

THE MOELLENKAMP FARM

115[±] ACRES, DEKALB COUNTY, ILLINOIS



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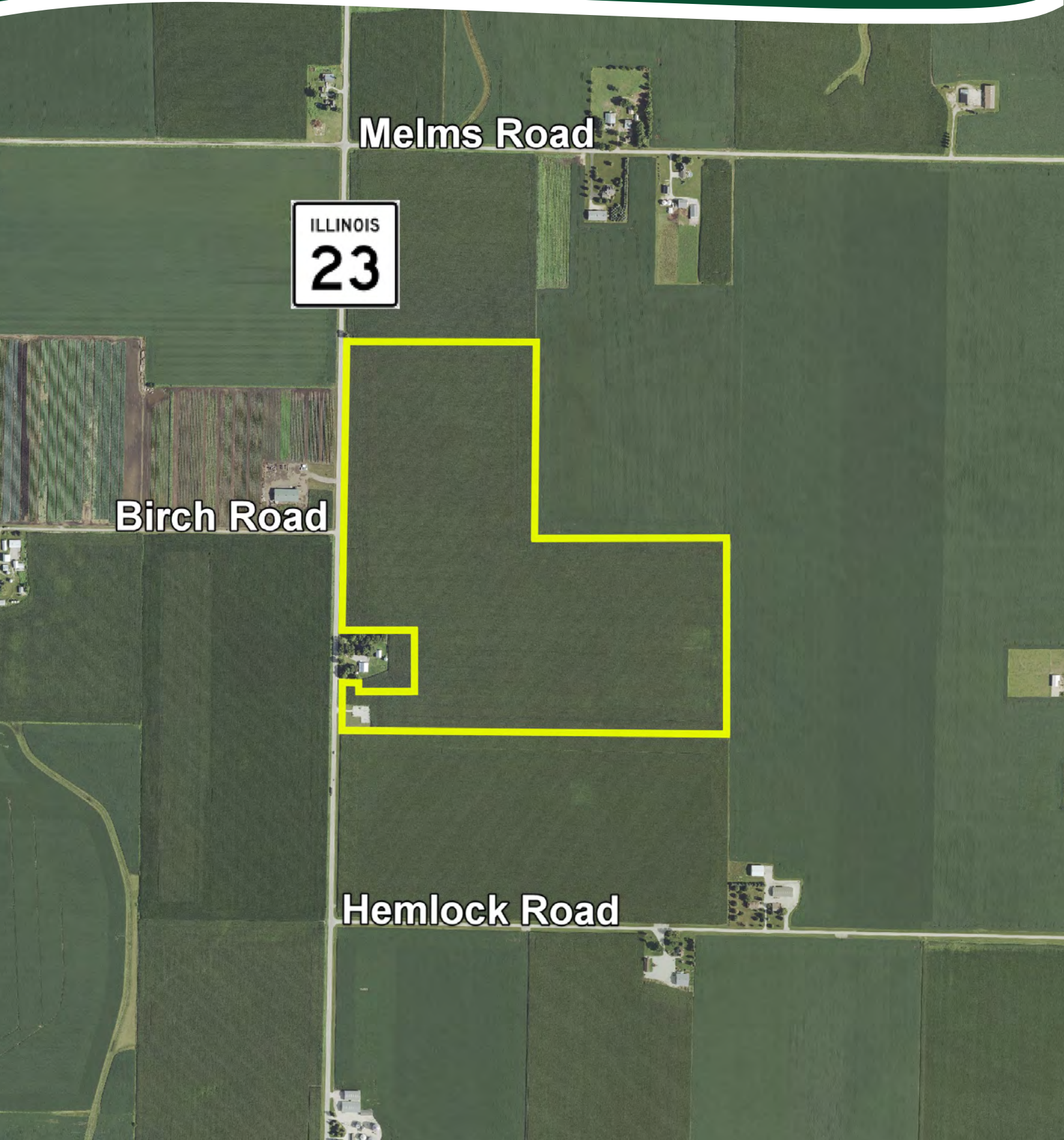
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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(815) 756-3606

