

THE FAR WEST 208 FARM

208[±] ACRES, DEKALB COUNTY, ILLINOIS



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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

Real Estate • Farm Management • Appraisals • Consulting

THE FAR WEST FARMS

AERIAL MAP



The 150 Farm
\$12,600/ac
149.88^{+/-} ac

The 78 Farm
\$16,200/ac
77.72^{+/-} ac

The 208 Farm
\$12,075/ac
208.05^{+/-} ac

Pratt Road

Sandwich

Somonauk

Somonauk Road

West Sandwich Road

THE FAR WEST 208 FARM

AERIAL MAP



Somonauk Road

West Sandwich Road

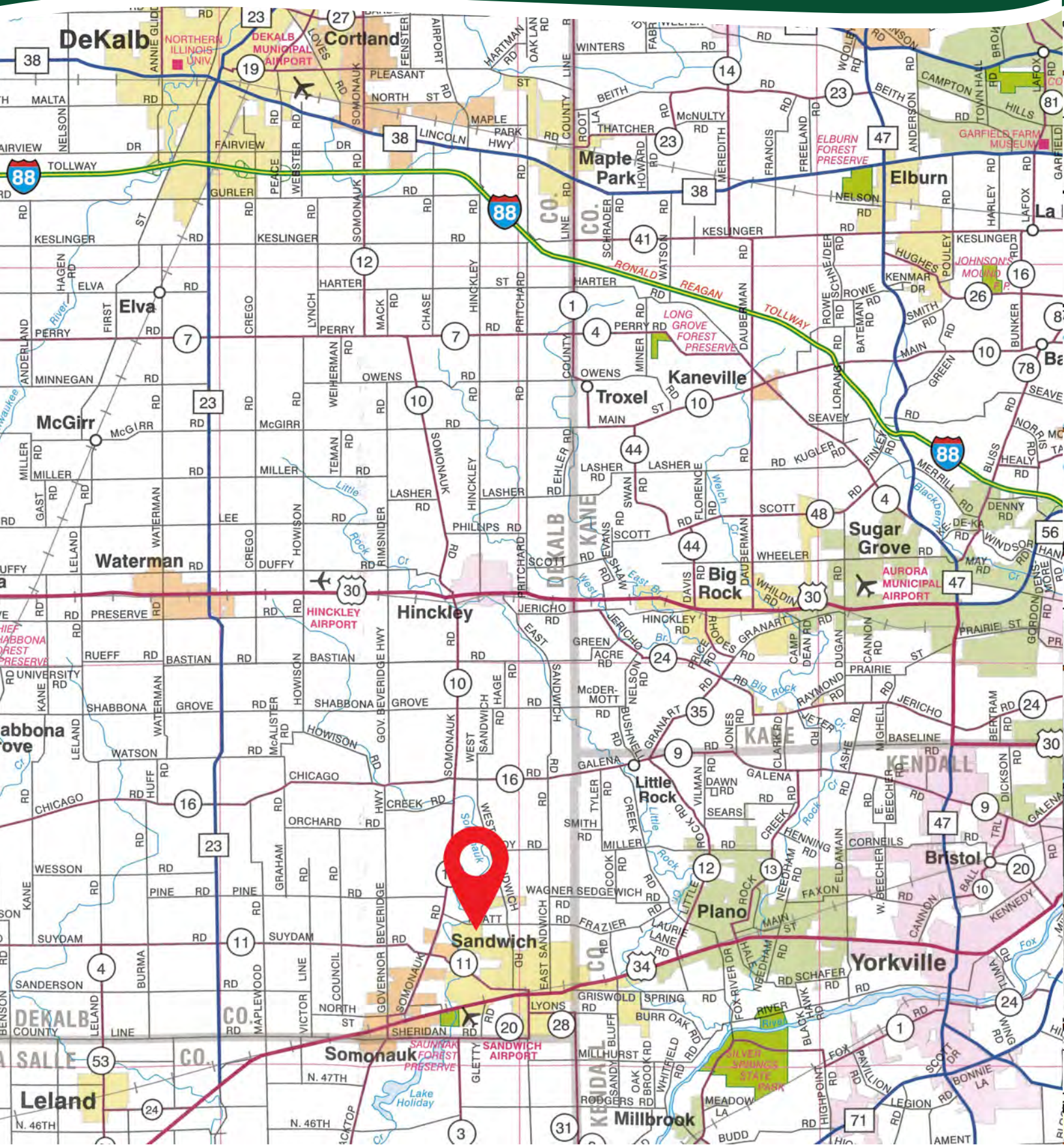
Pratt Road

Somonauk

Sandwich

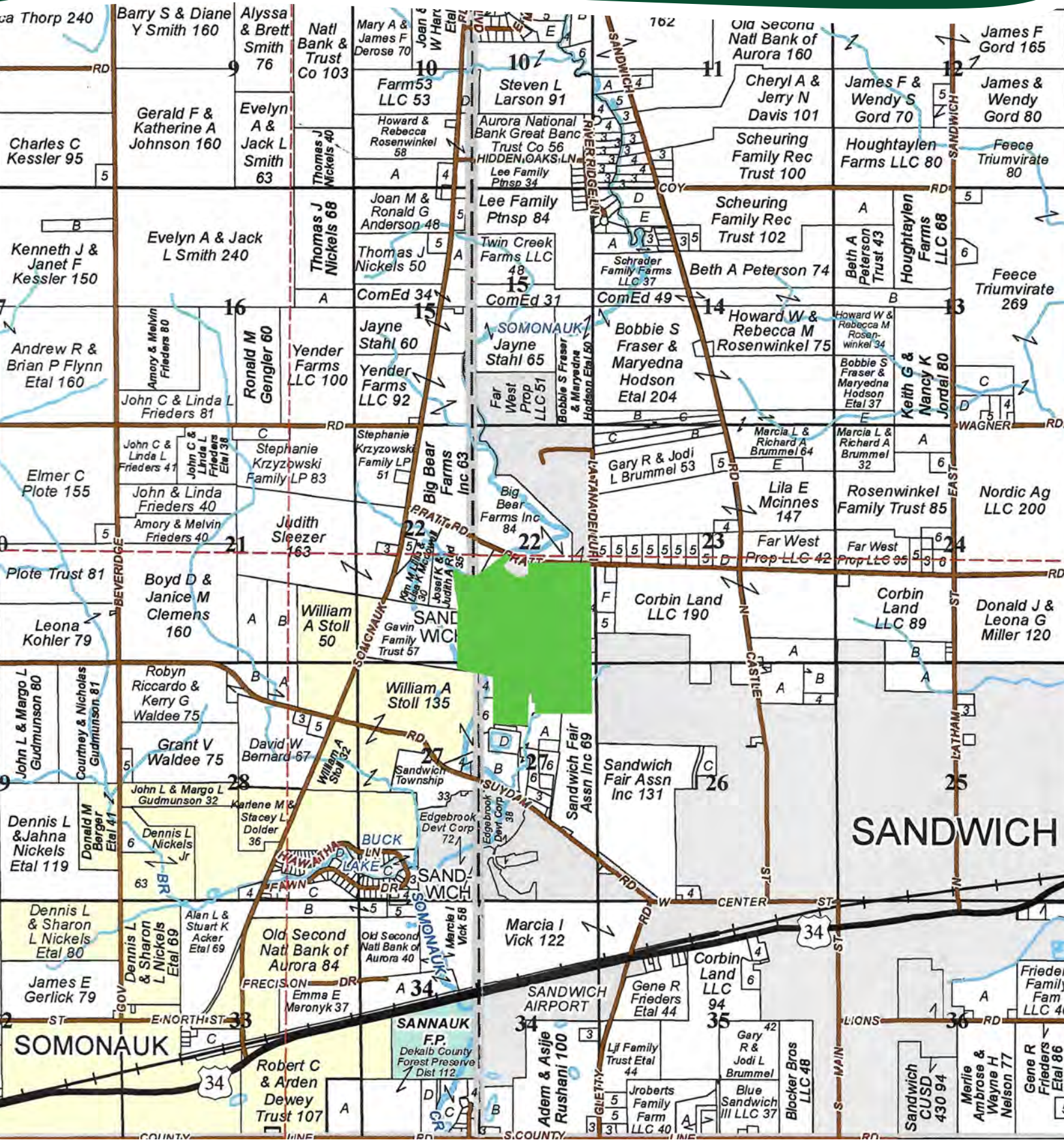
THE FAR WEST 208 FARM

HIGHWAY MAP



THE FAR WEST 208 FARM

PLAT MAP



THE FAR WEST 208 FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 43 miles southwest of Chicago O'Hare International Airport, is within the city of Sandwich, and is contiguous to the village of Somonauk. Nearby cities include: Plano (4 1/2 miles east), Hinckley (6 7/8 miles north), and Waterman (8 1/4 miles northwest). There are two outbuildings located at 15798 Pratt Road, Sandwich, IL 60548.
