

THE KAUFFMAN FARM

241[±] ACRES, DEKALB COUNTY, ILLINOIS



[CLICK HERE TO SUBSCRIBE TO OUR *FARMLAND SEASONS* NEWSLETTER](#)



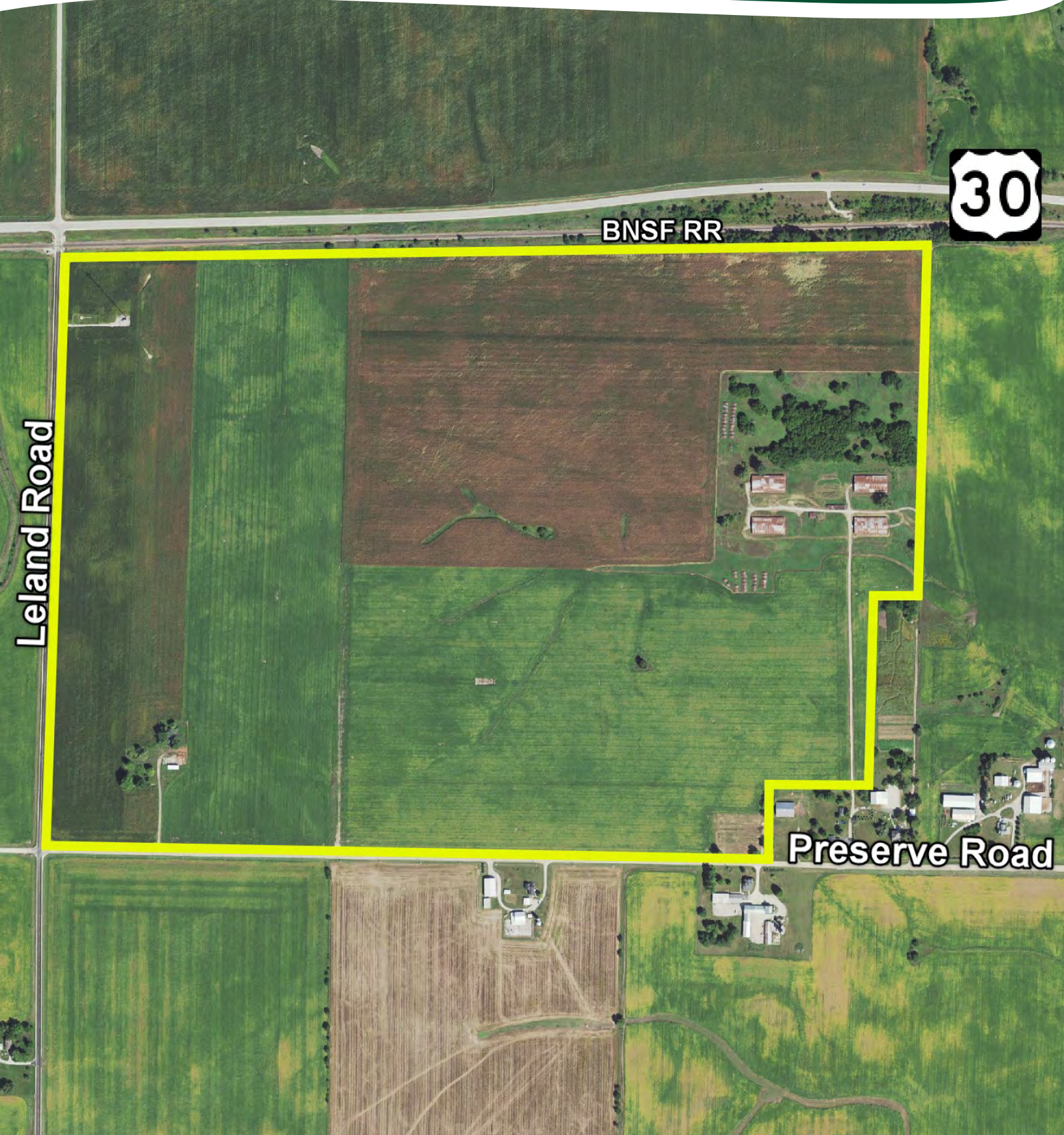
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

