

# THE SNYDER FARM

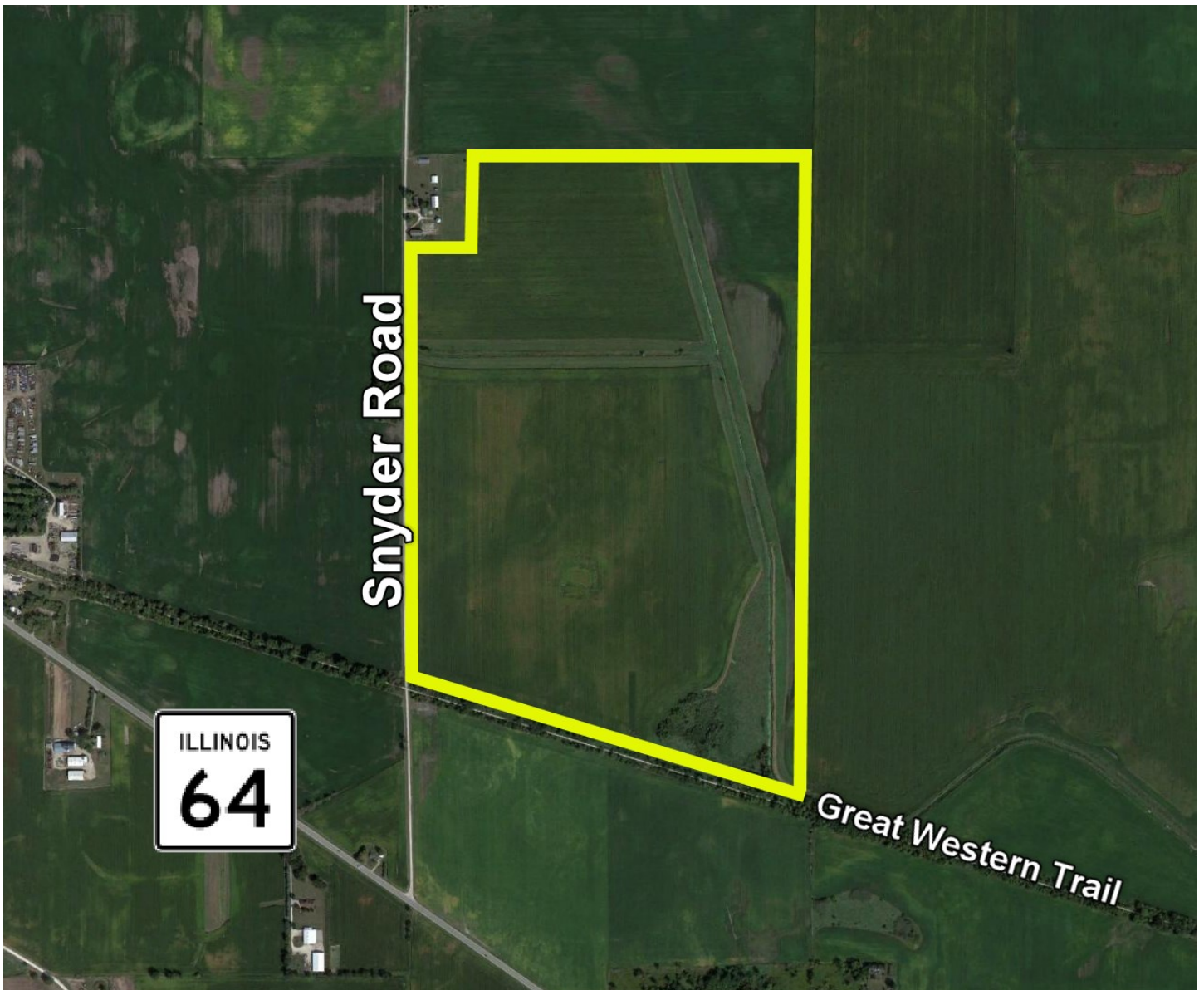
228<sup>±</sup> Acres, Virgil Township, Kane County, Illinois