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THE MOELLENKAMP FARM

AERIAL MAP



Melms Road

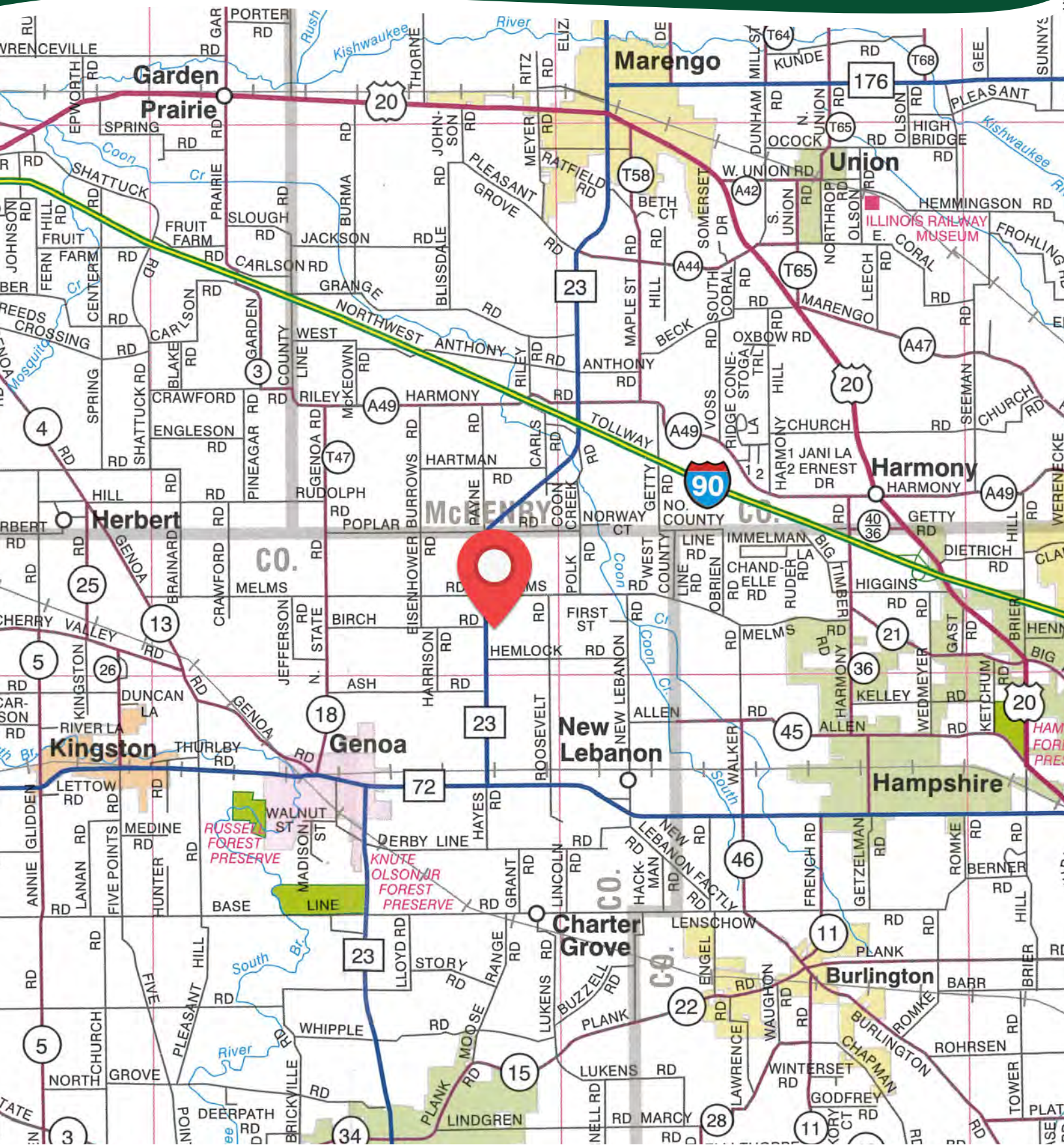


Birch Road

Hemlock Road

THE MOELLENKAMP FARM

HIGHWAY MAP



THE MOELLENKAMP FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 39 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Genoa (2 1/2 miles southwest), Hampshire (4 1/4 miles east), and Marengo (7 miles north).
FRONTAGE	There is approximately 7/16 mile of road frontage on Illinois Route 23.
MAJOR HIGHWAYS	Illinois Route 23 is the west border, Illinois Route 72 is 2 1/4 miles south, and Interstate 90 is 3 1/4 miles north of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Moellenkamp Farm is located in Part of the West Half of Section 10, Township 42 North – Range 5 East (Genoa Township), DeKalb County, Illinois.
TOTAL ACRES	There are a total of 115 acres, more or less, according to the DeKalb County Assessor.
TILLABLE ACRES	There are approximately 114 tillable acres, estimated.
SOIL TYPES	Major soil types found on this farm include Flanagan silt loam, Drummer silty clay loam, and Lisbon silt loam.
TOPOGRAPHY	The topography of the subject farm is level to nearly level.
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 \$16,900 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 15 miles of The Moellenkamp Farm.

THE MOELLENKAMP FARM

PROPERTY DETAILS

TAXES	The 2022 real estate taxes totaled \$7,827.88. The tax parcel numbers are #03-10-100-004 & #03-10-300-004.
ZONING	The property is zoned A-1, Agricultural.
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 MOELLENKAMP FARM

