

# THE FAR WEST 150 FARM

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



MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES

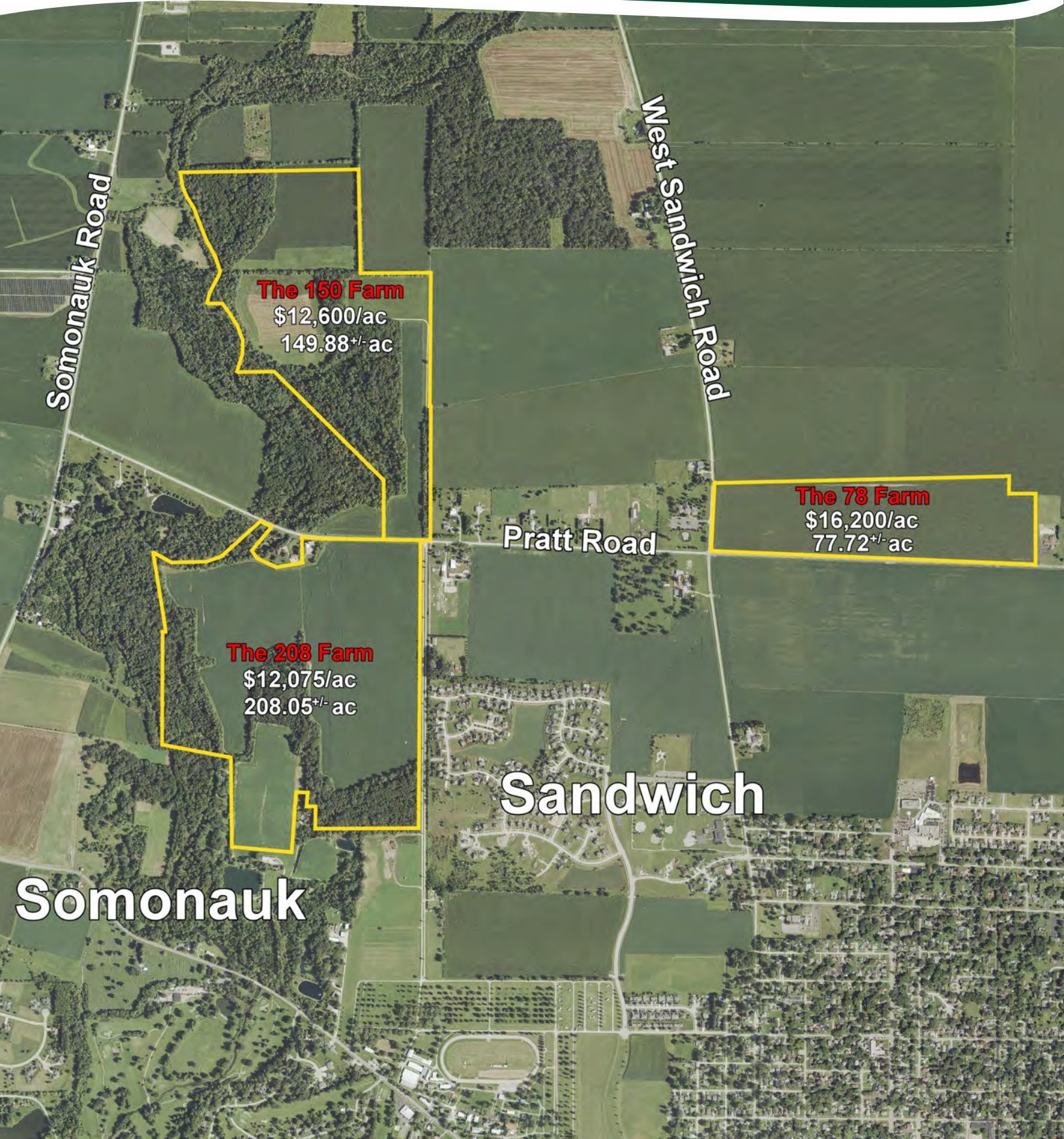
MGW.us.com  
info@mgw.us.com  
(815) 756-3606

