

THE AIRPORT ROAD FARM

92[±] ACRES, DEKALB COUNTY, ILLINOIS



- *Productive cropland*
- *High percentage of tillable acres*
- *1/2 mile south of Sycamore, IL*
- *1 3/8 miles south of Illinois Route 64*

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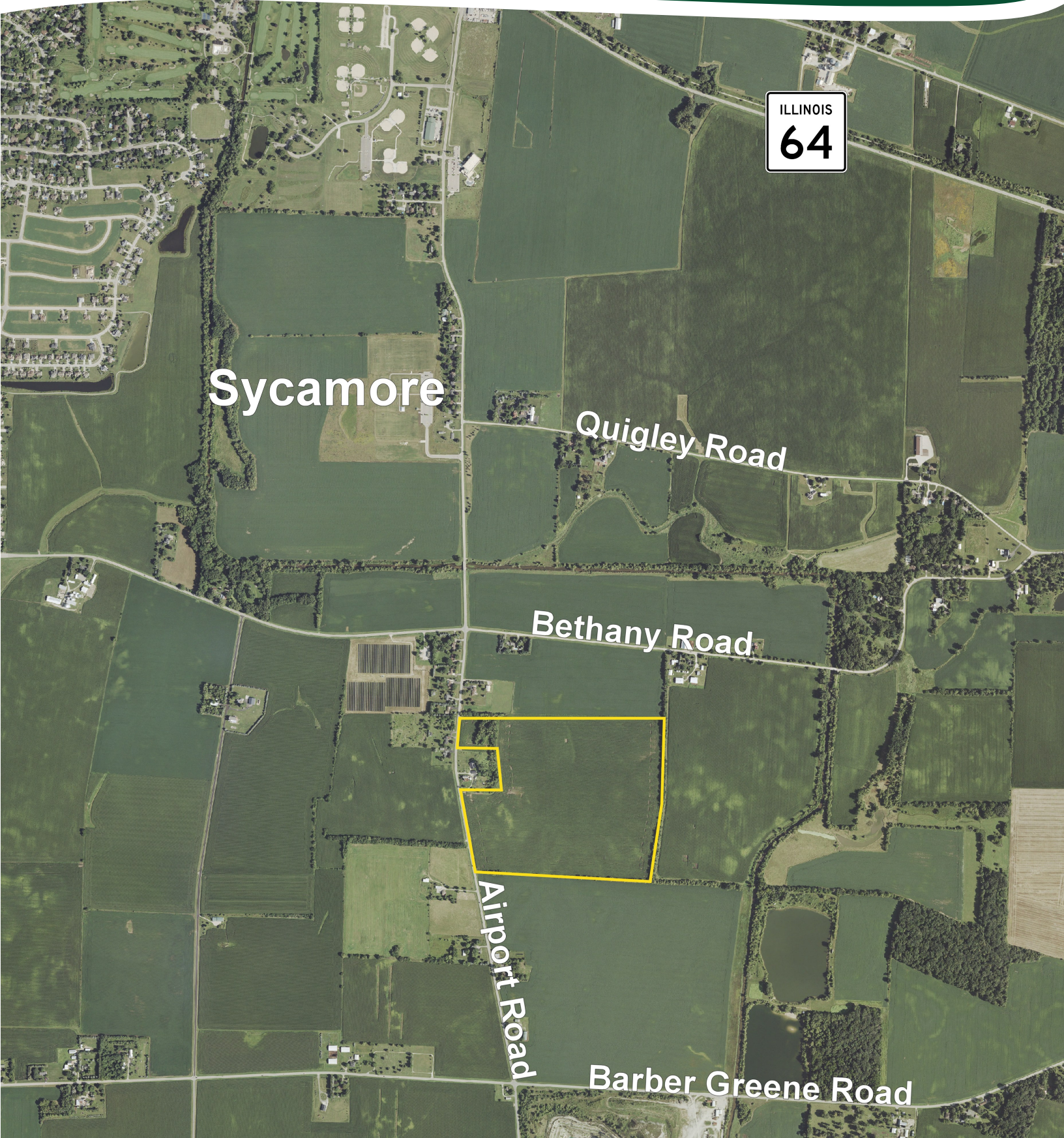
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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

