

THE GROVER FARM

110[±] ACRES, DEKALB COUNTY, ILLINOIS



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MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

THE GROVER FARM

AERIAL MAP



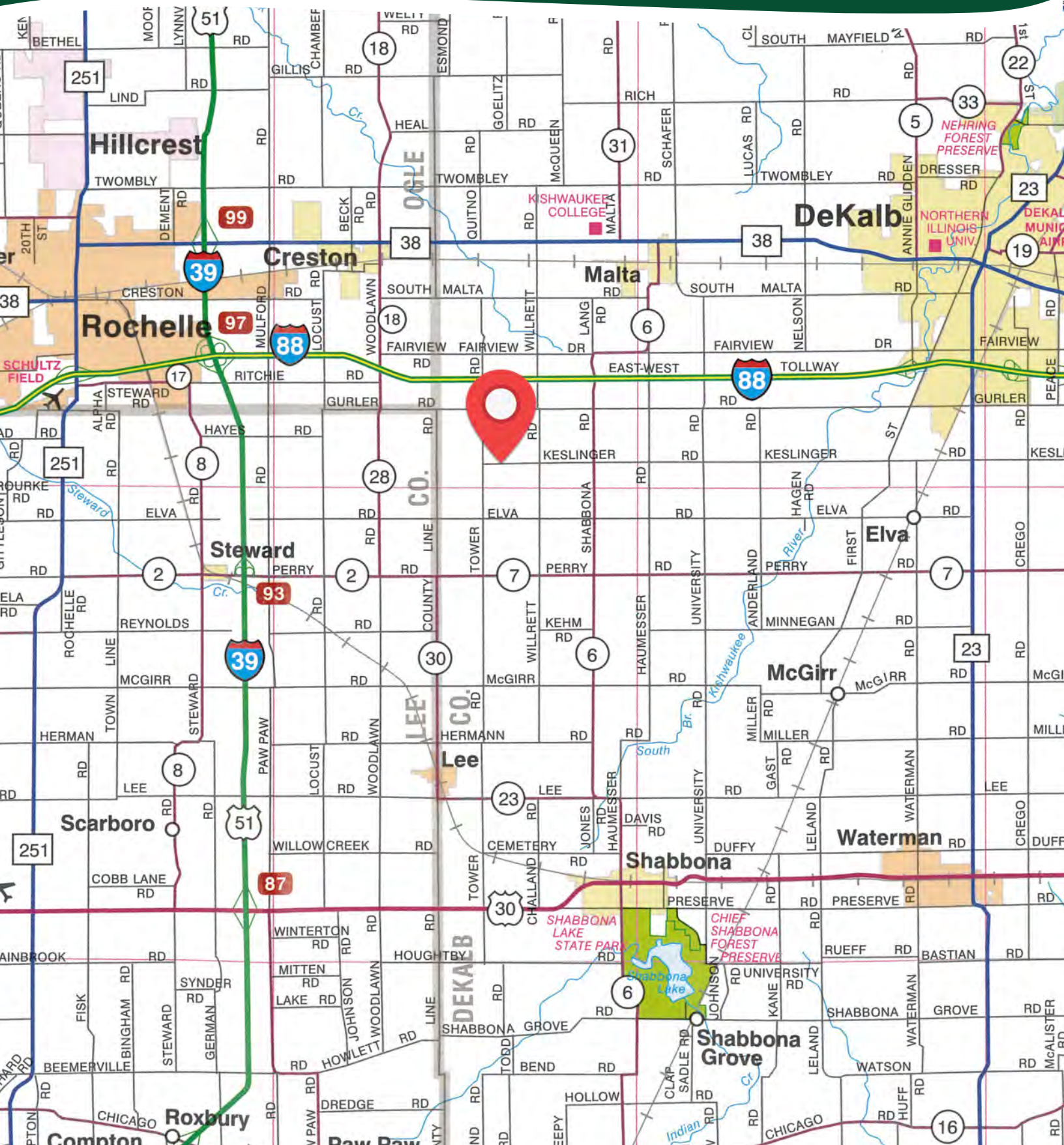
Tower Road

Gurler Road

Keslinger Road

THE GROVER FARM

HIGHWAY MAP



THE GROVER FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 52 miles west of Chicago O'Hare International Airport. Nearby cities include: Malta (3 1/8 miles northeast), Rochelle (5 3/8 miles west), and DeKalb (7 3/8 miles east).
FRONTAGE	There is approximately 3/16 mile of road frontage on Tower Road and 3/16 mile on Keslinger Road.
MAJOR HIGHWAYS	Interstate 88 is 1 mile north, Interstate 39 is 4 3/8 miles west, U.S. Route 30 is 8 miles south, and Illinois Route 23 is 8 3/8 miles east of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Grover Farm is located in Part of the Southwest Quarter of Section 5, Township 39 North – Range 3 East (Milan Township), DeKalb County, Illinois.
TOTAL ACRES	There are a total of 110 acres, more or less, according to the DeKalb County Assessor.
TILLABLE ACRES	There are approximately 107 tillable acres, estimated.
SOIL TYPES	Major soil types found on this farm include Danabrook silt loam, La Rose loam, and Elpaso silty clay loam.
TOPOGRAPHY	The topography of the subject farm is level to 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 \$13,900 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 10 miles of The Grover Farm.

THE GROVER FARM

PROPERTY DETAILS

TAXES	The 2022 real estate taxes totaled \$3,503.06. The tax parcel numbers are: #10-05-300-011, #10-05-300-012 & #10-05-300-013.
ZONING	The property is zoned A-1, Agricultural.
COMMENTS	<p>The lease income from the two wind turbines on the property was \$22,828.35 in 2022. Details of the wind lease 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 Mark Mommsen at Martin, Goodrich & Waddell, Inc. at 815-901-4269.</p>