Real Estate • Farm Management • Appraisals • Consulting



# THE FAR WEST FARMS

## AERIAL MAP



**The 150 Farm**  
\$12,600/ac  
149.88<sup>+/-</sup> ac

**The 78 Farm**  
\$16,200/ac  
77.72<sup>+/-</sup> ac

**The 208 Farm**  
\$12,075/ac  
208.05<sup>+/-</sup> ac

Pratt Road

Sandwich

Somonauk

Somonauk Road

West Sandwich Road

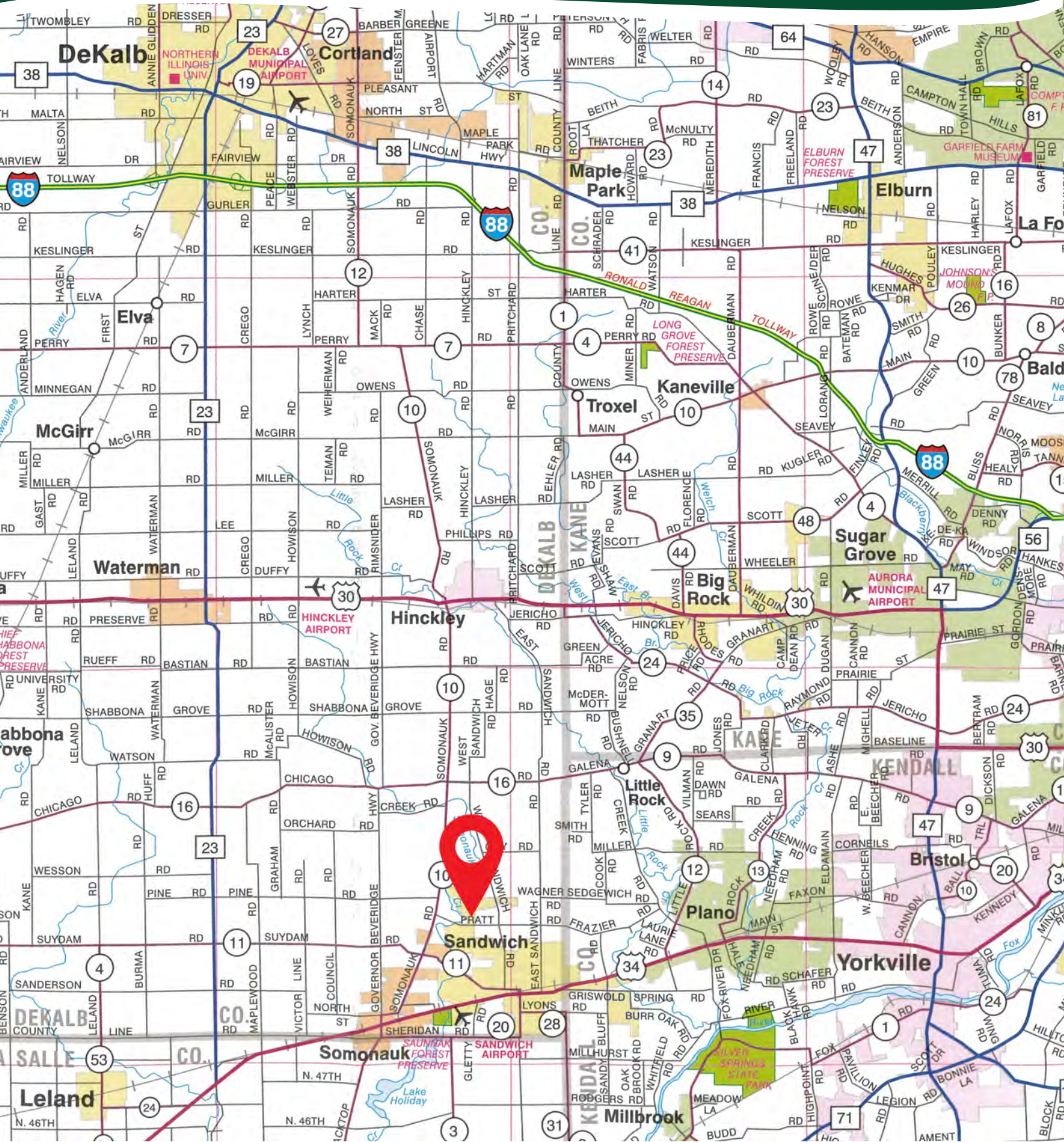






# THE FAR WEST 150 FARM

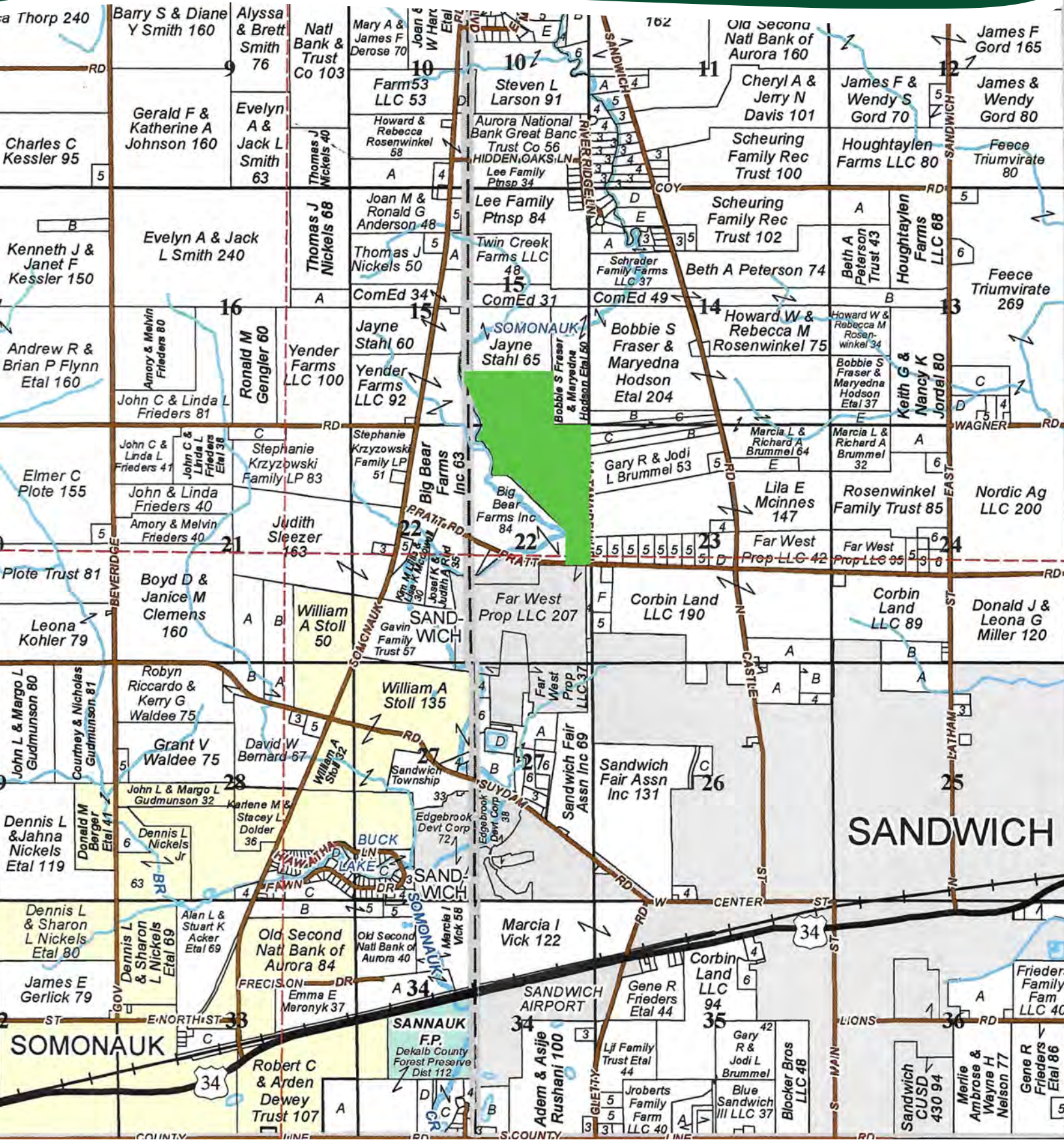
## HIGHWAY MAP





# THE FAR WEST 150 FARM

## PLAT MAP





# THE FAR WEST 150 FARM

## PROPERTY DETAILS

<b>LOCATION</b>	The subject farm is located approximately 43 miles southwest of Chicago O'Hare International Airport and is within the city of Sandwich. Nearby cities include: Plano (4 miles east), Hinckley (6 miles north), and Big Rock (7 miles northeast). There is a
<b>FRONTAGE</b>	There is approximately 1/8 mile of road frontage on Pratt Road.
<b>MAJOR HIGHWAYS</b>	U.S. Route 34 is 1 1/2 miles south, Illinois Route 23 is 5 1/8 miles west, and Illinois Route 47 is 9 miles east of the property.
<b>LEGAL DESCRIPTION</b>	A brief legal description indicates The Far West 150 Farm is located in Part of the South Half of Section 15 and Part of Section 22, all in Township 37 North - Range 5 East (Sandwich Township), and Part of Section 15, Township 37 North - Range 5 East
<b>TOTAL ACRES</b>	There are a total of approximately 149.88 acres according to the DeKalb County Assessor.
<b>ACREAGE OVERVIEW</b>	There are approximately 81.6 tillable acres according to the DeKalb County FSA. The balance of the property consists of wooded acres, a creek, a home and building site, and roadway.