MGW.us.com
info@mgw.us.com
(815) 756-3606

Real Estate • Farm Management • Appraisals • Consulting

THE KAUFFMAN FARM

AERIAL MAP



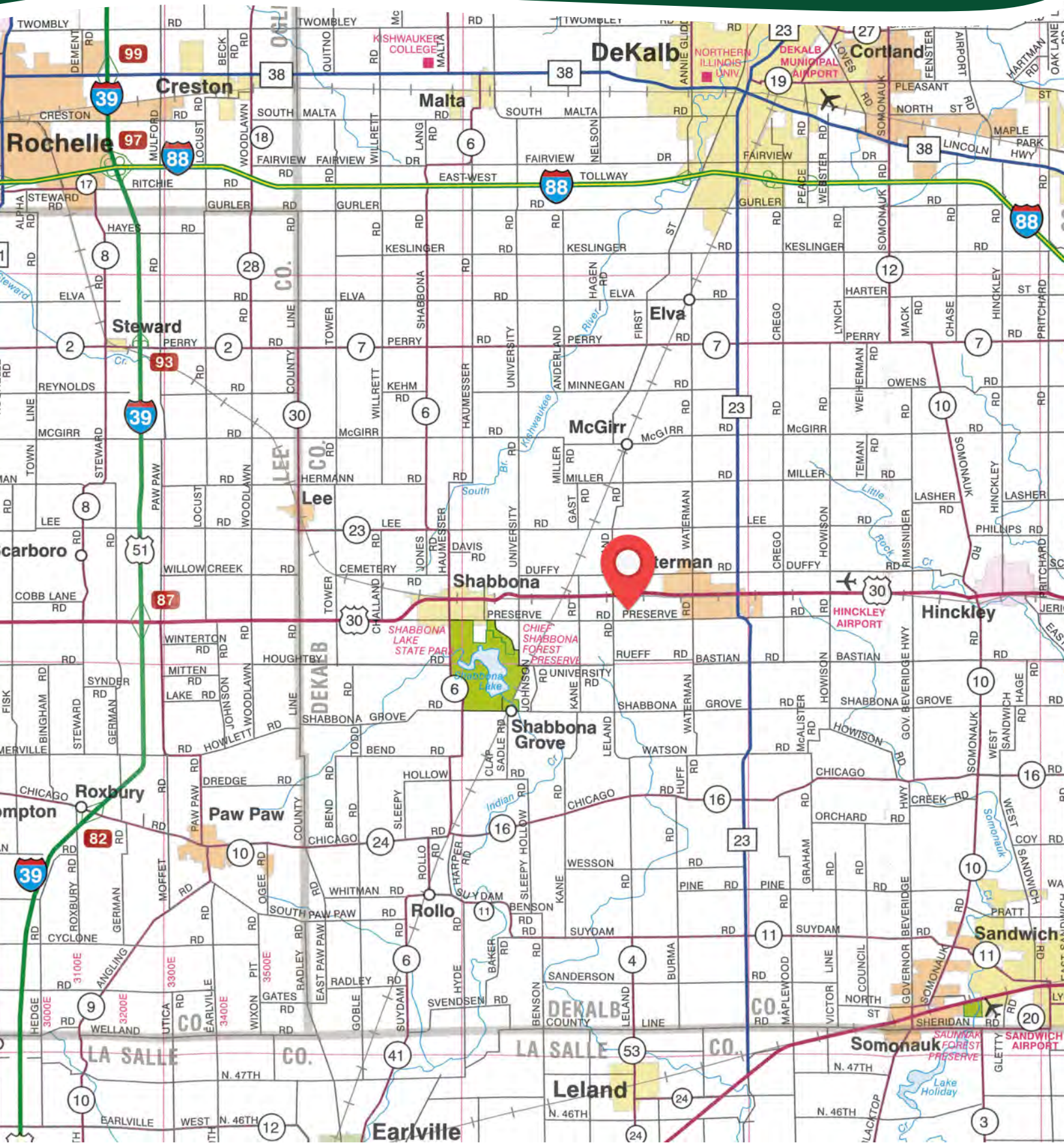
BNSF RR

Leland Road

Preserve Road

THE KAUFFMAN FARM

HIGHWAY MAP



THE KAUFFMAN FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 48 miles southwest of Chicago O'Hare International Airport. Nearby cities include: Waterman (3/4 mile east), Shabbona (2 5/8 miles west), and DeKalb (8 miles north).
FRONTAGE	There is approximately 1/2 mile of road frontage on Leland Road and 5/8 mile on Preserve Road.
MAJOR HIGHWAYS	U.S. Route 30 is 1/32 mile north, Illinois Route 23 is 2 miles east, Interstate 88 is 9 miles north, and Interstate 39 is 10 1/2 miles west of the property.
LEGAL DESCRIPTION	A brief legal description indicates the Kauffman Farm is located in Part of the South Half of Section 17, Township 38 North – Range 4 East (Clinton Township), DeKalb County, Illinois.
TOTAL ACRES	There are a total of 240.88 acres, more or less, estimated.
ACREAGE OVERVIEW	There are approximately 211.65 acres currently in tillable crop production according to the DeKalb County FSA. There are approximately 22.06 additional acres in trees, grass,
