

THE SLEEPY HOLLOW FARM

227[±] ACRES, DEKALB COUNTY, ILLINOIS



- *Productive cropland*
- *CRP income*
- *Recreational opportunities*
- *In close proximity to US-30 & Shabbona, IL*

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MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

THE SLEEPY HOLLOW FARM

AERIAL MAP



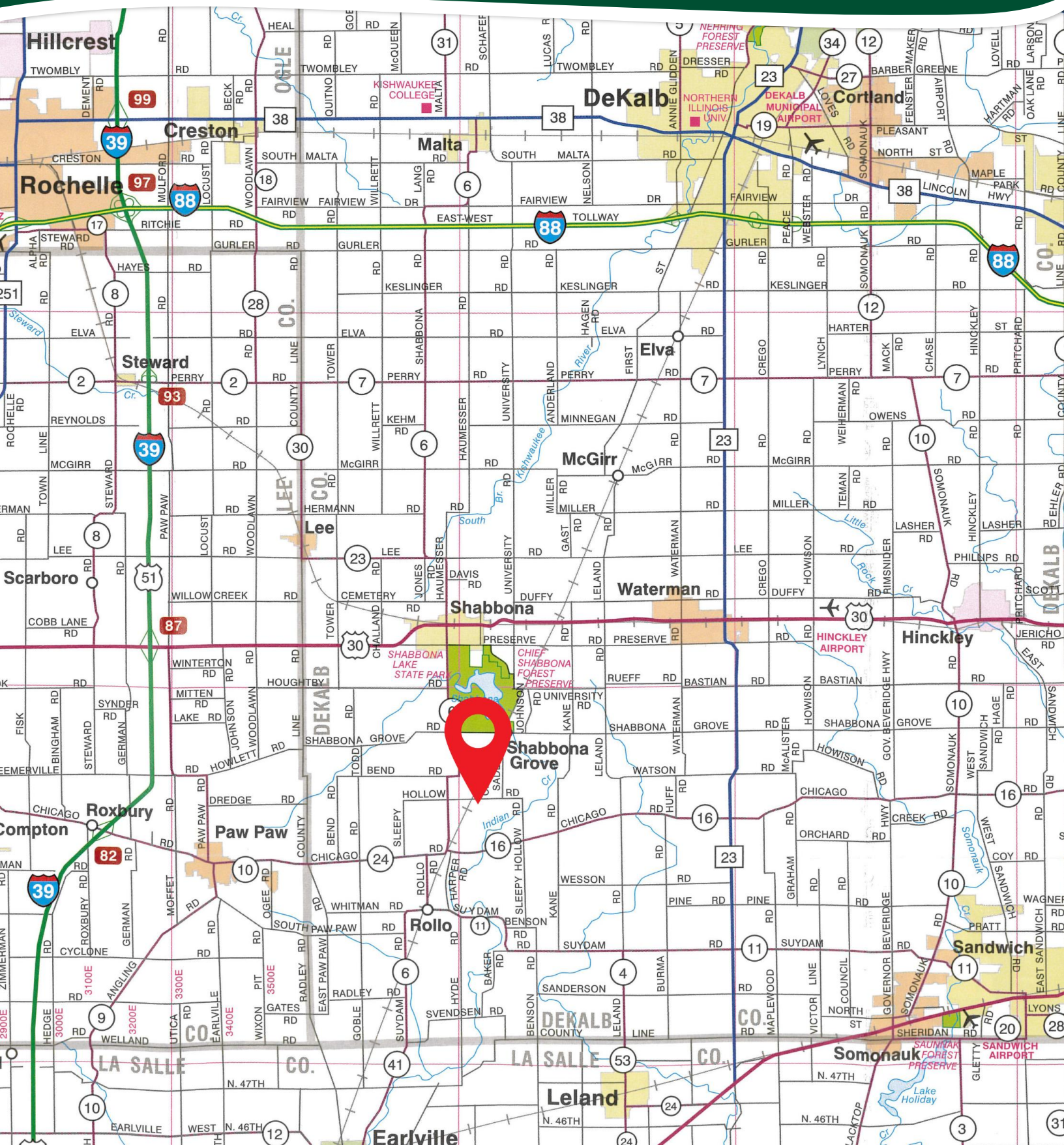
North Sleepy Hollow Road

Shabbona Road

Chicago Road

THE SLEEPY HOLLOW FARM

HIGHWAY MAP



THE SLEEPY HOLLOW FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 51 miles southwest of Chicago O'Hare International Airport. Nearby cities include: Shabbona (3 3/8 miles north), Paw Paw (5 1/4 miles southwest), and Waterman (5 1/2 miles northeast).
FRONTAGE	There is approximately 5/16 mile of road frontage on North Sleepy Hollow Road.
MAJOR HIGHWAYS	U.S. Route 30 is 4 miles north, Illinois Route 23 is 5 1/2 miles east, Interstate 39 is 7 3/8 miles west, and U.S. Route 34 is 7 3/4 miles south of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Sleepy Hollow Farm is located in Part of the Southeast Quarter of Section 3, and Part of the Northeast Quarter of Section 10, Township 37 North – Range 3 East (Paw Paw Township), DeKalb County, Illinois.
TOTAL ACRES	There are a total of 226.67 acres, more or less, according to the DeKalb County Assessor.
CROPLAND ACRES	There are approximately 212.18 cropland acres, estimated, of which 4.20 acres are currently enrolled in CRP, 19.01 acres are in grass, and approximately 188.97 acres, estimated, are in tillable production and terraces. The annual CRP payments on this farm total \$1,260 as of 10/1/2026 and there are three separate contracts: 0.9 acre enrolled through 9/30/2036, 1.0 acre through 9/30/2034, and 2.3 acres through 9/30/2036. Copies of the CRP contracts are available in the Appendix.
SOIL TYPES	Major soil types found on this farm include Wingate silt loam, Otter silt loam, and Drummer silty clay loam. The weighted average Productivity Index (PI) is 121.7.
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 \$11,700 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 Sleepy Hollow Farm.

THE SLEEPY HOLLOW FARM

PROPERTY DETAILS

TAXES	The 2025 real estate taxes totaled \$9,115.28. The tax parcel numbers are: #16-03-400-002, #16-03-400-007, #16-10-200-001, & #16-10-200-002.
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.