<b>SOIL TYPES</b>	Major soil types found on this farm include: Birkbeck silt loam, Sabina silt loam, and
<b>TOPOGRAPHY</b>	The topography of the subject farm is level to nearly level.
<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 \$12,600 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 Far West 150 Farm.

# THE FAR WEST 150 FARM

## PROPERTY DETAILS

<b>TAXES</b>	The 2023 real estate taxes totaled \$10,510.72. The tax parcel numbers are: #18-15-300-013, #19-15-400-009, #19-22-200-006 & #19-22-200-008.
<b>ZONING</b>	The Far West 150 Farm is zoned R-1, One Family Residence District (city of Sandwich).
<b>IMPROVEMENTS</b>	<p>The Far West Farm is improved with a quality-built custom home on a secluded, scenic, wooded setting with an impressive creek and several outbuildings located at 15999 Pratt Road, Sandwich, IL 60548.</p> <p>The house contains four bedrooms, two bathrooms, one half bath, and an attached side-load garage (24'x26'). Features include: large open kitchen with extensive cabinetry and center island with sink, living room with beautiful stone fireplace, vaulted ceiling, oversized windows, formal dining room, den, private office, laundry room, and recessed lighting throughout. The main floor primary suite has a large bathroom with glass tiled shower, corner jetted tub, and large walk-in closet. The finished walkout basement includes a kitchenette, two bedrooms, one bathroom and large living room with stone fireplace and bar area. The homesite also includes two sheds (24'x31' &amp; 36'x44'), and a chicken coop (13'x36').</p>
<b>COMMENTS</b>	<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 &amp; Waddell, Inc.</p>