Real Estate • Farm Management • Appraisals • Consulting

THE AIRPORT ROAD FARM

AERIAL MAP



ILLINOIS
64

Sycamore

Quigley Road

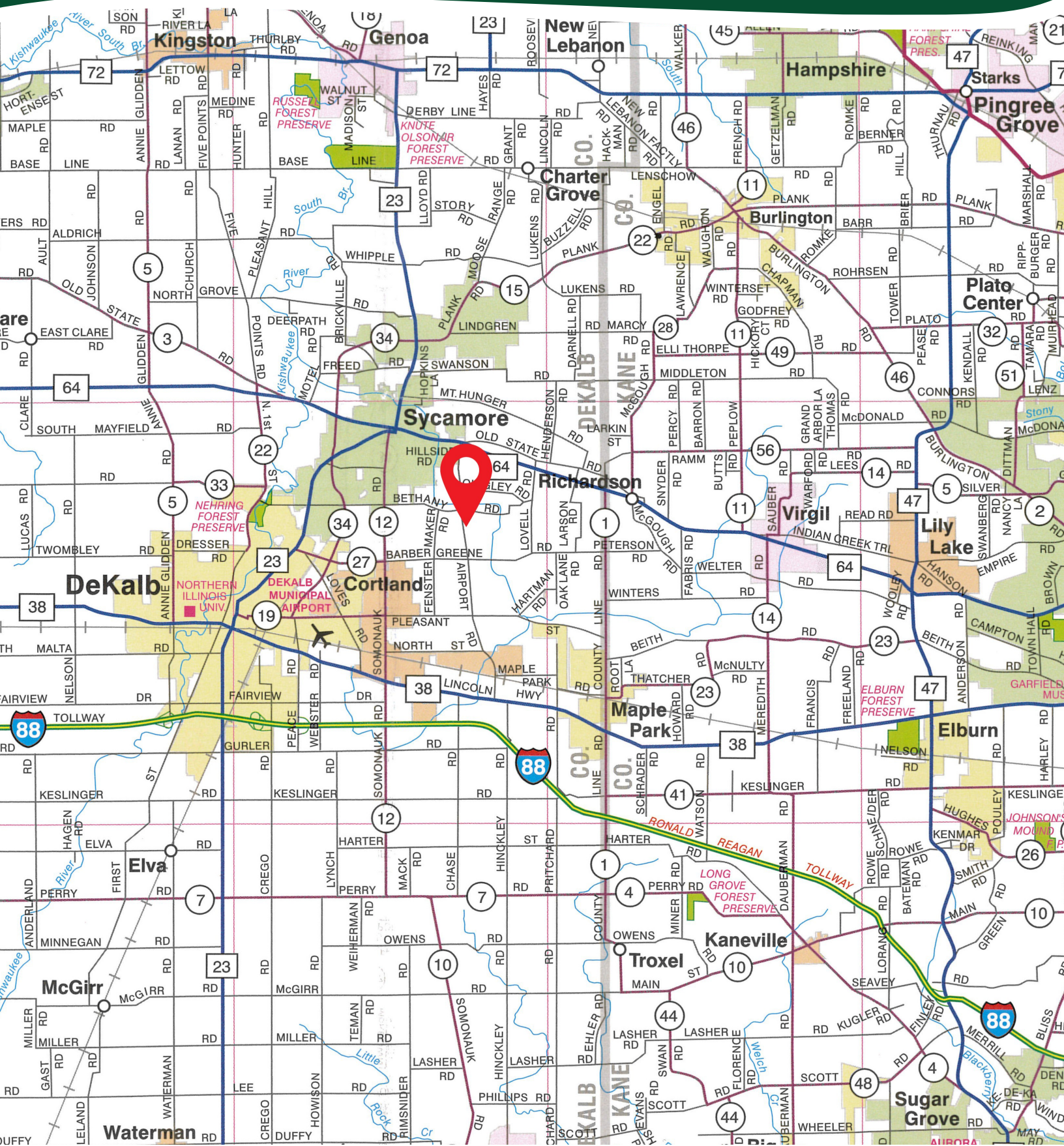
Bethany Road

Airport Road

Barber Greene Road

THE AIRPORT ROAD FARM

HIGHWAY MAP



THE AIRPORT ROAD FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 37 miles west of Chicago O'Hare International Airport. Nearby cities include: Sycamore (1/2 mile north), Cortland (1 3/8 miles southwest), and DeKalb (1 7/8 miles west).
FRONTAGE	There is approximately 1/4 mile of road frontage on Airport Road.
MAJOR HIGHWAYS	Illinois Route 64 is 1 3/8 miles north, Illinois Route 38 is 3 1/4 miles south, Illinois Route 23 is 3 1/4 miles west, and Interstate 88 is 3 7/8 miles south of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Airport Road Farm is located in Part of the West Half of Section 10, Township 40 North – Range 5 East (Cortland Township), DeKalb County, Illinois.
TOTAL ACRES	There are a total of 91.72 acres, more or less, according to the DeKalb County Assessor.
CROPLAND ACRES	There are approximately 88 cropland acres currently in tillable production, estimated.
SOIL TYPES	Major soil types found on this farm include Drummer silty clay loam and Octagon silt loam. The weighted average Productivity Index (PI) is 127.6.
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 \$13,500 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 Airport Road Farm.

THE AIRPORT ROAD FARM

PROPERTY DETAILS

TAXES	The 2025 real estate taxes totaled \$4,038.38. The tax parcel numbers are: #09-10-100-016, #09-10-300-008 & #09-10-300-009.
ZONING	The property is zoned A-1, Agricultural.
COMMENTS	There is an existing pipeline running north and south through the property. Guardian Pipeline, LLC is currently working toward an expansion project that would add an additional pipeline along the existing pipeline. A map showing the pipelines is available in the Appendix. 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 AIRPORT ROAD FARM

