

THE FAR WEST 78 FARM

78[±] 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 FAR WEST FARMS

AERIAL MAP



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

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

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

Pratt Road

Sandwich

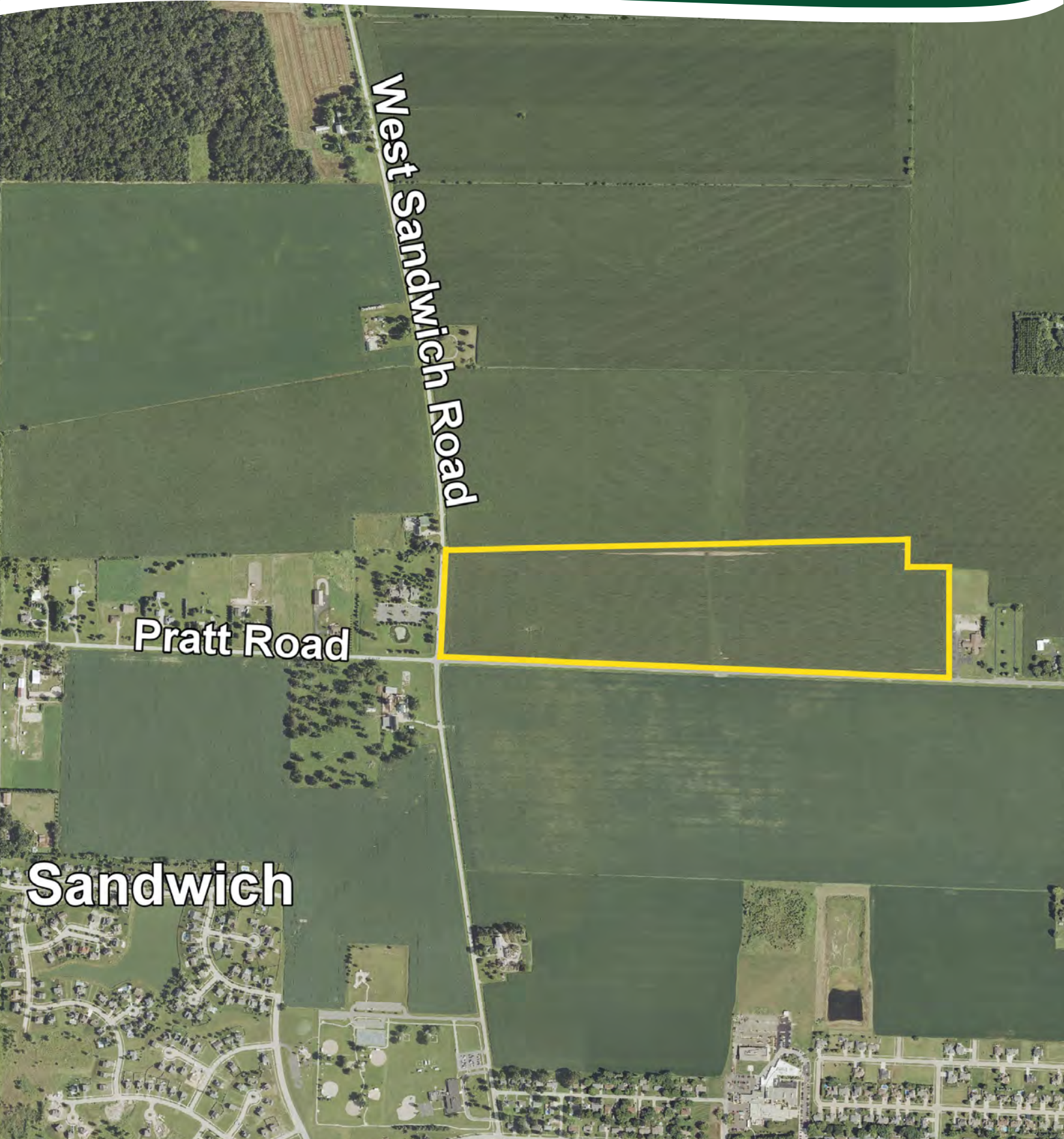
Somonauk

Somonauk Road

West Sandwich Road

THE FAR WEST 78 FARM

AERIAL MAP



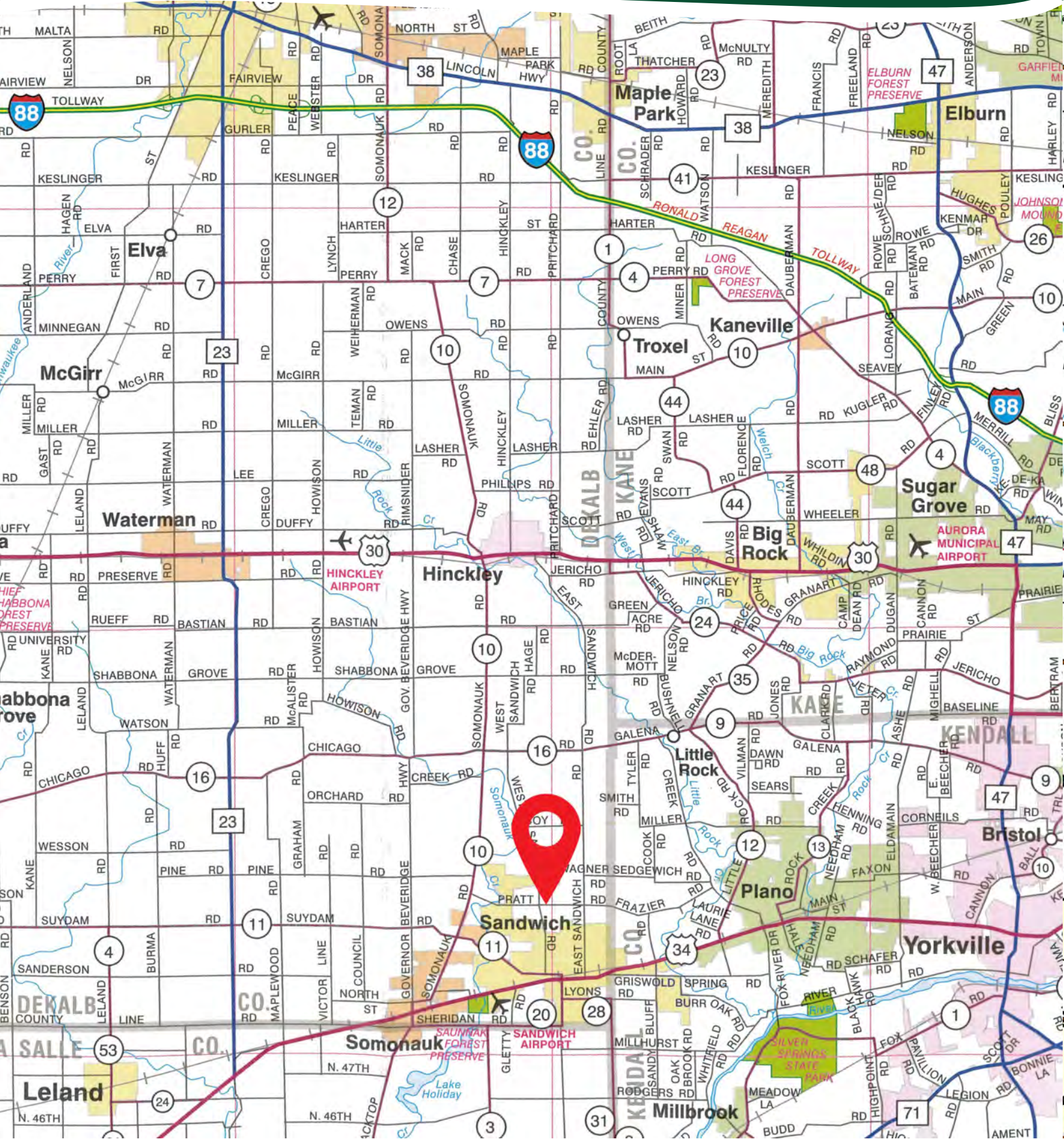
West Sandwich Road

Pratt Road

Sandwich

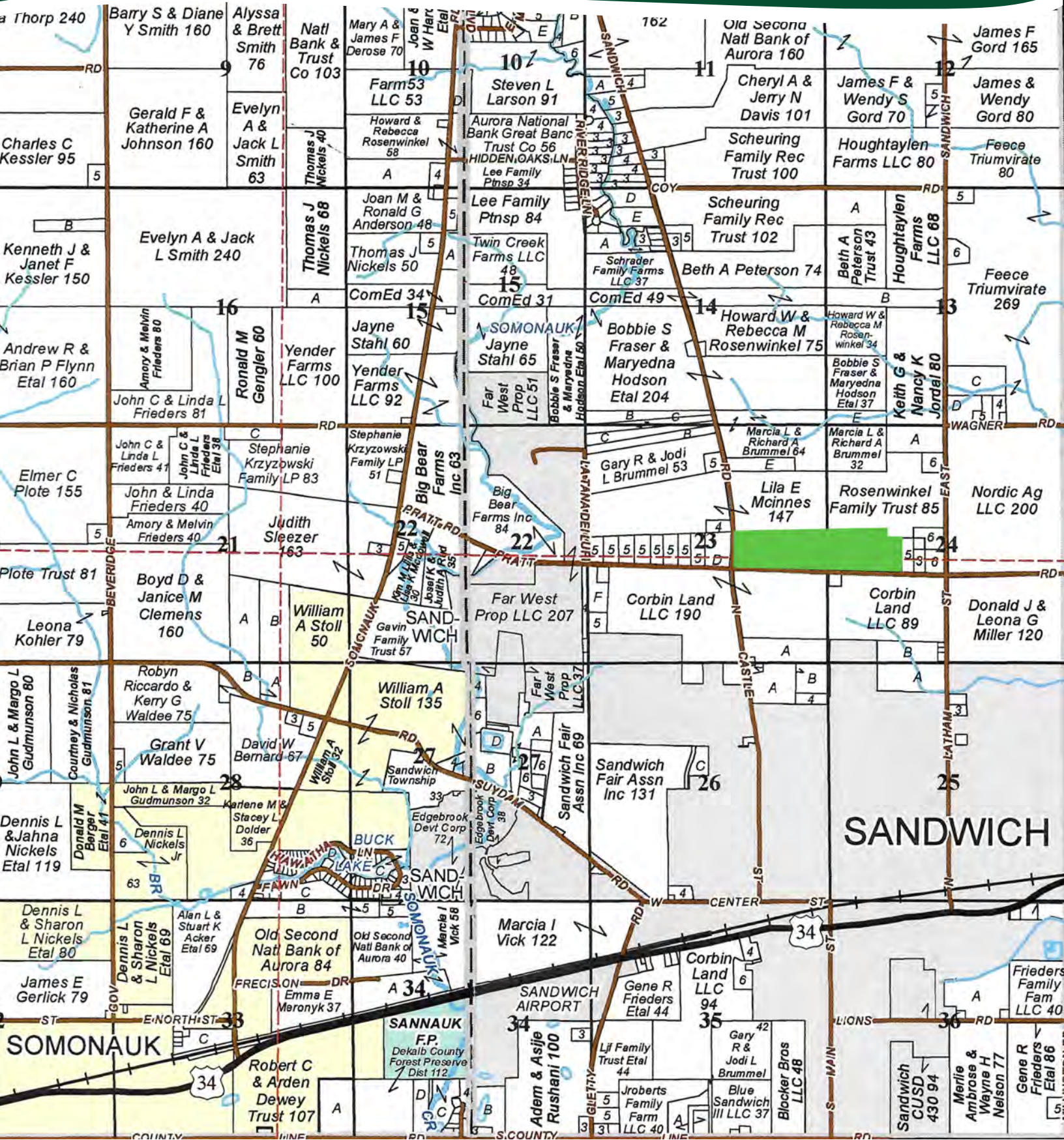
THE FAR WEST 78 FARM

HIGHWAY MAP



THE FAR WEST 78 FARM

PLAT MAP



THE FAR WEST 78 FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 42 miles southwest of Chicago O'Hare International Airport. Nearby cities include: Sandwich (1/4 mile south), Somonauk (1 1/4 miles southwest), and Plano (3 miles east).
FRONTAGE	There is approximately 3/4 mile of road frontage on Pratt Road and 1/8 mile on West Sandwich Road.
MAJOR HIGHWAYS	U.S. Route 34 is 1 1/2 miles south, Illinois Route 23 is 6 1/4 miles west, and Illinois Route 47 is 9 miles east of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Far West 78 Farm is located in Part of the East Half of Section 23 and Part of the West Half of Section 24 in Township 37 North - Range 5 East (Sandwich Township), all in DeKalb County, Illinois.
TOTAL ACRES	There are a total of approximately 77.72 acres according to the DeKalb County Assessor.
ACREAGE OVERVIEW	There are approximately 73.57 tillable acres according to the DeKalb County FSA.
SOIL TYPES	Major soil types found on this farm include Catlin silt loam and Flanagan 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 \$16,200 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 78 Farm.