# THE FAR WEST 150 FARM

## PROPERTY PHOTOS





# THE FAR WEST 150 FARM

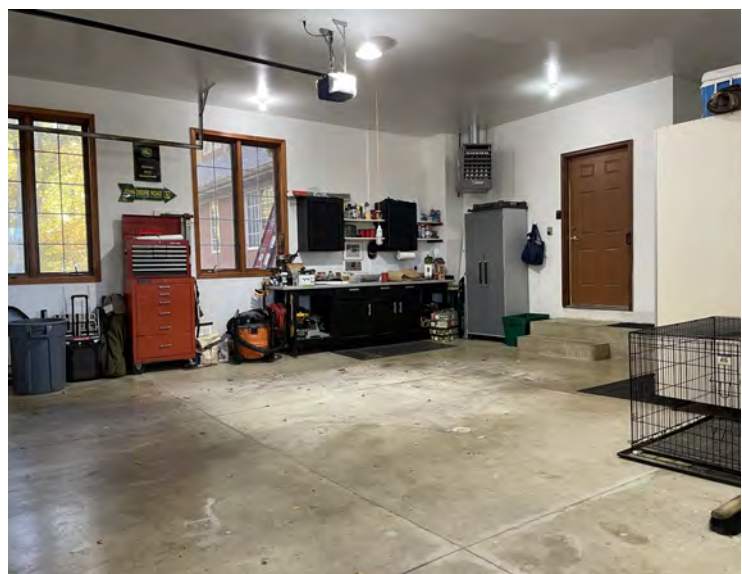
## PROPERTY PHOTOS





# THE FAR WEST 150 FARM

## PROPERTY PHOTOS





# THE FAR WEST 150 FARM

## PROPERTY PHOTOS





# THE FAR WEST 150 FARM

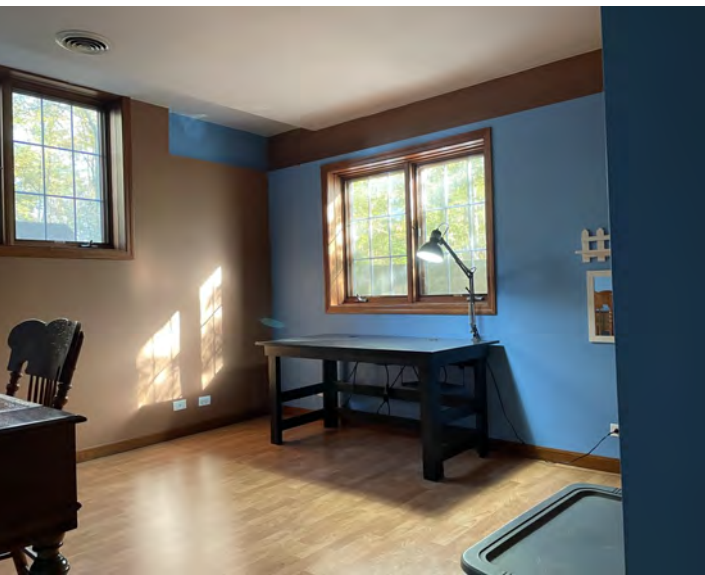
## PROPERTY PHOTOS





# THE FAR WEST 150 FARM

## PROPERTY