

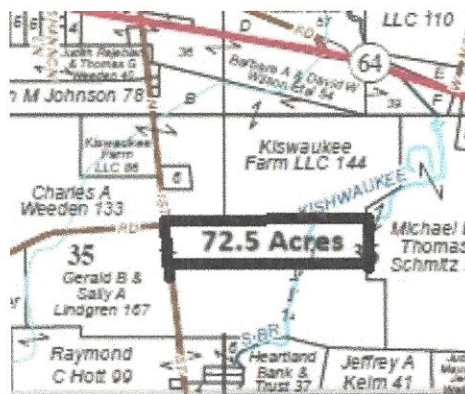


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## 72.57 Acres more or less N. 1<sup>st</sup> Street, Sycamore, IL



- DIRECTIONS:** Parcel is west of Sycamore just 1 mile south of the intersection of State Hwy 64 and N. 1<sup>st</sup> Street. Located in Sections 35 and 36 of Mayfield Township in DeKalb County, IL.
- TOTAL ACRES:** 72.57 surveyed acres. Estimated to be 67 acres of cropland. Kishwaukee River frontage.
- SOILS:** PI rating of 133.9. Major soils include Danabrook, Flanagan, Otter, Drummer, Elburn, Wingate, and Herbert.
- ZONING:** Agriculture.
- PRICE:** \$15,500 per acre. Total price of \$1,124,835.
- TAX:** Approximate 2023 taxes \$3,701. PIN's 05-35-200-005 and 05-36-300-013.
- COMMENTS:** Buy 72.57 acres of Class A soils DeKalb County farmland for an investment return or as a building site for a home. This is a rare buildable home site with Kishwaukee River frontage in Sycamore School District 427, located just a few minutes from Sycamore or DeKalb. Partial flood plain. Access to the 17 acres on east side of river by a gravel bottom ford.

# Aerial Map



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Maps Provided By:  
**surety**  
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Boundary Center: 41° 59' 16.11, -88° 43' 52.86

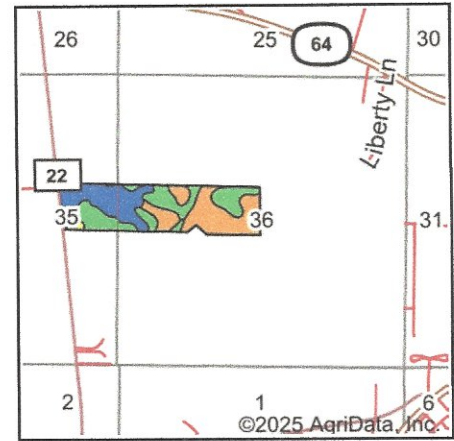
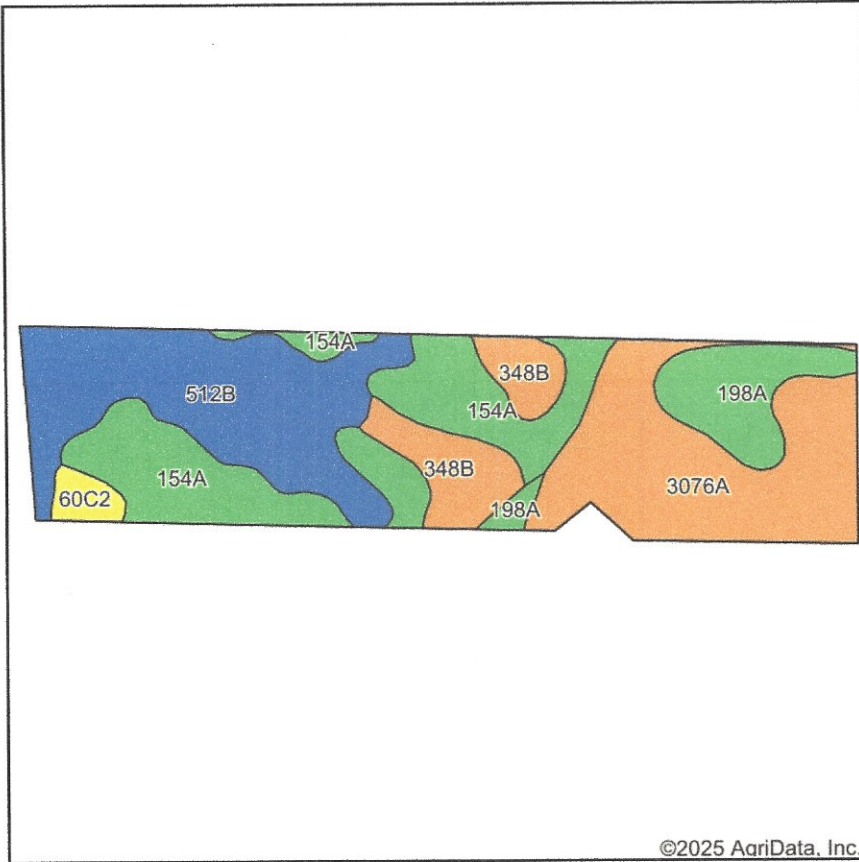
0ft 647ft 1294ft

