

# THE SHIRLEY M. SNYDER FARM

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



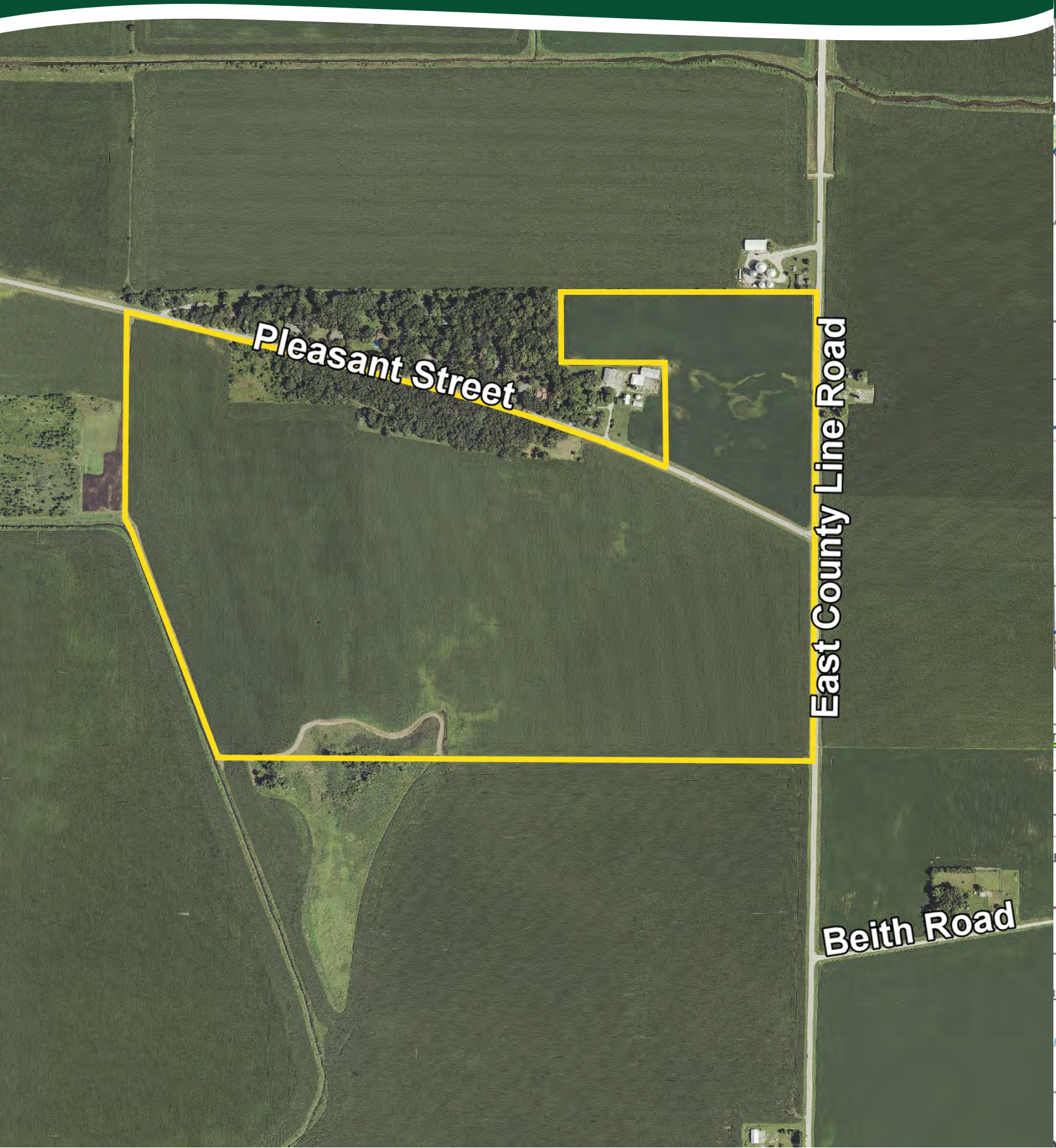
MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

