

THE BLOOMFIELD FARM

77[±] ACRES, DEKALB COUNTY, ILLINOIS



[CLICK HERE TO SUBSCRIBE TO OUR *FARMLAND SEASONS* NEWSLETTER](#)



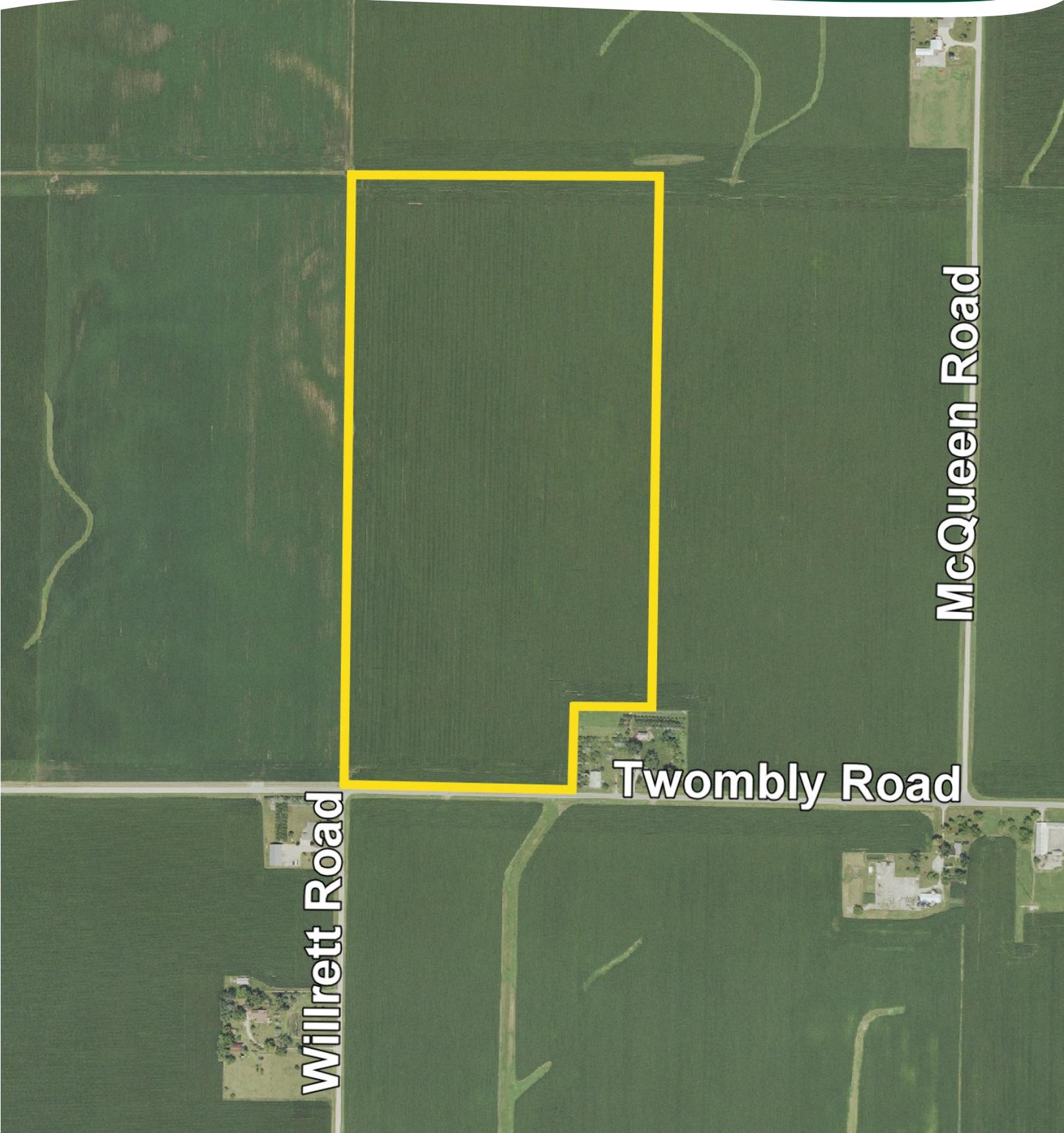
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