THE GROVER FARM

PROPERTY PHOTOS



THE GROVER FARM

PROPERTY PHOTOS



THE GROVER FARM

SOILS INFORMATION

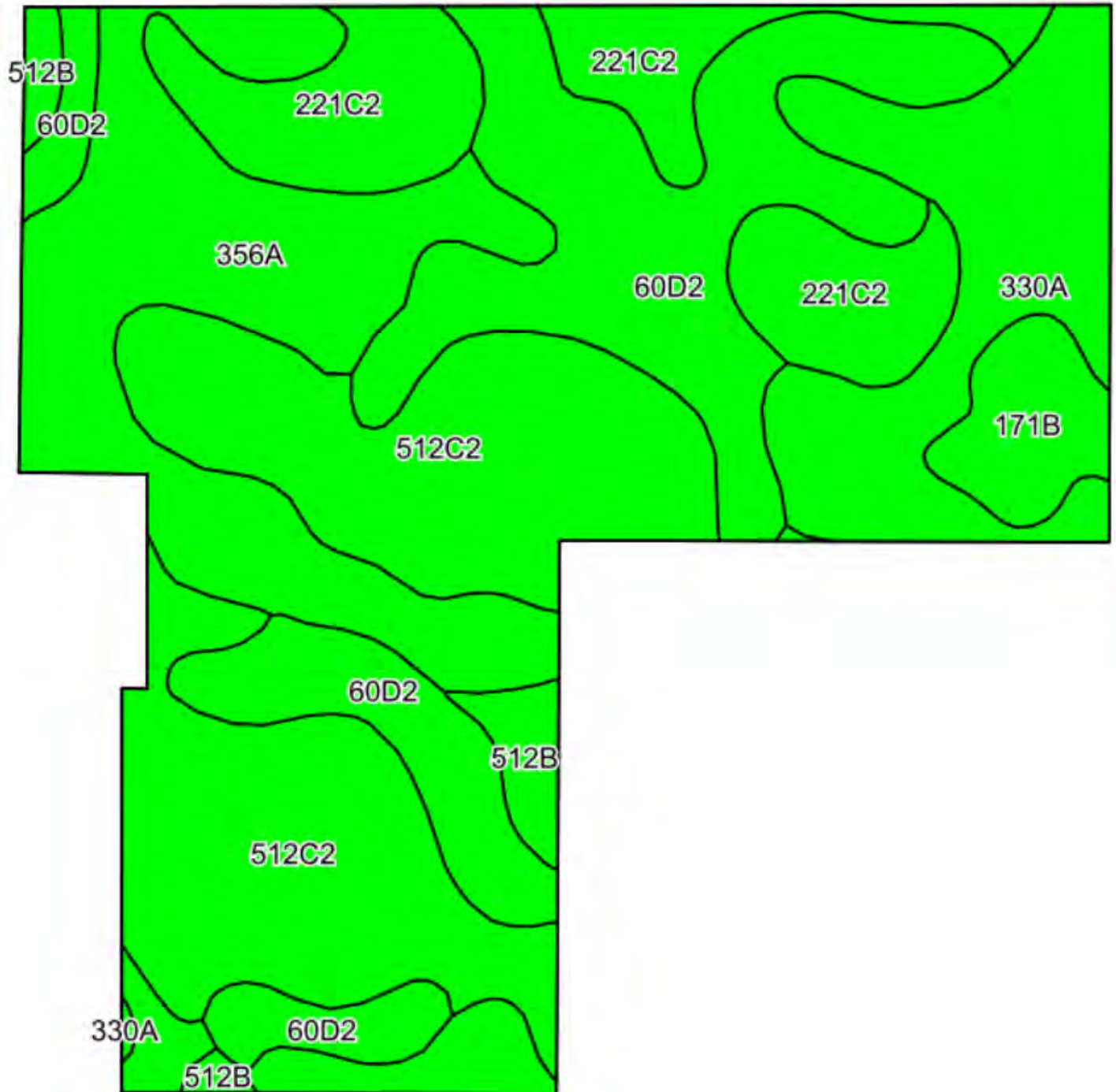
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
512C2	Danabrook silt loam	28.83	128
60D2	La Rose loam	24.69	105
356A	Elpaso silty clay loam	21.55	144
221C2	Parr silt loam	13.19	111
330A	Peotone silty clay loam	13.09	123
171B	Catlin silt loam	3.48	137
512B	Danabrook silt loam	2.17	137
WEIGHTED AVERAGE:			123.7

