

# THE BRICKVILLE ROAD FARM

54<sup>±</sup> ACRES, DEKALB COUNTY, ILLINOIS



MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES

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(815) 756-3606

Real Estate • Farm Management • Appraisals • Consulting

# THE BRICKVILLE ROAD FARM

AERIAL MAP



W Peace Road

Jewel  
Osco

North  
Elementary  
School

Sycamore

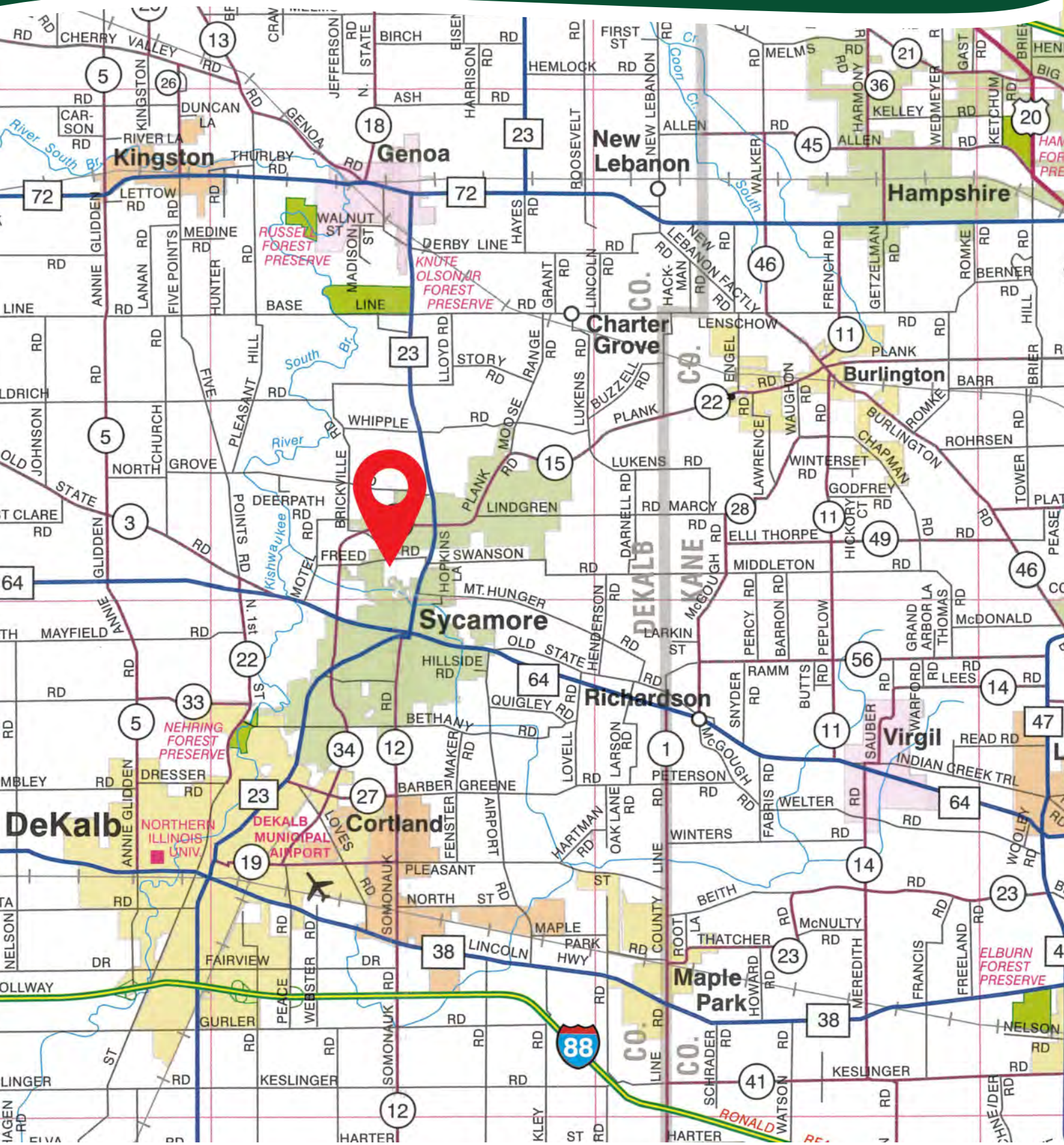
ILLINOIS  
23

Sycamore  
Middle  
School

Brickville Road

# THE BRICKVILLE ROAD FARM

## HIGHWAY MAP



# THE BRICKVILLE ROAD FARM

## PROPERTY DETAILS

<b>LOCATION</b>	The subject farm is located approximately 39 miles west of Chicago O'Hare International Airport and is contiguous to the city of Sycamore. Nearby cities include: DeKalb (2 5/8 miles southwest), Genoa (5 1/2 miles north), and Burlington (5 1/2 miles east).
<b>FRONTAGE</b>	There is approximately 1/4 mile of road frontage on Brickville Road.
<b>MAJOR HIGHWAYS</b>	Illinois Route 23 is 3/8 mile east, Illinois Route 64 is 3/4 mile south, and Illinois Route 72 is 6 1/4 miles north of the property.
<b>LEGAL DESCRIPTION</b>	A brief legal description indicates the Brickville Road Farm is located in Part of Section 29, Township 41 North – Range 5 East (Sycamore Township), DeKalb County, Illinois.