PROPERTY PHOTOS



THE AIRPORT ROAD FARM

PROPERTY PHOTOS



THE AIRPORT ROAD FARM

SOILS INFORMATION

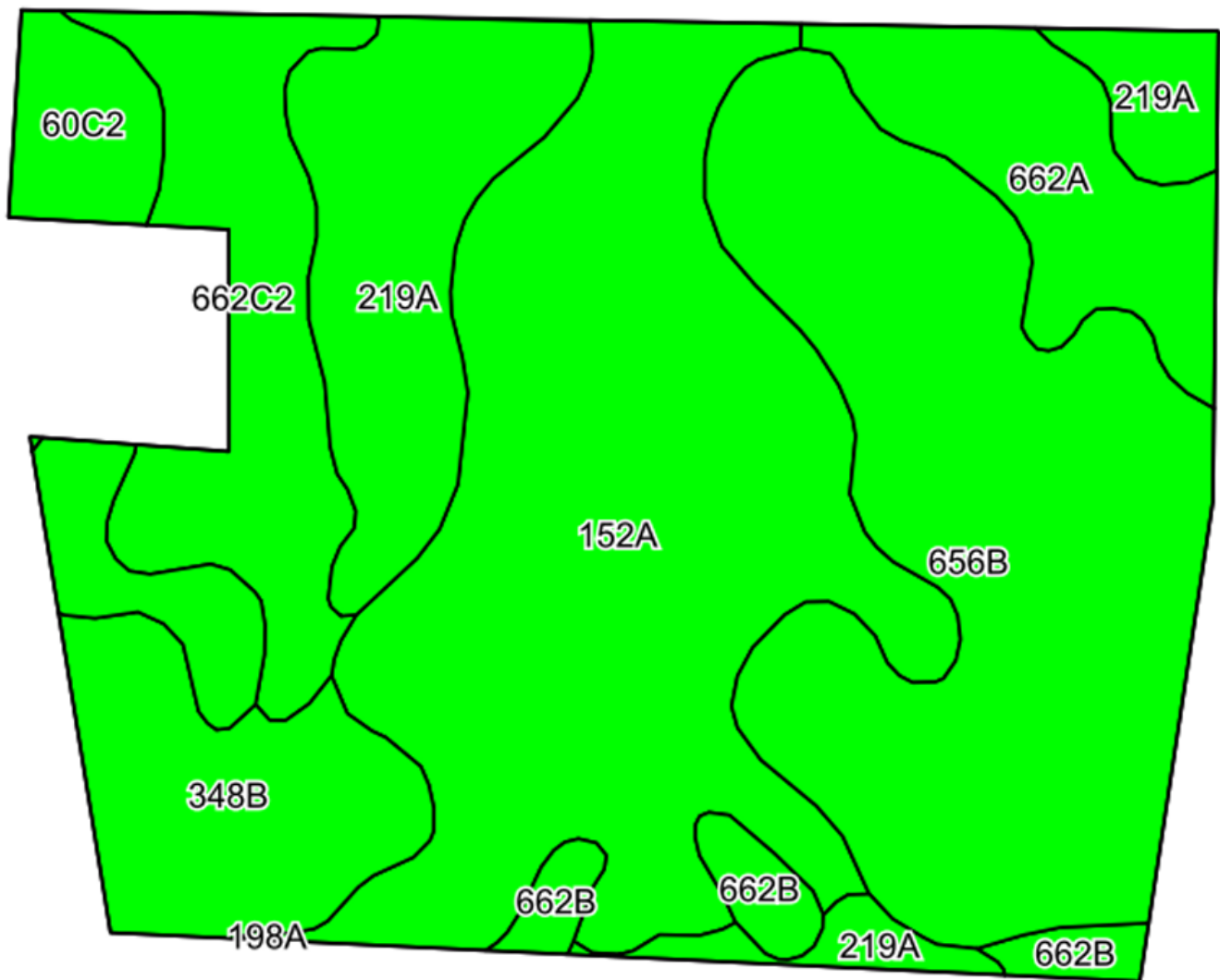
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
152A	Drummer silty clay loam	28.02	144
656B	Octagon silt loam	24.63	117
219A	Millbrook silt loam	11.02	129
348B	Wingate silt loam	6.52	119
662A	Barony silt loam	6.08	125
662C2	Barony silt loam	5.64	116
60C2	La Rose loam	3.86	109
662B	Barony silt loam	2.23	124
WEIGHTED AVERAGE:			127.6

