

THE BRICKVILLE ROAD FARM

54[±] ACRES, DEKALB COUNTY, ILLINOIS



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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(815) 756-3606

Real Estate • Farm Management • Appraisals • Consulting

THE BRICKVILLE ROAD FARM

AERIAL MAP



W Peace Road

Jewel
Osco

North
Elementary
School

Sycamore

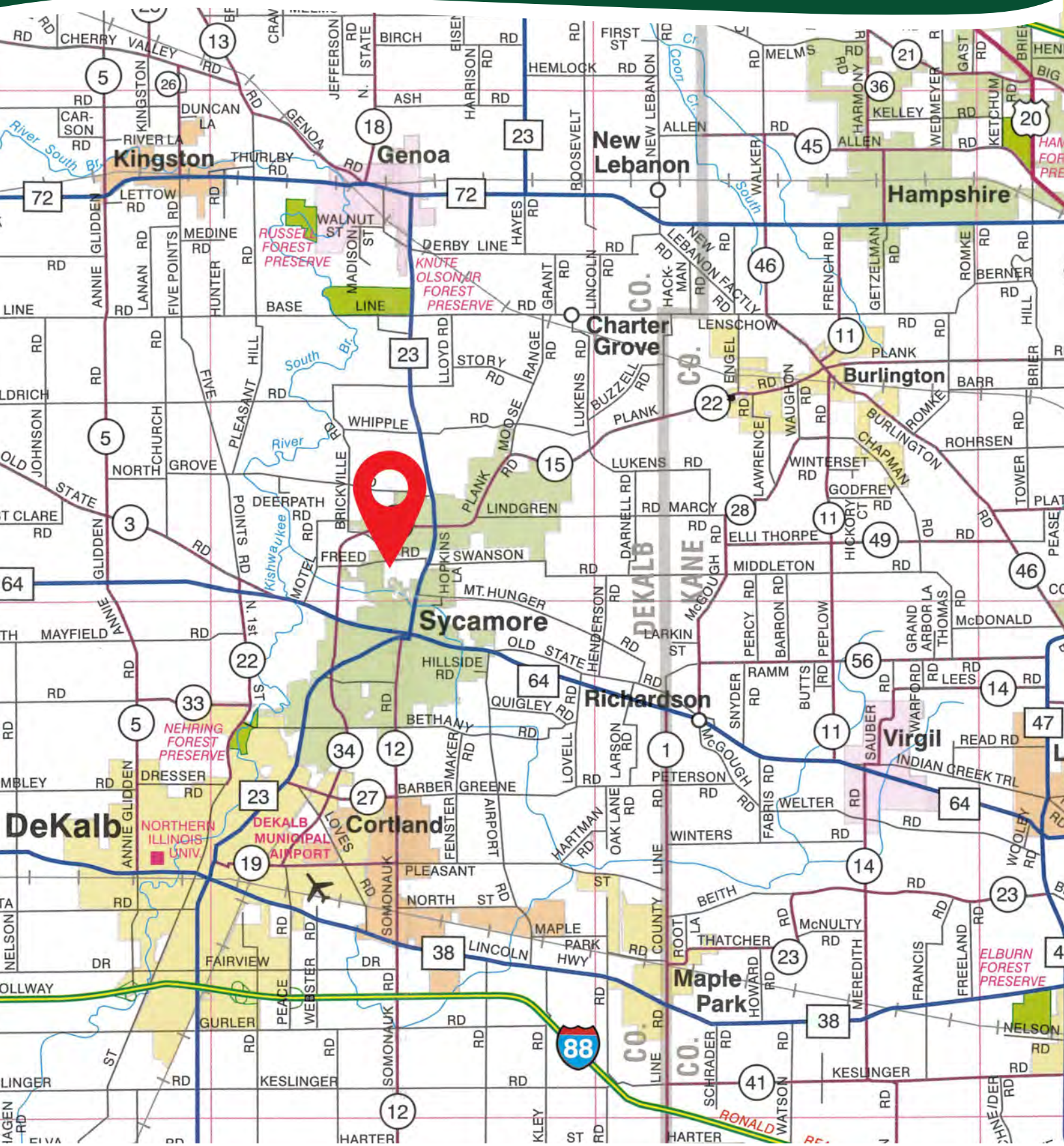
ILLINOIS
23

Sycamore
Middle
School

Brickville Road

THE BRICKVILLE ROAD FARM

HIGHWAY MAP



THE BRICKVILLE ROAD FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 39 miles west of Chicago O'Hare International Airport and is contiguous to the city of Sycamore. Nearby cities include: DeKalb (2 5/8 miles southwest), Genoa (5 1/2 miles north), and Burlington (5 1/2 miles east).
FRONTAGE	There is approximately 1/4 mile of road frontage on Brickville Road.
MAJOR HIGHWAYS	Illinois Route 23 is 3/8 mile east, Illinois Route 64 is 3/4 mile south, and Illinois Route 72 is 6 1/4 miles north of the property.
LEGAL DESCRIPTION	A brief legal description indicates the Brickville Road Farm is located in Part of Section 29, Township 41 North – Range 5 East (Sycamore Township), DeKalb County, Illinois.
TOTAL ACRES	There are a total of 54.323 acres according to a survey.
TILLABLE ACRES	There are approximately 44 tillable acres, estimated.
SOIL TYPES	Major soil types found on this farm include Somonauk silt loam, Otter silt loam, and Virgil silt 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 \$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 Brickville Road Farm.

THE BRICKVILLE ROAD FARM

PROPERTY DETAILS

TAXES	The 2024 real estate taxes totaled \$1,948.82. The tax parcel numbers are: #06-29-176-002, #06-29-176-017, #06-29-251-005, & #06-29-300-004.
ZONING	The property is zoned RC-2 - Residential Conservation 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 BRICKVILLE ROAD FARM