FRONTAGE	There is approximately 1/4 mile of road frontage on Pratt Road.
MAJOR HIGHWAYS	U.S. Route 34 is 1 mile south, Illinois Route 23 is 5 1/8 miles west, and Illinois Route 47 is 10 3/8 miles east of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Far West Farm is located in Part of the Southeast Quarter of Section 22 & Part of the Northeast Quarter of Section 27, all in Township 37 North - Range 5 East (Somonauk Township), and Part of the South Half Section 22 & Part of the North Half of Section 27, all in Township 37 North - Range 5 East (Sandwich Township), DeKalb County, Illinois.
TOTAL ACRES	There are a total of approximately 208.05 acres according to the DeKalb County Assessor.
ACREAGE OVERVIEW	There are approximately 144.93 tillable acres, estimated. The balance of the property consists of wooded acres, a building site, and roadway.
SOIL TYPES	Major soil types found on this farm include: Sabina silt loam, Mayville silt loam, and Birkbeck silt loam.
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 \$12,075 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 Far West 208 Farm.

THE FAR WEST 208 FARM

PROPERTY DETAILS

TAXES	The 2023 real estate taxes totaled \$6,870.06. The tax parcel numbers are: #18-22-300-008, #18-22-300-006, #19-22-400-006, #19-22-400-009, #19-22-400-013, #19-22-400-014, #19-22-400-017, #19-27-200-021, #19-27-200-027, #19-27-200-028, & #19-27-200-030.
ZONING	The Far West 208 Farm is zoned R-1, One Family Residence District and R-4A, General Residence District (city of Sandwich).
IMPROVEMENTS	The Far West 208 Farm is improved with two outbuildings located at 15798 Pratt Road, Sandwich, IL. These buildings measure approximately 30'x57' and 31'x49'. There is also a lean-to and silo.
COMMENTS	<p>Excellent future development potential. An aerial exhibit of the proposed Deerpath Woods subdivision is available in the Appendix. The property annexation agreement, subdivision plats, approved final engineering, land survey, tile survey, and other studies are available upon request.</p> <p>The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Josh Waddell (815-751-0439) or Mark Mommsen (815-901-4269) at Martin, Goodrich & Waddell, Inc.</p>