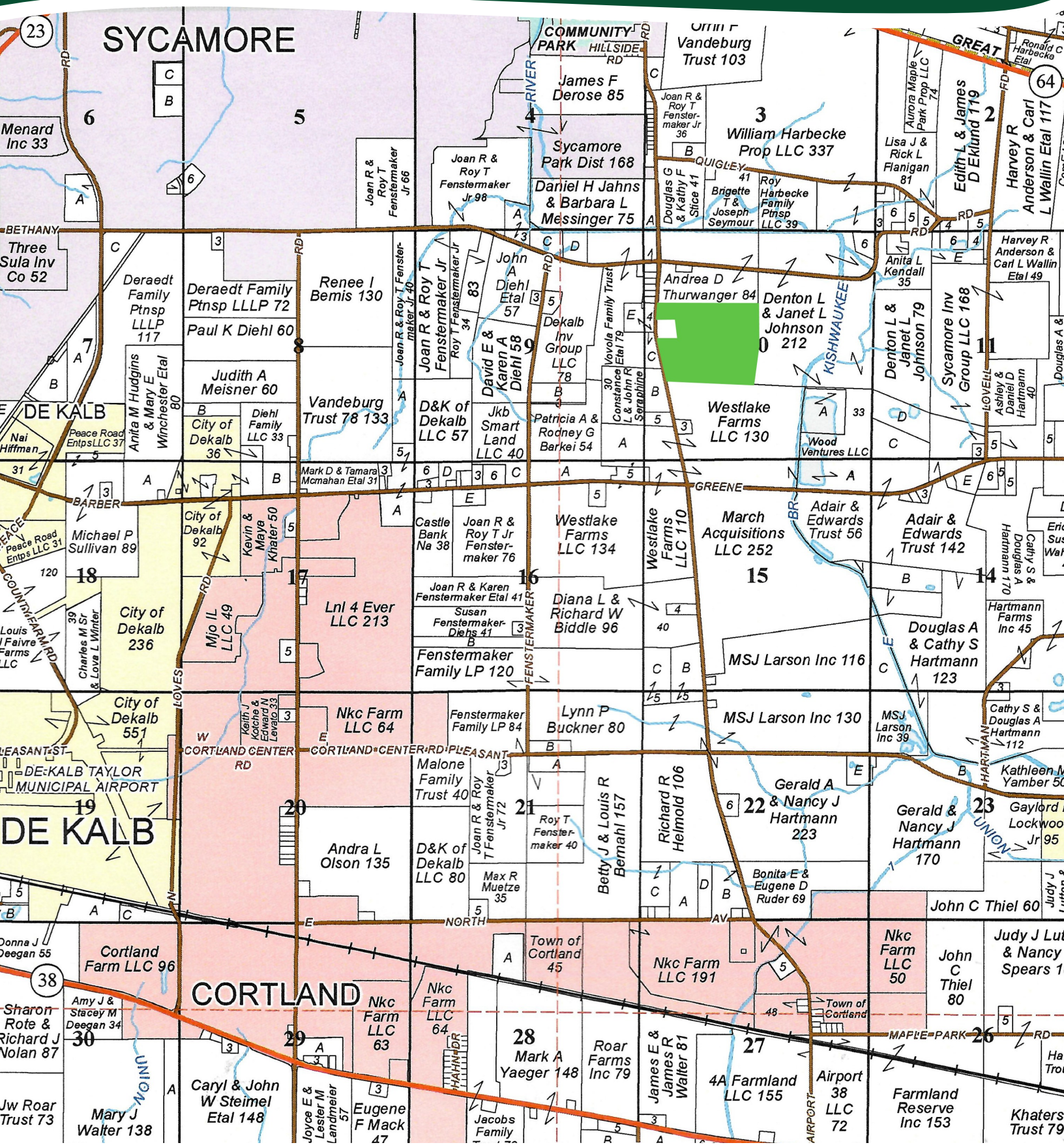
**Figures taken from the University of Illinois Bulletin 811, Optimum Crop Productivity Ratings for Illinois Soils.*

THE AIRPORT ROAD FARM

SOILS MAP



PLAT MAP



THE AIRPORT ROAD FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. PIPELINE MAP
5. 4.02.D.2 SURVEY

For more information, please visit MGW.us.com

or contact:

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

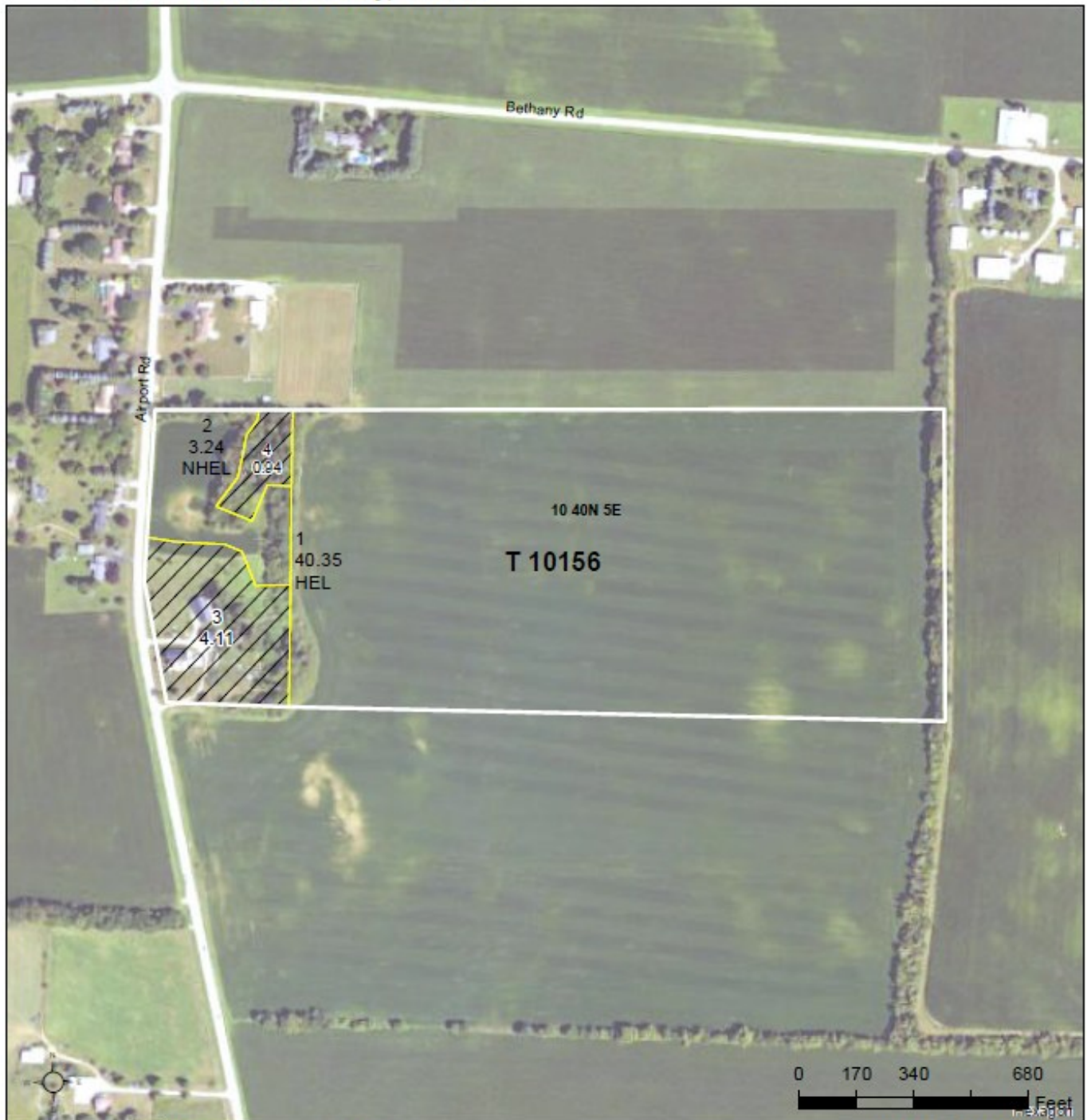


MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES



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 6892

Tract 10156

Tract Cropland Total: 43.59 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).



United States
Department of
Agriculture

DeKalb County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
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Wetland Determination Identifiers

- Restricted Use
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- Compliance Provisions

2026 Program Year

Map Created January 09, 2026

Farm 6892

Tract 10157

Tract Cropland Total: 23.49 acres

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United States
Department of
Agriculture

DeKalb County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
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- Exempt from Conservation
- Compliance Provisions

2026 Program Year

Map Created January 09, 2026

Farm 7606

Tract 11805

Tract Cropland Total: 23.51 acres

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ILLINOIS
DEKALB

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6892

Prepared : 6/16/26 2:01 PM CST

Crop Year : 2026

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-037-2012-40
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
72.13	67.08	67.08	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	67.08		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	39.40	0.00	121	
Soybeans	27.68	0.00	38	0

TOTAL **67.08** **0.00**

NOTES

Tract Number : 10156

Description : SEC 10 CORTLAND
FSA Physical Location : ILLINOIS/DEKALB
ANSI Physical Location : ILLINOIS/DEKALB
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

ILLINOIS
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6892
Prepared : 6/16/26 2:01 PM CST
Crop Year : 2026

Tract Land Data

Tract 10156 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
48.64	43.59	43.59	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	43.59	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	25.60	0.00	121
Soybeans	17.99	0.00	38

TOTAL 43.59 0.00

NOTES

Tract Number : 10157

Description : SEC 10 CORTLAND
FSA Physical Location : ILLINOIS/DEKALB
ANSI Physical Location : ILLINOIS/DEKALB
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
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
23.49	23.49	23.49	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	23.49	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	13.80	0.00	121
Soybeans	9.69	0.00	38

TOTAL 23.49 0.00

ILLINOIS
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6892
Prepared : 6/16/26 2:01 PM CST
Crop Year : 2026

Tract 10157 Continued ...

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

ILLINOIS
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7606
Prepared : 6/16/26 2:01 PM CST
Crop Year : 2026

Tract Number : 11805

Description : Cortland Twp sec 10
FSA Physical Location : ILLINOIS/DEKALB
ANSI Physical Location : ILLINOIS/DEKALB
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
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
23.51	23.51	23.51	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	23.51	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	11.90	0.00	121
Soybeans	11.60	0.00	38

ILLINOIS
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7606
Prepared : 6/16/26 2:01 PM CST
Crop Year : 2026

Tract 11805 Continued ...