SOIL TYPES	Major soil types found on this farm include Danabrook silt loam and Elpaso silty clay 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 \$12,950 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 Kauffman Farm.
ZONING	The property is zoned A-1, Agricultural.

THE KAUFFMAN FARM

PROPERTY DETAILS

PARCEL NUMBER	2022 TAXES	TOTAL ACRES +/-	COMMENTS
14-17-300-003	\$3,694.04	76.85	
14-17-300-004	\$6,113.04	5.15	Cell tower. Taxes attributable to the tower are paid by the cell tower company.
14-17-400-003	TBD pending parcel split	156	3+/- acre building site not included
14-17-400-004	\$523.36	5.88	(4) 72'x146' barns & (1) 26'x26' shed
COMMENTS		The current annual lease income for the cell tower is \$7,504.56. Details of the cell tower lease are available upon request. 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 KAUFFMAN FARM

PROPERTY PHOTOS



THE KAUFFMAN FARM

PROPERTY PHOTOS



THE KAUFFMAN FARM

SOILS INFORMATION

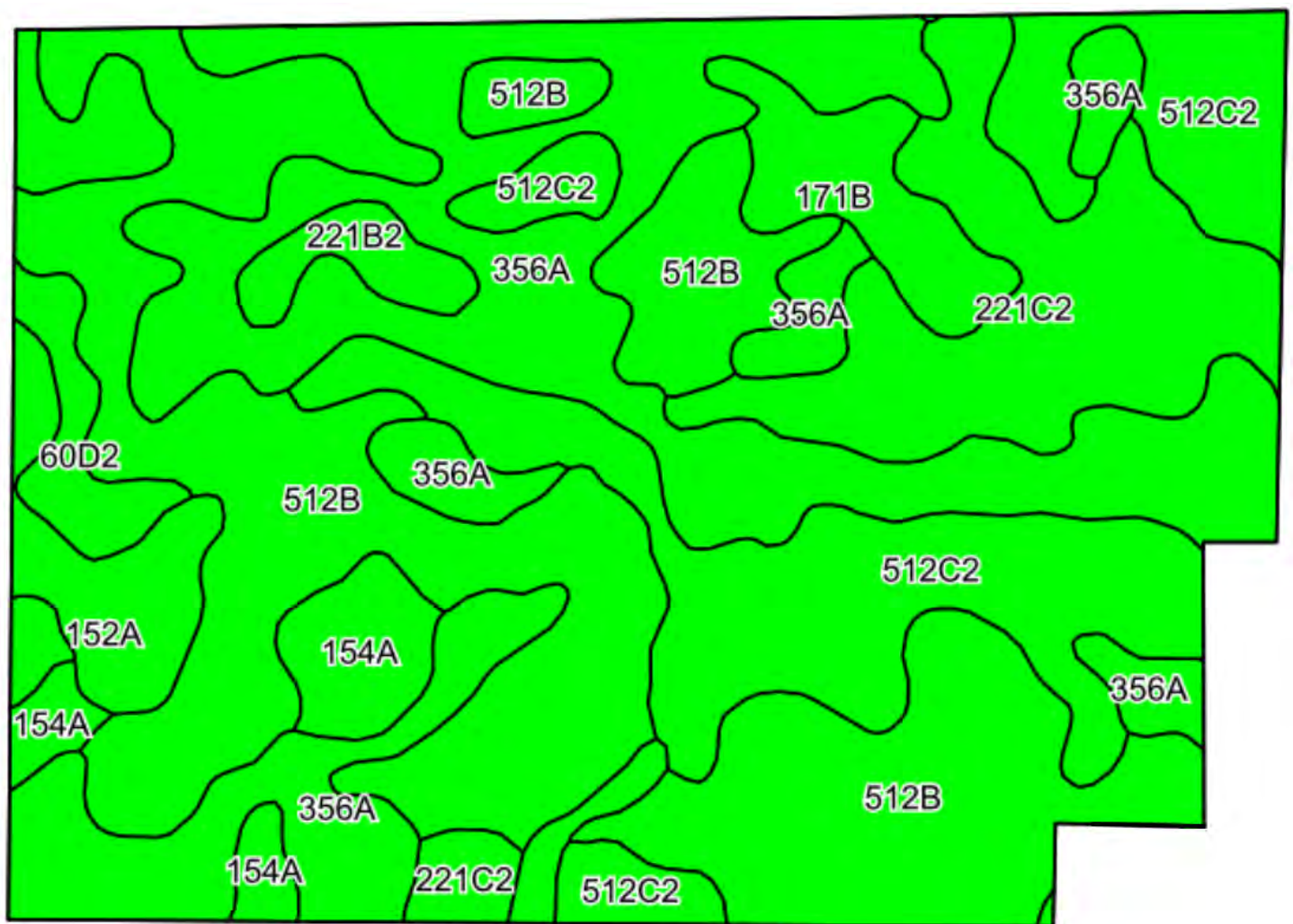
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
512B	Danabrook silt loam	69.52	137
356A	Elpaso silty clay loam	58.60	144
512C2	Danabrook silt loam	39.01	128
221C2	Parr silt loam	12.29	111
152A	Drummer silty clay loam	10.48	144
154A	Flanagan silt loam	7.50	144
171B	Catlin silt loam	6.86	137
60D2	La Rose loam	4.11	101
221B2	Parr silt loam	3.28	113
WEIGHTED AVERAGE:			135.3