THE FAR WEST 208 FARM

PROPERTY PHOTOS



THE FAR WEST 208 FARM

PROPERTY PHOTOS



THE FAR WEST 208 FARM

SOILS INFORMATION

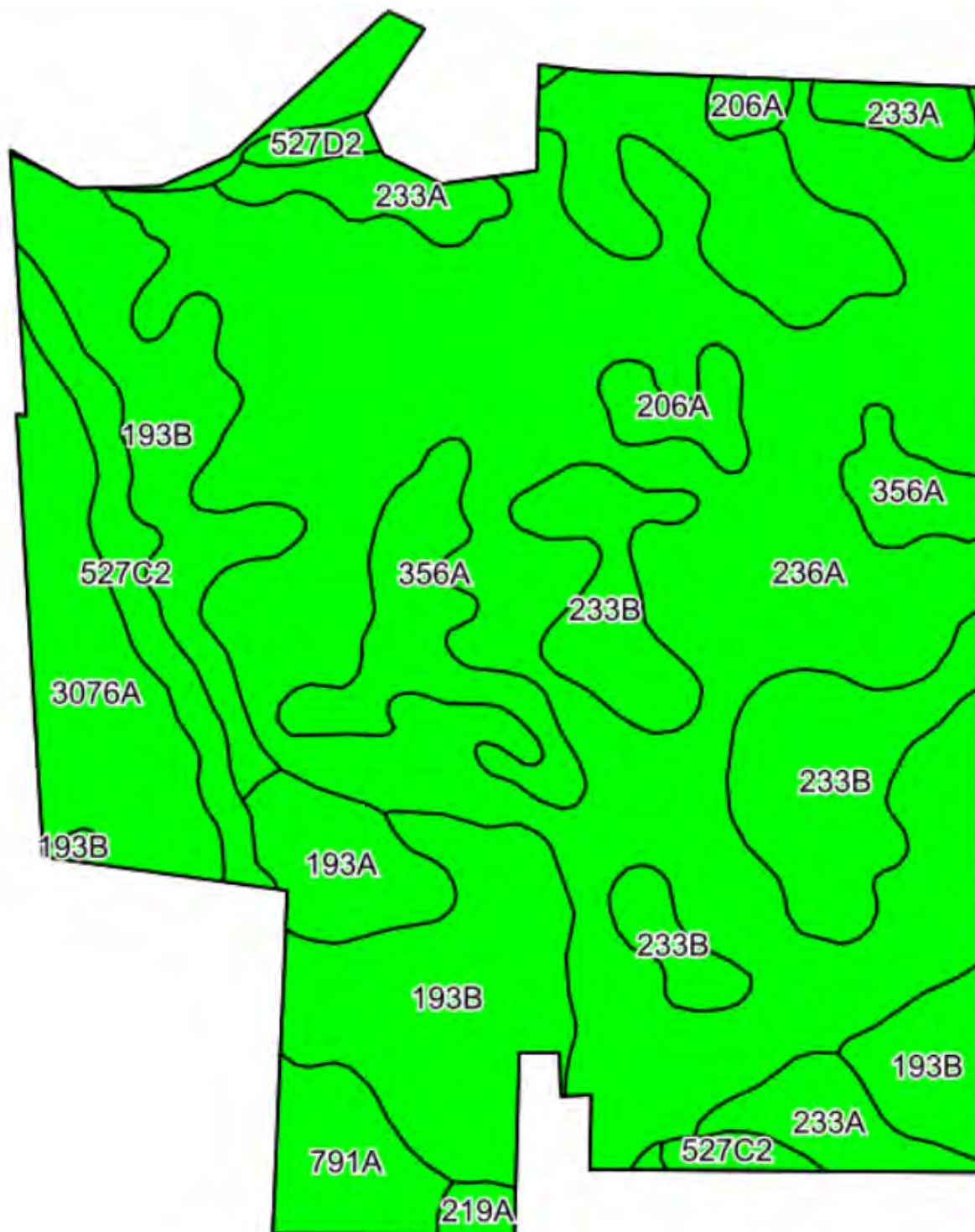
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
236A	Sabina silt loam	76.31	122
193B	Mayville silt loam	22.74	108
233B	Birkbeck silt loam	16.52	121
233A	Birkbeck silt loam	12.28	122
193A	Mayville silt loam	4.38	110
791A	Rush silt loam	4.23	109
356A	Elpaso silty clay loam	4.05	144
206A	Thorp silt loam	3.22	126
219A	Millbrook silt loam	0.84	129
527C2	Kidami loam	0.36	106
WEIGHTED AVERAGE:			119.7

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

THE FAR WEST 208 FARM

SOILS MAP



THE FAR WEST 208 FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAPS (PRIOR TO RECONSTITUTION)
2. FSA-156EZs (PRIOR TO RECONSTITUTION)
3. TOPOGRAPHY MAP
4. WETLANDS & FLOODPLAIN MAP
5. DEERPATH WOODS AERIAL EXHIBIT

City of Sandwich Zoning Map can be viewed by clicking the link
HERE

For more information, please visit MGW.us.com

or contact:

Josh Waddell (815) 751-0439 | Josh.Waddell@mgw.us.com





Mark Mommsen (815) 901-4269 | 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 06, 2024

Farm 4189
Tract 9154

Tract Cropland Total: 26.68 acres

IL037_T9154

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).



