

THE SCHOPPE FARM

150[±] ACRES, DEKALB COUNTY, ILLINOIS

- *Excellent soil types, 140 PI*
- *High percentage tillable*
- *IL-64 frontage west of DeKalb & Sycamore, IL*

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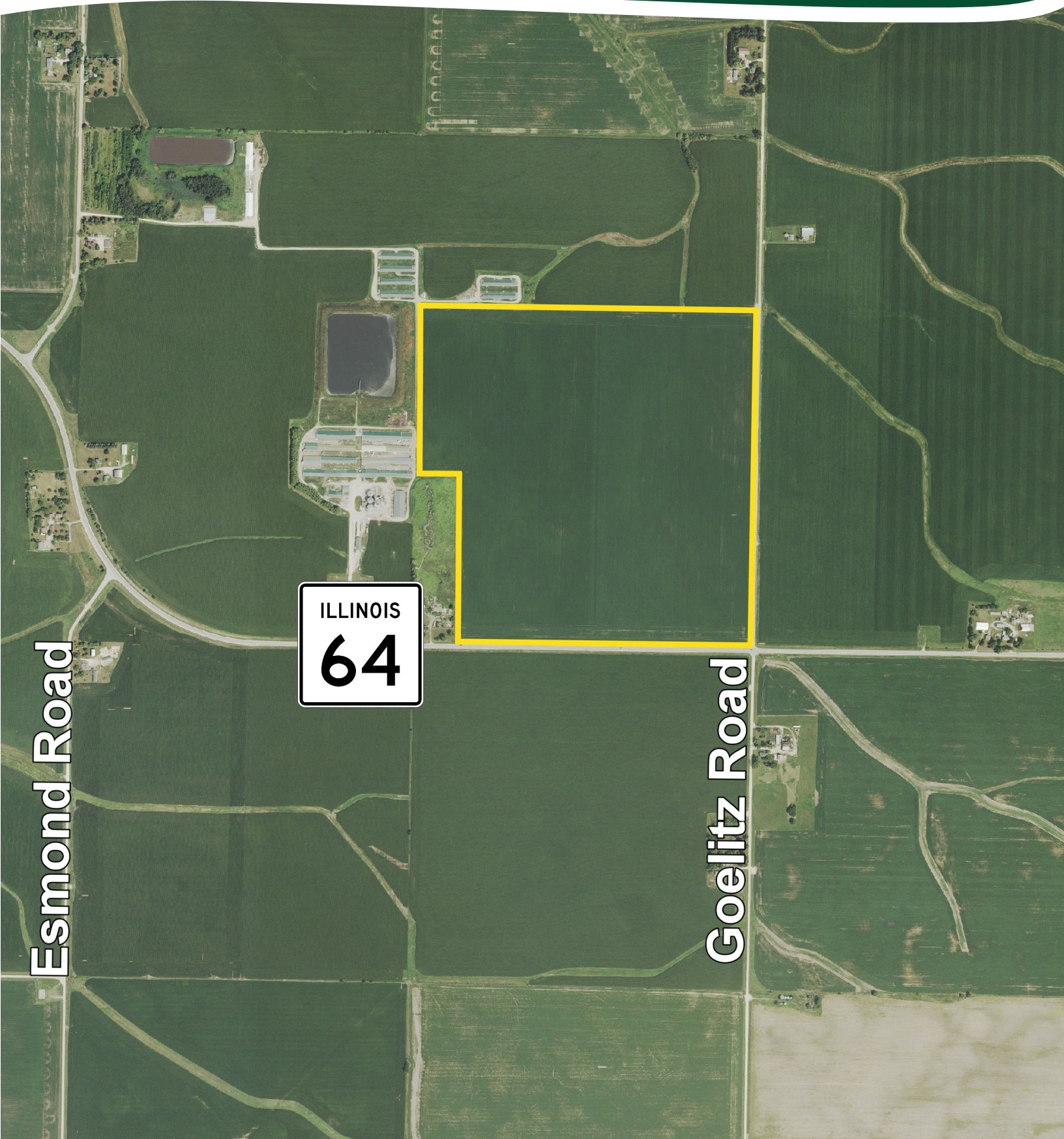
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