MGW.us.com
info@mgw.us.com
(815) 756-3606

[Real Estate](#) • [Farm Management](#) • [Appraisals](#) • [Consulting](#)

THE BLOOMFIELD FARM

AERIAL MAP



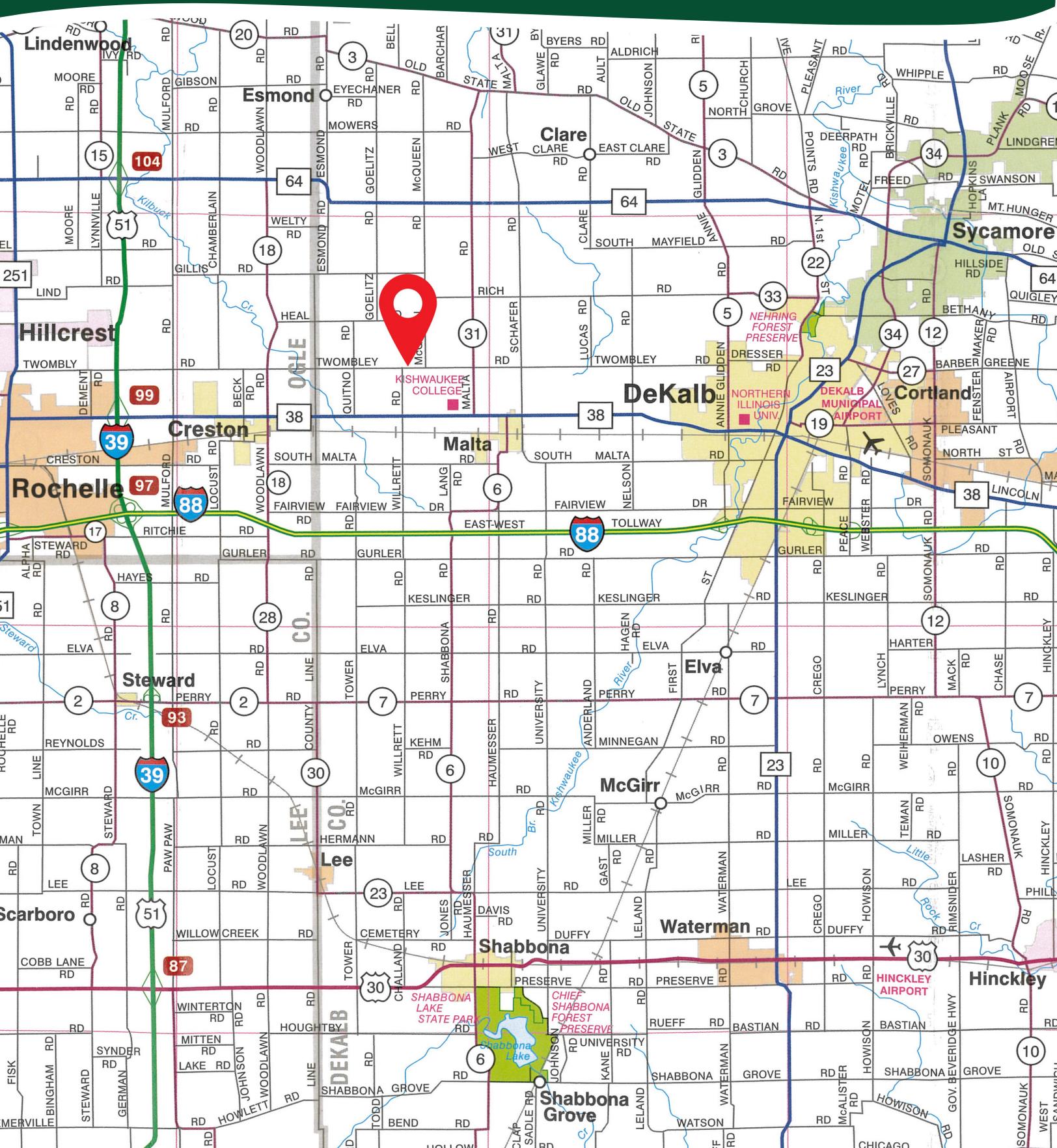
Willrett Road

Twombly Road

McQueen Road

THE BLOOMFIELD FARM

HIGHWAY MAP



THE BLOOMFIELD FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 51 miles west of Chicago O'Hare International Airport. Nearby cities include: Malta (2 miles southeast), DeKalb (5 1/2 miles east), and Rochelle (5 7/8 miles west).
FRONTAGE	There is approximately 3/16 mile of road frontage on Twombly Road.
MAJOR HIGHWAYS	Illinois Route 38 is 1 mile south, Illinois Route 64 is 3 miles north, and Interstate 39/U.S. Route 51 is 6 miles west of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Bloomfield Farm is located in Part of the Southwest Quarter of Section 9, Township 40 North, Range 3 East (Malta Township), DeKalb County, Illinois.
TOTAL ACRES	There are a total of approximately 77 acres, estimated.
CROPLAND ACRES	There are approximately 76.1 tillable acres currently in row crop production, estimated.
SOIL TYPES	Major soil types found on this farm include Flanagan silt loam, Danabrook silt loam, and Catlin silt loam. The weighted average Productivity Index (PI) is 139.6.
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 \$16,800 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 Bloomfield Farm.

THE BLOOMFIELD FARM

PROPERTY DETAILS

TAXES	The 2025 real estate taxes are to be determined pending a parcel split. The farm is currently part of tax parcel number #07-09-300-004.
ZONING	The property is zoned A-1, Agricultural District.
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 BLOOMFIELD FARM