**36-41N-4E**  
**DeKalb County**  
**Illinois**



1/6/2025

# Soils Map



State: **Illinois**  
 County: **DeKalb**  
 Location: **36-41N-4E**  
 Township: **Mayfield**  
 Acres: **72.53**  
 Date: **1/6/2025**



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: IL037, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Grass-legume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**512B	Danabrook silt loam, 2 to 5 percent slopes	19.66	27.1%		FAV	**185	**58	**72	**99	0	**6.30	**137	79
**3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	19.15	26.4%		FAV	**167	**55	**64	**84	0	**5.00	**125	59
154A	Flanagan silt loam, 0 to 2 percent slopes	18.54	25.6%		FAV	194	63	77	102	0	5.90	144	76
198A	Elburn silt loam, 0 to 2 percent slopes	6.88	9.5%		FAV	197	61	74	94	0	5.80	143	78
**348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	6.84	9.4%		FAV	**162	**51	**67	**90	0	**5.30	**119	76
**60C2	La Rose loam, 5 to 10 percent slopes, eroded	1.46	2.0%		FAV	**145	**47	**58	**68	0	**4.60	**108	58

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Grass-legume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
<b>Weighted Average</b>						<b>180.7</b>	<b>57.9</b>	<b>70.6</b>	<b>93.9</b>	<b>*-</b>	<b>5.7</b>	<b>133.9</b>	<b>*n 72.2</b>

**Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture.** Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices:

<https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

**b** Soils in the southern region were not rated for oats and are shown with a zero "0".

**c** Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

**e** Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

\*n: The aggregation method is "Weighted Average using all components"

# Topography Contours



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Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 818.8

Max: 860.9

Range: 42.1

Average: 835.0

Standard Deviation: 11.35 ft



1/6/2025

**36-41N-4E**  
**DeKalb County**  
**Illinois**

Boundary Center: 41° 59' 16.11, -88° 43' 52.86

STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF) Form



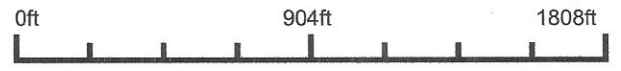
Map will display available Flood Zone(s), FIRM Panel(s), LOMC and Communities.

Date:	Mapped Acres:	Actual Acres:
<input type="text" value="1/6/2025"/>	<input type="text" value="72.53"/>	<input type="text" value="72.53"/>