<b>TOTAL ACRES</b>	There are a total of 54.323 acres according to a survey.
<b>TILLABLE ACRES</b>	There are approximately 44 tillable acres, estimated.
<b>SOIL TYPES</b>	Major soil types found on this farm include Somonauk silt loam, Otter silt loam, and Virgil silt loam.
<b>TOPOGRAPHY</b>	The topography of the subject farm is level to gently rolling.
<b>MINERAL RIGHTS</b>	All mineral rights owned by the seller will be transferred in their entirety to the new owner.
<b>POSSESSION</b>	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.
<b>PRICE &amp; TERMS</b>	The asking price is \$16,900 per acre. A 10% earnest money deposit should accompany any offer to purchase.
<b>FINANCING</b>	Mortgage financing is available from several sources. Names and addresses will be provided upon request.
<b>GRAIN MARKETS</b>	There are a number of grain markets located within 15 miles of The Brickville Road Farm.

# THE BRICKVILLE ROAD FARM

## PROPERTY DETAILS

<b>TAXES</b>	The 2023 real estate taxes totaled \$1,922.50. The tax parcel numbers are: #06-29-176-002, #06-29-176-017, #06-29-251-005, & #06-29-300-004.
<b>ZONING</b>	The property is zoned RC-2 - Residential Conservation District.
<b>COMMENTS</b>	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 BRICKVILLE ROAD FARM