Common Land Unit	
Non-Cropland cls_classification_code	Conservation Reserve Program
Cropland strat100k_j_t_utm	Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation



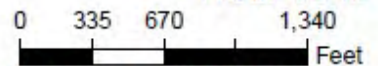
Tract Cropland Total: 141.09 acres

2025 Program Year

Map Created October 07, 2024

Farm 6374

Tract 1243



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



United States Department of Agriculture
Farm Service Agency

FARM : 4189
Prepared : 10/7/24 9:07 AM CST
Crop Year : 2025

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
38.18	26.68	26.68	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	26.68	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	0.10	0.00	52	
Corn	21.60	0.00	115	
Soybeans	2.70	0.00	38	0
TOTAL	24.40	0.00		

NOTES

--

Tract Number : 9154

Description : SEC. 27 SANDWICH TWP. MAP S10/1
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
38.18	26.68	26.68	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 : 4189
 Prepared : 10/7/24 9:07 AM CST
 Crop Year : 2025

Tract 9154 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	26.68	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.10	0.00	52
Corn	21.60	0.00	115
Soybeans	2.70	0.00	38
TOTAL	24.40	0.00	

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, gender identity (including gender expression), sexual orientation, 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.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html 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) e-mail: 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

FARM : 6374
Prepared : 10/7/24 9:07 AM CST
Crop Year : 2025

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-037-2009-9
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
293.91	214.66	214.66	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	214.66	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	166.42	0.00	143	
Soybeans	33.48	0.00	45	0
TOTAL	199.90	0.00		

NOTES

--

Tract Number : 1243

Description : SEC. 22 SANDWICH TWP. MAP S10/1
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
215.53	141.09	141.09	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 : 6374
 Prepared : 10/7/24 9:07 AM CST
 Crop Year : 2025

Tract 1243 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	141.09	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	109.39	0.00	143
Soybeans	22.01	0.00	45
TOTAL	131.40	0.00	