TOTAL	23.50	0.00
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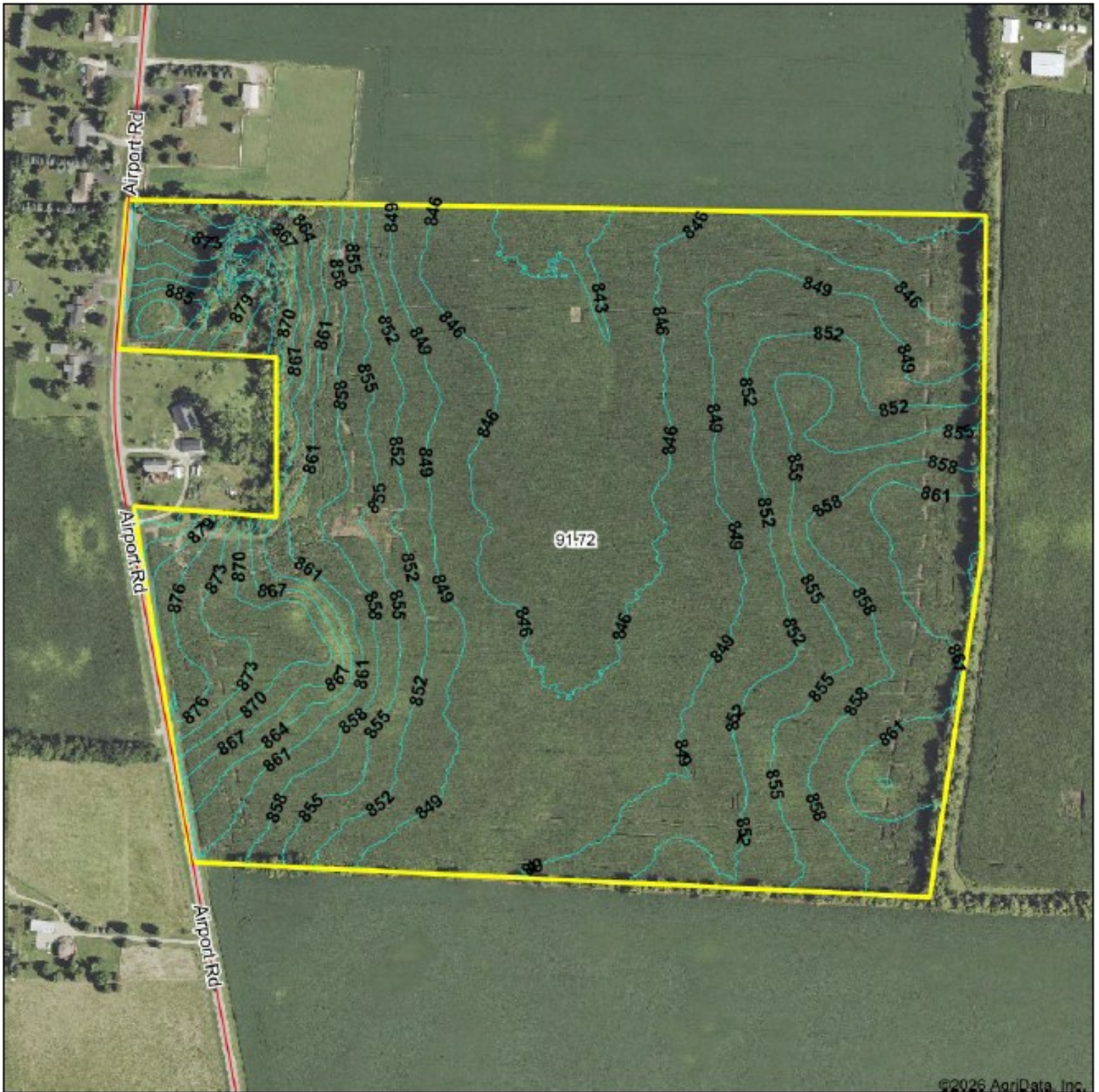
NOTES

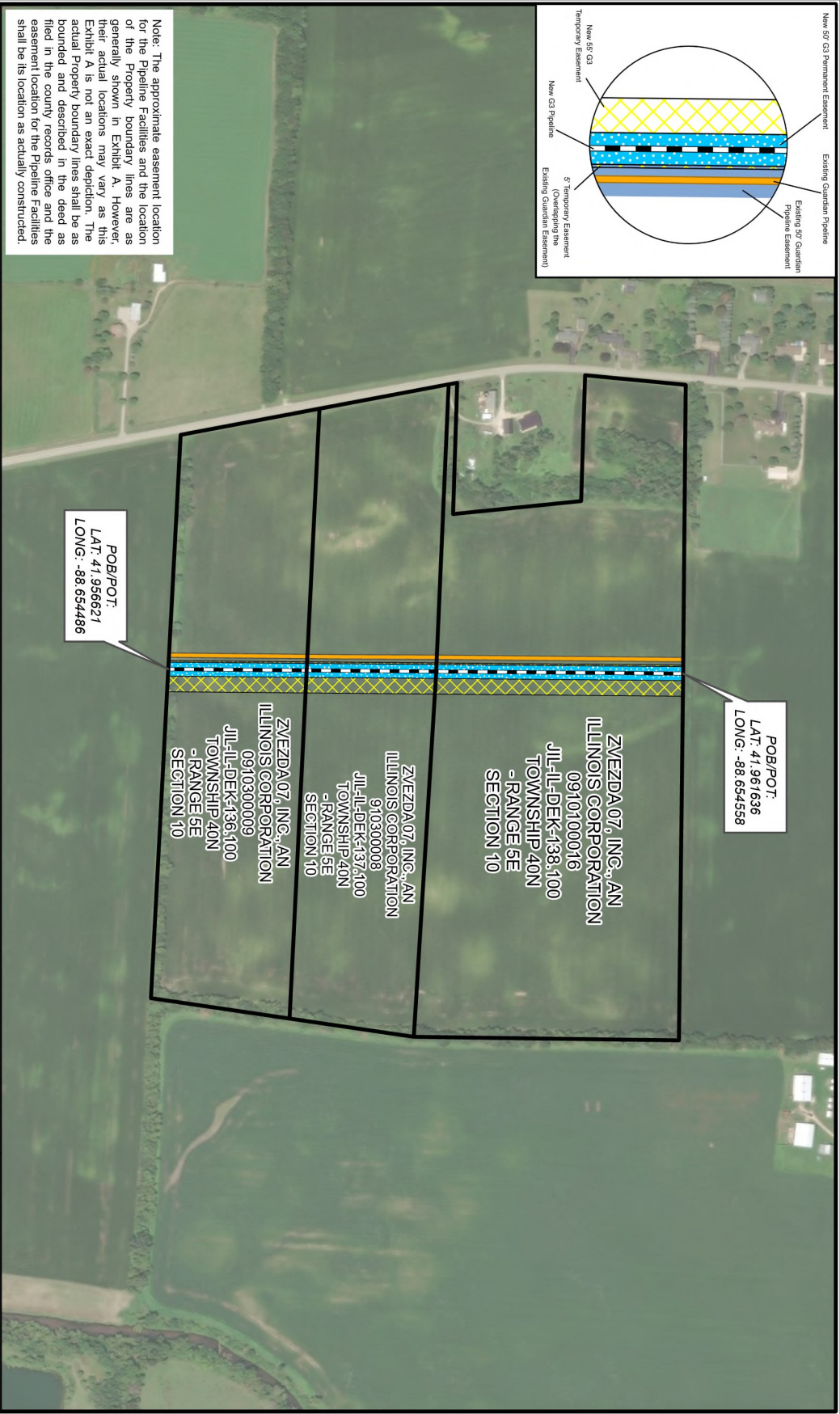
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TOPOGRAPHY MAP





