

THE ROMKE ROAD FARM

146[±] ACRES, KANE COUNTY, ILLINOIS



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MARTIN, GOODRICH & WADDELL, INC.
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THE ROMKE ROAD FARM

AERIAL MAP



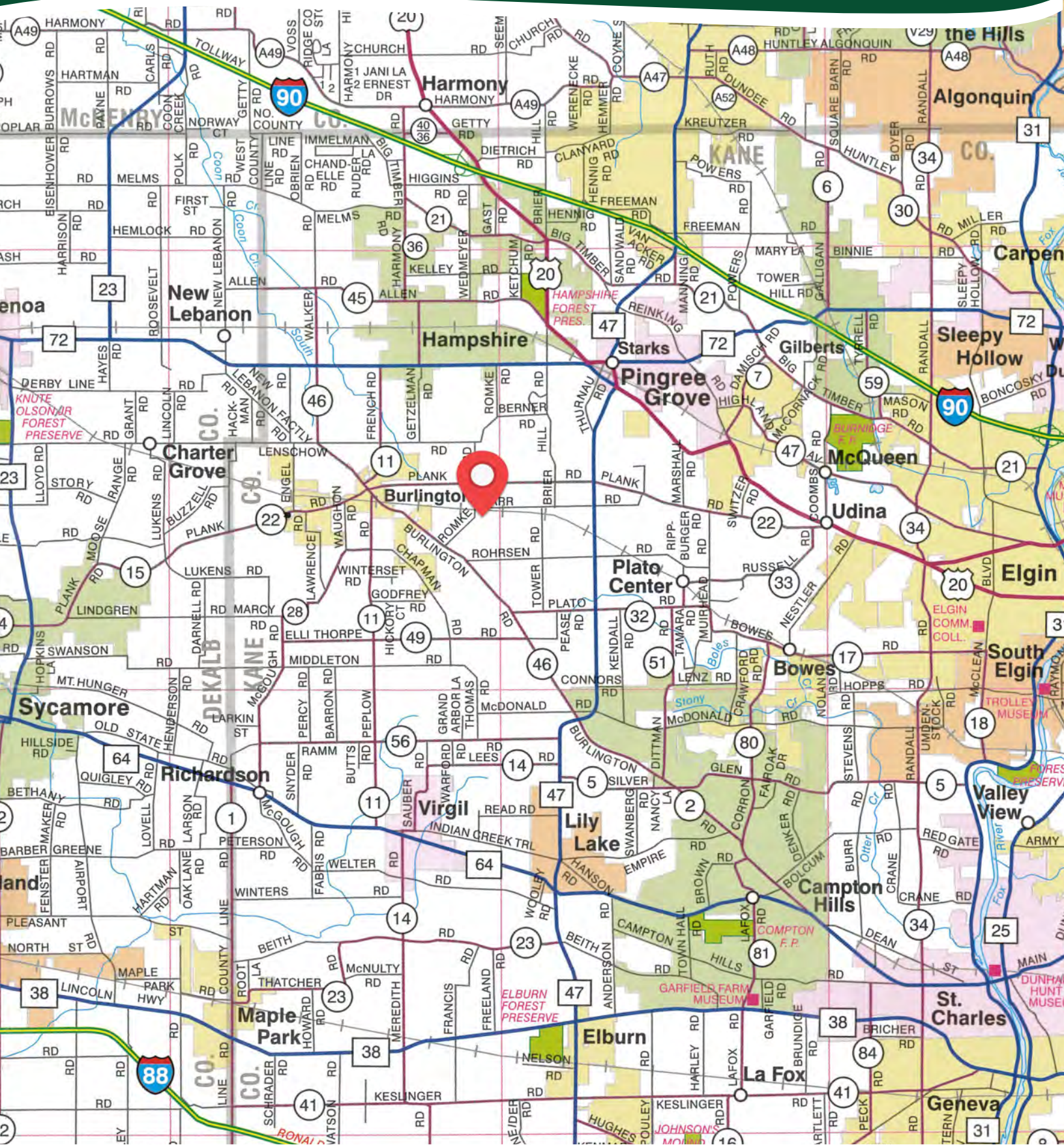
Plank Road

Bahr Road

Romke Road

THE ROMKE ROAD FARM

HIGHWAY MAP



THE ROMKE ROAD FARM

PROPERTY DETAILS

| | |
|-------------------|--|
| LOCATION | The subject farm is located approximately 43 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Burlington (3/4 mile west), Hampshire (2 1/2 miles north), and Pingree Grove (3 miles northeast). |
| FRONTAGE | There is approximately 1/16 mile of road frontage on Romke Road. |
| MAJOR HIGHWAYS | Illinois Route 47 is 2 miles east, Illinois Route 72 is 2 7/8 miles north, and U.S. Route 20 is 3 1/2 miles northeast of the property. |
| LEGAL DESCRIPTION | A brief legal description indicates the Romke Road Farm is located in Part of the Southwest Quarter of Section 12 and Part of the Northwest Quarter of Section 13, Township 41 North – Range 6 East (Burlington Township), Kane County Illinois. |
