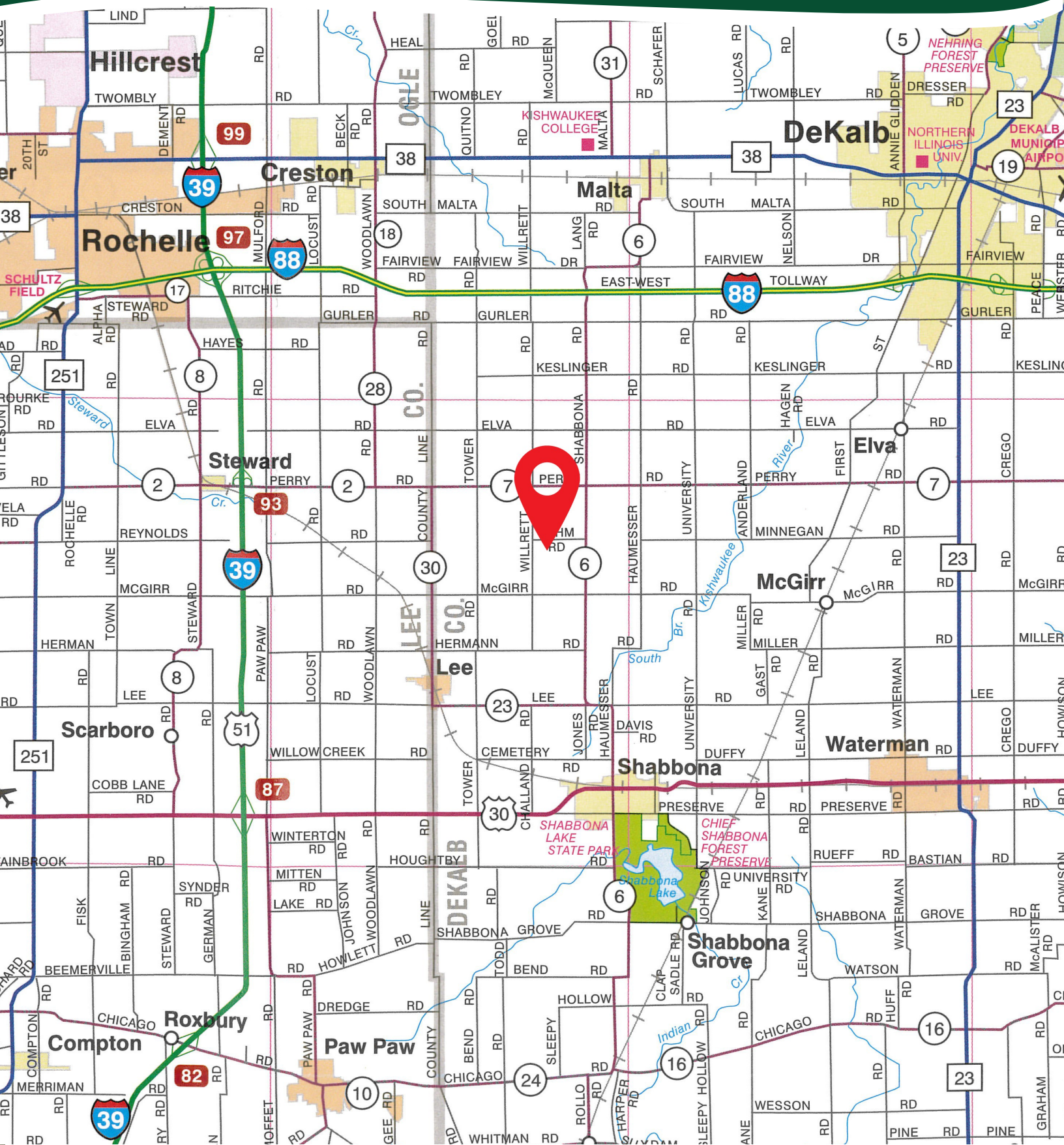
Willrett Road

Shabbona Road

McGirr Road

THE KEHM DEKALB COUNTY FARM

HIGHWAY MAP



THE KEHM DEKALB COUNTY FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 51 miles southwest of Chicago O'Hare International Airport. Nearby cities include: Shabbona (3 3/4 miles south), Rochelle (6 1/4 miles northwest), and DeKalb (7 1/2 miles northeast).
FRONTAGE	There is approximately 1/2 mile of road frontage on Willrett Road and 7/16 mile on Kehm Road.
MAJOR HIGHWAYS	Interstate 39/U.S. Route 51 is 5 3/8 miles west, Interstate 88 is 4 1/2 miles north, Illinois Route 23 is 7 3/8 miles east, and U.S. Route 30 is 4 1/8 miles south of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Kehm DeKalb County Farm is located in Part of the Northwest Quarter of Section 28, Township 39 North – Range 3 East (Milan Township), DeKalb County, Illinois.
TOTAL ACRES	There are a total of 152.87 acres, more or less, according to the DeKalb County Assessor.
CROPLAND ACRES	There are approximately 152.92 cropland acres according to the DeKalb County FSA, of which approximately 149.66 acres are in tillable production and approximately 3.26 acres are in grassed waterway. The weighted average Productivity Index (PI) is 140.4.
SOIL TYPES	Major soil types found on this farm include Catlin silt loam, Flanagan silt loam, and Elpaso silty clay 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 \$16,350 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 Kehm DeKalb County Farm.

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PROPERTY DETAILS

TAXES	The 2024 real estate taxes totaled \$8,046.40. The tax parcel numbers are: #10-28-100-004 & #10-28-100-005.
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 KEHM DEKALB COUNTY FARM