G3 EXPANSION PROJECT	
ZVEZDA07, INC., AN ILLINOIS CORPORATION 0910300009; 0910300008; 0910100016 JIL-IL-DEK-136.100; JIL-IL-DEK-137.100; JIL-IL-DEK-138.100	
Exhibit A	
TOWNSHIP 40N - RANGE 5E SECTION 10 CORTLAND TOWNSHIP DEKALB COUNTY, IL	
Signature	
Date	
REV. A	
As of: 1/20/2026	
Approximate Easement	
Legend	
Scale: 0 to 700 Feet	
GUARDIAN PIPELINE, L.L.C. 500 WOODWARD AVENUE SUITE 2900 DETROIT, MICHIGAN 48226	

2003015065

PLAT AND CERTIFICATE OF SURVEY

2003015065

PARCEL ONE:

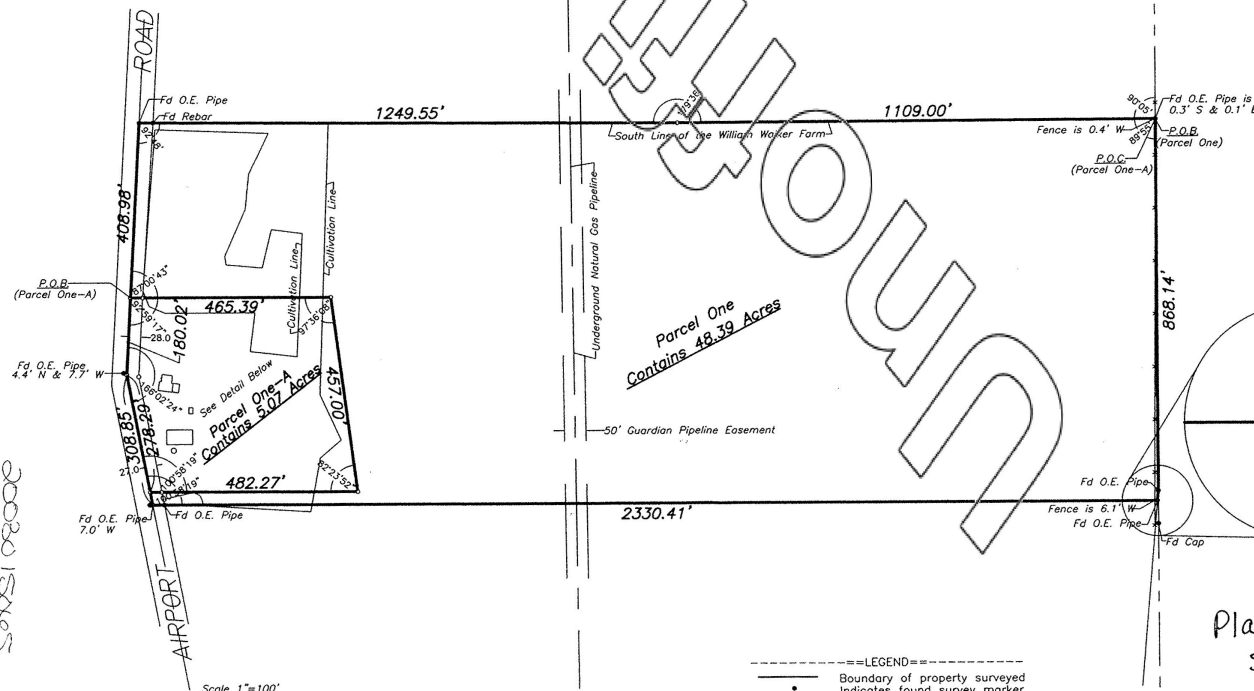
THE NORTH HALF OF THE THOMAS QUIGLEY FARM IN SECTION 10, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DESCRIBED IN A WARRANTY DEED DATED AUGUST 30TH, 1923, AND RECORDED IN BOOK 101 OF DEEDS, PAGE 498, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE WEST HALF OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF SAID WEST HALF, 1670.0 FEET SOUTHERLY OF, AS MEASURED ALONG SAID EAST LINE, THE NORTHEAST QUARTER CORNER OF SAID SECTION, SAID POINT BEING THE SOUTHEAST CORNER OF LANDS FORMERLY OWNED BY WILLIAM WALKER; THENCE WESTERLY, AT AN ANGLE OF 90°05', MEASURED COUNTERCLOCKWISE FROM SAID EAST LINE, ALONG THE SOUTH LINE OF SAID FORMER WALKER FARM, 1109.0 FEET; THENCE CONTINUING WESTERLY, ALONG THE SOUTH LINE OF SAID WALKER FARM, AT AN ANGLE OF 179°36', MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 1249.55 FEET TO THE CENTERLINE OF AIRPORT ROAD, AS DETERMINED BY FORMER COUNTY SURVEYOR J.E. LOWMAN, ON NOVEMBER 29TH, 1912, ACCORDING TO THE PLAT THEREOF IN COUNTY SURVEYOR RECORDS, BOOK 2, PAGE 28; THENCE SOUTHWESTERLY, ALONG SAID CENTERLINE, AT AN ANGLE OF 92°48', MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 589.0 FEET; THENCE SOUTHEASTERLY, ALONG SAID CENTERLINE, AT AN ANGLE OF 166°02'24", MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 308.85 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE FORMER THOMAS QUIGLEY FARM; THENCE EASTERLY, AT AN ANGLE OF 100°58'19", MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID SOUTH LINE, 2330.41 FEET TO A CLAIM LINE; THENCE NORTHEASTERLY, AT AN ANGLE OF 94°54'17", MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID CLAIM LINE, 23.35 FEET TO THE EAST LINE OF SAID WEST HALF; THENCE NORTHERLY, ALONG SAID EAST LINE, 868.14 FEET TO THE POINT OF BEGINNING, CONTAINING 48.39 ACRES, ALL IN CORTLAND TOWNSHIP, DEKALB COUNTY, ILLINOIS.