PROPERTY PHOTOS



THE BRICKVILLE ROAD FARM

PROPERTY PHOTOS



THE BRICKVILLE ROAD FARM

SOILS INFORMATION

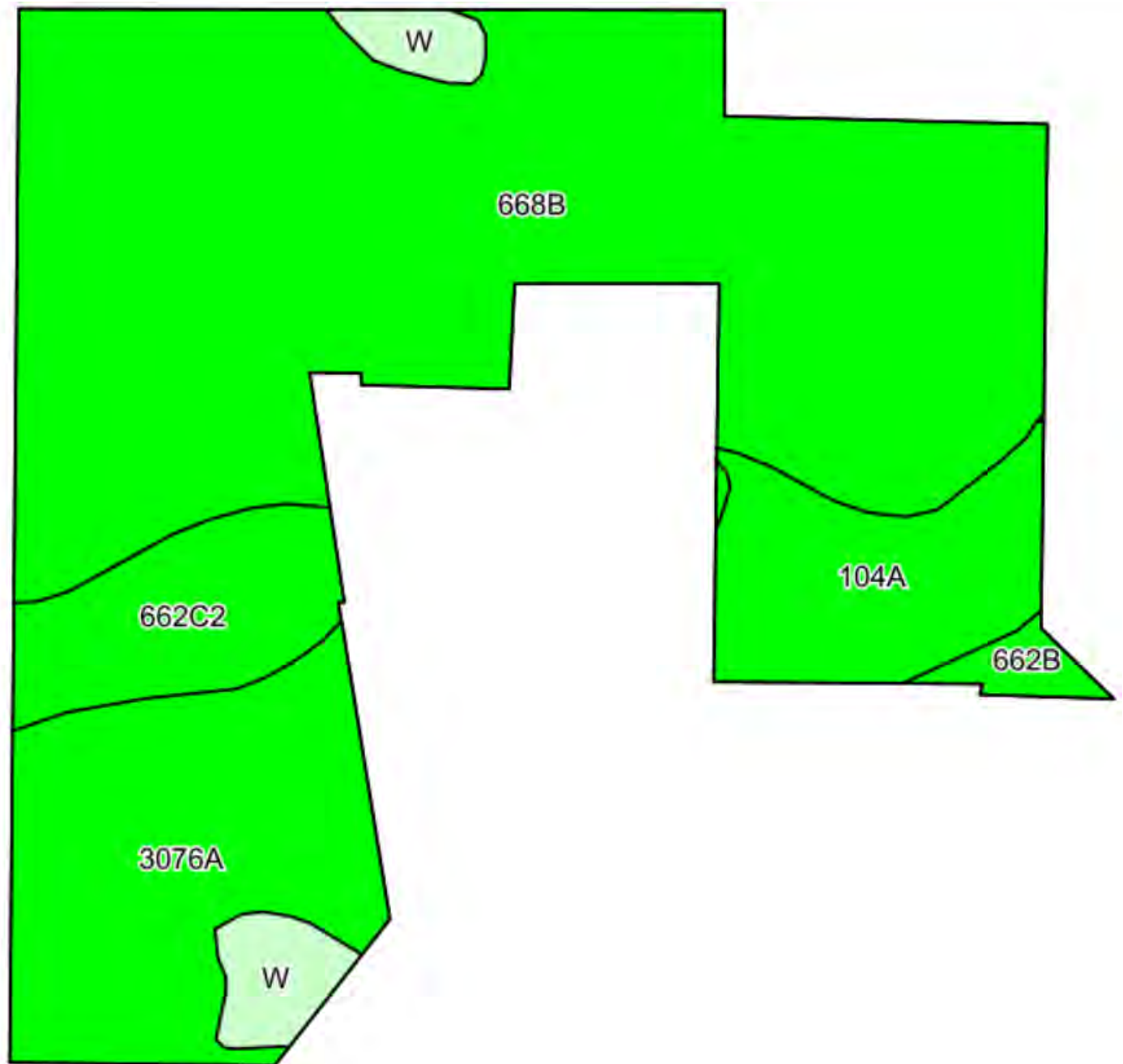
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
668B	Somonauk silt loam	26.97	116
3076A	Otter silt loam	8.24	125
104A	Virgil silt loam	4.58	132
662C2	Barony silt loam	3.89	116
662B	Barony silt loam	0.32	124
WEIGHTED AVERAGE:			119.4