PROPERTY PHOTOS



THE KEHM DEKALB COUNTY FARM

PROPERTY PHOTOS



THE KEHM DEKALB COUNTY FARM

SOILS INFORMATION

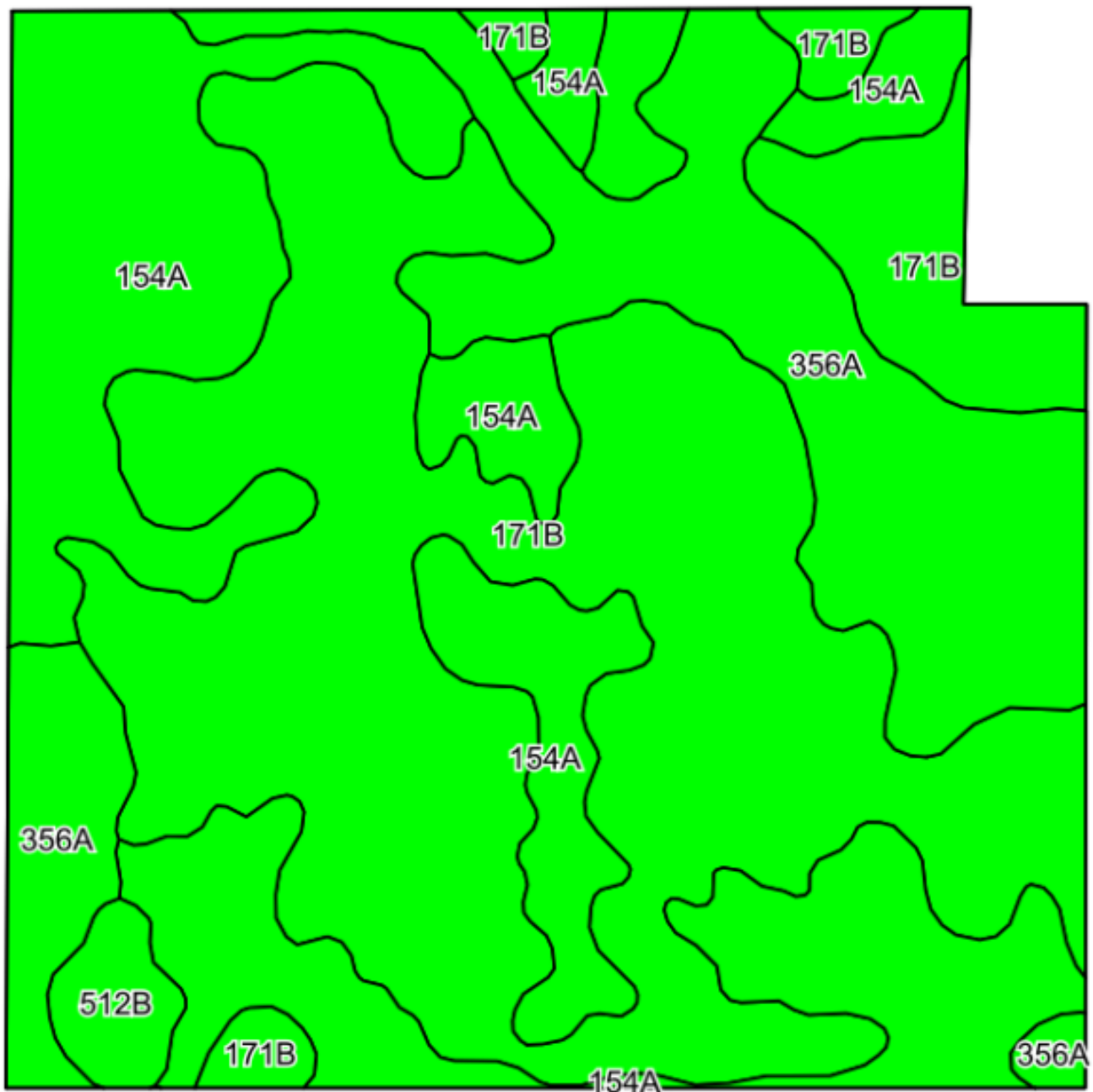
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
171B	Catlin silt loam	74.34	137
154A	Flanagan silt loam	45.73	144
356A	Elpaso silty clay loam	27.27	144
512B	Danabrook silt loam	2.32	137
WEIGHTED AVERAGE:			140.4