MGW.us.com
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(815) 756-3606

Real Estate • Farm Management • Appraisals • Consulting

THE SCHOPPE FARM

AERIAL MAP



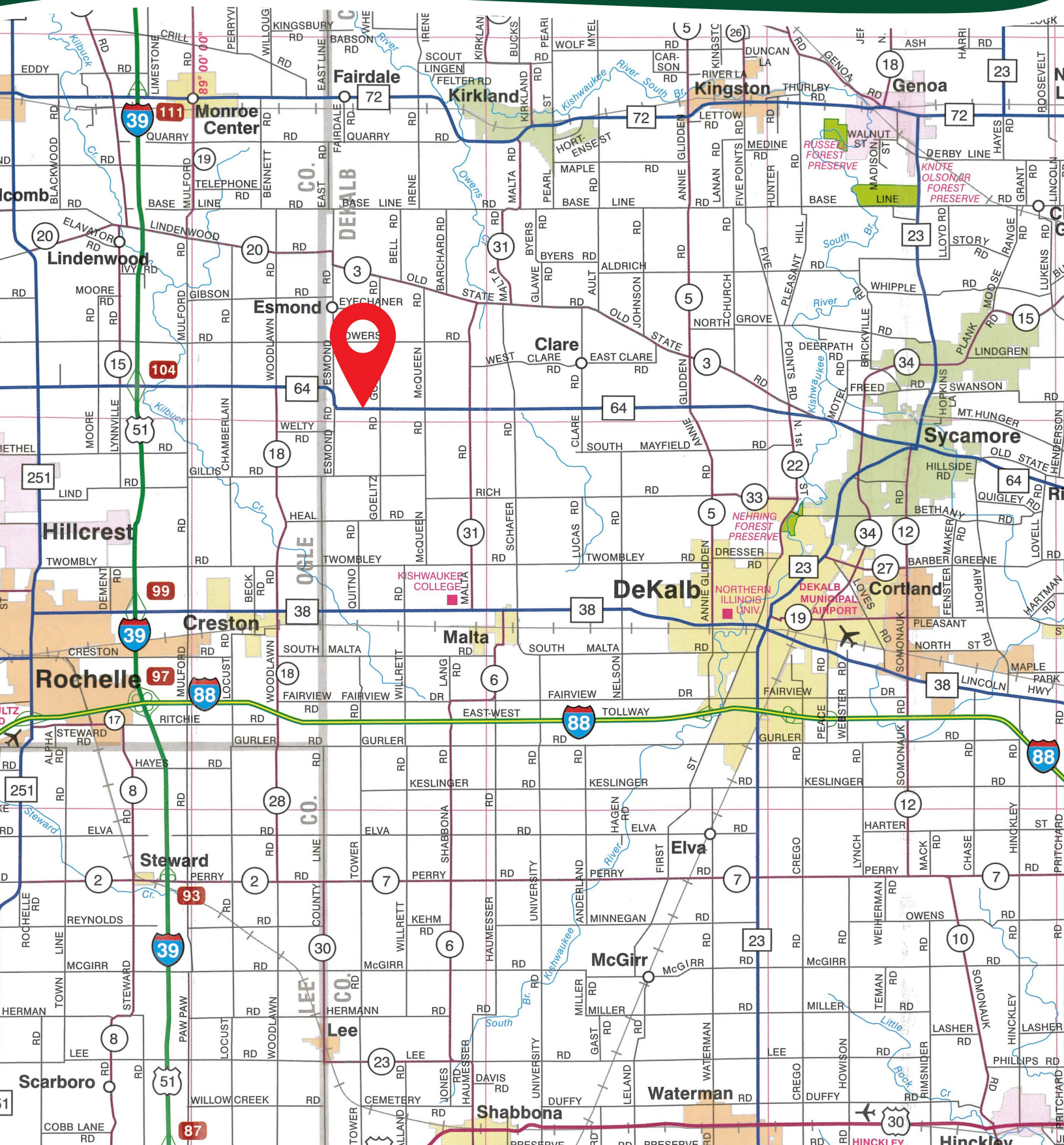
Esmond Road



Goelitz Road

THE SCHOPPE FARM

HIGHWAY MAP



THE SCHOPPE FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 52 miles west of Chicago O'Hare International Airport. Nearby cities include: Rochelle (5 7/8 miles southwest), Kirkland (6 miles northeast), and DeKalb (7 3/8 miles southeast).
FRONTAGE	There is approximately 7/16 mile of road frontage on Illinois Route 64 and 1/2 mile of road frontage of Goelitz Road.
MAJOR HIGHWAYS	Illinois Route 64 is the south border of the property, Interstate 39 is 4 7/8 miles west, Illinois Route 72 is 5 7/8 miles northeast, and Interstate 88 is 7 miles south of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Schoppe Farm is located in Part of the Northwest Quarter of Section 29, Township 41 North - Range 3 East (South Grove Township), DeKalb County, Illinois.
TOTAL ACRES	There are a total of 150 acres, more or less, according to the DeKalb County Assessor.
CROPLAND ACRES	There are approximately 148.74 cropland acres according to the DeKalb County FSA.
SOIL TYPES	Major soil types found on this farm include Catlin silt loam, Drummer silty clay loam, and Elburn silt loam. The weighted average Productivity Index (PI) is 140.
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 \$17,500 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 Schoppe Farm.

THE SCHOPPE FARM

PROPERTY DETAILS

TAXES	The 2025 real estate taxes totaled \$8,912.24. The tax parcel number is #04-29-100-004.
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 SCHOPPE FARM