PROPERTY PHOTOS



THE MOELLENKAMP FARM

PROPERTY PHOTOS



THE MOELLENKAMP FARM

SOILS INFORMATION

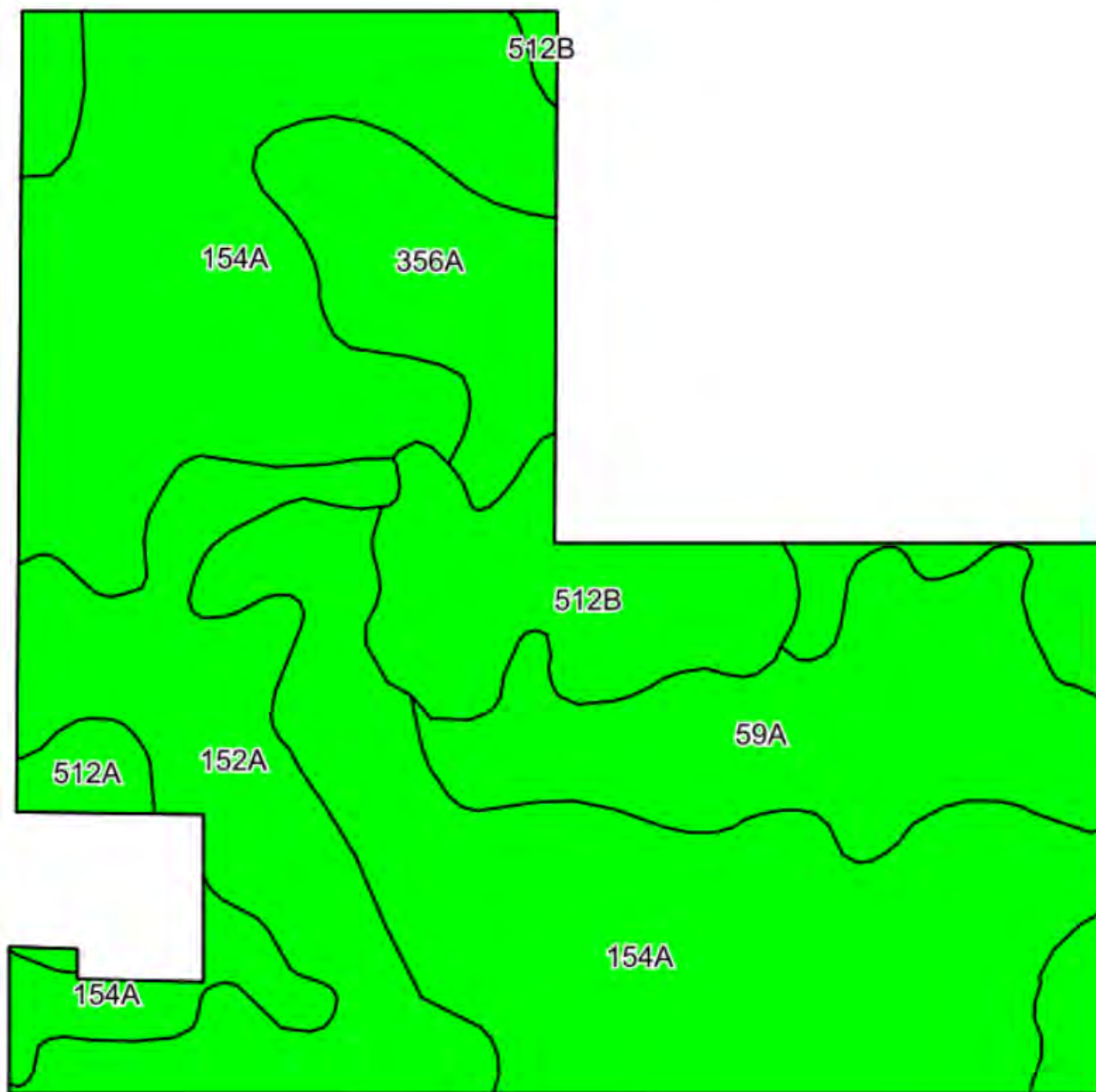
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
154A	Flanagan silt loam	57.84	144
152A	Drummer silty clay loam	17.50	144
59A	Lisbon silt loam	15.51	136
356A	Elpaso silty clay loam	11.69	144
512B	Danabrook silt loam	9.90	137
512A	Danabrook silt loam	1.56	138
WEIGHTED AVERAGE:			142.2

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

THE MOELLENKAMP FARM

SOILS MAP



THE MOELLENKAMP FARM

PLAT MAP

THE MOELLENKAMP 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: 116.72 acres

2023 Program Year

Map Created May 09, 2023

Farm 5251

Tract 9884

IL037_T9884

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



United States Department of Agriculture
Farm Service Agency

FARM : 5251

Prepared : 2/20/24 2:01 PM CST

Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
119.77	116.72	116.72	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	116.72		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	58.30	0.00	178	
Soybeans	58.30	0.00	44	0
TOTAL	116.60	0.00		

NOTES

Tract Number : 9884

Description : SEC 10 GENOA TWP
FSA Physical Location : ILLINOIS/DEKALB
ANSI Physical Location : ILLINOIS/DEKALB
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
119.77	116.72	116.72	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 : 5251
Prepared : 2/20/24 2:01 PM CST
Crop Year : 2024

Tract 9884 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	116.72	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	58.30	0.00	178
Soybeans	58.30	0.00	44
TOTAL	116.60	0.00	

NOTES

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TOPOGRAPHY MAP



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Map Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 838.9
Max: 851.2
Range: 14.3
Average: 845.0
Standard Deviation: 3.28 ft

0ft 469ft 937ft



2/21/2024

10-42N-5E
DeKalb County
Illinois

Boundary Center: 42.131791, -88.641884

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 npsms@dot.gov.

Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application at www.npsms.primis.dot.gov

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Date Printed: Feb 21, 2024



2001012016

PLAT AND CERTIFICATE OF SURVEY

2001012016

2001012016

PARCEL ONE:

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: SOUTHWEST QUARTER OF SAID SECTION 10, THENCE SOUTHERLY ALONG THE WEST LINE THEREOF 664.00 FEET FOR A POINT OF BEGINNING, THENCE CONTINUING SOUTHERLY ALONG SAID WEST LINE 654.86 FEET TO THE SOUTH LINE OF SAID NORTH HALF, THENCE EASTERLY, AT AN ANGLE OF 90°03'57" MEASURED CLOCKWISE FROM SAID WEST LINE TO THE EAST LINE OF SAID NORTH HALF, THENCE NORTHEASTLY, AT AN ANGLE OF 89°24'22" MEASURED CLOCKWISE FROM SAID SOUTH LINE, ALONG SAID EAST LINE 656.19 FEET, THENCE WESTERLY, AT AN ANGLE OF 90°13'57" MEASURED CLOCKWISE FROM SAID EAST LINE, PARALLEL WITH THE NORTH LINE OF SAID NORTH HALF, THENCE NORTHEASTLY, AT AN ANGLE OF 89°24'22" MEASURED CLOCKWISE FROM SAID WEST LINE, CONTAINING 40.00 ACRES, ALL IN DEKALB COUNTY, ILLINOIS.

PARCEL ONE-A:

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: SOUTHWEST QUARTER OF SAID SECTION 10, THENCE SOUTHERLY ALONG THE WEST LINE THEREOF 670.00 FEET FOR A POINT OF BEGINNING, THENCE CONTINUING SOUTHERLY ALONG SAID WEST LINE 310.00 FEET, THENCE EASTERLY, AT RIGHT ANGLE TO SAID WEST LINE, 195.00 FEET, THENCE NORTHEASTLY, AT AN ANGLE OF 89°24'22" MEASURED CLOCKWISE FROM SAID SOUTH LINE, ALONG SAID EAST LINE 656.19 FEET, THENCE WESTERLY, AT AN ANGLE OF 90°13'57" MEASURED CLOCKWISE FROM SAID EAST LINE, PARALLEL WITH THE NORTH LINE OF SAID NORTH HALF, THENCE NORTHEASTLY, AT AN ANGLE OF 89°24'22" MEASURED CLOCKWISE FROM SAID WEST LINE, CONTAINING 40.00 ACRES, ALL IN DEKALB COUNTY, ILLINOIS.

LEGEND
Boundary of property surveyed
Boundary of property not surveyed
Indicates set survey marker
Indicates fence line

Scale
1" = 100'

2001012016
OWNERS: HARLEY MOGLENKAMP

FOR: HARLEY MOGLENKAMP
JOB NO. WES 75580

2001012016

PAUL R. MILLER
DEKALB COUNTY PLAT OFFICER



STATE OF ILLINOIS
COUNTY OF DEKALB } SS
APPROVED PER SECTION 4.02.02 OF THE DEKALB COUNTY ZONING ORDINANCE THIS 5.00 ACRE PARCEL (PARCEL 1A) INCLUDING A HOUSE CONSTRUCTED PRIOR TO AUGUST 15TH, 1979, FROM A 40 ACRE PARCEL (PARCEL 1) DIVIDED FROM A 80+ ACRES PLANK, THE BALANCE OF PARCEL 1 (35.00 ACRES) IS NOT BEING SURVEYED FOR FUTURE RESIDENCES. THE REMAINDER DAY OF JULY, 2001.

STATE OF ILLINOIS
COUNTY OF DEKALB } SS
THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREON SHOWN AND DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF, WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS 12TH DAY OF JULY, 2001.

Shawn R. VonKampfen
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710
2001012016



Prepared by:
William E. Horna Surveyors
508 Pine Street
Detroit, Illinois 60115
(815) 756-2189
Fax 748-2532
horns@horns.com

FILED FOR RECORD
DEKALB COUNTY, ILL.
JUL 16 PM 1:36
Shawn R. VonKampfen

"Keep in File"
PLAT Book "Z"
Page 650



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