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CUSTOMIZED ONLINE MAPPING  
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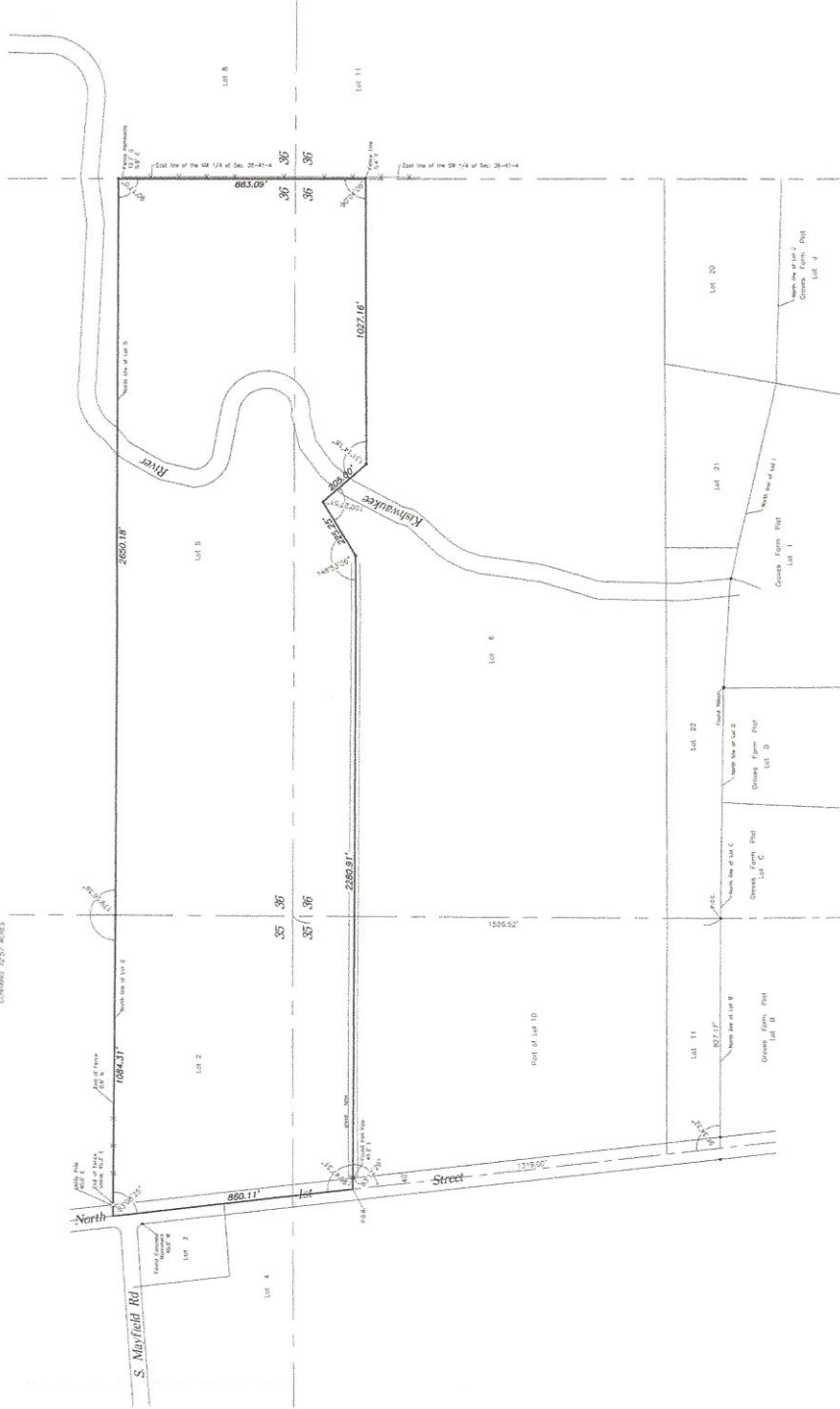
**HOFFMAN**  
**HR**  
**REALTY**  
LAND BROKERAGE



# PLAT AND CERTIFICATE OF SURVEY

PROPERTY ADDRESS: NORTH 1ST STREET, SYDNEY, MICHIGAN, N. 89729  
 PWS 00-28-400-003 & 00-36-300-012

THIS PLAT OF LOTS 2, 3, 4, 5, 6, 8, 10, 11, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



STATE OF MICHIGAN }  
 COUNTY OF BEAUMONT }  
 THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HERON SHOWN AND DESCRIBED, ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF, THIS BEING A SURVEY MADE IN ACCORDANCE WITH THE CORRECT MICHIGAN SURVEY STANDARDS FOR A BOUNDARY SURVEY. I, THE SURVEYOR, HAVE BEEN DULY SWORN AND BELIEVE THE CORRECTNESS OF THE SAID SURVEY AND THE TRUTH OF THE SAID REPRESENTATION. WITNESSED BY MY HAND AND SEAL OF OFFICE THIS 10TH DAY OF DECEMBER, 2016.

*[Signature]*  
 SURVEYOR  
 MICHIGAN SURVEYORS BOARD  
 LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2018



- Legend:
- Boundary of property surveyed
- P.O.C. Point of Commencement
- P.O.B. Point of Beginning