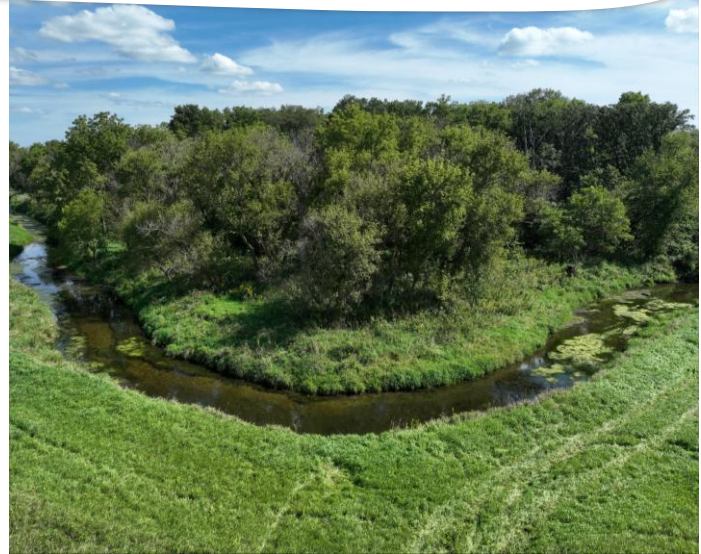
THE SLEEPY HOLLOW FARM

PROPERTY PHOTOS



THE SLEEPY HOLLOW FARM

PROPERTY PHOTOS



THE SLEEPY HOLLOW FARM

SOILS INFORMATION

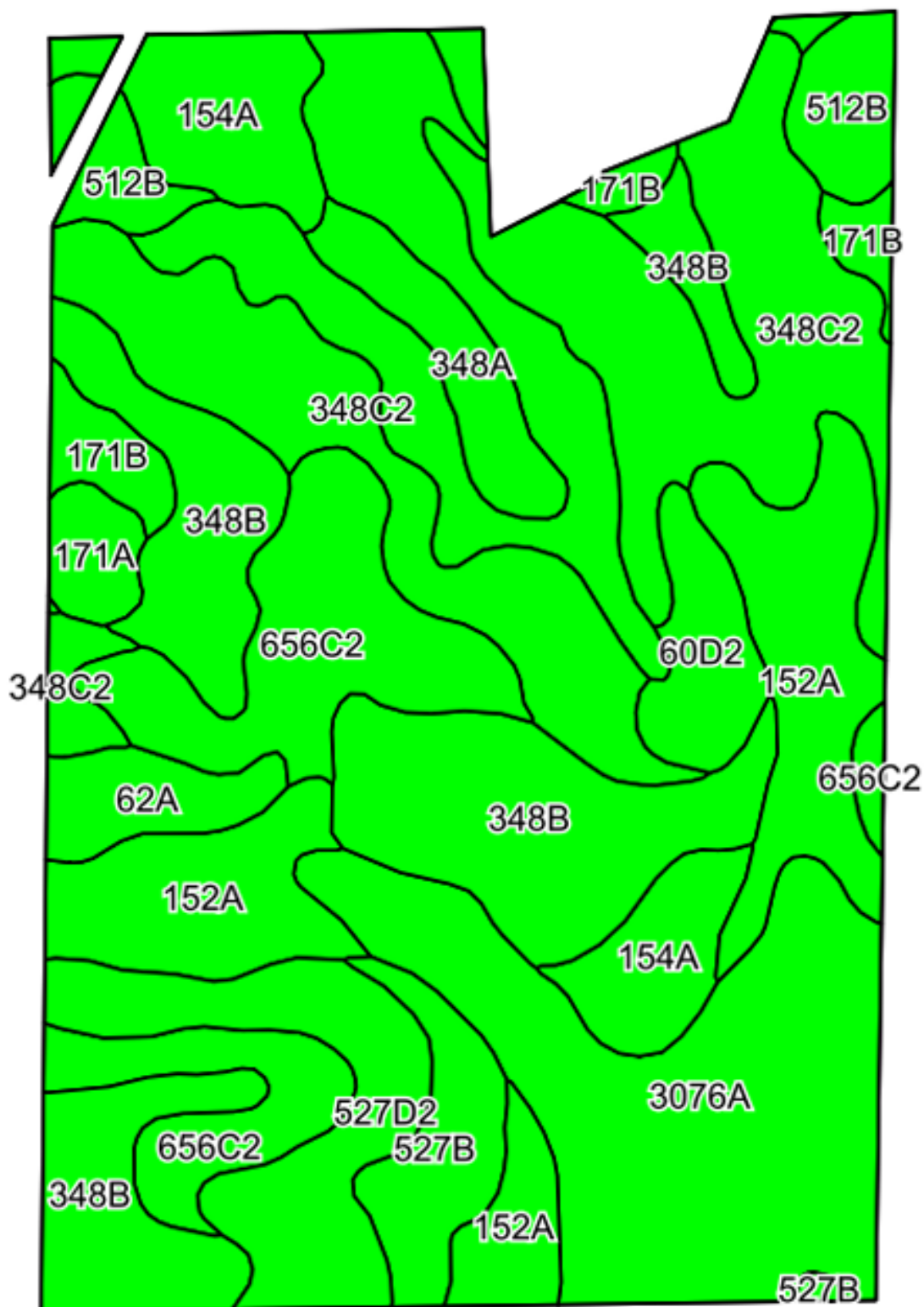
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
348B	Wingate silt loam	51.61	119
348C2	Wingate silt loam	39.70	113
3076A	Otter silt loam	22.73	125
152A	Drummer silty clay loam	21.22	144
656C2	Octagon silt loam	20.42	111
527D2	Kidami loam	11.56	105
154A	Flanagan silt loam	11.53	144
527B	Kidami silt loam	5.94	114
512B	Danabrook silt loam	5.67	137
171B	Catlin silt loam	5.21	137
348A	Wingate silt loam	5.06	121
60D2	La Rose loam	4.95	102
62A	Herbert silt loam	4.06	131
171A	Catlin silt loam	2.52	137
WEIGHTED AVERAGE:			121.7