PHOTOS





# THE FAR WEST 150 FARM

## SOILS INFORMATION

### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

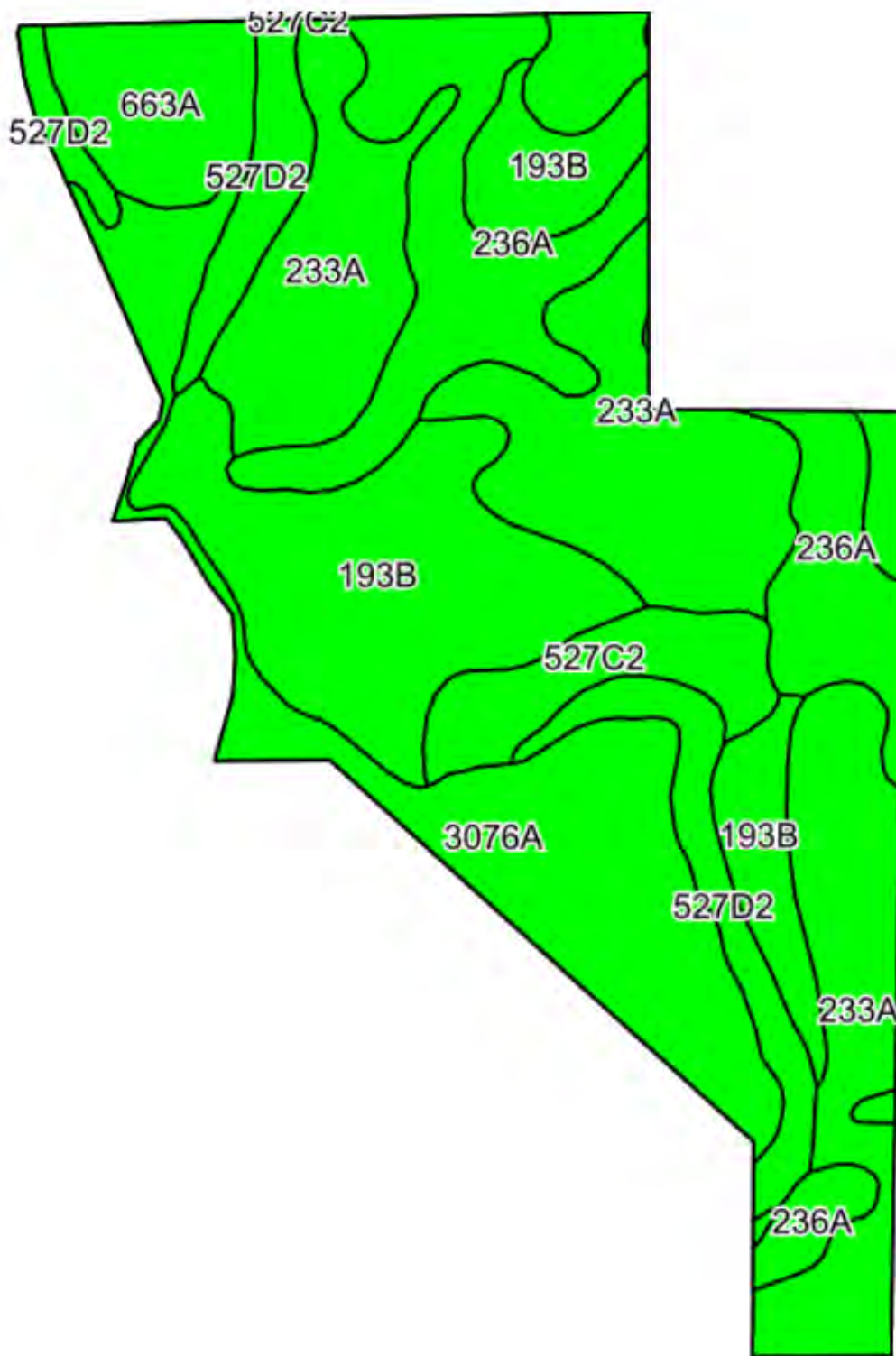
SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
233A	Birkbeck silt loam	35.99	122
236A	Sabina silt loam	22.35	122
193B	Mayville silt loam	21.15	108
527C2	Kidami loam	2.11	106
WEIGHTED AVERAGE:			118