PROPERTY PHOTOS



THE BLOOMFIELD FARM

PROPERTY PHOTOS



THE BLOOMFIELD FARM

SOILS INFORMATION

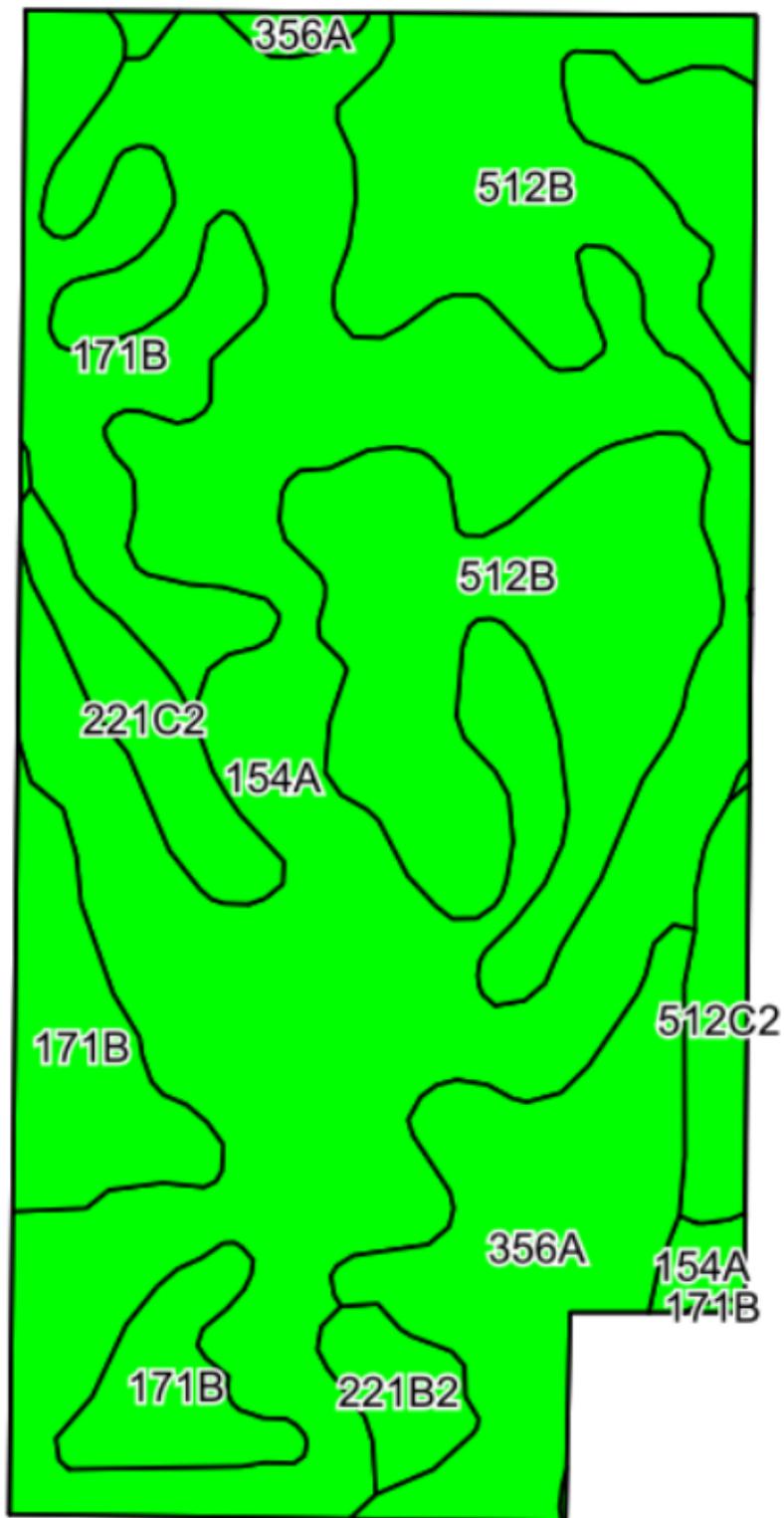
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
154A	Flanagan silt loam	36.08	144
512B	Danabrook silt loam	16.50	137
171B	Catlin silt loam	10.88	137
356A	Elpaso silty clay loam	7.21	144
512C2	Danabrook silt loam	2.13	128
221C2	Parr silt loam	2.08	111
221B2	Parr silt loam	1.22	113
WEIGHTED AVERAGE:			139.6