PROPERTY PHOTOS



THE SCHOPPE FARM

PROPERTY PHOTOS



THE SCHOPPE FARM

SOILS INFORMATION

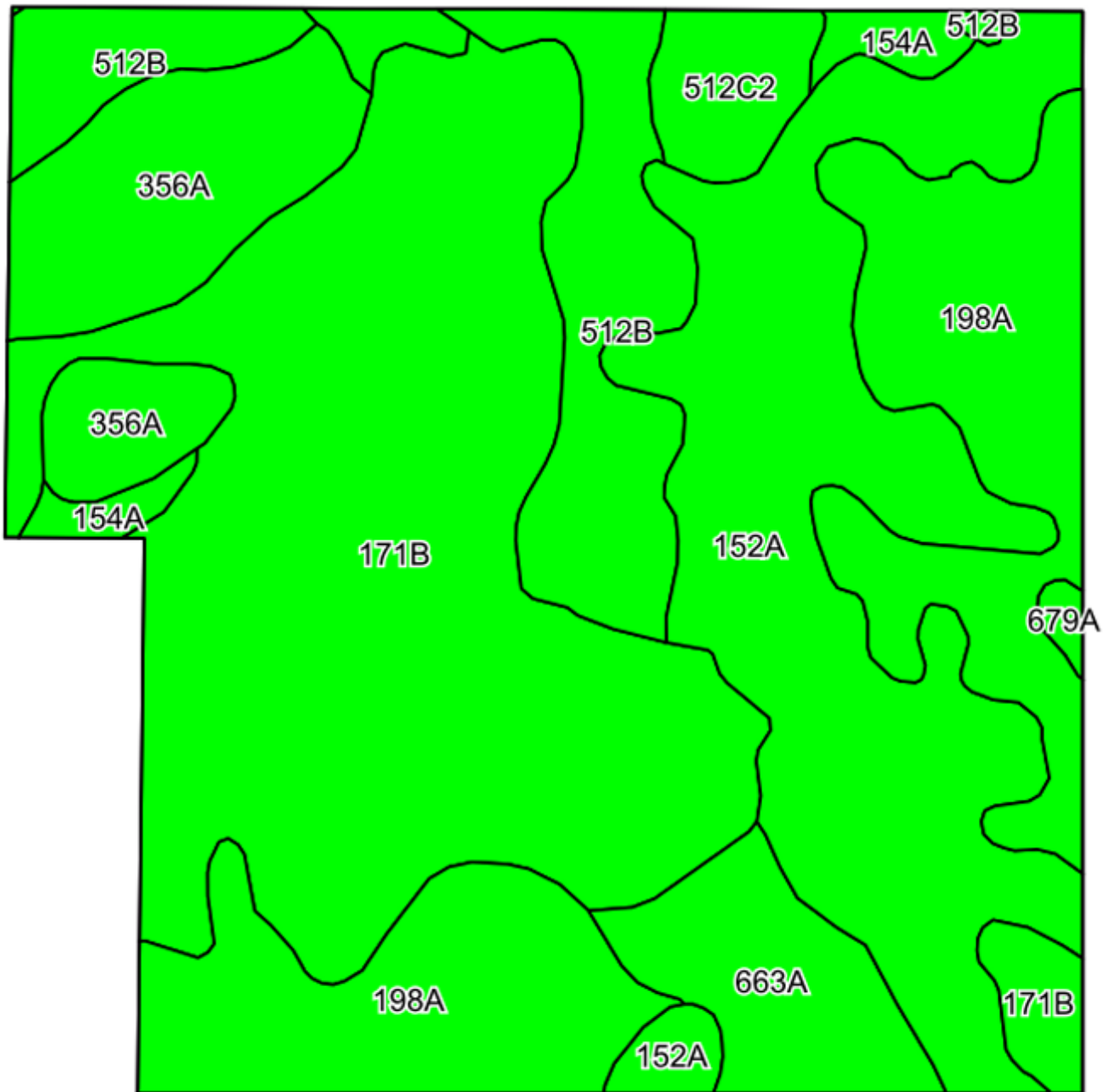
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
171B	Catlin silt loam	51.19	137
152A	Drummer silty clay loam	31.83	144
198A	Elburn silt loam	27.37	143
512B	Danabrook silt loam	13.48	137
356A	Elpaso silty clay loam	11.73	144
663A	Clare silt loam	6.61	134
512C2	Danabrook silt loam	3.15	128
154A	Flanagan silt loam	2.94	144
679A	Blackberry silt loam	0.44	142
WEIGHTED AVERAGE:			140