| TOTAL ACRES | There are a total of 145.86 acres, more or less, according to the Kane County Assessor. |
| TILLABLE ACRES | There are approximately 145.6 tillable acres, estimated. |
| SOIL TYPES | Major soil types found on this farm include: Octagon silt loam, Lisbon silt loam, and Kidami loam. |
| TOPOGRAPHY | The topography of the subject farm is level to gently rolling. |
| 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 \$12,850 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 Romke Road Farm. |

THE ROMKE ROAD FARM

PROPERTY DETAILS

| | |
|-----------------|---|
| TAXES | The 2022 real estate taxes totaled \$5,821.32. The tax parcel numbers are: #04-12-300-010 & #04-13-100-001. |
| ZONING | The property is zoned F - Farming District. |
| COMMENTS | The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark Mommsen at Martin, Goodrich & Waddell, Inc. at 815-901-4269. |

THE ROMKE ROAD FARM

PROPERTY PHOTOS



THE ROMKE ROAD FARM

PROPERTY PHOTOS



THE ROMKE ROAD FARM

SOILS INFORMATION

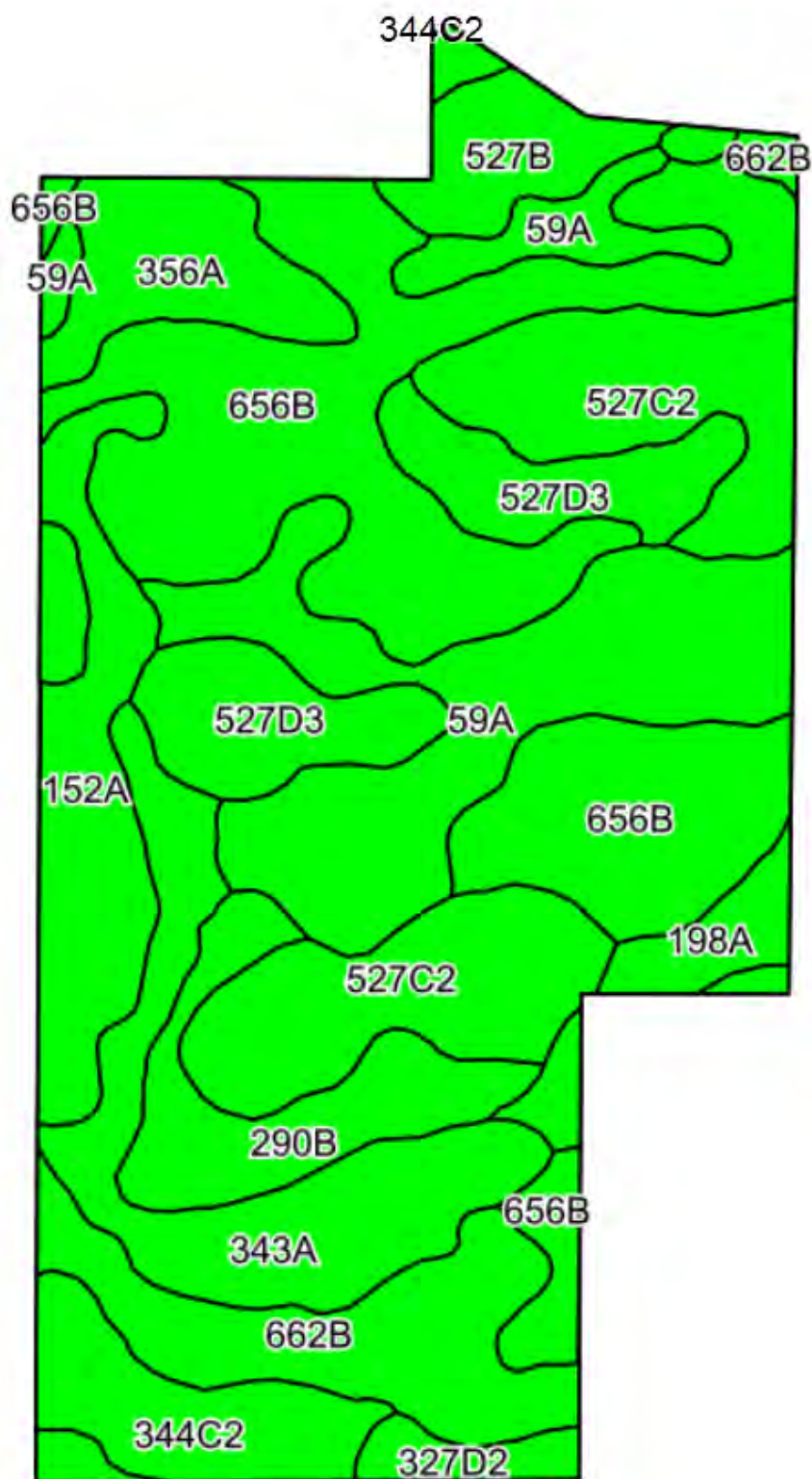
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