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

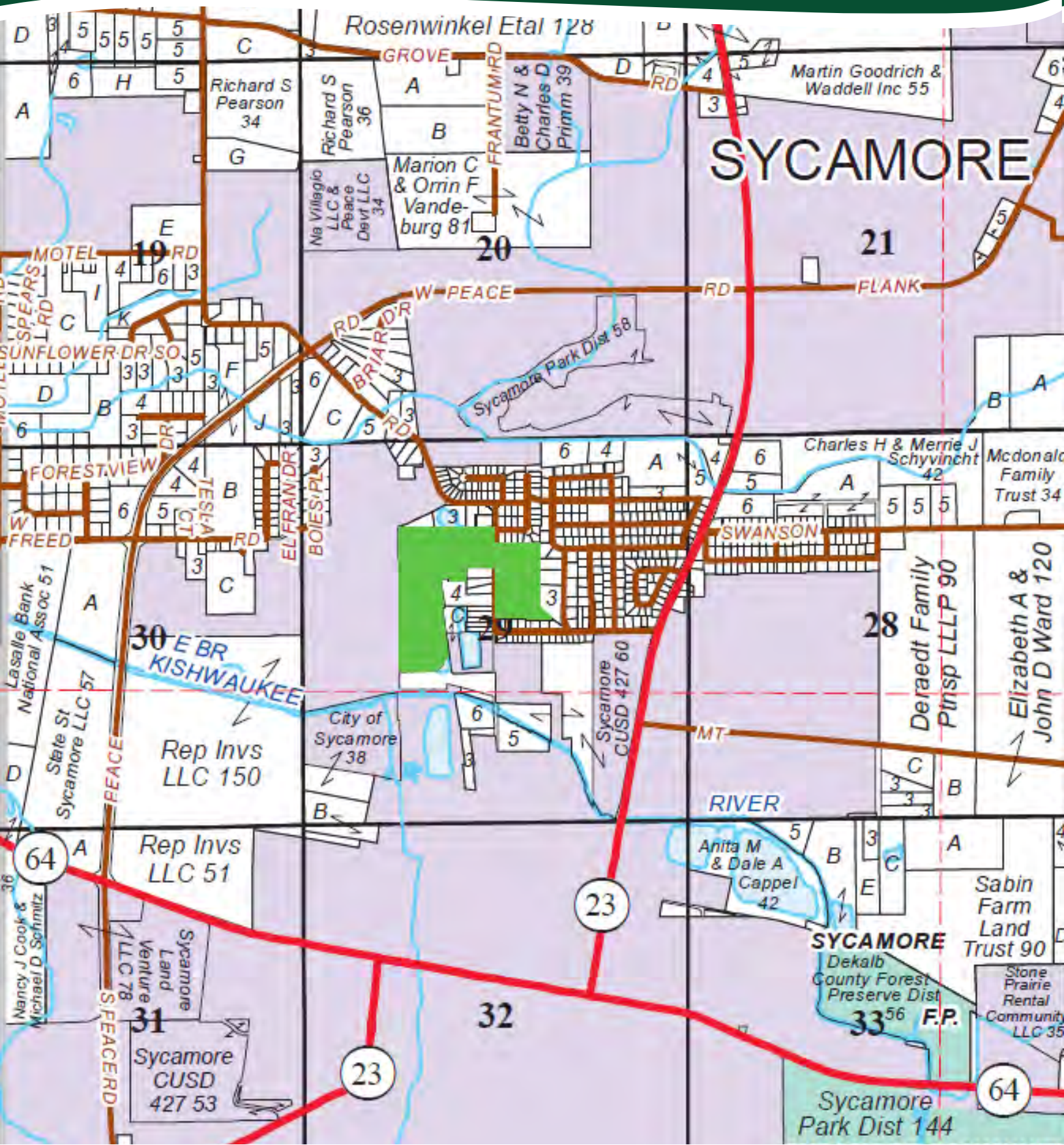
THE BRICKVILLE ROAD FARM

SOILS MAP



THE BRICKVILLE ROAD FARM

PLAT MAP



THE BRICKVILLE ROAD FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. WETLANDS & FLOODPLAIN MAP
5. CITY OF SYCAMORE ZONING MAP (LINK)
6. DEKALB COUNTY UNIFIED FUTURE LAND USE PLAN (LINK)

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



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ILLINOIS

DEKALB

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8220

Prepared : 9/3/24 11:16 AM CST

Crop Year : 2024

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-037-2021-65
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
53.64	47.78	47.78	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	47.78	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	32.80	0.00	169	
TOTAL	32.80	0.00		

NOTES

Tract Number : 11489

Description :
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
53.64	47.78	47.78	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
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ILLINOIS
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