## PROPERTY PHOTOS



# THE BRICKVILLE ROAD FARM

## PROPERTY PHOTOS



# THE BRICKVILLE ROAD FARM

## SOILS INFORMATION

### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

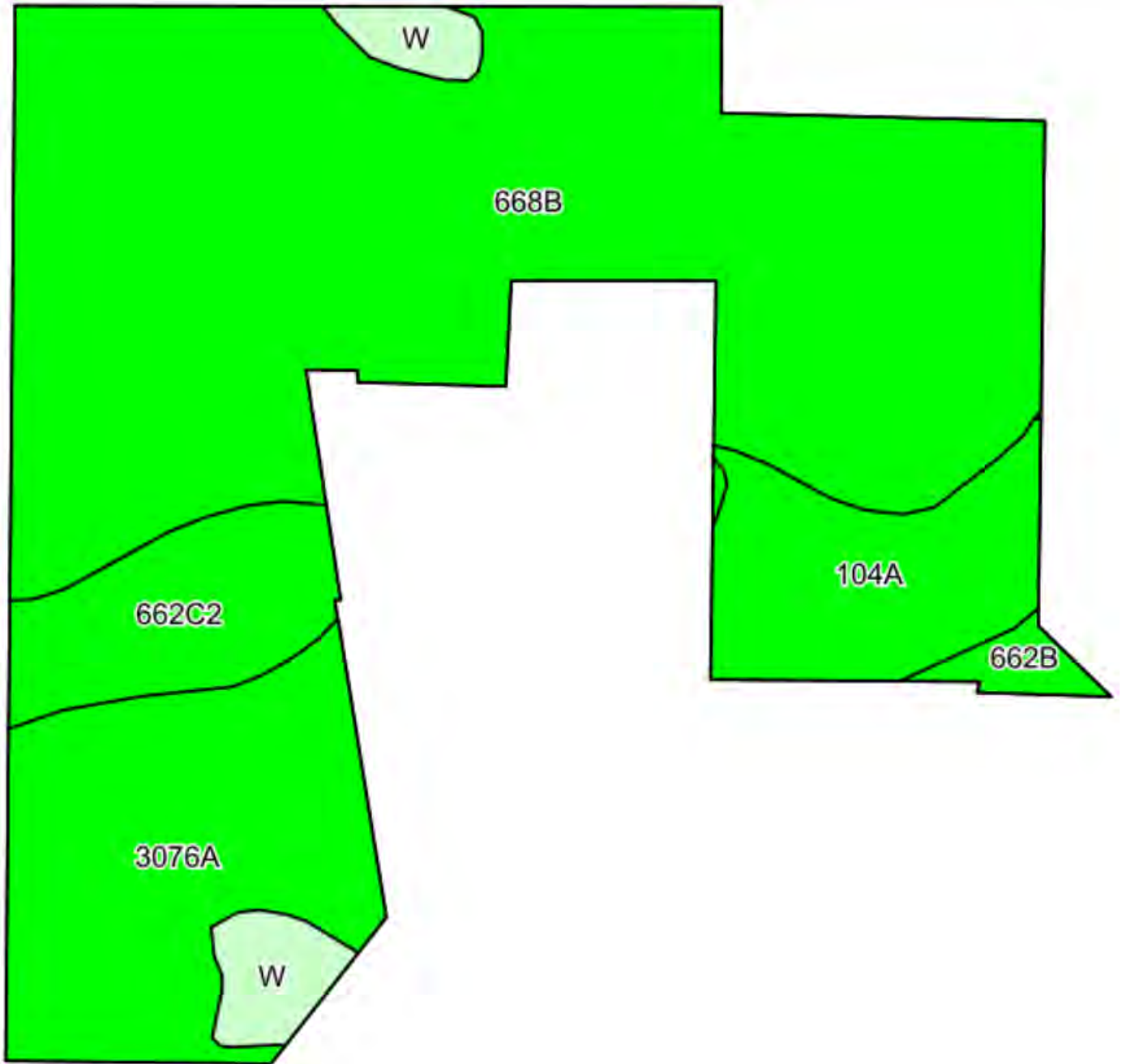
SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
668B	Somonauk silt loam	26.97	116
3076A	Otter silt loam	8.24	125
104A	Virgil silt loam	4.58	132
662C2	Barony silt loam	3.89	116
662B	Barony silt loam	0.32	124
WEIGHTED AVERAGE:			119.4