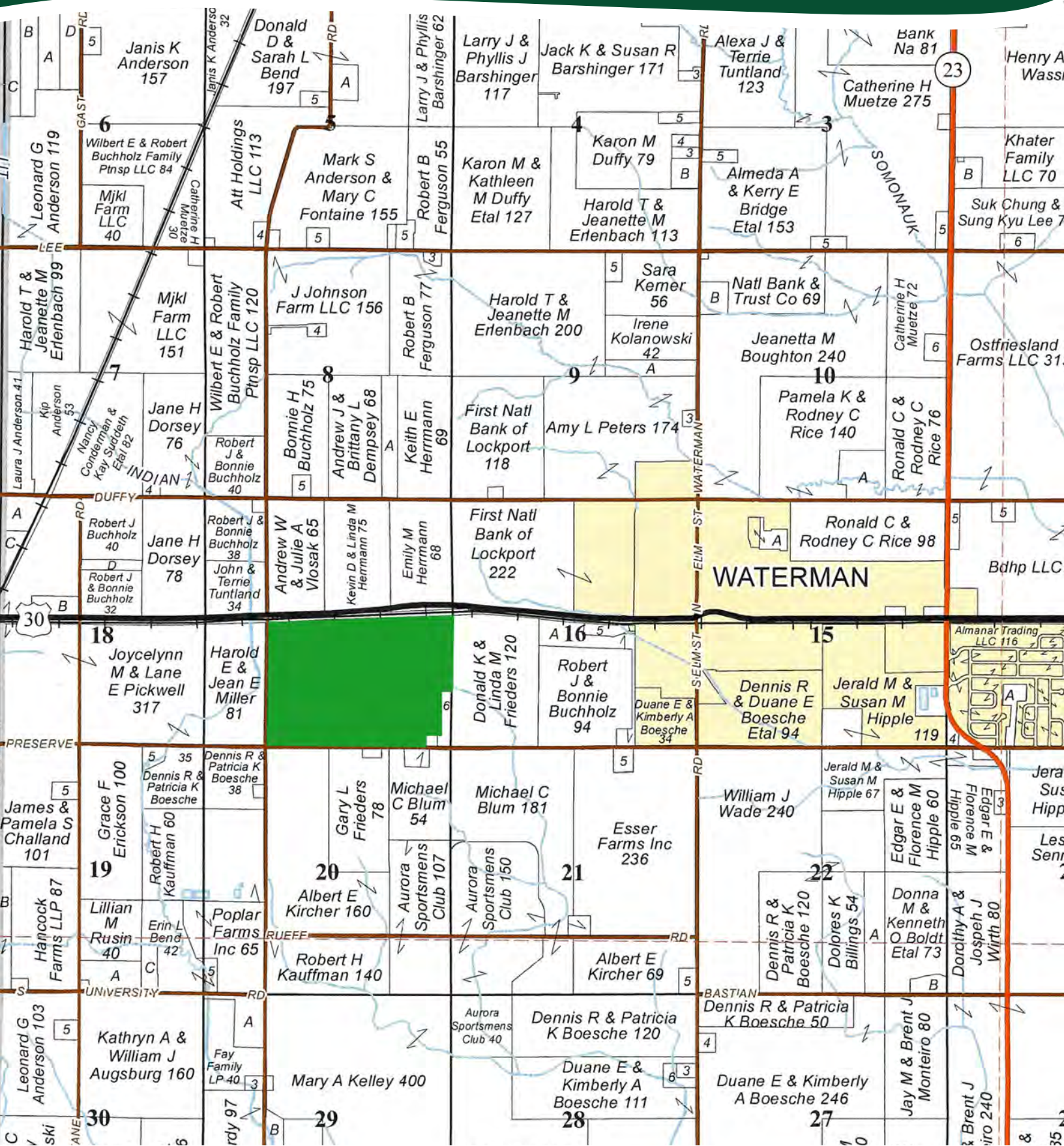
**Figures taken from the University of Illinois Bulletin 811, Optimum Crop Productivity Ratings for Illinois Soils.*