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

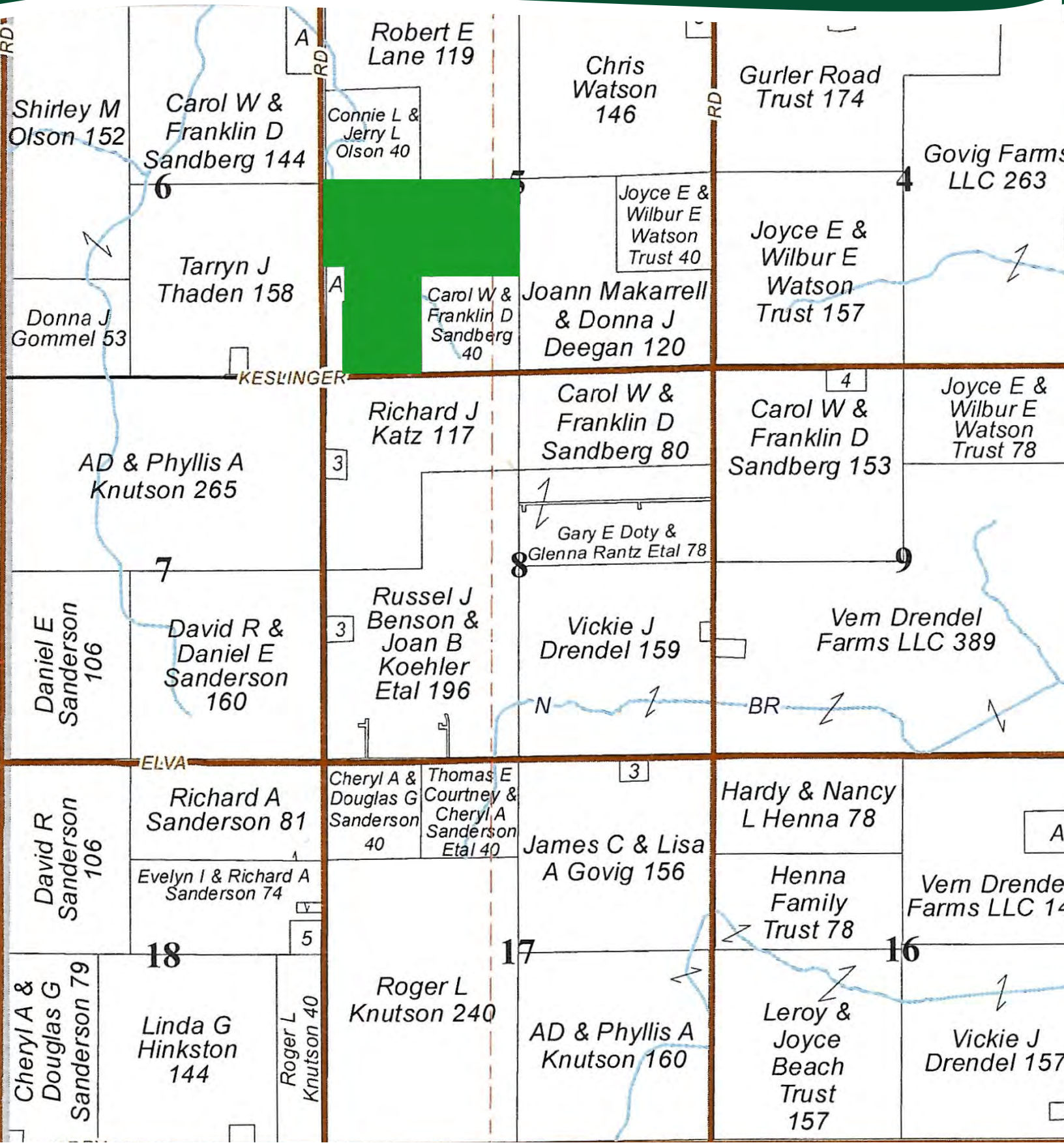
THE GROVER FARM

SOILS MAP



THE GROVER FARM

PLAT MAP



THE GROVER FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA-156EZ PRIOR TO RECONSTITUTION
2. FSA AERIAL MAP PRIOR TO RECONSTITUTION
3. TOPOGRAPHY MAP

For more information, please visit MGW.us.com

or contact:

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REAL ESTATE SERVICES

PRIOR TO RECONSTITUTION

Tract Number : 8488
Description : K1/C Sec 5 Milan
FSA Physical Location : ILLINOIS/DEKALB
ANSI Physical Location : ILLINOIS/DEKALB
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
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
120.72	114.94	114.94	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	114.94	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	82.80	0.00	162
Soybeans	11.20	0.00	60
TOTAL	94.00	0.00	