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

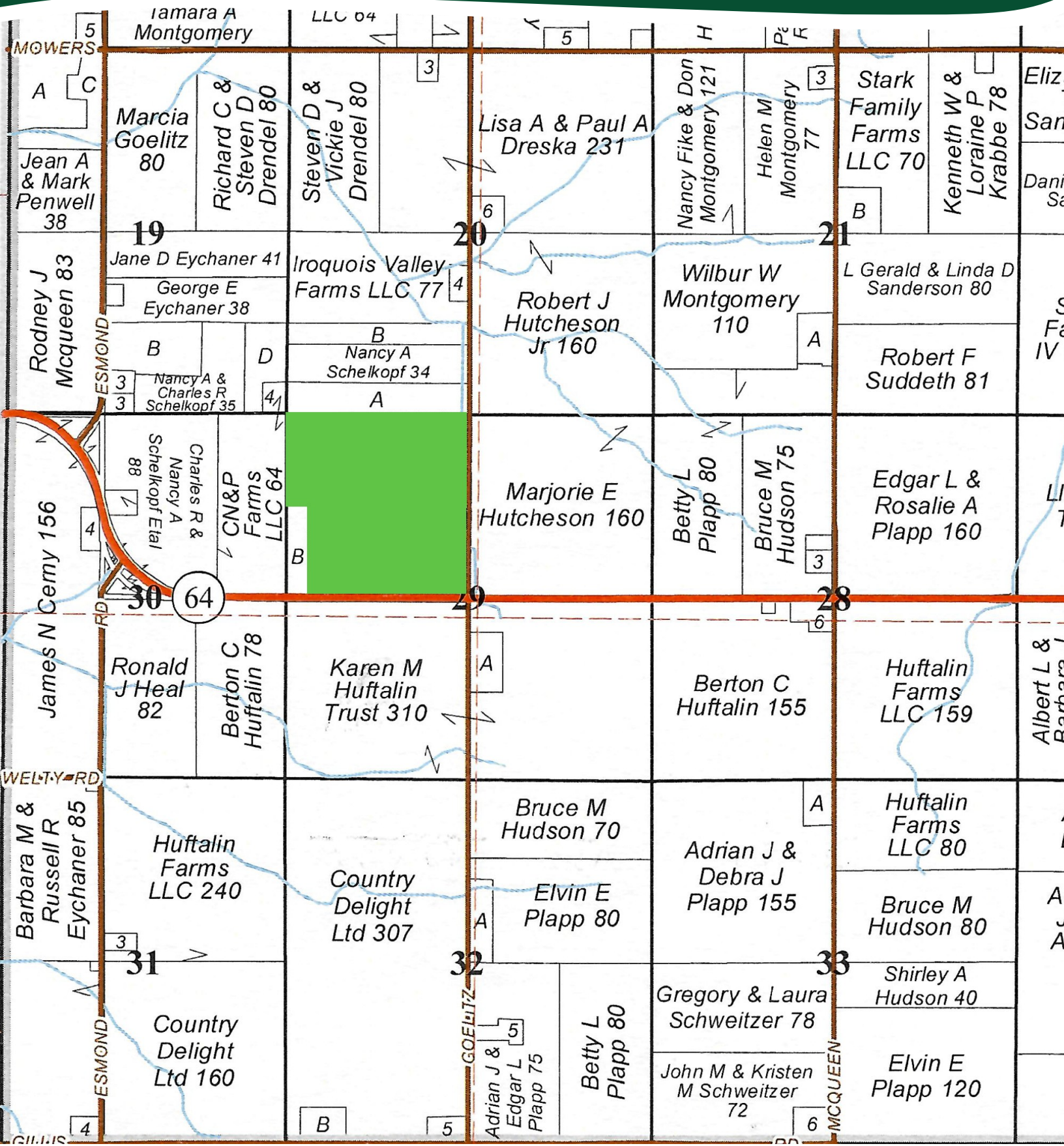
THE SCHOPPE FARM

SOILS MAP



THE SCHOPPE FARM

PLAT MAP



THE SCHOPPE 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



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REAL ESTATE SERVICES



United States
Department of
Agriculture

DeKalb County, Illinois



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 1227
Tract 670

Tract Cropland Total: 148.74 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



FARM : 1227
 Prepared : 5/14/26 3:03 PM CST
 Crop Year : 2026

See Page 2 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
159.21	148.74	148.74	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	148.74	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	111.52	0.00	167	
Soybeans	37.18	0.00	53	0
TOTAL	148.70	0.00		

NOTES

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Tract Number : 670

Description : F1/2 SEC 29 SOUTH GROVE
 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 : Tract does not contain a wetland
 WL Violations : None
 Owners :
 Other Producers :
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
159.21	148.74	148.74	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 : 1227
 Prepared : 5/14/26 3:03 PM CST
 Crop Year : 2026

Tract 670 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	148.74	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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NOTES