NOTES

--

ILLINOIS
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

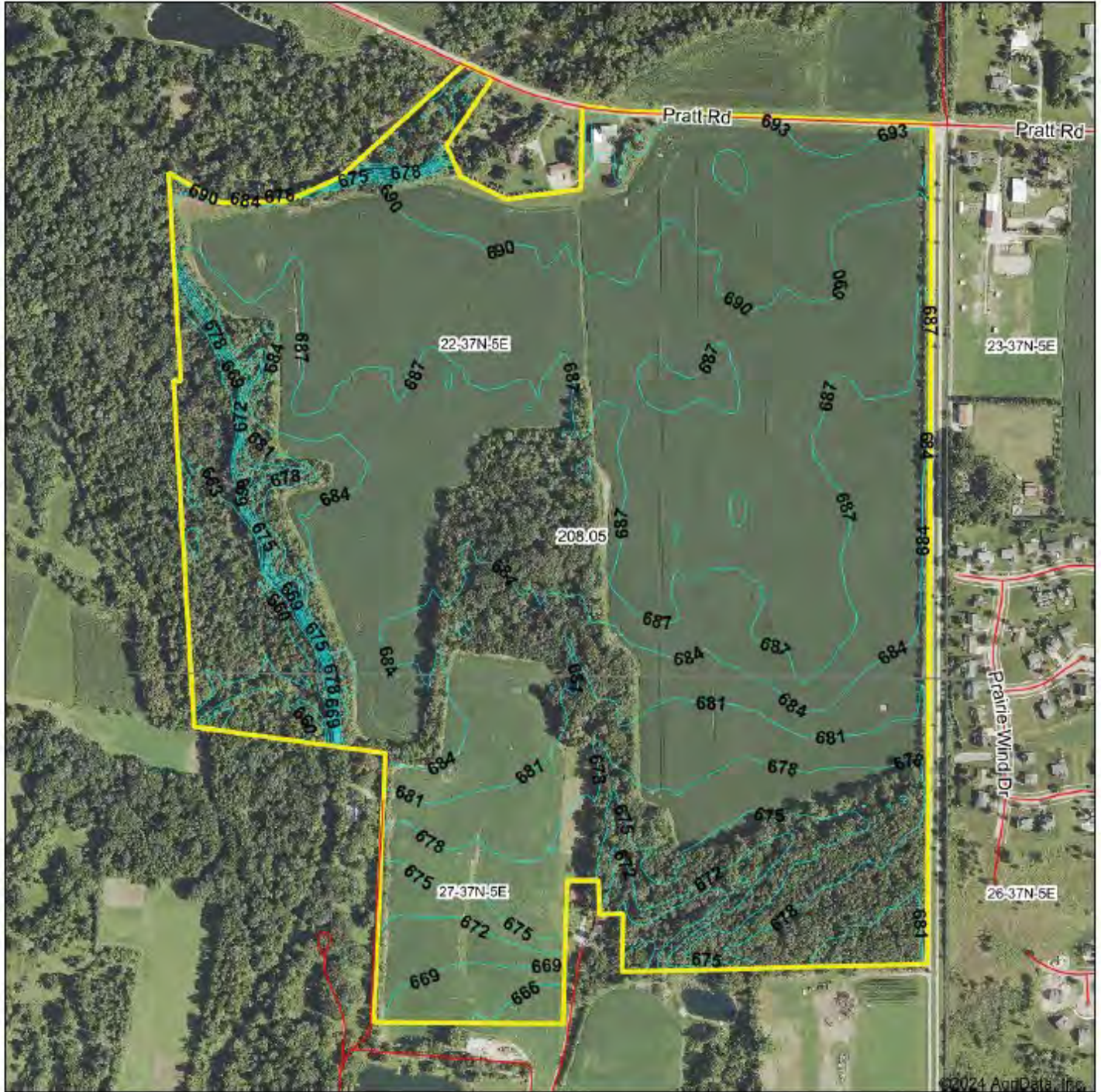
FARM : 6374
Prepared : 10/7/24 9:07 AM CST
Crop Year : 2025

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, gender identity (including gender expression), sexual orientation, 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.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html 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) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

TOPOGRAPHY MAP



©2024 AgriData, Inc.



© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 3.0

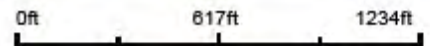
Min: 656.1

Max: 698.6

Range: 42.5

Average: 682.4

Standard Deviation: 7.97 ft



12/10/2024

22-37N-5E
DeKalb County
Illinois

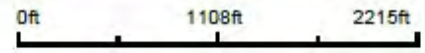
Boundary Center: 41.661607, -88.647359

WETLANDS & FLOODPLAIN MAP



©2024 AgriData, Inc.