# THE SHIRLEY M. SNYDER FARM

AERIAL MAP



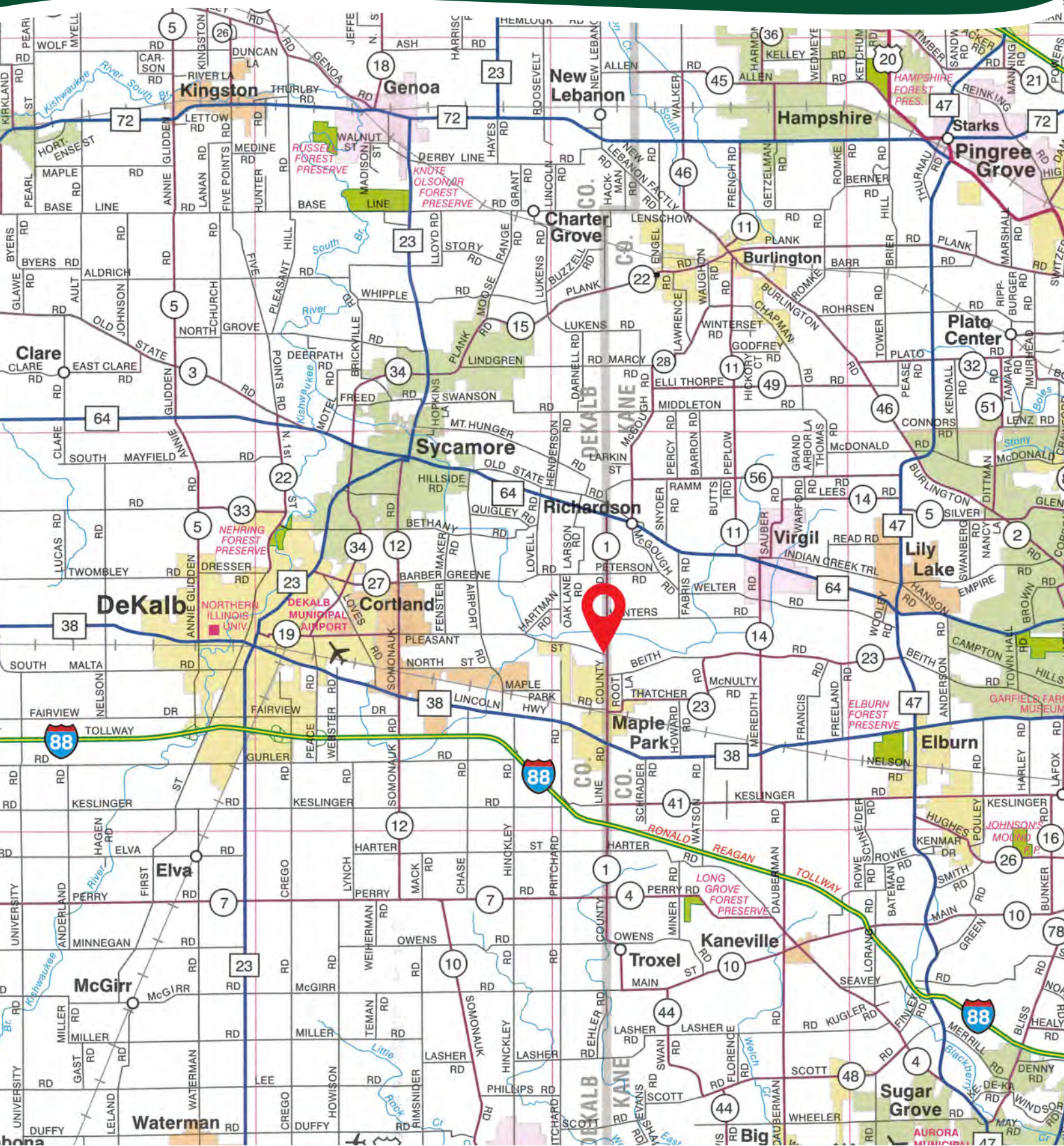
Pleasant Street

East County Line Road

Beith Road

# THE SHIRLEY M. SNYDER FARM

## HIGHWAY MAP



# THE SHIRLEY M. SNYDER FARM

## PROPERTY DETAILS

<b>LOCATION</b>	The subject farm is located approximately 36 miles west of Chicago O'Hare International Airport and is contiguous to the village of Maple Park. Nearby cities include: Cortland (1 1/8 miles west), Sycamore (3 5/8 miles northwest), and DeKalb (4 1/4 miles west).
<b>FRONTAGE</b>	There is approximately 3/4 mile of road frontage on Pleasant Street and 1/2 mile on East County Line Road.
<b>MAJOR HIGHWAYS</b>	Illinois Route 38 is 1 1/4 miles south, Interstate 88 is 2 1/4 miles southwest, Illinois Route 64 is 2 1/2 miles northeast, and Illinois Route 47 is 6 3/8 miles east of the property.
<b>LEGAL DESCRIPTION</b>	A brief legal description indicates The Shirley M. Snyder Farm is located in Part of the South Half of Section 24, Township 40 North – Range 5 East (Cortland Township), DeKalb County, Illinois.
<b>TOTAL ACRES</b>	There are a total of approximately 204.04 acres, estimated.
<b>ACREAGE OVERVIEW</b>	There are approximately 181 tillable acres, estimated and 12 wooded acres, estimated.