THE KAUFFMAN FARM

SOILS MAP



PLAT MAP



THE KAUFFMAN FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. PIPELINE MAP
5. PLAT OF SURVEY (4.02.D.2)

For more information, please visit MGW.us.com

or contact:

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



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES



United States
Department of
Agriculture

DeKalb County, Illinois



Common Land Unit Tract Boundary
 Non-Cropland
 Cropland

Wetland Determination Identifiers

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

Tract Cropland Total: 212.34 acres

IL037_T1599

2023 Program Year

Map Created May 09, 2023

Farm 6442

Tract 1599

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 maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

ILLINOIS

DEKALB

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6442

Prepared : 7/24/23 11:26 AM CST

Crop Year : 2023

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-037-2009-66
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Tract Number : 1599

Description : P5/1 Sec 17 Clinton
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
235.15	212.34	212.34	0.00	0.00	0.00	0.00	0.0

ILLINOIS
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6442
Prepared : 7/24/23 11:26 AM CST
Crop Year : 2023

Tract 1599 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	212.34	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	190.40	0.00	132
Soybeans	20.30	0.00	37
TOTAL	210.70	0.00	

NOTES

TOPOGRAPHY MAP



Maps Provided by
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 833.6

Max: 895.2

Range: 61.6

Average: 870.1

Standard Deviation: 9.94 ft

0ft 654ft 1308ft



8/1/2023

17-38N-4E
DeKalb County
Illinois

Boundary Center: 41.765190, -88.800115

PIPELINE MAP

NATIONAL PIPELINE MAPPING SYSTEM



Legend

- Gas Transmission Pipelines
- Hazardous Liquid Pipelines
- LNG Plants
- Breakout Tanks



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 npmns@dot.gov.

Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application at www.npmns.phtmsa.dot.gov

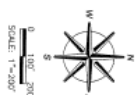
Basemap image is the intellectual property of Esri and is used herein under license. Copyright © 2020 Esri and its licensors. All rights reserved. World Imagery map service data is attributed to Esri, Maxar, Earthstar Geographics, and the GIS User Community.

Date Printed: Jul 31, 2023





PLAY OF SURVIVAL



SCALE: 1"=200'

part of the Northeast Quarter (NE 1/4) and Southeast Quarter (SE 1/4) of Section 36, Township 30N, Range Four (4) East of the Third (3rd) Principal Meridian, Garfield County, Idaho.

[illegible][illegible]

SURVEYORS' STATEMENT

[illegible]

Name: James T. Noyes Age: 40 Date: 10/10/2014
 Address: 11005 E. 1st Avenue
Elkridge, MD 21041
 Phone: 410-326-4501
 My income expires November 30, 2014.