Boundary Center: 41.661807, -88.647359



22-37N-5E
DeKalb County
Illinois

12/10/2024



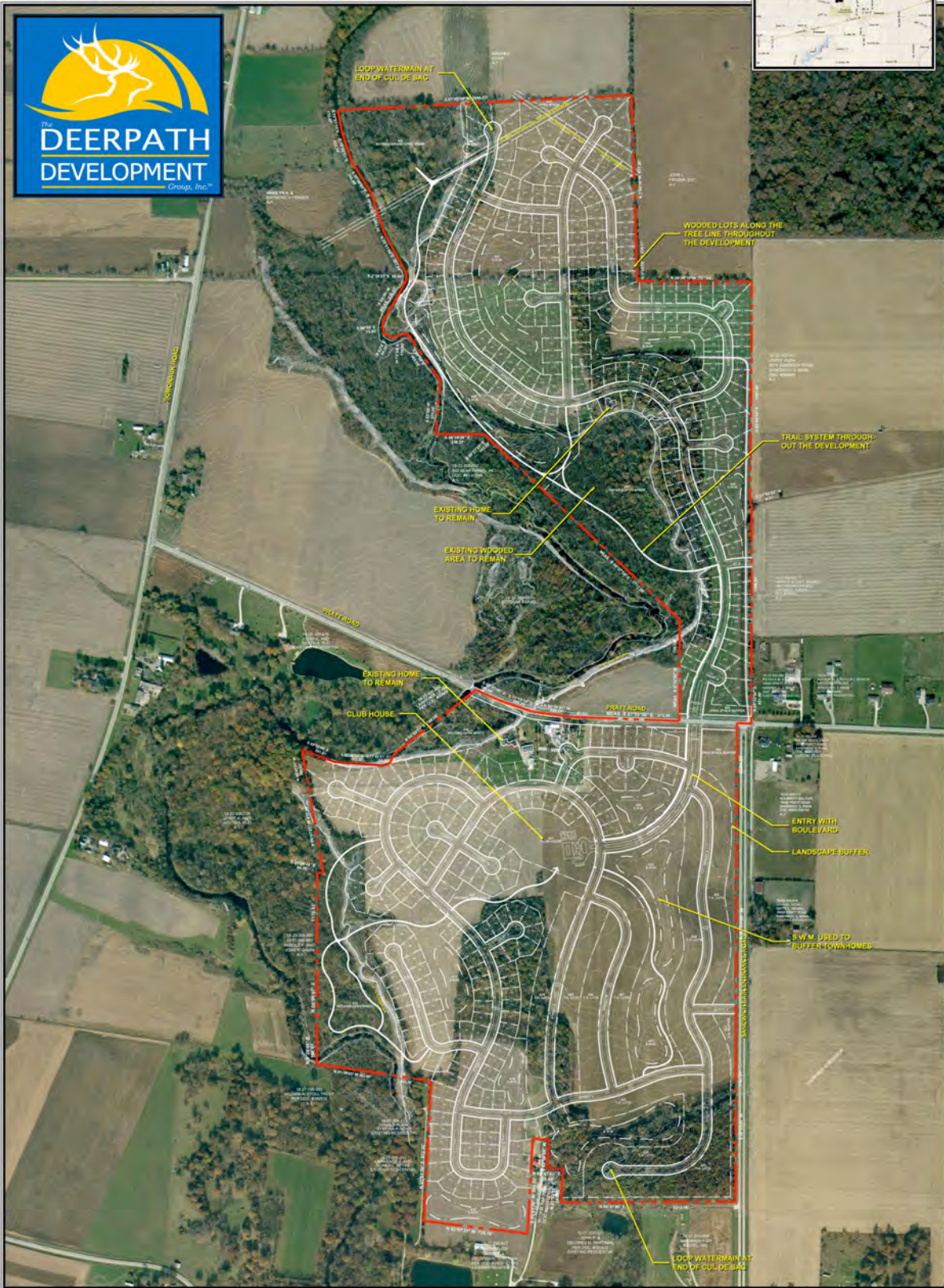
Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com

Flood related information provided by FEMA

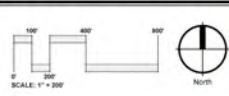
DEERPATH WOODS

Sandwich, Illinois



AERIAL EXHIBIT

REV #	DATE	PURPOSE
1	05-19-2006	PER CLIENT COMMENTS
2	05-24-2006	CLIENT REVIEW
3		
4		
5		



DEVELOPER:
DEERPATH DEVELOPMENT GROUP, INC.
 18 South 9th Street, First Floor
 Geneva, IL 60134

ENGINEER:
Craig R. Knoche & Assoc.
Civil Engineers, P.C.
 1161 Commerce Drive
 Geneva, IL 60134

PREPARED BY:
SCHOPPE DESIGN ASSOCIATES INC.
 Landscape Architecture and Land Planning
 126 S. MAIN STREET
 OSWEGO, IL 60543
 PH: (630) 551-3355
 FAX: (630) 551-3639

DATE PLOTTED: 05-14-2006 10:51:11 AM

SHEET 13 OF 13



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

Real Estate

Farm Management

Appraisals

Consulting



MGW.us.com

Sycamore, IL 815-756-3606 • DeWitt, IA 563-659-6565

info@mgw.us.com