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



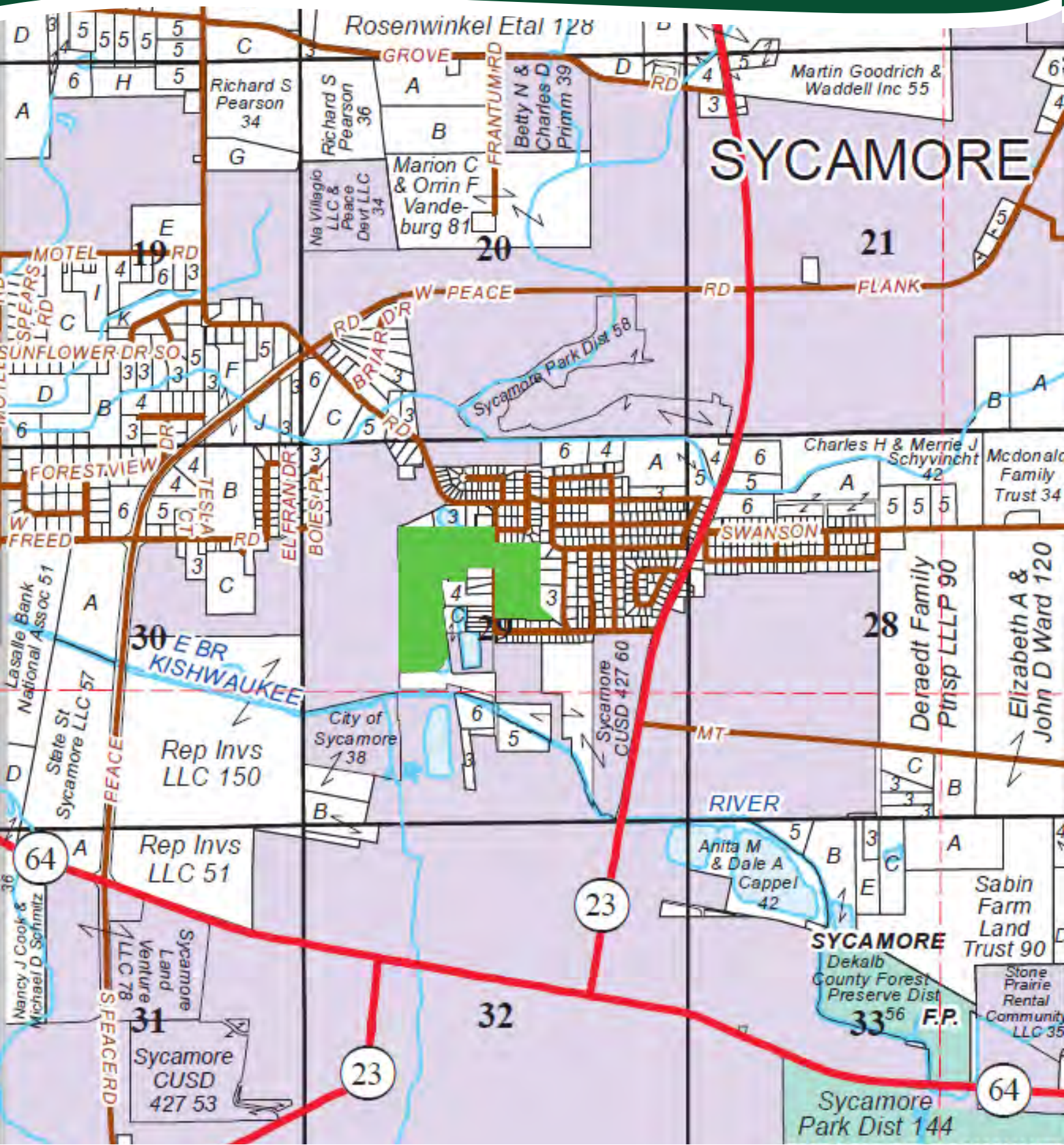
# THE BRICKVILLE ROAD FARM

## SOILS MAP



# THE BRICKVILLE ROAD FARM

## PLAT MAP



# THE BRICKVILLE ROAD FARM

## APPENDIX

### THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. WETLANDS & FLOODPLAIN MAP
5. CITY OF SYCAMORE ZONING MAP (LINK)
6. DEKALB COUNTY UNIFIED FUTURE LAND USE PLAN (LINK)

For more information, please visit [MGW.us.com](http://MGW.us.com)

or contact:

Mark Mommsen (815) 901-4269 | [Mark.Mommsen@mgw.us.com](mailto:Mark.Mommsen@mgw.us.com)



MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES



**Legend**

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

**Wetland Determination Identifiers**

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

2024 Program Year

Map Created March 08, 2024

**Farm 8220**  
**Tract 11489**

Tract Cropland Total: 47.78 acres

IL037\_T11489

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

See Page 2 for non-discriminatory Statements



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8220

Prepared : 9/3/24 11:16 AM CST

Crop Year : 2024

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 17-037-2021-65  
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
53.64	47.78	47.78	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	47.78	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	32.80	0.00	169	
<b>TOTAL</b>	<b>32.80</b>	<b>0.00</b>		

NOTES

Tract Number : 11489

Description :  
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 : 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
53.64	47.78	47.78	0.00	0.00	0.00	0.00	0.0
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0.00	0.00	47.78	0.00	0.00	0.00	0.00	0.00

ILLINOIS  
DEKALB  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

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Tract 11489 Continued ...