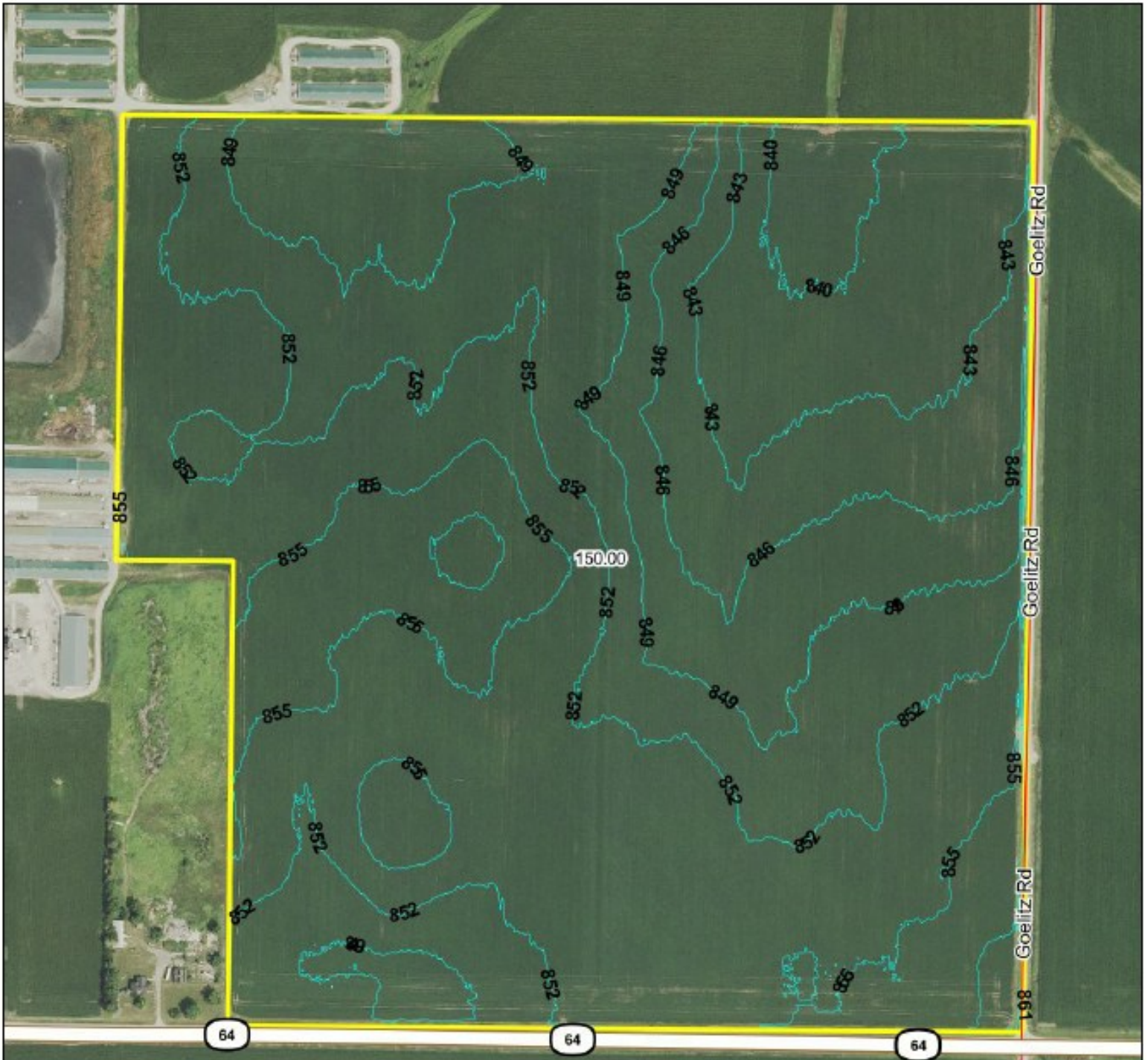
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TOPOGRAPHY MAP



Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 3.0
Min: 836.9
Max: 861.9
Range: 25.0
Average: 850.2
Standard Deviation: 4.58 ft

0ft 472ft 943ft



5/15/2026

29-41N-3E
DeKalb County
Illinois

Boundary Center: 42.004516, -88.922101



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