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

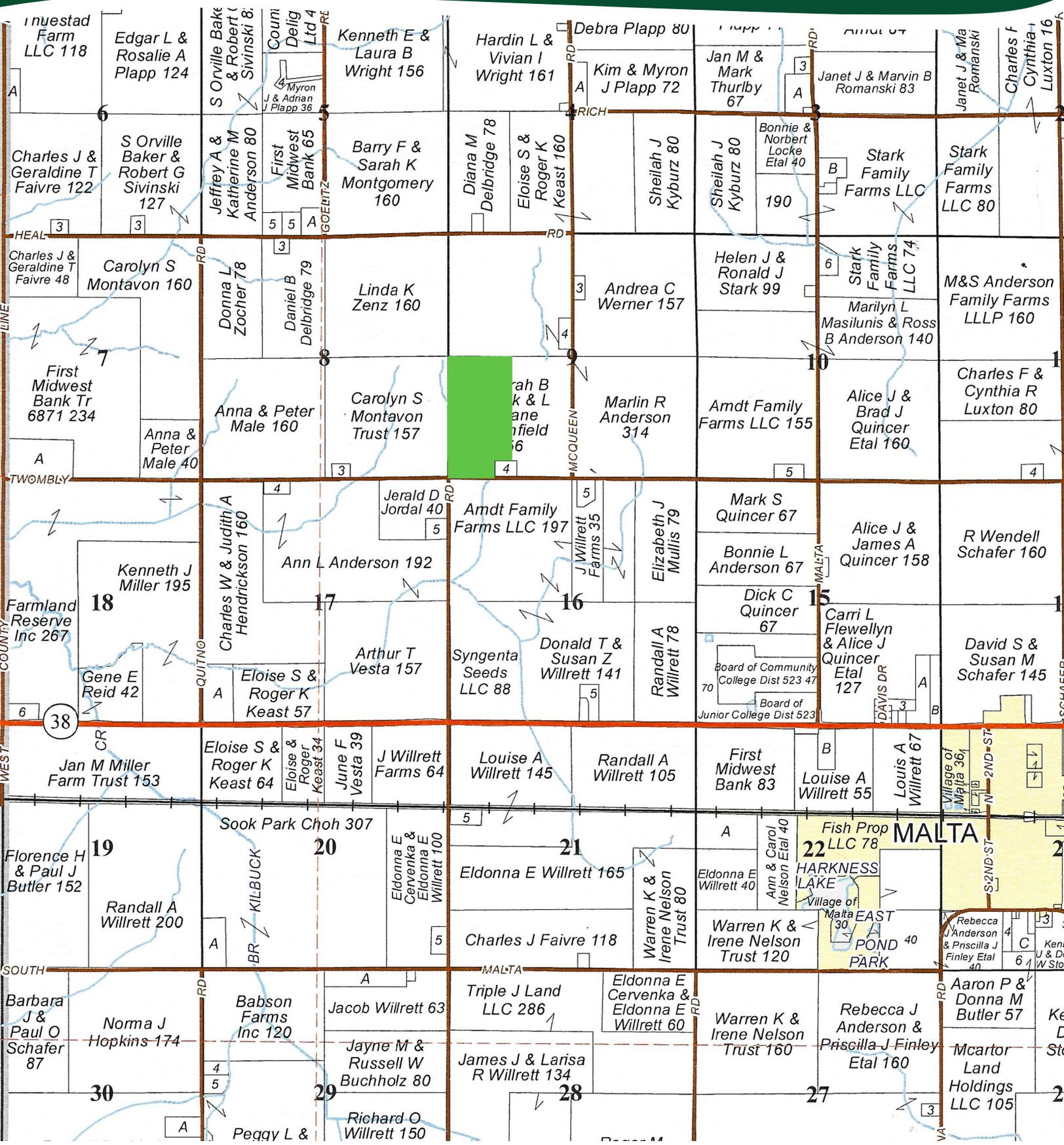
THE BLOOMFIELD FARM

SOILS MAP



THE BLOOMFIELD FARM

PLAT MAP



THE BLOOMFIELD FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

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

For more information, please visit MGW.us.com

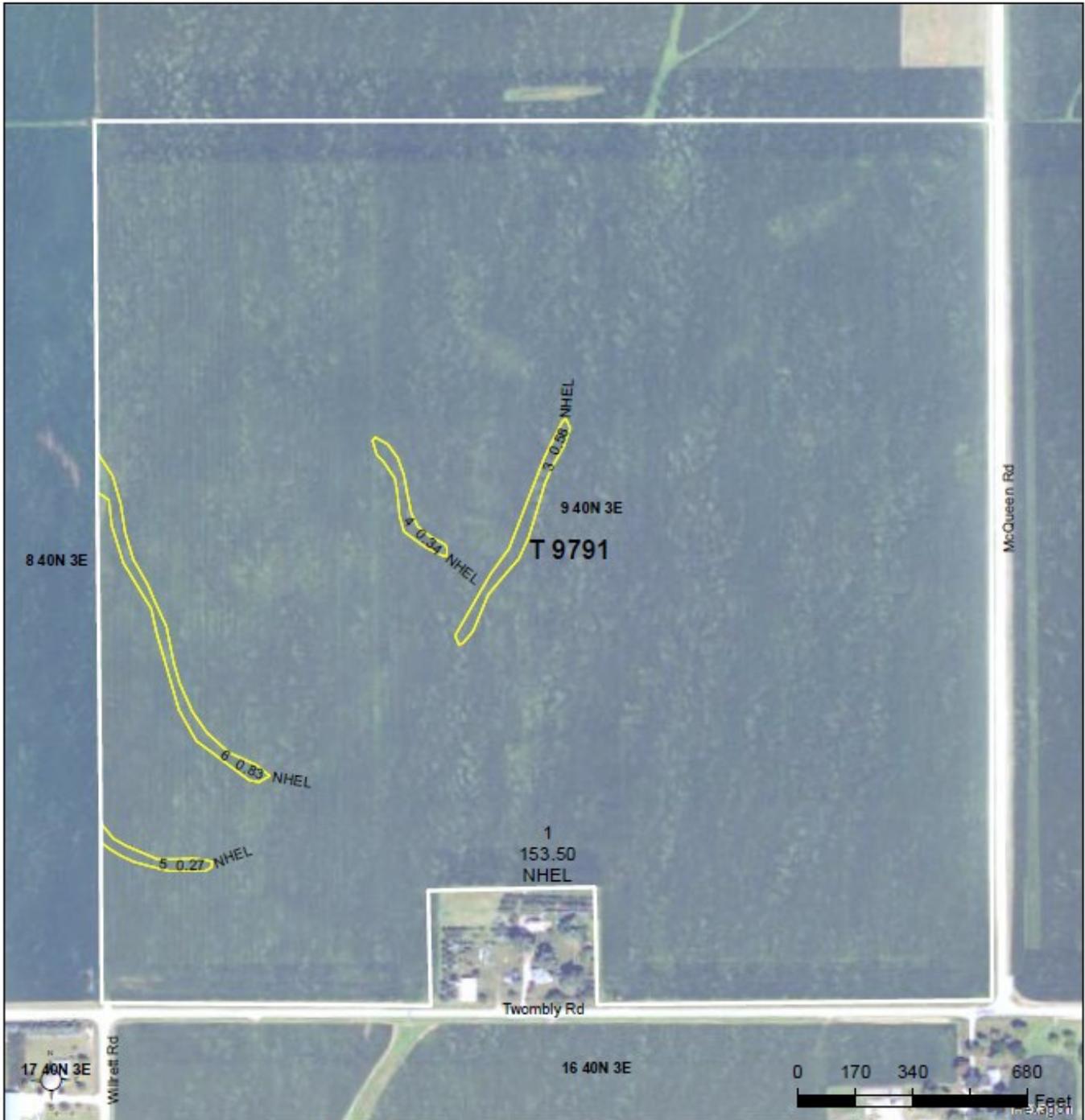
or contact:

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



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

PRIOR TO RECONSTITUTION



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

2026 Program Year
 Map Created January 09, 2026

Farm 670
Tract 9791

Tract Cropland Total: 155.52 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



United States Department of Agriculture
Farm Service Agency

FARM : 670
Prepared : 2/4/26 6:51 AM CST
Crop Year : 2026

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

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
159.45	155.52	155.52	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	155.52	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	155.10	0.00	176	
TOTAL	155.10	0.00		

NOTES

Tract Number : 9791

Description : SEC 9 MALTA
FSA Physical Location : ILLINOIS/DEKALB
ANSI Physical Location : ILLINOIS/DEKALB
BIA Unit Range Number :
CRP Contract Number(s) : None
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 : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.52	155.52	155.52	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 : 670
Prepared : 2/4/26 6:51 AM CST
Crop Year : 2026

Tract 9791 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	155.52	0.00	0.00	0.00	0.00	0.00