NOTES

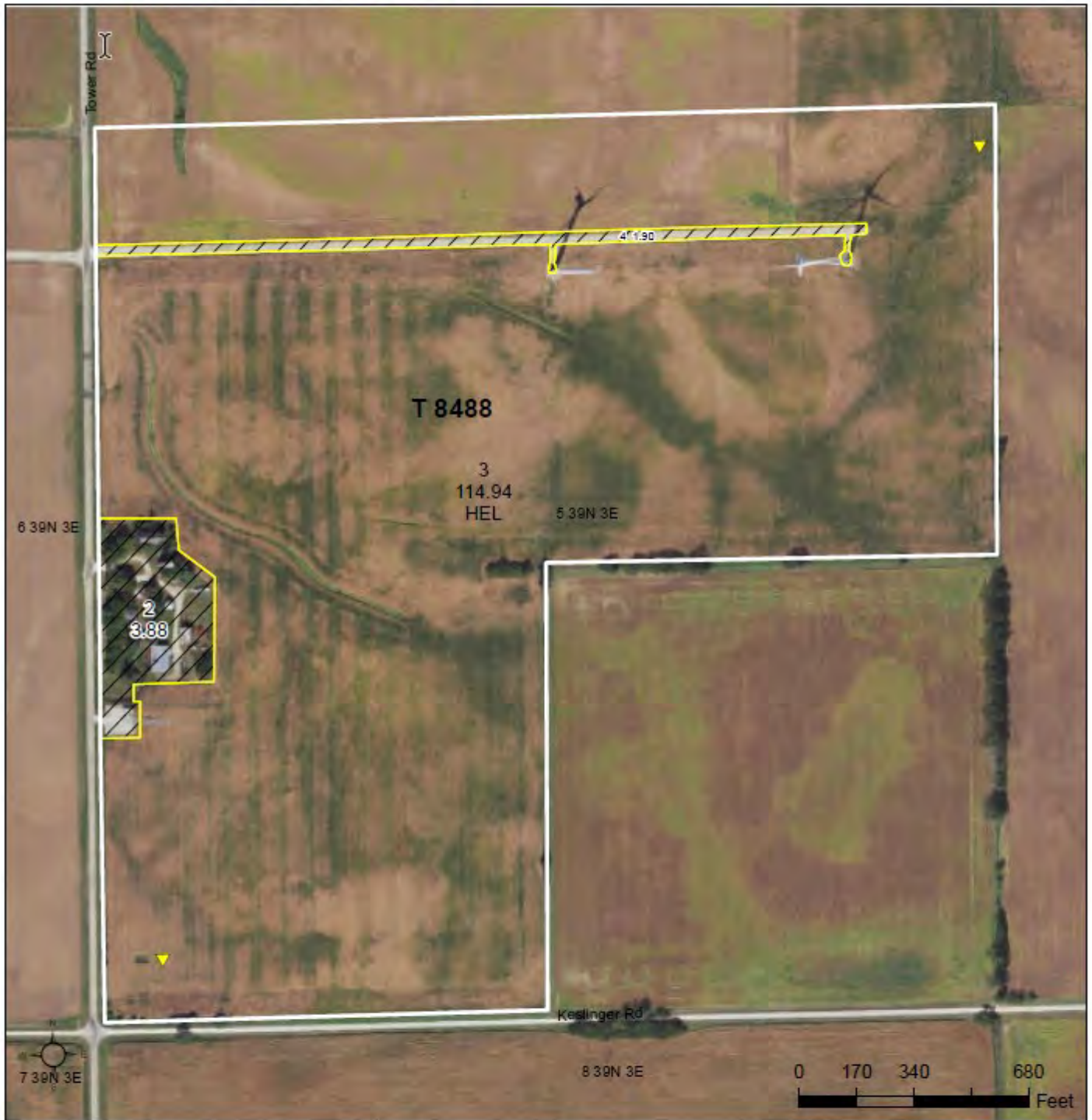
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PRIOR TO RECONSTITUTION