# THE SNYDER FARM

Aerial Map



# THE SNYDER FARM

## Property Details

<b>LOCATION</b>	The subject farm is located approximately 34 miles west of Chicago O'Hare International Airport. Nearby cities include: Virgil (1 1/2 miles east), Sycamore (4 1/4 miles west), and Elburn (6 1/4 miles southeast).
<b>FRONTAGE</b>	There is approximately 1/2 mile of road frontage on Snyder Road.
<b>MAJOR HIGHWAYS</b>	Illinois Route 64 is 5/16 mile south, Illinois Route 47 is 4 1/2 miles east, and Interstate 88 is 5 3/4 miles southwest of the property.
<b>LEGAL DESCRIPTION</b>	A brief legal description indicates The Snyder Farm is located in Part of the Southeast Quarter of Section 5 and Part of the Northeast Quarter of Section 8, Township 40 North – Range 6 East (Virgil Township), Kane County, Illinois.
<b>TOTAL ACRES</b>	There are a total of 227.96 acres, more or less, according to the Kane County Assessor's Office.
<b>TILLABLE ACRES</b>	There are approximately 209.26 tillable acres, estimated, of which 18.30 acres are currently enrolled in CRP, with an annual contract payment of \$6,057 through September 30, 2027.
<b>SOIL TYPES</b>	Major soil types found on this farm include Drummer silty clay loam and Brenton silt loam.
<b>TOPOGRAPHY</b>	The topography of the subject farm is 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 AND TERMS</b>	The asking price is \$11,450 per acre. The owners are seeking a cash sale. 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 10 miles of The Snyder Farm.

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## Property Details

<b>TAXES</b>	The 2021 real estate taxes totaled \$11,885.72. The tax parcel numbers are #07-05-400-002 & #07-08-200-001.
<b>ZONING</b>	The property is zoned F - Farming District.
<b>COMMENTS</b>	The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark T. Mommsen at Martin, Goodrich & Waddell, Inc. at 815-901-4269.