<b>SOIL TYPES</b>	Major soil types found on this farm include Houghton muck, Drummer silty clay loam, and Kaneville 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 \$12,450 per acre. A 10% earnest money deposit should accompany any offer to purchase. The seller also owns the two adjacent homes and farmstead. Any offer on the farm must be contingent upon DeKalb County approving two new home lots that can be split from the bare land.
<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 Shirley M. Snyder Farm.

# THE SHIRLEY M. SNYDER FARM

## PROPERTY DETAILS

<b>TAXES</b>	The 2023 real estate taxes totaled \$1,480.68 for the 32 acre bare land tax parcel number #09-24-300-008. The balance of the bare land taxes are to be determined pending the potential parcel split of two new home lots from the bare land (affects PIN #09-24-400-
<b>ZONING</b>	The property is zoned A-1, Agricultural District.
<b>COMMENTS</b>	<p>As noted in Price &amp; Terms, The Shirley M. Snyder Farm is in the process of requesting approval from DeKalb County to split two new adjacent home lots from the bare land. These houses are located at 17735 Pleasant Street, Maple Park, IL 60151 &amp; 17763 Pleasant Street, Maple Park, IL 60151. The houses are also available for sale and additional information will be provided upon request.</p> <p>The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark Mommsen at Martin,</p>