DCP Crop Data

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NOTES

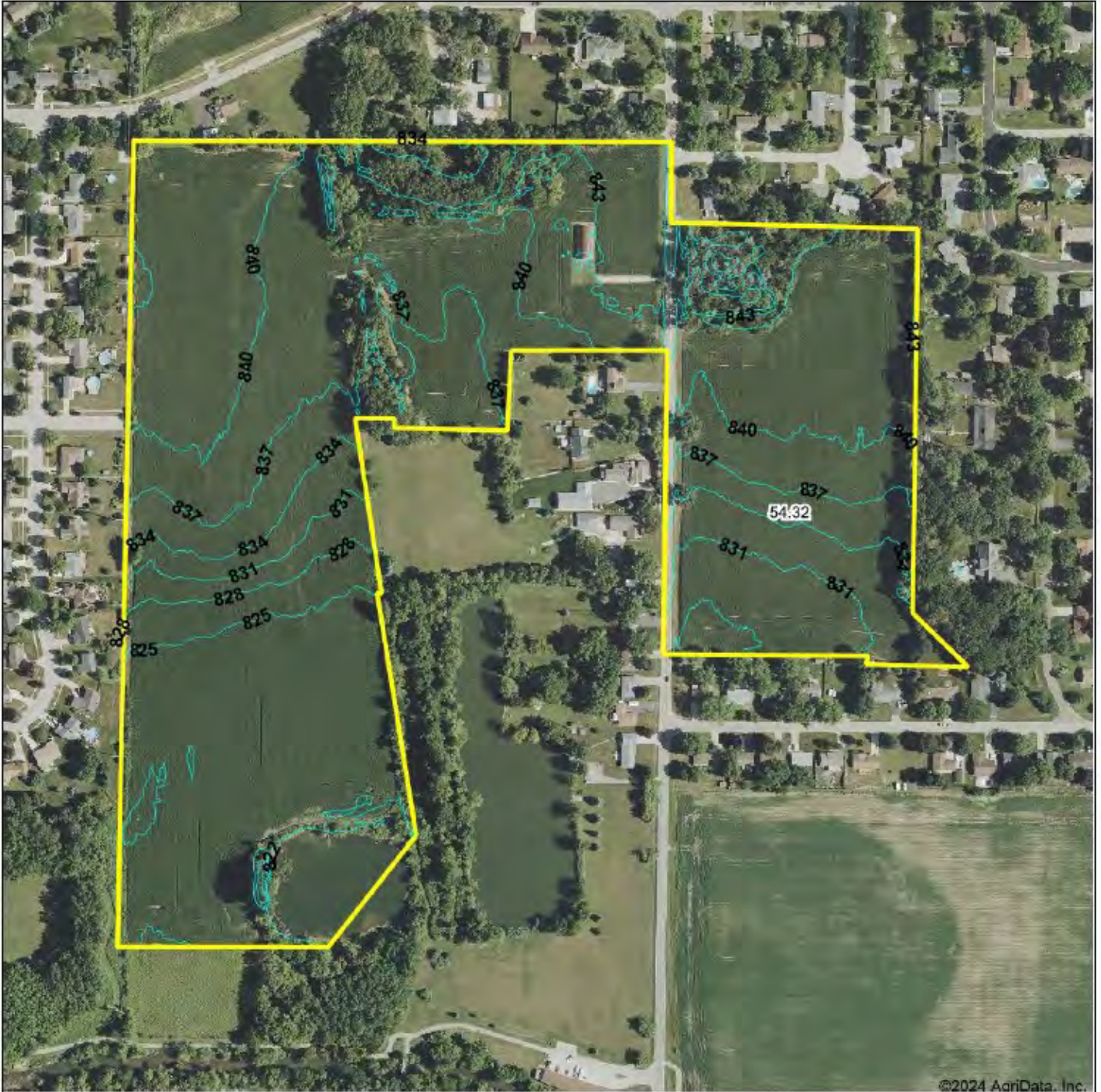
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# TOPOGRAPHY MAP



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Maps Provided By

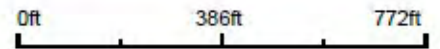


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CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem  
Interval(ft): 3.0  
Min: 819.7  
Max: 849.3  
Range: 29.6  
Average: 834.3  
Standard Deviation: 7.58 ft



9/17/2024

29-41N-5E  
DeKalb County  
Illinois

Boundary Center: 42.003496, -88.690452

# WETLANDS & FLOODPLAIN MAP



©2024 AgriData, Inc.

Boundary Center: 42.003496, -88.690452



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29-41N-5E  
DeKalb County  
Illinois



9/17/2024

Flood related information provided by FEMA





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