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

THE SLEEPY HOLLOW FARM

SOILS MAP



THE SLEEPY HOLLOW FARM

PLAT MAP

THE SLEEPY HOLLOW FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAPS
2. FSA-156EZ
3. FSA CRP CONTRACTS
4. TOPOGRAPHY MAP
5. FLOODPLAIN MAP

For more information, please visit MGW.us.com

or contact:

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

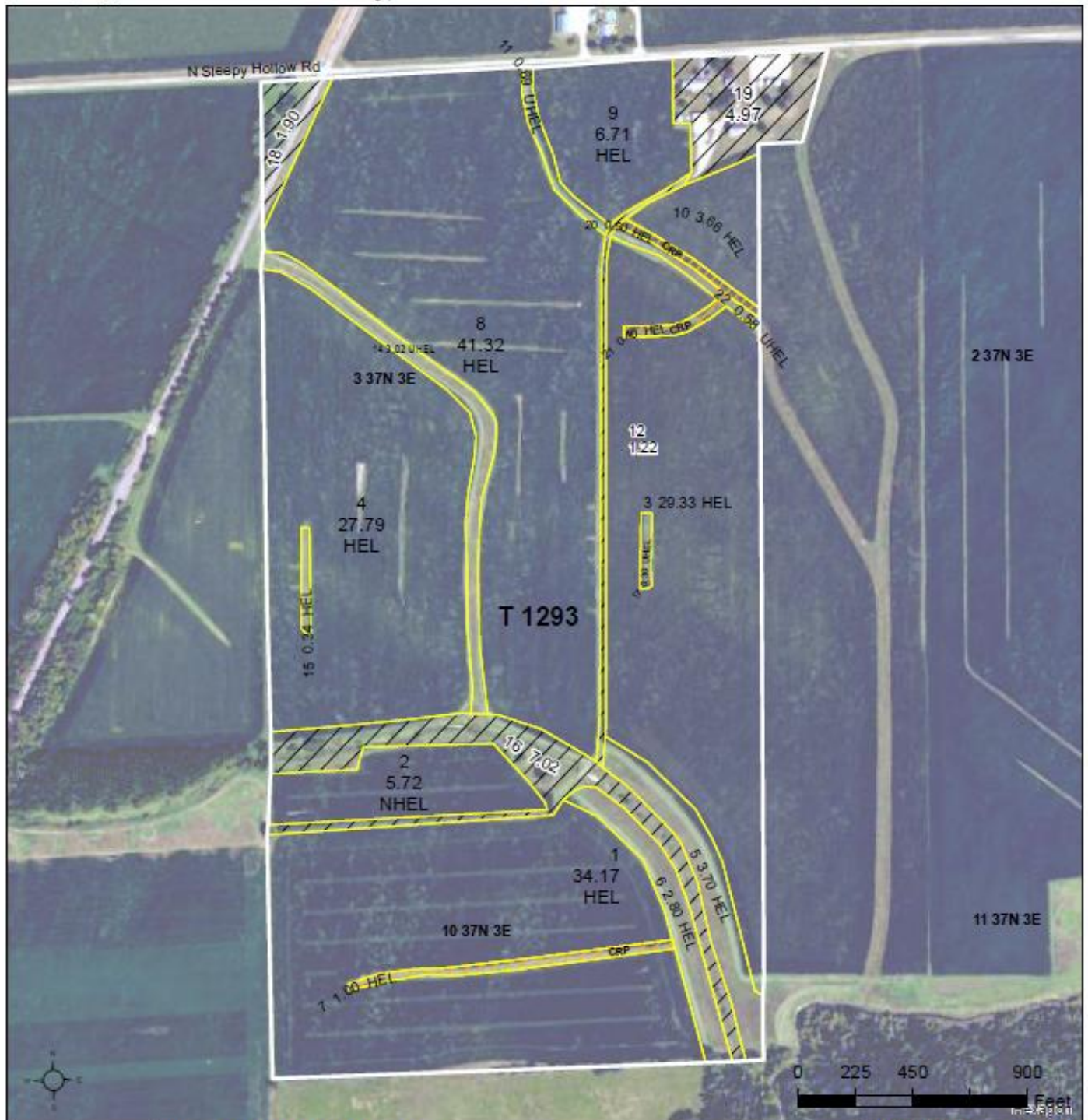


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REAL ESTATE SERVICES



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 8294

Tract 1293

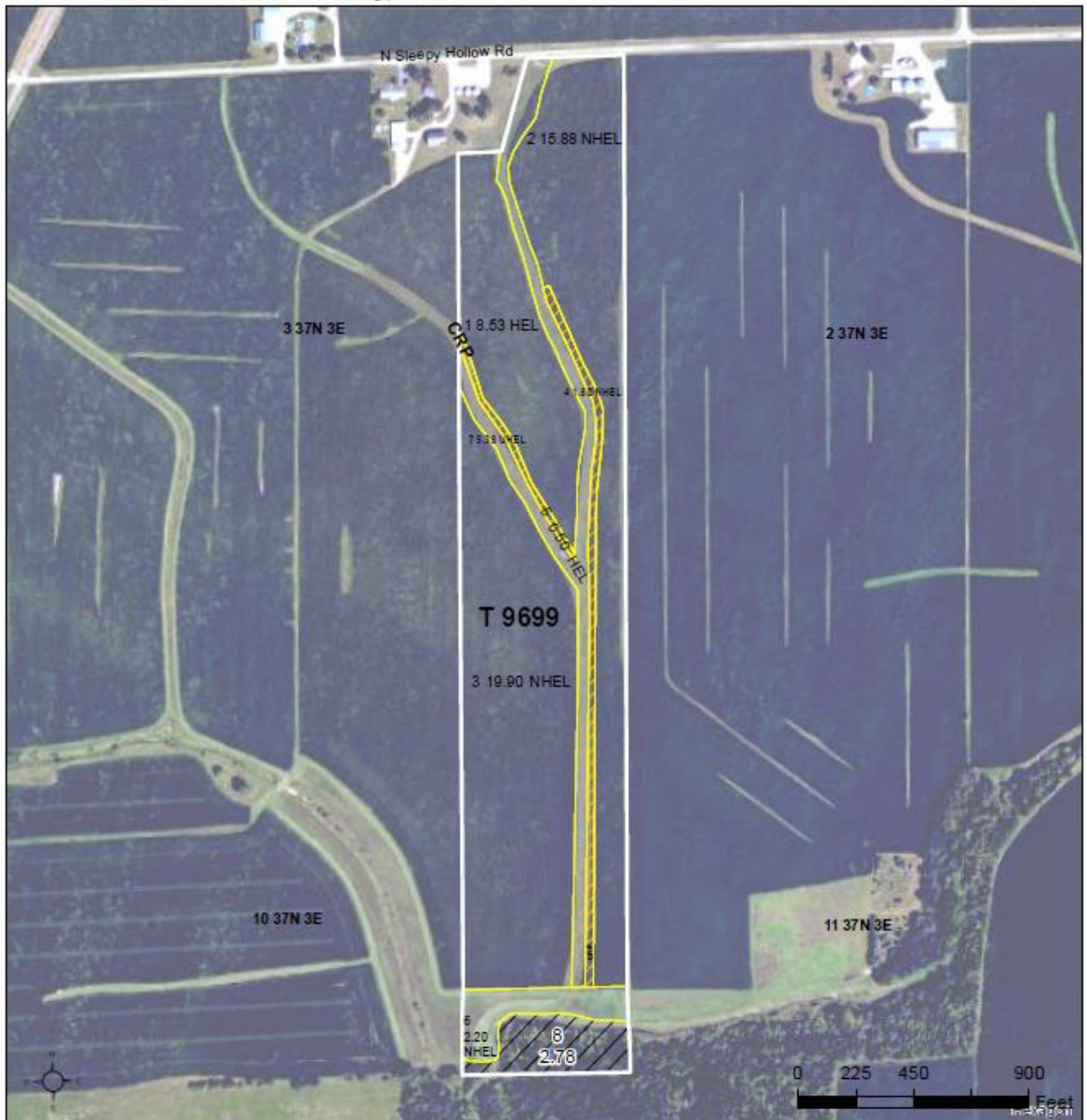
Tract Cropland Total: 162.03 acres

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United States
Department of
Agriculture