PARCEL ONE-A:

THAT PART OF THE NORTH HALF OF THOMAS QUIGLEY FARM IN SECTION 10, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DESCRIBED IN A WARRANTY DEED DATED AUGUST 30TH, 1923, AND RECORDED IN BOOK 101 OF DEEDS, PAGE 498, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF THE WEST HALF OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE EAST LINE OF SAID WEST HALF, 1670.0 FEET SOUTHERLY OF, AS MEASURED ALONG SAID EAST LINE, THE NORTH QUARTER CORNER OF SAID SECTION, SAID POINT BEING THE SOUTHEAST CORNER OF LANDS FORMERLY OWNED BY WILLIAM WALKER; THENCE WESTERLY, AT AN ANGLE OF 90°05', MEASURED COUNTERCLOCKWISE FROM SAID EAST LINE, ALONG THE SOUTH LINE OF SAID FORMER WALKER FARM, 1109.0 FEET; THENCE CONTINUING WESTERLY, ALONG THE SOUTH LINE OF SAID WALKER FARM, AT AN ANGLE OF 179°36', MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 1249.55 FEET TO THE CENTERLINE OF AIRPORT ROAD, AS DETERMINED BY FORMER COUNTY SURVEYOR J.E. LOWMAN, ON NOVEMBER 29TH, 1912, ACCORDING TO THE PLAT THEREOF IN COUNTY SURVEYOR RECORDS, BOOK 2, PAGE 28; THENCE SOUTHWESTERLY, ALONG SAID CENTERLINE, AT AN ANGLE OF 92°48', MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 408.98 FEET TO A POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY, ALONG SAID CENTERLINE, 180.02 FEET; THENCE SOUTHEASTERLY, AT AN ANGLE OF 166°02'24", MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 278.29 FEET; THENCE EASTERLY, AT AN ANGLE OF 100°58'19", MEASURED CLOCKWISE FROM SAID CENTERLINE, 482.27 FEET; THENCE NORTHEASTERLY, AT AN ANGLE OF 82°23'52", MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 457.00 FEET; THENCE WESTERLY, AT AN ANGLE OF 17°36'08", MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 465.39 FEET TO THE POINT OF BEGINNING, CONTAINING 5.07 ACRES, ALL IN CORTLAND TOWNSHIP, DEKALB COUNTY, ILLINOIS.

Scale 1"=200'

DEKALB COUNTY RECORDER
 03 MAY 30 PM 1:59
 Sharon R. Hanna



Scale 1"=60'

-----LEGEND-----
 • Boundary of property surveyed
 • Indicates found survey marker
 * * * Indicates fence line

STATE OF ILLINOIS)
 COUNTY OF DEKALB)SS

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREON SHOWN AND DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS 13th DAY OF MARCH, 2003. REVISED THIS 23rd DAY OF MAY, 2003.

STATE OF ILLINOIS)
 COUNTY OF DEKALB)SS

APPROVED PER SECTION 4.02.D.2 OF THE DEKALB COUNTY ZONING ORDINANCE THIS 5.07 ACRE PARCEL (PARCEL 1A), INCLUDING A HOUSE CONSTRUCTED PRIOR TO AUGUST 15TH, 1979, FROM A 48.39 ACRE PARCEL (PARCEL 1). THE BALANCE OF PARCEL 1 (43.32 ACRES) IS NOT BUILDABLE FOR FUTURE RESIDENCES.

DATED THIS 30th DAY OF MAY, 2003.

PAUL R. MILLER
 DEKALB COUNTY PLAT OFFICER



Prepared by:
 William E. Hanna Surveyors
 508 Pine Street
 DeKalb, Illinois 60115
 (815) 756-2189
 Fax 748-2532
 hannaesurv@aol.com

FOR: STEVE ALMBURG
 JOB NO. WES 8911

Owner Name:
 DONALD & EMILY LINNEMAN

Shawn R. Vankampen
 SHAWN R. VANKAMPEN
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710
 LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2004

2003015065

2003015065



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