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



# THE FAR WEST 150 FARM

## SOILS MAP





# THE FAR WEST 150 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. PIPELINE MAP
6. 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](http://MGW.us.com)

or contact:

Josh Waddell (815) 751-0439 | [Josh.Waddell@mgw.us.com](mailto:Josh.Waddell@mgw.us.com)






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






MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES





Common Land Unit	
 Non-Cropland	 Conservation Reserve Program
 chs_classification_code	 Tract Boundary
 Cropland	
atw:at10ok_j_t_utm	

**Wetland Determination Identifiers**

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation



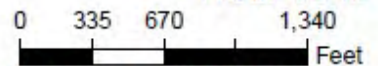
Tract Cropland Total: 141.09 acres

2025 Program Year

Map Created October 07, 2024

**Farm 6374**

**Tract 1243**



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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

2024 Program Year

Map Created March 06, 2024

**Farm 6921**  
**Tract 11149**

IL037\_T11149

Tract Cropland Total: 31.82 acres

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**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 6922**  
**Tract 11150**

IL037\_T11150

Tract Cropland Total: 32.02 acres

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ILLINOIS  
DEKALB



United States Department of Agriculture  
Farm Service Agency

FARM : 6374

Prepared : 10/7/24 9:07 AM CST

Form: FSA-156EZ

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
<b>TOTAL</b>	<b>199.90</b>	<b>0.00</b>		

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
<b>TOTAL</b>	<b>131.40</b>	<b>0.00</b>	

NOTES

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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 : 6921

Prepared : 10/7/24 9:07 AM CST

Crop Year : 2025

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 17-037-2012-62  
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
31.82	31.82	31.82	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	31.82	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	23.20	0.00	115	
Soybeans	8.40	0.00	29	0
<b>TOTAL</b>	<b>31.60</b>	<b>0.00</b>		

NOTES

Tract Number : 11149

Description : Sec 15 Somonauk  
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 : 17-037-2012-60

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
31.82	31.82	31.82	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 : 6921  
 Prepared : 10/7/24 9:07 AM CST  
 Crop Year : 2025

Tract 11149 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	31.82	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	23.20	0.00	115
Soybeans	8.40	0.00	29
<b>TOTAL</b>	<b>31.60</b>	<b>0.00</b>	

NOTES

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DEKALB  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 6922  
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 : 17-037-2012-62  
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
32.02	32.02	32.02	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	32.02	0.00		0.00	0.00	0.00	0.00	

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	None	None

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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**NOTES**

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**Tract Number : 11150**

Description : Sec 15 Somonauk  
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 : 17-037-2012-60

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
32.02	32.02	32.02	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	32.02	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