DeKalb County, Illinois



Legend

- Tract Boundary
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2026 Program Year

Map Created January 09, 2026

Farm 8294

Tract 9699

Tract Cropland Total: 54.19 acres

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ILLINOIS
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 8294

Prepared : 9/3/26 3:05 PM CST

Crop Year : 2026

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : 11301B,11302B,11864
Recon ID : 17-037-2022-26
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
234.11	216.22	216.22	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	212.02	0.00			4.20	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	None	WHEAT, CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	28.30	0.00	55	
Corn	101.40	0.00	172	
Soybeans	56.60	0.00	50	0

TOTAL 186.30 0.00

NOTES

Tract Number : 1293

Description : Sec. 3/10 Paw Paw Twp
FSA Physical Location : ILLINOIS/DEKALB
ANSI Physical Location : ILLINOIS/DEKALB
BIA Unit Range Number :
CRP Contract Number(s) : 11302B,11864
HEL Status : HEL determinations not completed for all fields on the tract
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 : 8294
Prepared : 9/3/26 3:05 PM CST
Crop Year : 2026

Tract Land Data

Tract 1293 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
177.14	162.03	162.03	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	160.13	0.00	1.90	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	28.30	0.00	55
Corn	77.10	0.00	172
Soybeans	44.20	0.00	50

TOTAL **149.60** **0.00**

NOTES

Tract Number : 9699

Description : Sec2,3,10 & 11 Paw Paw
FSA Physical Location : ILLINOIS/DEKALB
ANSI Physical Location : ILLINOIS/DEKALB
BIA Unit Range Number :
CRP Contract Number(s) : 11301B
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
56.97	54.19	54.19	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	51.89	0.00	2.30	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	24.30	0.00	172
Soybeans	12.40	0.00	50

ILLINOIS
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8294
Prepared : 9/3/26 3:05 PM CST
Crop Year : 2026

Tract 9699 Continued ...

TOTAL	36.70	0.00
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NOTES

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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) 632-9892. 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.

Date Printed: 09/08/2026

CRP-1 (01-23-26)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 17 037	2. SIGN-UP NUMBER 65
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 11950	4. ACRES FOR ENROLLMENT 2.30
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)		6. TRACT NUMBER	7. CONTRACT PERIOD
DEKALB COUNTY FARM SERVICE AGENCY 1350 W PRAIRIE DRIVE SYCAMORE, IL60178-0000		9699	FROM: (MM-DD-YYYY) 10-01-2026 TO: (MM-DD-YYYY) 09-30-2036
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (815) 756-3234		8. SIGNUP TYPE: Continuous	

INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 300.00	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 690.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	9699	0004	CP8A	1.80	\$ 3,600.00
(Item 9C is applicable only when the first year payment is prorated.)		9699	0005	CP8A	0.50	\$ 1,000.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE 50.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE 50.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE			B. DATE (MM-DD-YYYY)

NOTE: Privacy Act Statement: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), Continuing Appropriations, Agriculture, Legislative Branch, Military Construction and Veterans Affairs, and Extensions Act, 2026 (Pub. L. 119-37), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).