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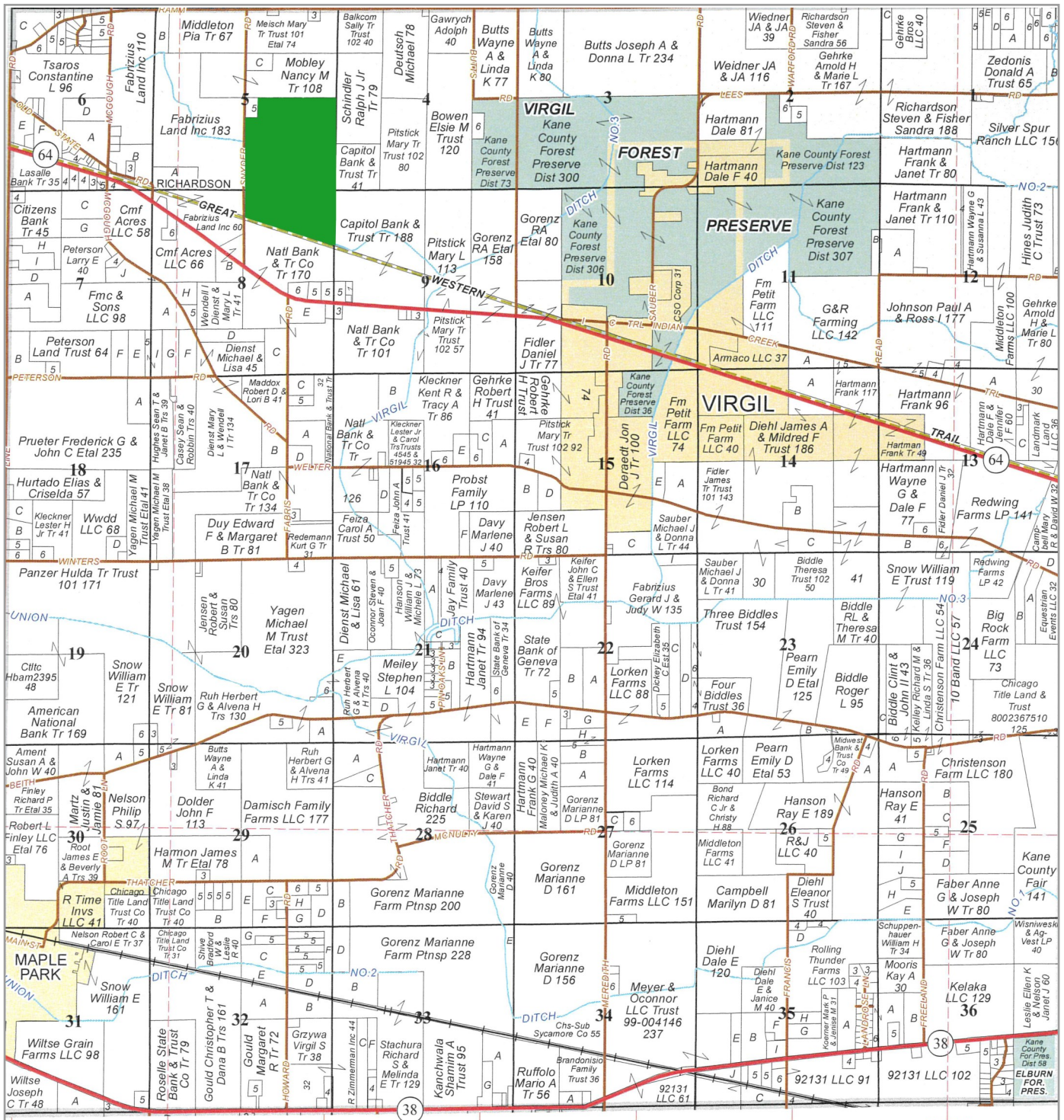
## Property Photos