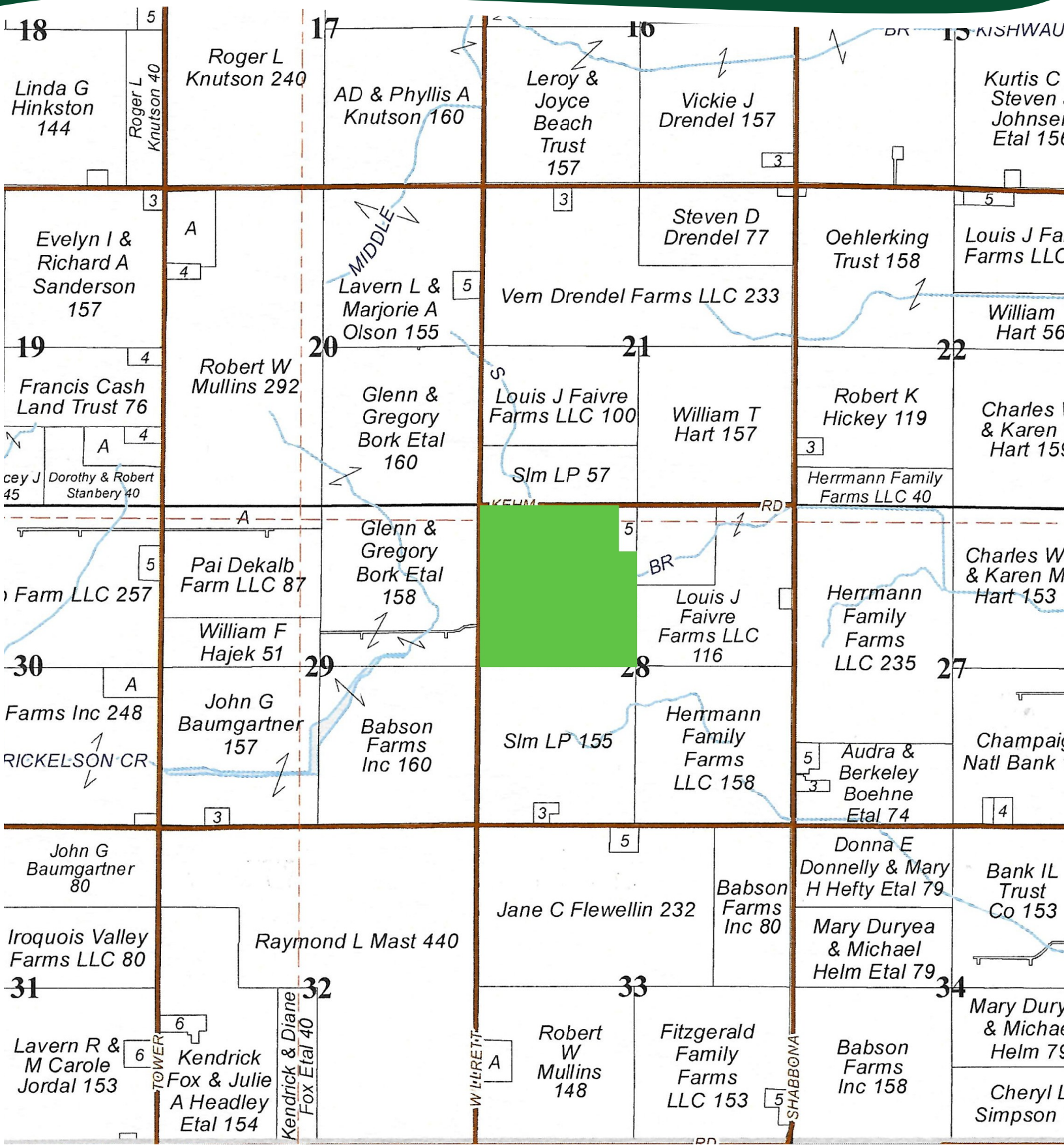
**Figures taken from the University of Illinois Bulletin 811, Optimum Crop Productivity Ratings for Illinois Soils.*

THE KEHM DEKALB COUNTY FARM

SOILS MAP



PLAT MAP



THE KEHM DEKALB COUNTY FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP (PRIOR TO RECONSTITUTION)
2. FSA-156EZ (PRIOR TO RECONSTITUTION)
3. TOPOGRAPHY MAP
4. WETLANDS MAP
5. PIPELINE MAP