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CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 11951		4. ACRES FOR ENROLLMENT 0.90	
5A. COUNTY FSA OFFICE ADDRESS <i>(Include Zip Code)</i> DEKALB COUNTY FARM SERVICE AGENCY 1350 W PRAIRIE DRIVE SYCAMORE, IL60178-0000		6. TRACT NUMBER 1293		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2026 09-30-2036	
5B. COUNTY FSA OFFICE PHONE NUMBER <i>(Include Area Code):</i> (815) 756-3234		8. SIGNUP TYPE: Continuous			
INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.					
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9A. Rental Rate Per Acre \$ 300.00		10. Identification of CRP Land <i>(See Page 2 for additional space)</i>			
9B. Annual Contract Payment \$ 270.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment \$		1293	0020	CP8A	0.50
<i>(Item 9C is applicable only when the first year payment is prorated.)</i>		1293	0021	CP8A	0.40
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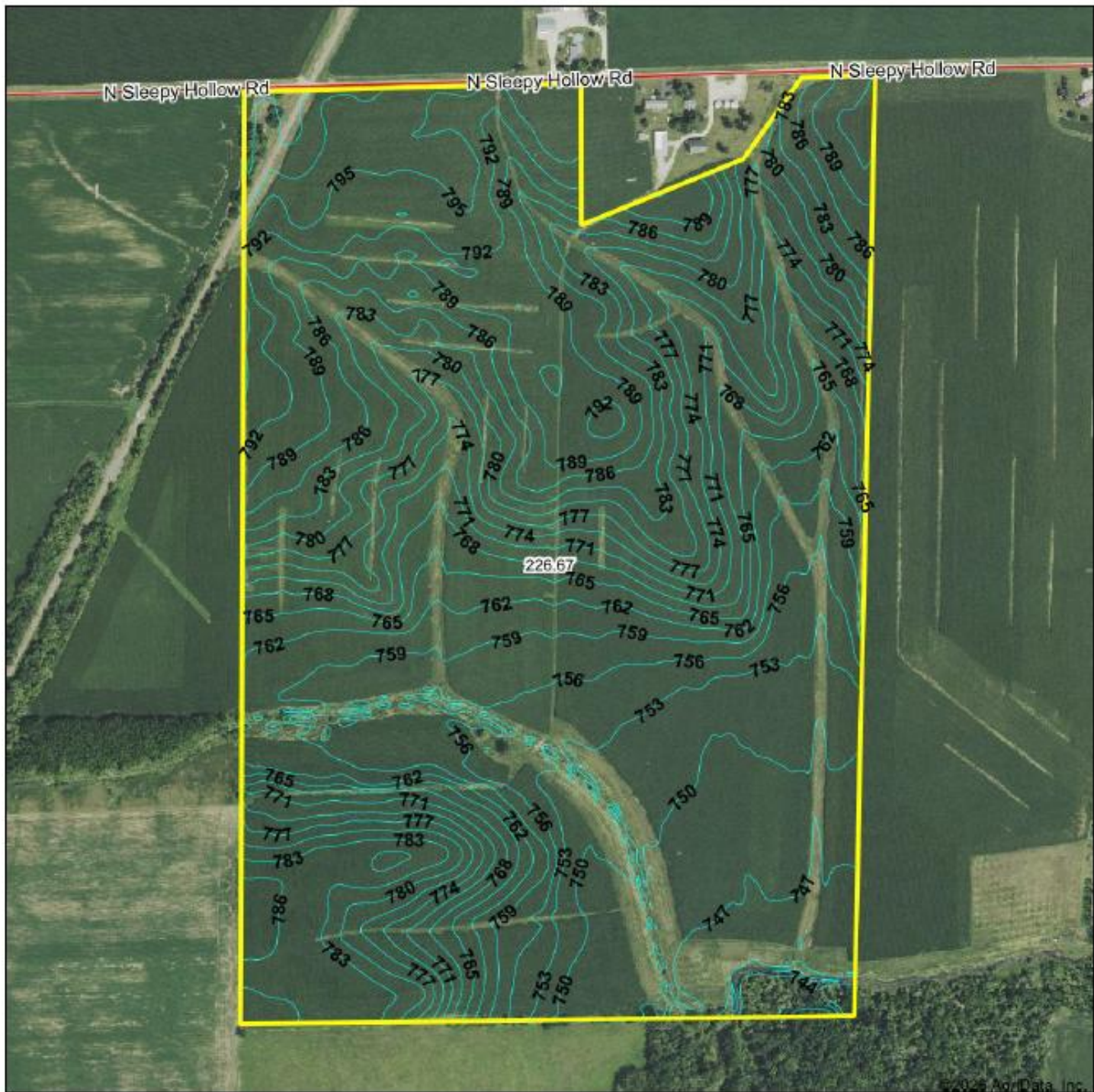
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TOPOGRAPHY MAP