# THE SNYDER FARM

## Plat Map

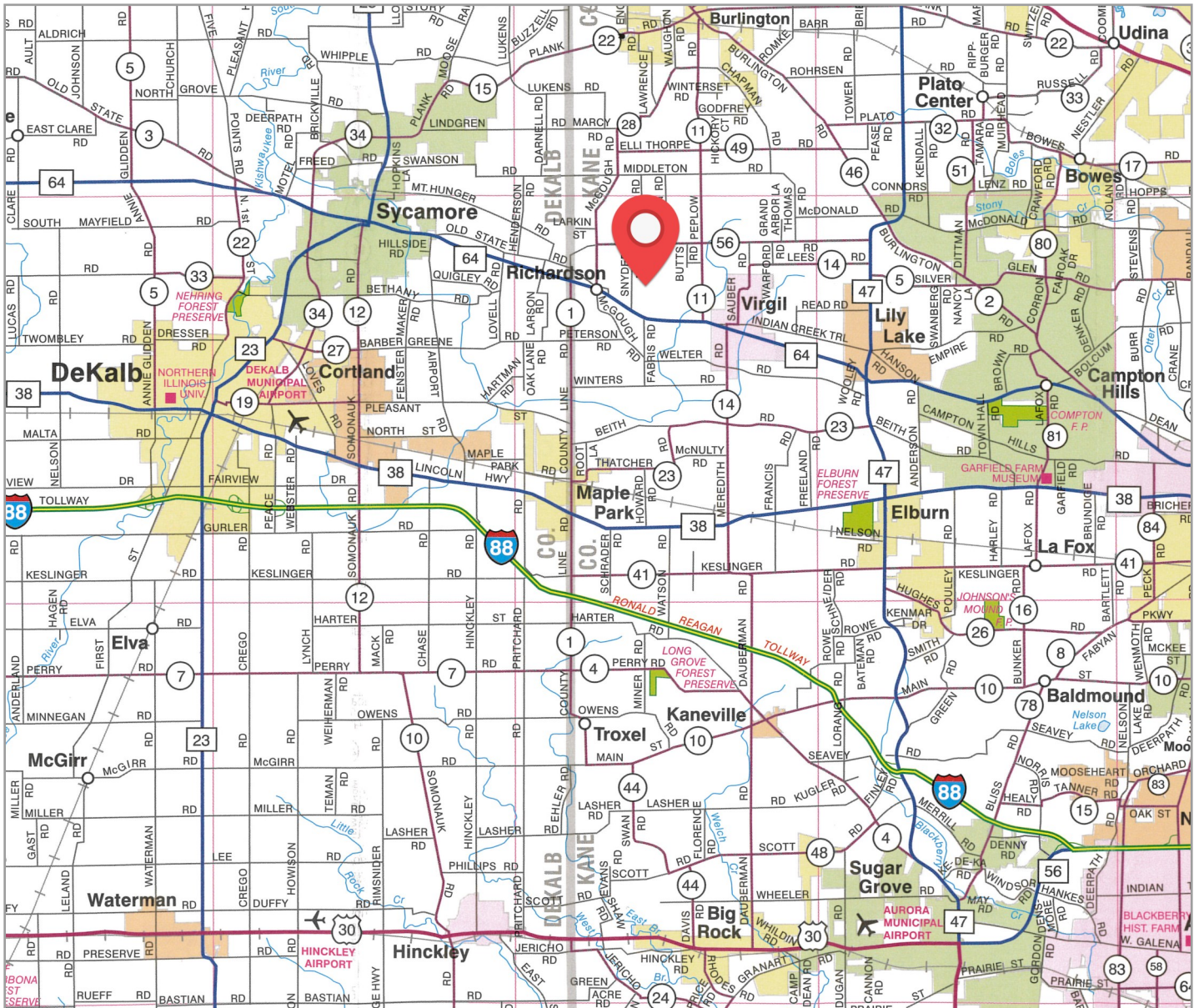


The Snyder Farm is located in Part of the Southeast Quarter of Section 5 and Part of the Northeast Quarter of Section 8, Township 40 North – Range 6 East (Virgil Township), Kane County, Illinois.



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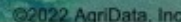
## Highway Map



The Snyder Farm is located approximately 34 miles west of Chicago O'Hare International Airport. Nearby cities include: Virgil (1 1/2 miles east), Sycamore (4 1/4 miles west), and Elburn (6 1/4 miles southeast).



# Topography, Flood & Wetland Map



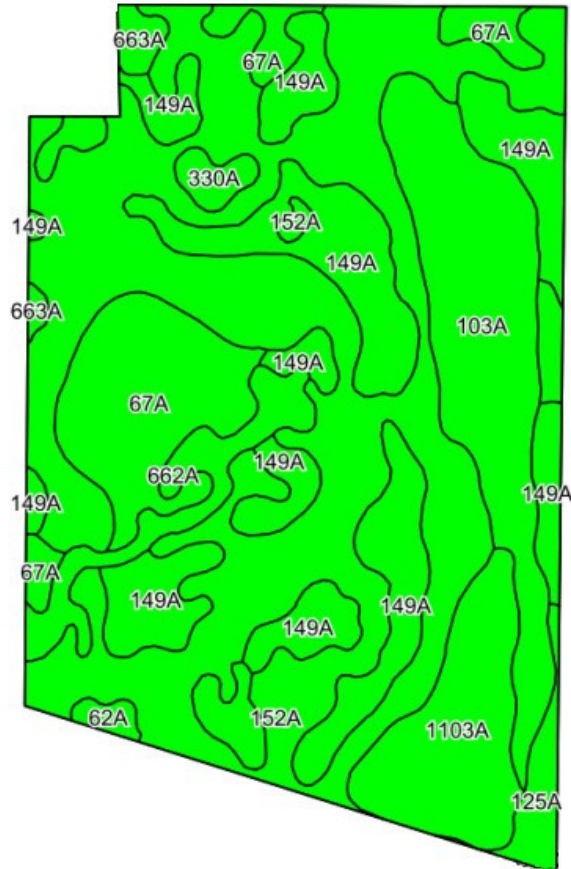
Flood related information provided by FEMA

