

THE WINTER FARM

39[±] ACRES, DEKALB COUNTY, ILLINOIS



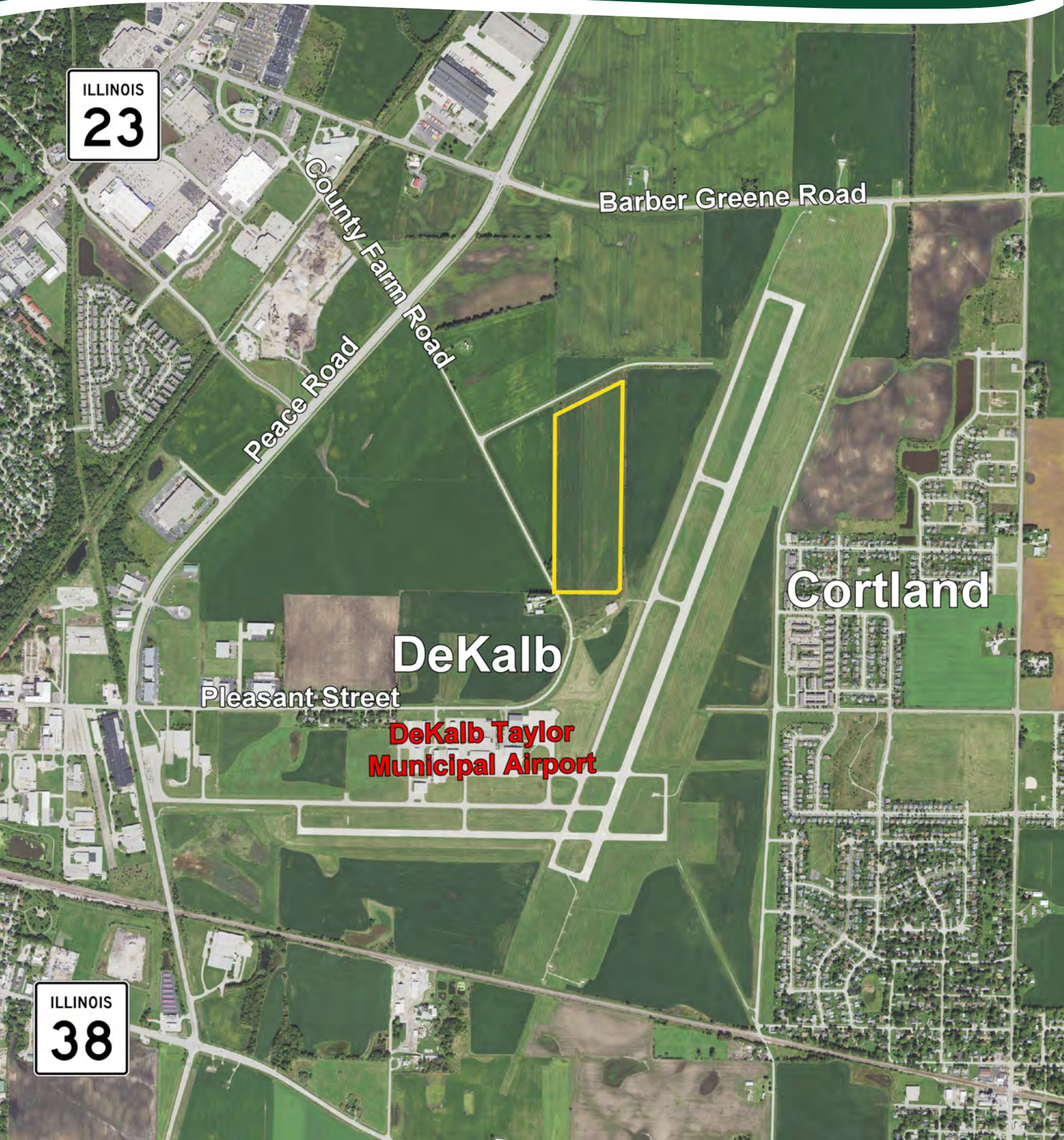
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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(815) 756-3606