By license expires November 30, 2024

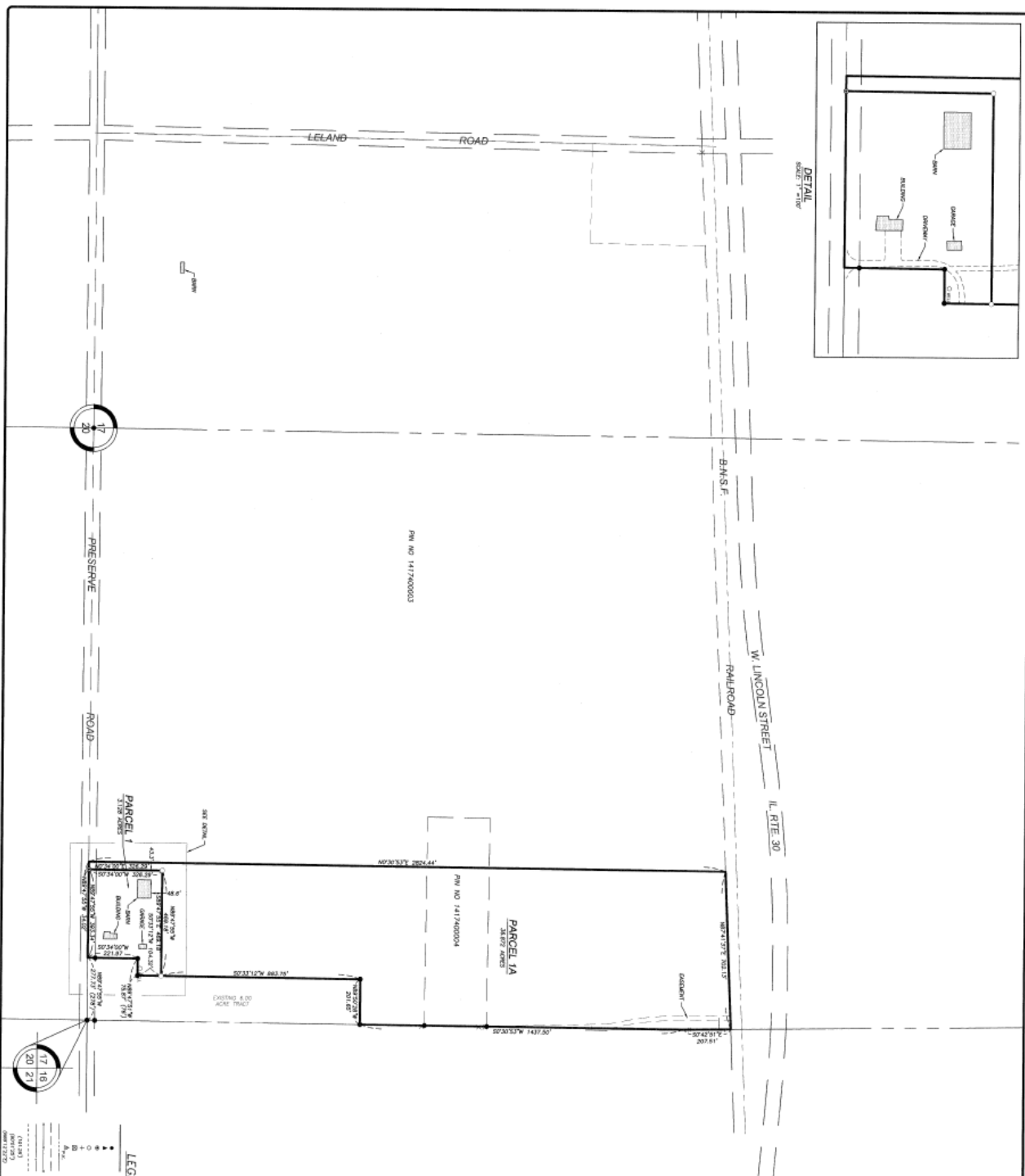
[illegible][illegible]

Deborah County Post Office



LEGEND

- [illegible]

PLAT OF SURVEY
FOR
MARTIN, GOODRICH & WADDELL



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

Real Estate

Farm Management

Appraisals

Consulting



[CLICK HERE TO SUBSCRIBE TO OUR *FARMLAND SEASONS* NEWSLETTER](#)

MGW.us.com
info@mgw.us.com
(815) 756-3606