| SOIL # | SOIL NAME | APPROX. | PRODUCTIVITY INDEX |
|-------------------|-------------------------|---------|--------------------|
| 656B | Octagon silt loam | 35.02 | 117 |
| 59A | Lisbon silt loam | 20.85 | 136 |
| 527C2 | Kidami loam | 17.93 | 109 |
| 343A | Kane silt loam | 11.89 | 125 |
| 152A | Drummer silty clay loam | 11.00 | 144 |
| 662B | Barony silt loam | 10.33 | 124 |
| 527D3 | Kidami clay loam | 9.99 | 99 |
| 290B | Warsaw loam | 7.20 | 118 |
| 344C2 | Harvard silt loam | 6.29 | 116 |
| 356A | Elpaso silty clay loam | 5.87 | 144 |
| 527B | Kidami silt loam | 4.25 | 114 |
| 198A | Elburn silt loam | 3.06 | 143 |
| 327D2 | Fox loam | 1.92 | 101 |
| WEIGHTED AVERAGE: | | | 122 |

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

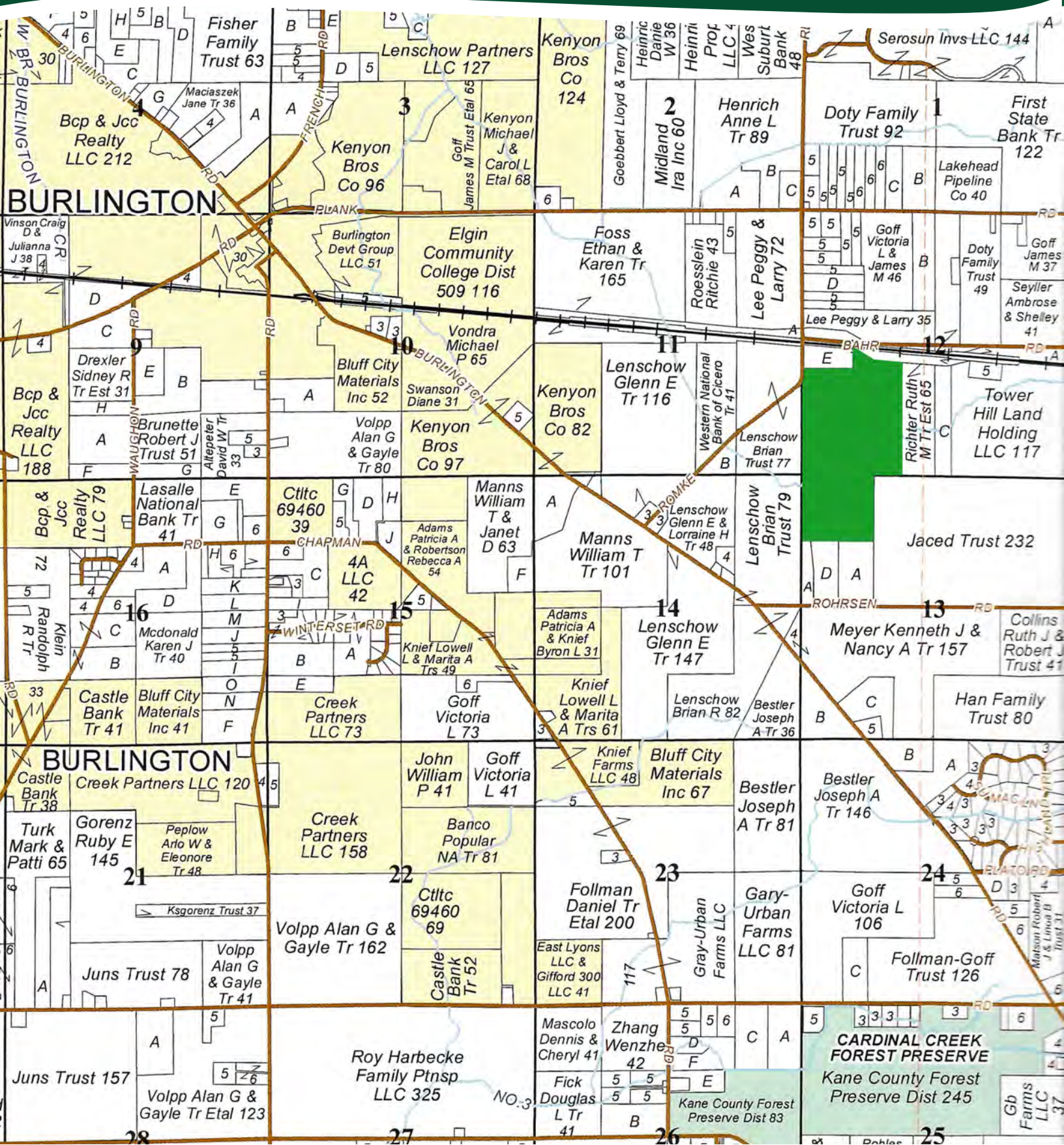
THE ROMKE ROAD FARM

SOILS MAP



THE ROMKE ROAD FARM

PLAT MAP



THE ROMKE ROAD FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA-156EZ (PRIOR TO RECONSTITUTION)
2. TOPOGRAPHY MAP
3. FLOODPLAIN MAP

For more information, please visit MGW.us.com

or contact:

Mark Mommsen (815) 901-4269 | Mark.Mommsen@mgw.us.com



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REAL ESTATE SERVICES

PRIOR TO RECONSTITUTION

ILLINOIS

KANE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1432

Prepared : 6/28/23 12:22 PM CST

Crop Year : 2023

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
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 |
|--------------------|--------------------|------------------------|------|----------------|------|------|-----------|----------------------|------------------|
| 150.60 | 150.60 | 150.60 | 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 | 150.60 | | 0.00 | | 0.00 | 0.00 | 0.00 | 0.00 |

Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|------------|---------------------|
| None | CORN | None |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|---------------|-----------------------------|-----------|-----|
| Corn | 145.90 | 0.00 | 150 | |
| TOTAL | 145.90 | 0.00 | | |

NOTES

Tract Number : 599

Description : C5 SEC 12&13 BURLINGTON TWP
FSA Physical Location : ILLINOIS/KANE
ANSI Physical Location : ILLINOIS/KANE
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 |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|-----------|
| 150.60 | 150.60 | 150.60 | 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 | 150.60 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

PRIOR TO RECONSTITUTION

ILLINOIS
KANE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1432
Prepared : 6/28/23 12:22 PM CST
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Tract 599 Continued ...

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|---------------|-----------------------------|-----------|
| Corn | 145.90 | 0.00 | 150 |
| TOTAL | 145.90 | 0.00 | |

NOTES

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TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 905.8

Max: 957.3

Range: 51.5

Average: 925.9

Standard Deviation: 10.7 ft

0ft 631ft 1261ft



6/30/2023

12-41N-6E
Kane County
Illinois

Boundary Center: 42.042313, -88.505325

FLOODPLAIN MAP



June 30, 2023

National Wetland Inventory 2018

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Lake

Riverine

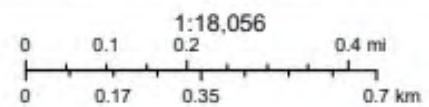
Other

FEMA Floodzones

100

500

FEMA Floodzone Elevation



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Resource Management Mapping Service (<https://www.rmmis.illinois.edu>)



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