THE FAR WEST 78 FARM

PROPERTY DETAILS

TAXES	The 2023 real estate taxes totaled \$3,678.28. The tax parcel numbers are #19-23-400-007 & #19-24-300-013.
ZONING	The Far West 78 Farm is zoned A-1, Agricultural District (DeKalb County).
COMMENTS	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.

THE FAR WEST 78 FARM

PROPERTY PHOTOS



THE FAR WEST 78 FARM

PROPERTY PHOTOS



THE FAR WEST 78 FARM

SOILS INFORMATION

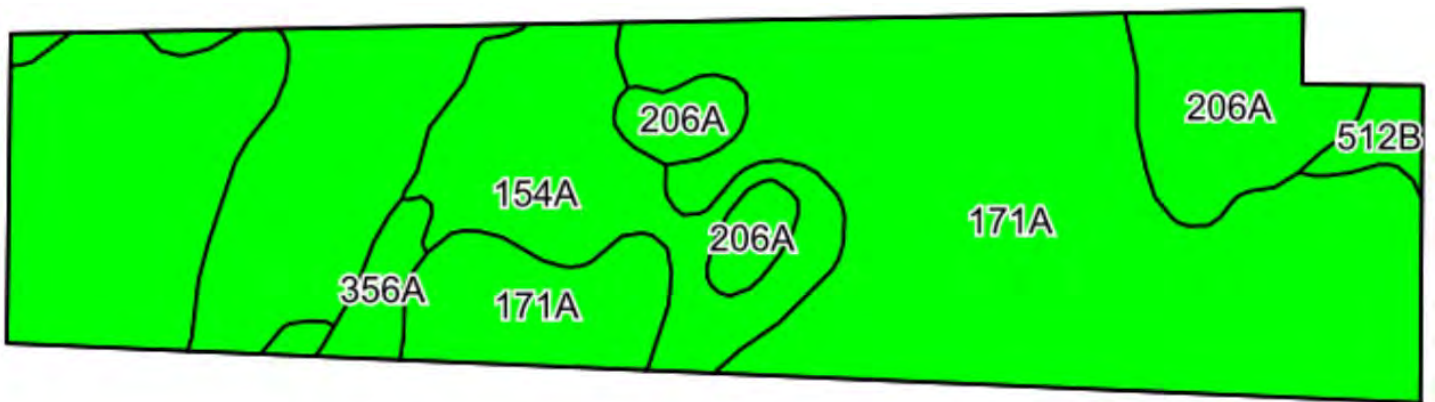
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
171A	Catlin silt loam	42.89	137
154A	Flanagan silt loam	20.55	144
206A	Thorp silt loam	7.77	126
356A	Elpaso silty clay loam	1.25	144
512B	Danabrook silt loam	1.11	137
WEIGHTED AVERAGE:			137.9

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

THE FAR WEST 78 FARM

SOILS MAP



THE FAR WEST 78 FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. PIPELINE MAP

For more information, please visit MGW.us.com

or contact:

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MARTIN, GOODRICH & WADDELL, INC.
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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 08, 2024

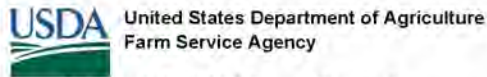
Farm 6374
Tract 1247

Tract Cropland Total: 73.57 acres

IL037_T1247

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ILLINOIS
 DEKALB
 Form: FSA-156EZ



Abbreviated 156 Farm Record

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

Tract Number : 1247

Description : SEC. 23 & 24 SANDWICH TWP. S10/2
 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
78.38	73.57	73.57	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	73.57	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	57.03	0.00	143
Soybeans	11.47	0.00	45
TOTAL	68.50	0.00	

NOTES

ILLINOIS
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

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TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 3.0

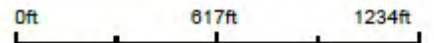
Min: 679.8

Max: 693.1

Range: 13.3

Average: 685.5

Standard Deviation: 3.08 ft



12/10/2024

23-37N-5E
DeKalb County
Illinois

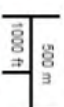
Boundary Center: 41.667225, -88.622957

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.

Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application at www.nprms.pinnas.dot.gov

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

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