FARM : 6922  
Prepared : 10/7/24 9:07 AM CST  
Crop Year : 2025

DCP Crop Data

Tract 11150 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

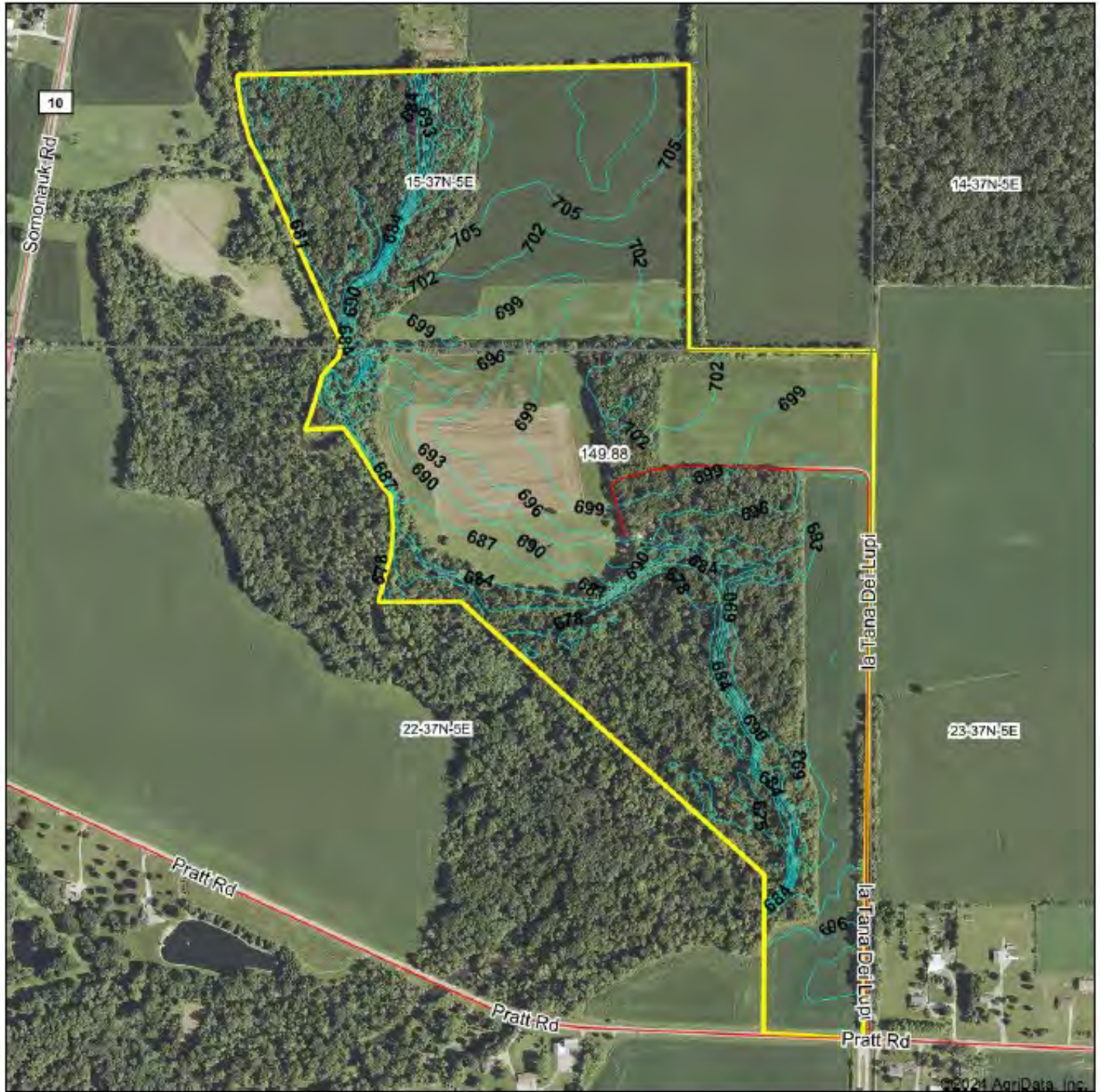
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# TOPOGRAPHY MAP

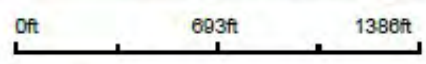


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Map Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem  
 Interval(ft): 3.0  
 Min: 671.8  
 Max: 711.1  
 Range: 39.5  
 Average: 693.3  
 Standard Deviation: 9.85 ft



12/10/2024

22-37N-5E  
 DeKalb County  
 Illinois

Boundary Center: 41.672208, -88.647072



# WETLANDS & FLOODPLAIN MAP



©2024 AgriData, Inc.

Boundary Center: 41.672208, -88.647072



12/10/2024



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22-37N-5E  
DeKalb County  
Illinois

Flood related information provided by FEMA

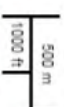


# NATIONAL PIPELINE MAPPING SYSTEM



## Legend

- Gas Transmission Pipelines
- Hazardous Liquid Pipelines



Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

**This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.**

Questions regarding this map or its contents can be directed to [nprms@dot.gov](mailto:nprms@dot.gov).

Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application at [www.nprms.pinnas.dot.gov](http://www.nprms.pinnas.dot.gov)

World Imagery map service data is attributed to Esri, Maxar, Earthstar, Geographics, and the GIS User Community.

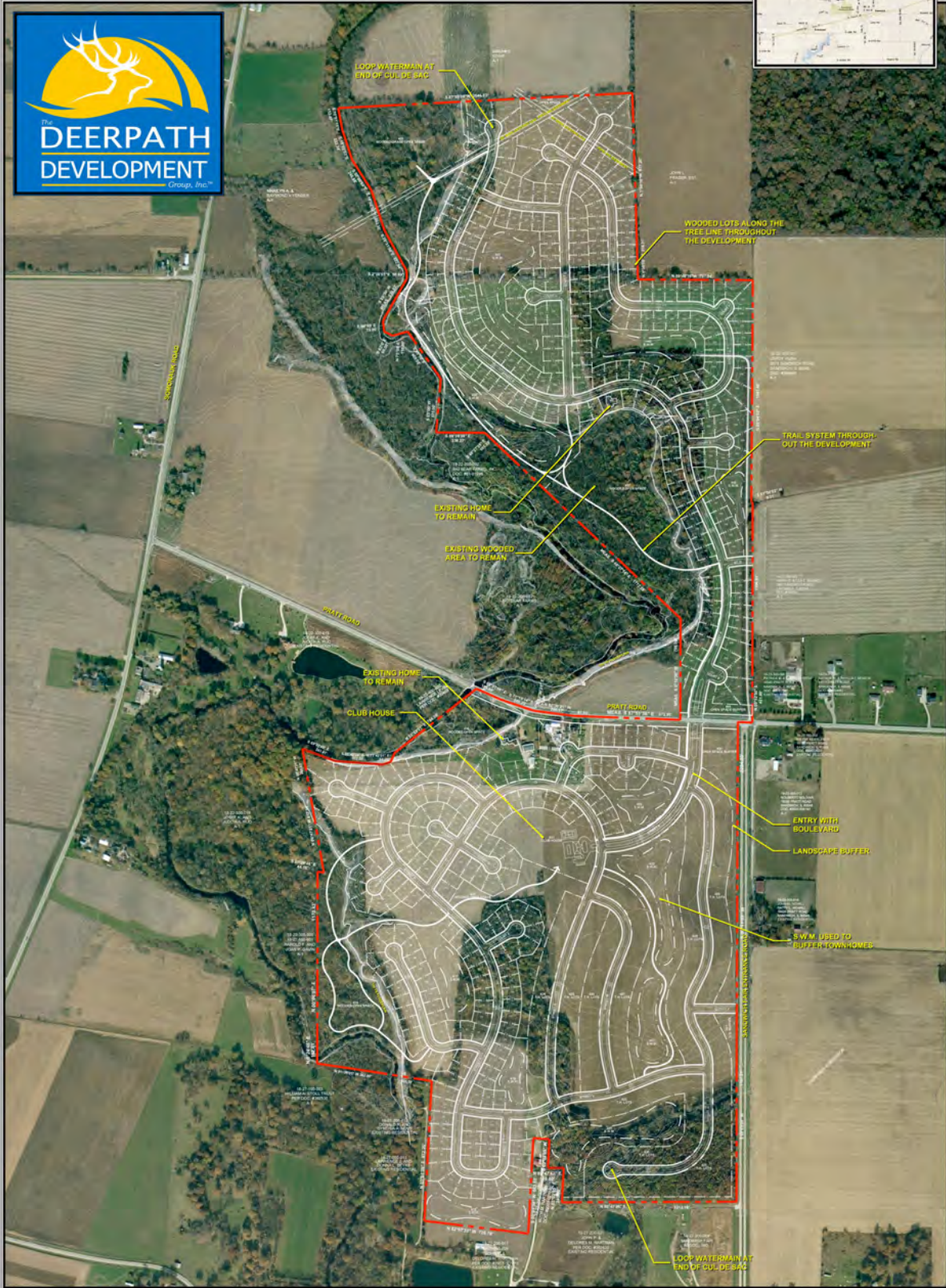
Date Printed: Oct 16, 2024





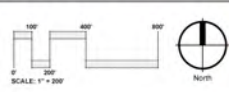
# DEERPATH WOODS

Sandwich, Illinois



## AERIAL EXHIBIT

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



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DRAWN: SDA | 05-14-2006 | CHECKED: JEP | 05-14-2006





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