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Maps Provided By



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www.Agridata.com

Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 740.2

Max: 803.7

Range: 63.5

Average: 771.3

Standard Deviation: 15.85 ft

0ft 650ft 1301ft

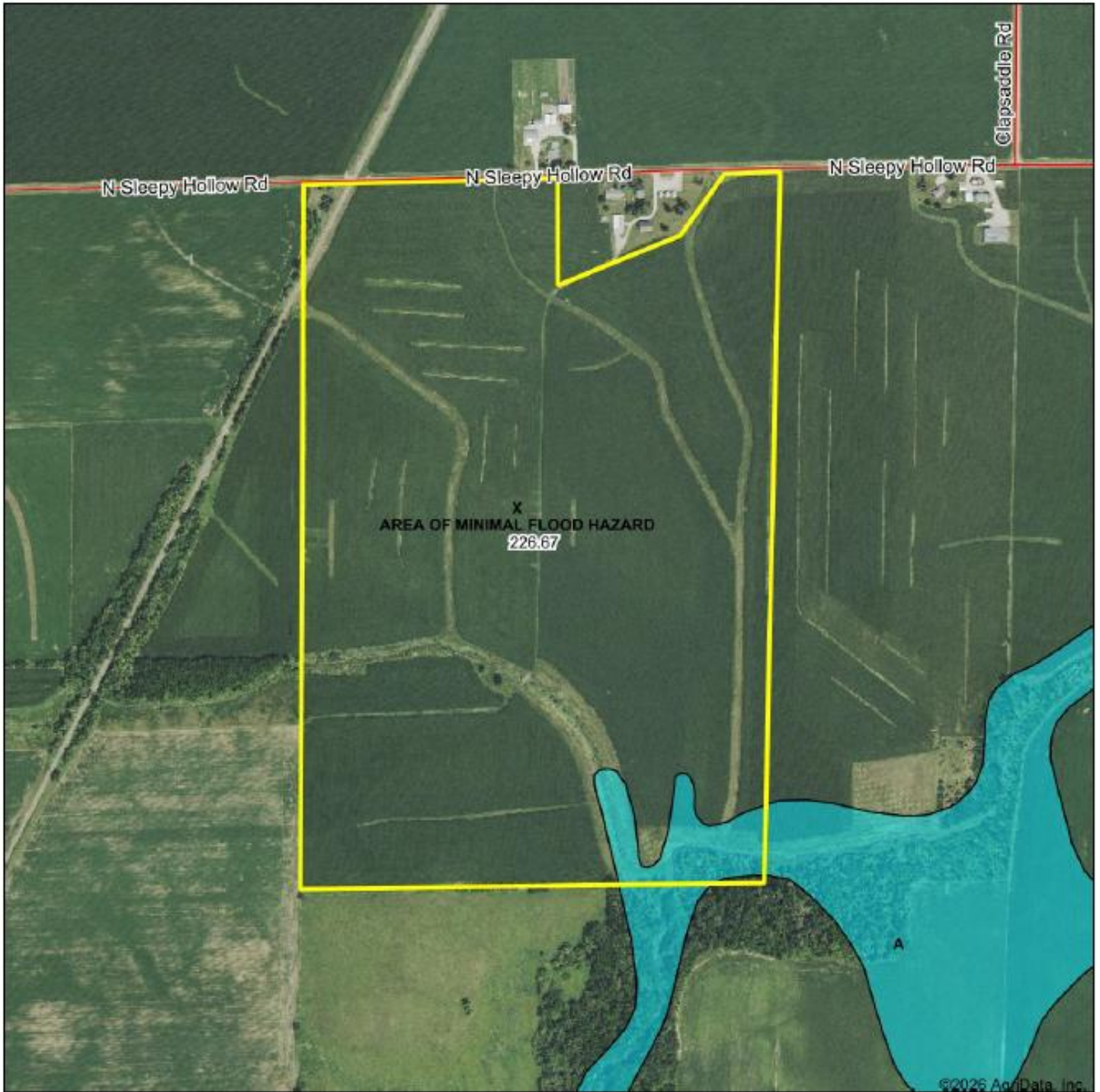


9/3/2026

3-37N-3E
DeKalb County
Illinois

Boundary Center: 41.704654, -88.863179

FLOODPLAIN MAP



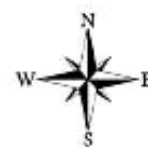
Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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Flood related information provided by FEMA

Boundary Center: 41.704654, -88.863179

3-37N-3E
DeKalb County
Illinois

0ft 862ft 1724ft



9/3/2026



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