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Tract 11489 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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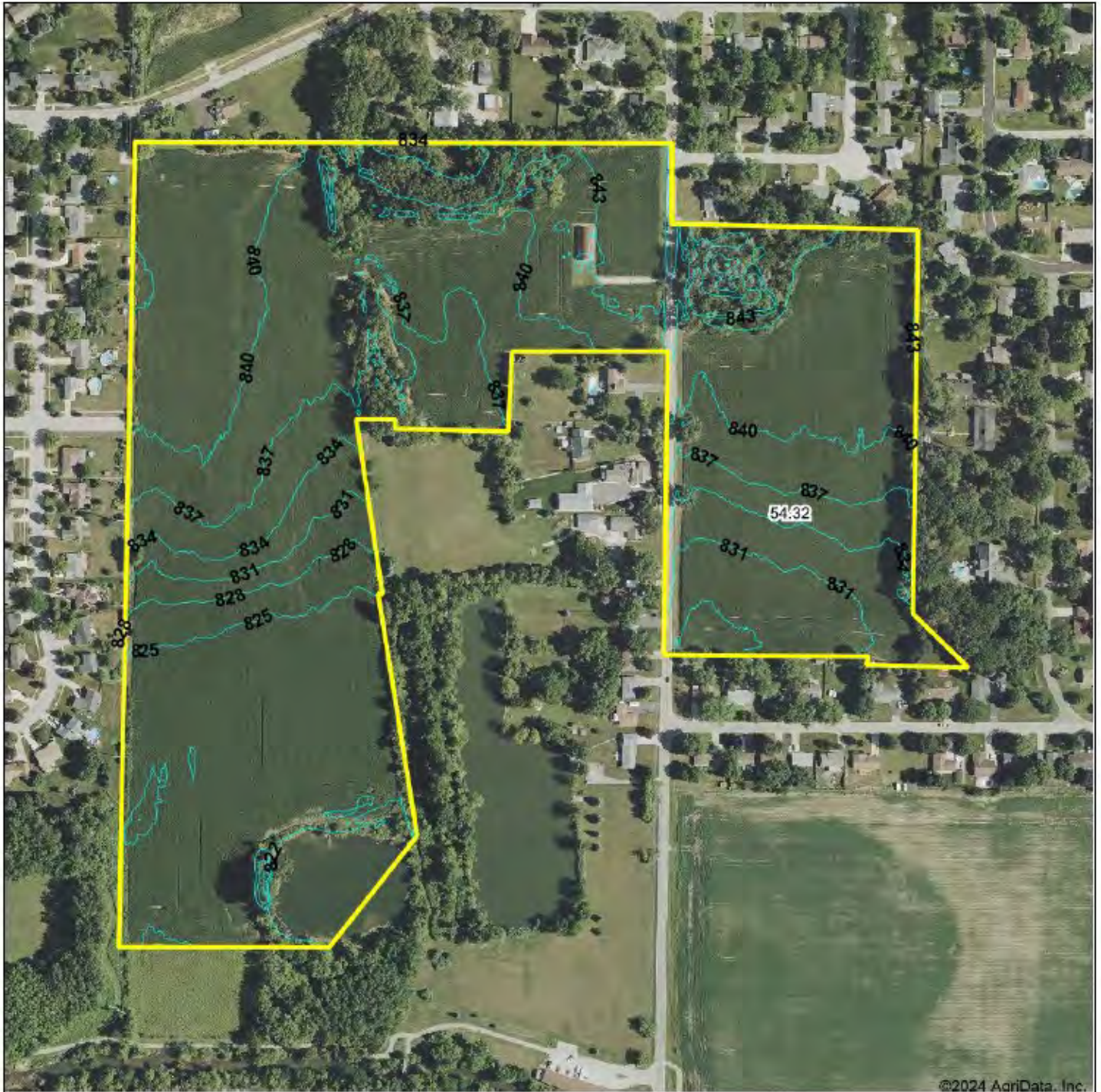
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TOPOGRAPHY MAP