Map Center: 41.968895, -88.571740



# THE SNYDER FARM

## Soils Information



### SOILS DESCRIPTIONS & PRODUCTIVITY DATA

Soil #	Soil Name	Approx. Acres	Corn Yield Index (CYI) *	Productivity Index (PI)*
152A	Drummer silty clay loam	93.55	195	144
149A	Brenton silt loam	48.08	195	141
103A	Houghton muck	25.42	175	130
67A	Harpster silty clay loam	22.56	182	133
662A	Barony silt loam	10.45	172	125
125A	Selma loam	2.18	176	129
663A	Clare silt loam	2.00	182	134
1103A	Houghton muck	1.96	175	130
330A	Peotone silty clay loam	1.91	164	123
62A	Herbert silt loam	1.15	179	131
Weighted Average:			189.1	138.8

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

# THE SNYDER FARM

## Appendix

The following pages contain these documents:

1. FSA Documents

For more information, visit [mgw.us.com](http://mgw.us.com)  
or contact:

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





United States  
Department of  
Agriculture

## Kane County, Illinois



Tract Boundary  
Common Land Unit

- Non-Cropland
- Cropland
- plus\_a\_u\_WMAS
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exemption from Conservation Compliance Provisions

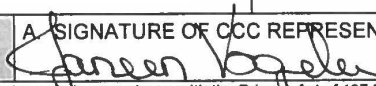
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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 map(s)) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

2022 Program Year  
Map Created December 08, 2021

Farm 262  
Tract 1085

IL089\_T1085\_B1

Tract Cropland Total: 326.19 acres

<b>CRP-1</b> (10-22-15) <b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation		1. ST. & CO CODE & ADMIN. LOCATION 17 089		2. SIGN-UP NUMBER 50	
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>		3. CONTRACT NUMBER 11012		4. ACRES FOR ENROLLMENT 18.30	
		5. FARM NUMBER 0000262		6. TRACT NUMBER(S) 0001085	
7A. COUNTY OFFICE ADDRESS (Include Zip Code) DEKALB COUNTY FARM SERVICE AGENCY 1350 W PRAIRIE DRIVE SYCAMORE, IL 60178-0000		8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>		9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-1-2017 9-30-2027	
7B. TELEPHONE NUMBER (Include Area Code): (815) 756-3234 x2					
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. <b>The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.</b>					
10A. Rental Rate Per Acre \$ 330.98 <b>330</b>		11. Identification of CRP Land (See Page 2 for additional space)			
10B. Annual Contract Payment \$ 6,057 <b>6039</b>		A. Tract No.	B. Field No.	C. Practice No.	E. Total Estimated Cost-Share
10C. First Year Payment \$ <b>JP 5/5/17</b>		0001085	0006	CP21	794
(Item 10C applicable only to continuous signup when the first year payment is prorated.)		0001085	0007	CP21	1,018
		0001085	0008	CP21	750
<b>12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)</b>					
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE 50.00%		(3) SIGNATURE (4) DATE (MM-DD-YYYY) X 5/5/17	
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE 0.00%		(3) SIGNATURE (4) DATE (MM-DD-YYYY)	
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE 50.00%		(3) SIGNATURE (4) DATE (MM-DD-YYYY) X 5/5/17	
<b>13. CCC USE ONLY</b>		A. SIGNATURE OF CCC REPRESENTATIVE 			B. DATE (MM-DD-YYYY) 5-30-17
<b>NOTE:</b> The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.  This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. <b>RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</b>					

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider and employer.

☐ Original – County Office Copy

☐ Owner's Copy

☐ MAY Operator's Copy 17