United States
Department of
Agriculture

DeKalb County, Illinois



Common Land Unit	Tract Boundary
Non-Cropland	Tract Boundary
Cropland	

Wetland Determination Identifiers

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

Tract Cropland Total: 114.94 acres

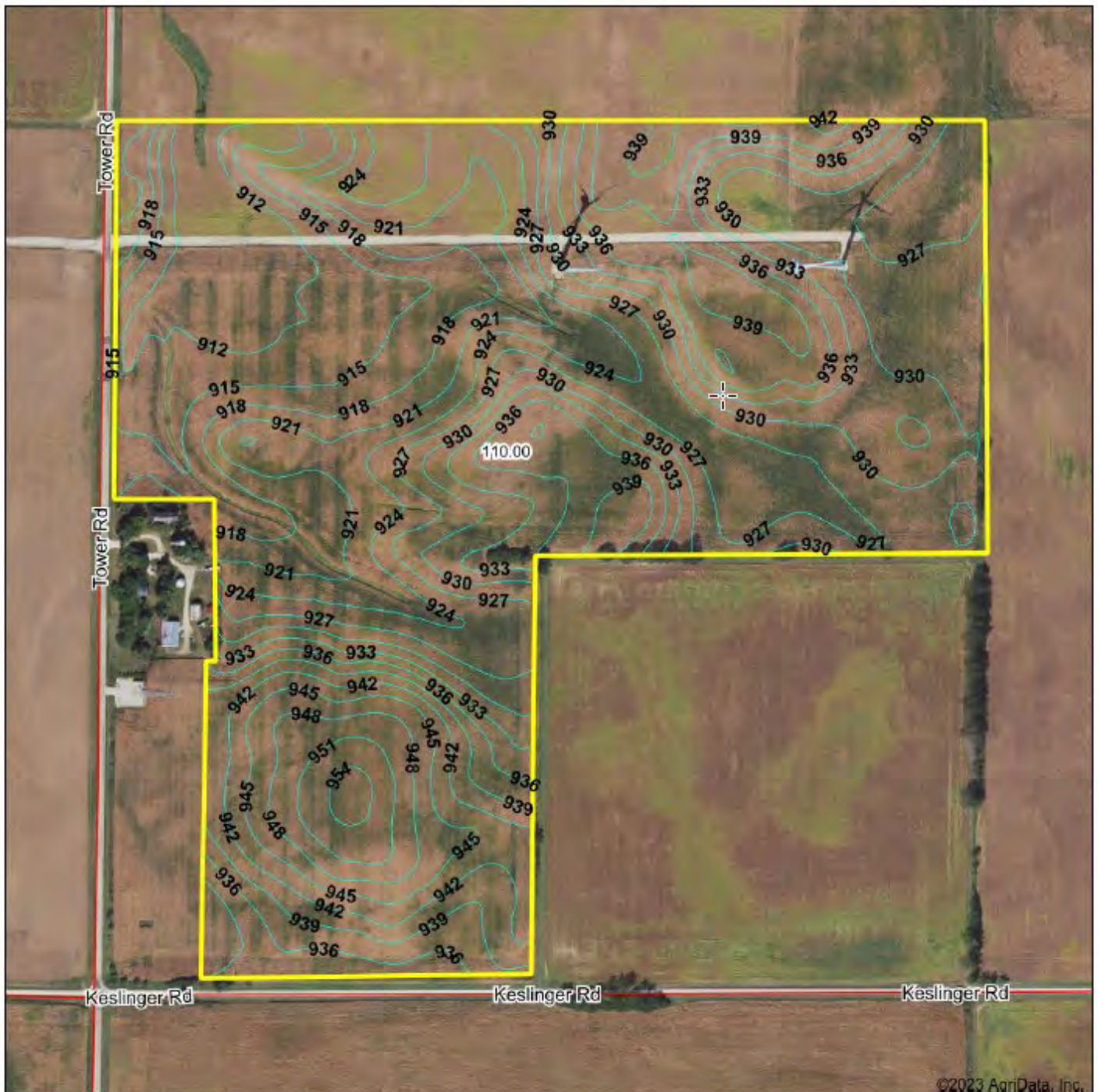
2023 Program Year
Map Created December 05, 2022

Farm 4427
Tract 8488

IL037_T8488

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TOPOGRAPHY MAP



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Maps Provided By:



Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 908.9

Max: 955.2

Range: 46.3

Average: 929.0

Standard Deviation: 10.4 ft

0ft 475ft 951ft



4/24/2023

Map Center: 41.881735, -88.920732

5-39N-3E
DeKalb County
Illinois



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