# THE SHIRLEY M. SNYDER FARM

## PROPERTY PHOTOS



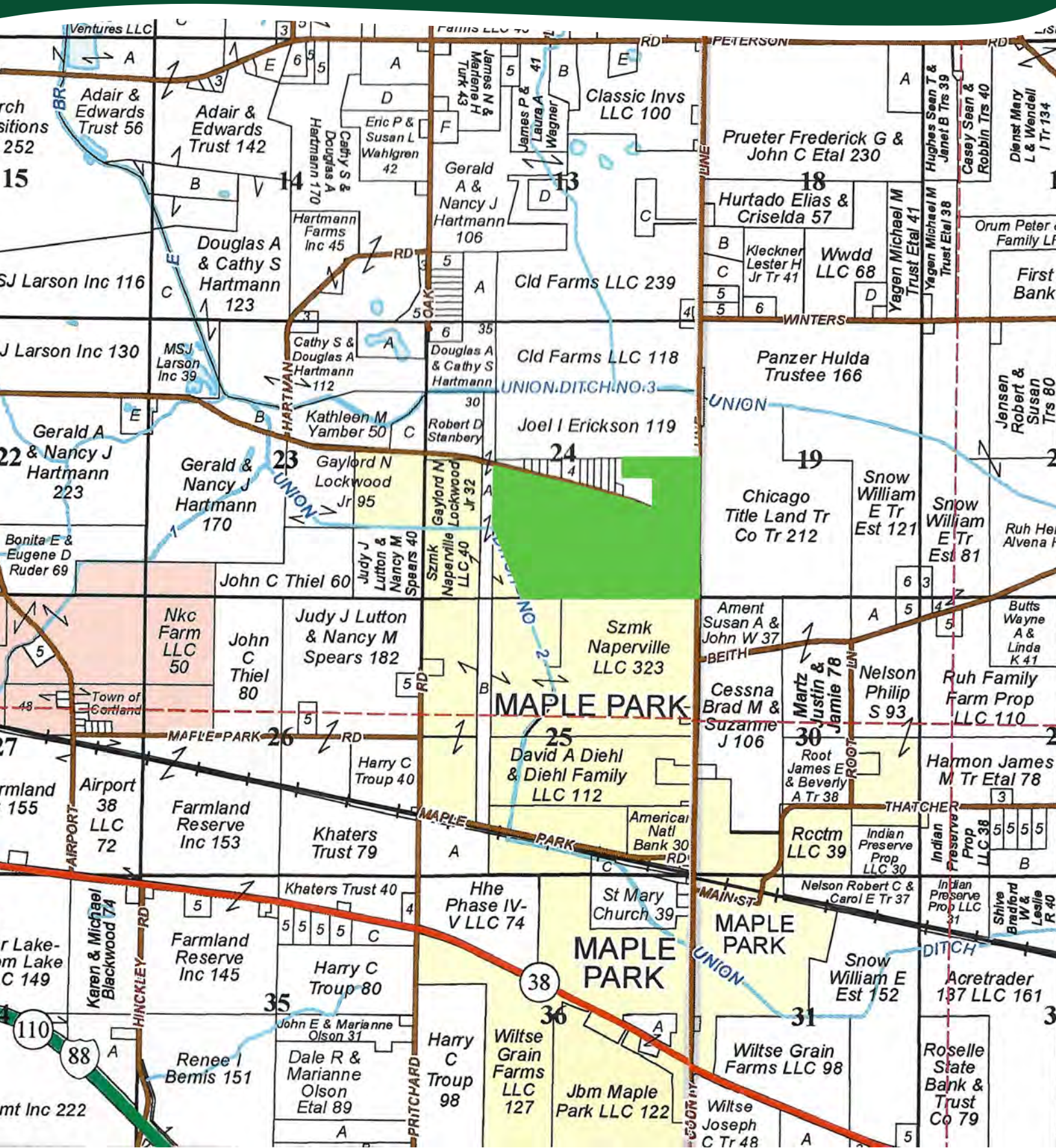
# THE SHIRLEY M. SNYDER FARM

## PROPERTY PHOTOS



# THE SHIRLEY M. SNYDER FARM

## PLAT MAP





# THE SHIRLEY M. SNYDER FARM

## SOILS INFORMATION

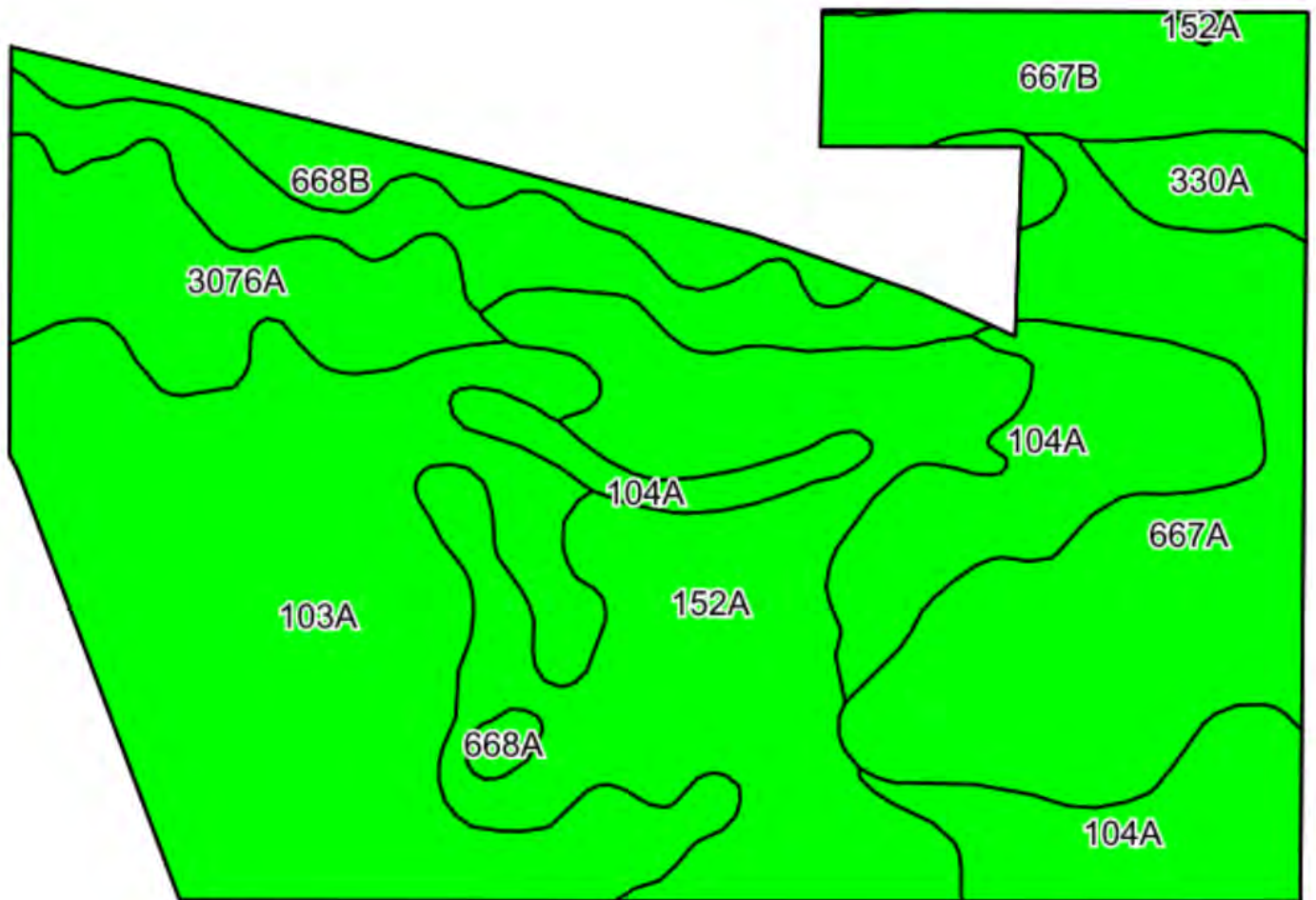
### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
103A	Houghton muck	48.27	130
152A	Drummer silty clay loam	39.29	144
667A	Kaneville silt loam	35.70	128
104A	Virgil silt loam	25.25	132
3076A	Otter silt loam	13.92	125
667B	Kaneville silt loam	12.47	127
330A	Peotone silty clay loam	3.72	123
668B	Somonauk silt loam	1.60	116
668A	Somonauk silt loam	0.78	117
<b>WEIGHTED AVERAGE:</b>			<b>132</b>

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

# THE SHIRLEY M. SNYDER FARM

## SOILS MAP



# THE SHIRLEY M. SNYDER FARM

## APPENDIX

### THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP (PRIOR TO RECONSTITUTION)
2. FSA-156EZ (PRIOR TO RECONSTITUTION)
3. TOPOGRAPHY MAP
4. WETLANDS & FLOODPLAIN MAP

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)







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# PRIOR TO RECONSTITUTION



**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 272**  
**Tract 2004**

IL037\_T2004

Tract Cropland Total: 185.99 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

See Page 2 for non-discriminatory Statements



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 272

Prepared : 8/30/24 2:42 PM CST

Crop Year : 2024

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : None  
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
203.24	185.99	185.99	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	185.99		0.00		0.00	0.00	0.00	0.00

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	120.30	0.00	147	
Soybeans	64.80	0.00	48	0
<b>TOTAL</b>	<b>185.10</b>	<b>0.00</b>		

### NOTES

**Tract Number** : 2004

Description : SEC 24 CORTLAND Twp  
 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 : Tract contains a wetland or farmed wetland  
 WL Violations : None  
 Owners :  
 Other Producers : None  
 Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
203.24	185.99	185.99	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 : 272**  
Prepared : 8/30/24 2:42 PM CST  
Crop Year : 2024

**Tract 2004 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	185.99	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	120.30	0.00	147
Soybeans	64.80	0.00	48
<b>TOTAL</b>	<b>185.10</b>	<b>0.00</b>	

**NOTES**

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# TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 835.9