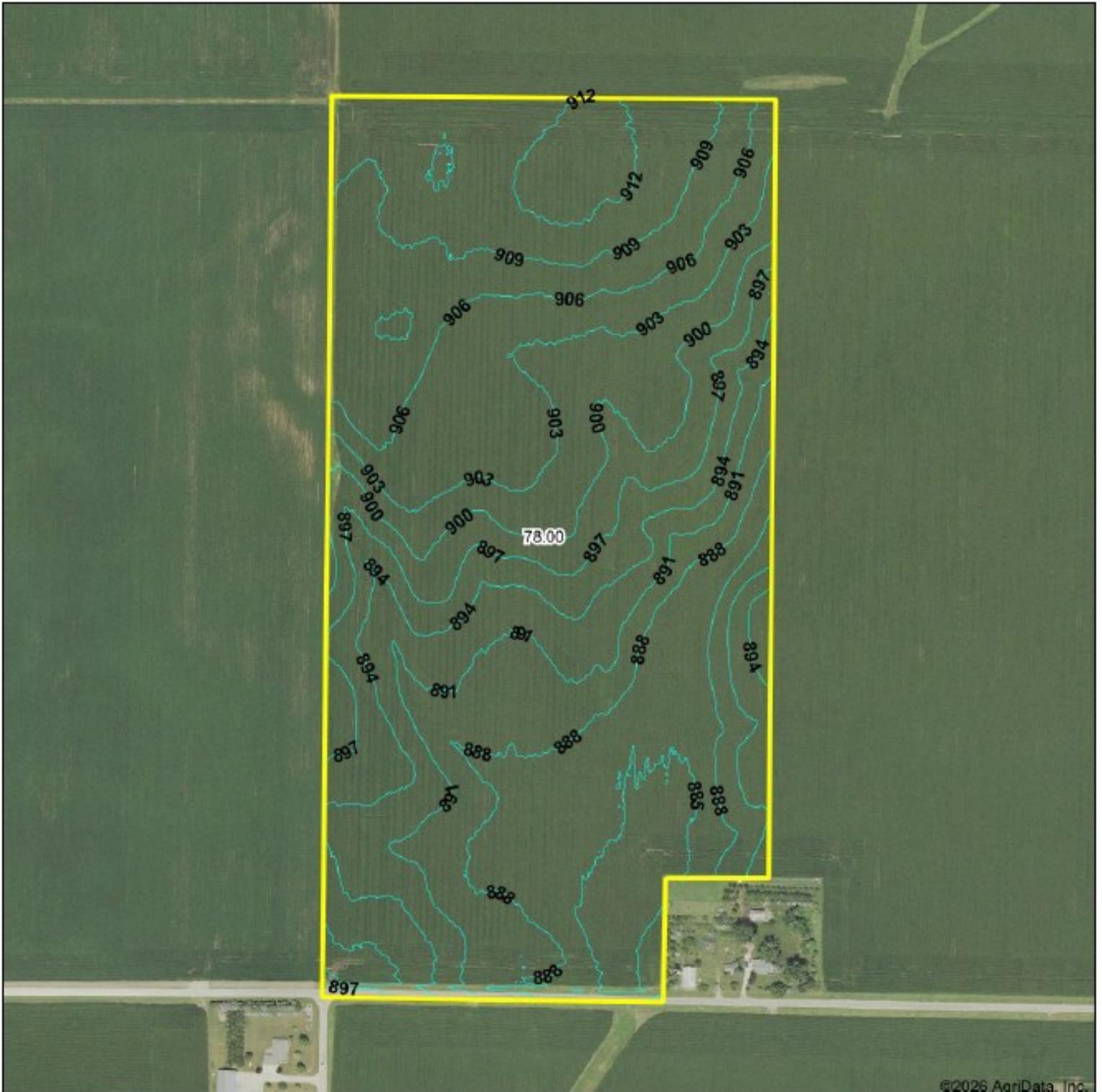
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	155.10	0.00	176

TOTAL **155.10** **0.00**

NOTES

TOPOGRAPHY MAP



©2026 AgriData, Inc.



Source: USGS 1 meter dem
Interval(ft): 3.0
Min: 883.6
Max: 913.8
Range: 30.2
Average: 897.6
Standard Deviation: 8.63 ft

0ft 461ft 921ft



9-40N-3E
DeKalb County
Illinois

Boundary Center: 41.953840, -88.904110



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

Real Estate

Farm Management

Appraisals

Consulting



[CLICK HERE TO SUBSCRIBE TO OUR *FARMLAND SEASONS* NEWSLETTER](#)

MGW.us.com
Mark Mommsen
Sycamore, IL 815-756-3606 • DeWitt, IA 563-659-6565
info@mgw.us.com