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Maps Provided By



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 819.7

Max: 849.3

Range: 29.6

Average: 834.3

Standard Deviation: 7.58 ft

0ft 386ft 772ft

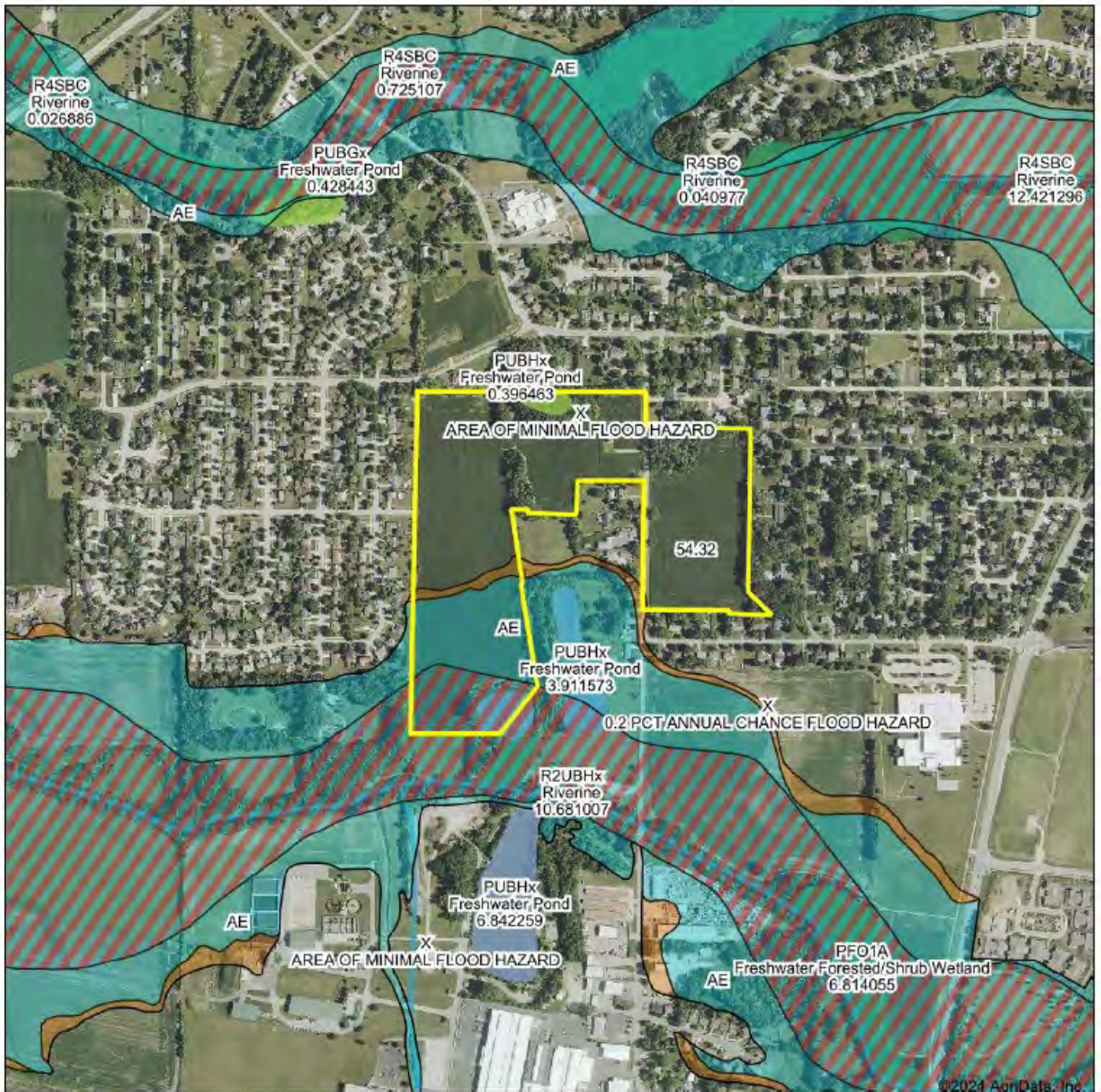


9/17/2024

29-41N-5E
DeKalb County
Illinois

Boundary Center: 42.003496, -88.690452

WETLANDS & FLOODPLAIN MAP



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Boundary Center: 42.003496, -88.690452

0ft 905ft 1811ft

29-41N-5E
DeKalb County
Illinois



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9/17/2024

Flood related information provided by FEMA



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