For more information, please visit MGW.us.com

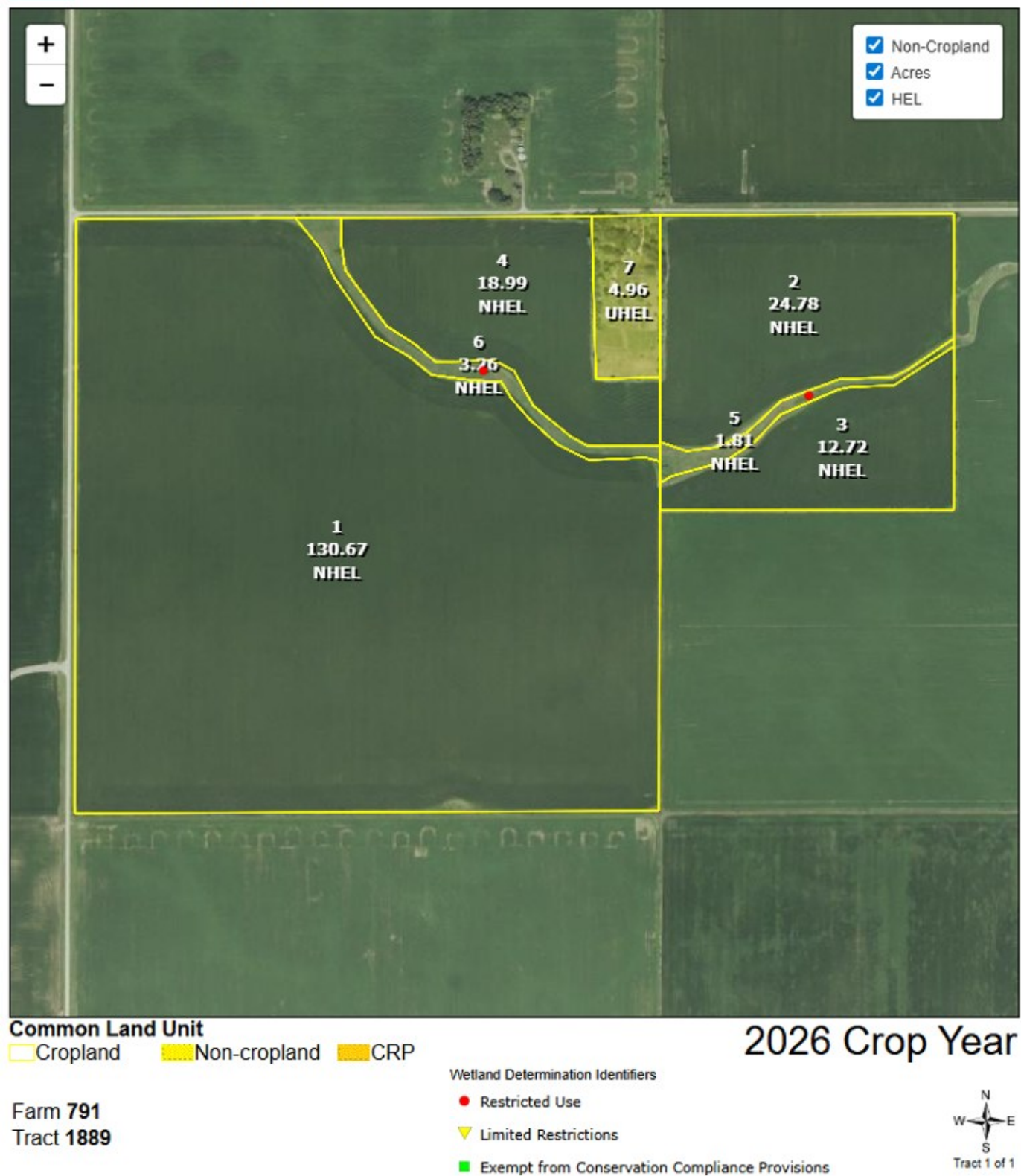
or contact:

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



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PRIOR TO RECONSTITUTION



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 : 791

Prepared : 12/18/25 11:22 AM CST

Crop Year : 2026

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
197.19	192.23	192.23	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	192.23		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	97.30	0.00	148	
Soybeans	93.70	0.00	48	0
TOTAL	191.00	0.00		

NOTES

Tract Number : 1889

Description : Sec. 28 Milan Twp Map L2/4
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
197.19	192.23	192.23	0.00	0.00	0.00	0.00	0.0

PRIOR TO RECONSTITUTION

ILLINOIS
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
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Tract 1889 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	192.23	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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Corn	97.30	0.00	148
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NOTES

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TOPOGRAPHY MAP



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Maps Provided By
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Source: USGS 1 meter dem
Interval(ft): 3.0
Min: 910.3
Max: 934.3
Range: 24.0
Average: 923.1
Standard Deviation: 5.45 ft

0ft 485ft 929ft



1/2/2028

28-39N-3E
DeKalb County
Illinois

Boundary Center: 41.830339, -88.900911

WETLANDS MAP



Maps Provided By
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Boundary Center: 41.830339, -88.900911

28-39N-3E
DeKalb County
Illinois

0ft 818ft 1637ft



1/2/2026

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.pimsa.dot.gov

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

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