Max: 865.1

Range: 29.2

Average: 845.5

Standard Deviation: 4.79 ft

0ft 652ft 1303ft

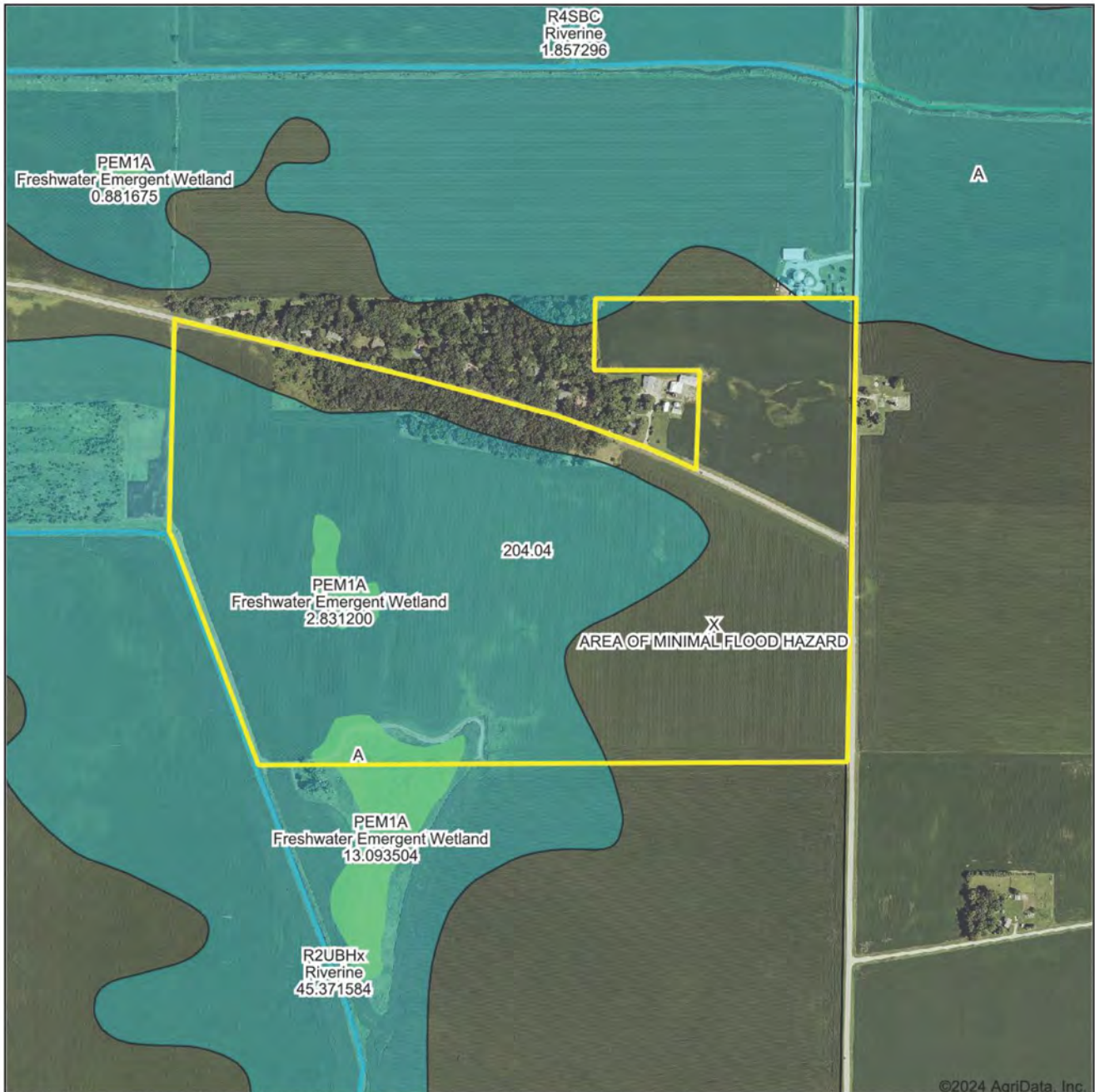


9/4/2024

**24-40N-5E**  
**DeKalb County**  
**Illinois**

Boundary Center: 41.926559, -88.608567

# WETLANDS & FLOODPLAIN MAP



Boundary Center: 41.926559, -88.608567

0ft 896ft 1792ft



Maps Provided By:



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24-40N-5E  
DeKalb County  
Illinois



9/4/2024

Flood related information provided by FEMA





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