Real Estate • Farm Management • Appraisals • Consulting

THE WINTER FARM

AERIAL MAP



ILLINOIS
23

Barber Greene Road

County Farm Road
Peace Road

Cortland

DeKalb

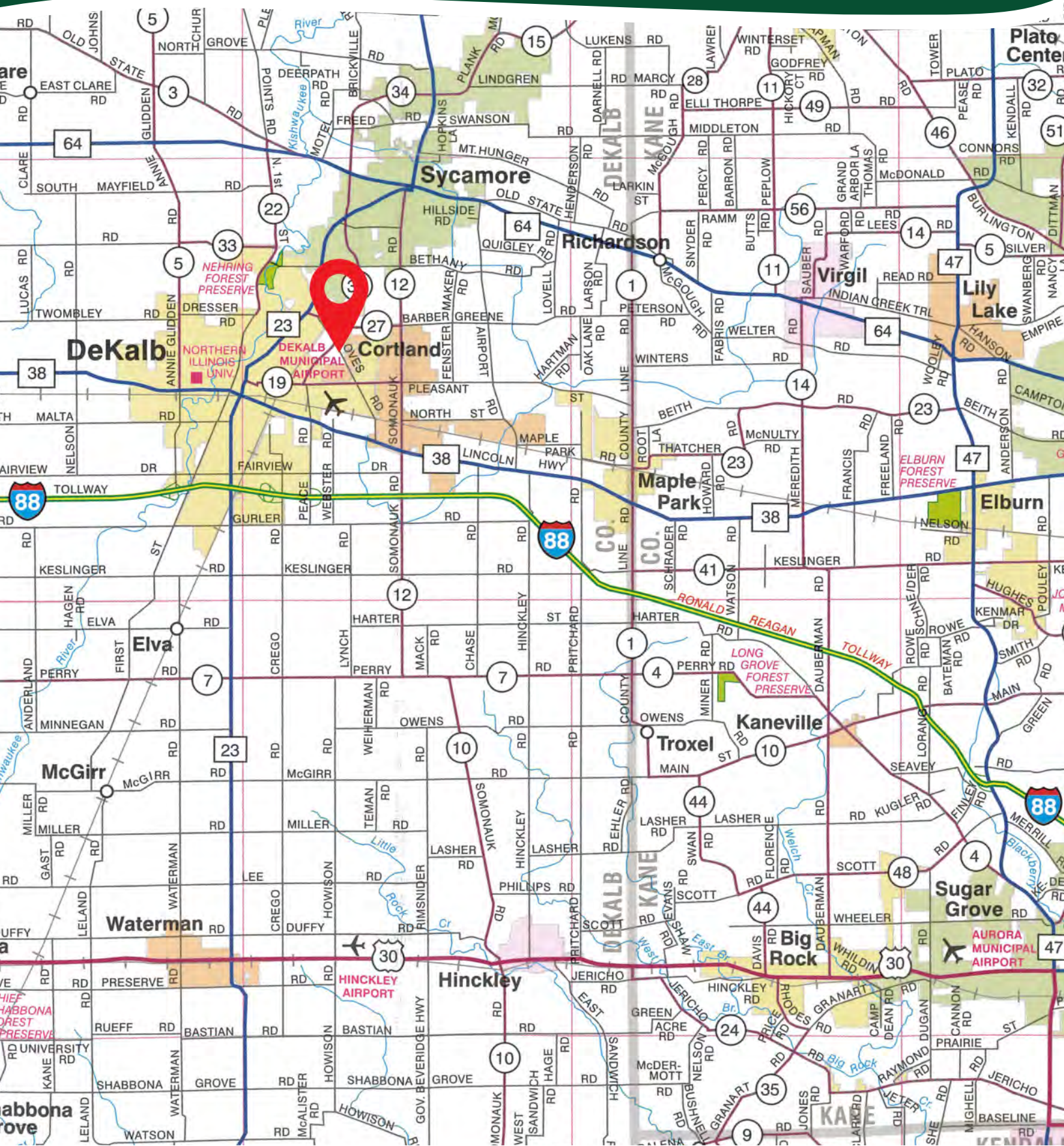
Pleasant Street

DeKalb Taylor
Municipal Airport

ILLINOIS
38

THE WINTER FARM

HIGHWAY MAP



THE WINTER FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 41 miles west of Chicago O'Hare International Airport and is contiguous to the city of DeKalb. Nearby cities include: Cortland (3/8 mile east), Sycamore (1 1/8 miles north), and Maple Park (4 1/2 miles southeast).
FRONTAGE	There is approximately 225 feet of road frontage on Pleasant Street.
MAJOR HIGHWAYS	Illinois Route 23 is 1 1/8 miles northwest, Illinois Route 38 is 1 1/4 miles south, Interstate 88 is 2 1/2 miles south, and Illinois Route 64 is 3 1/4 miles north of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Winter Farm is located in Part of the South Half of Section 18, Township 40 North – Range 5 East (Cortland Township), DeKalb County, Illinois.
TOTAL ACRES	There are a total of 39.45 acres, more or less, according to the DeKalb County Assessor.
TILLABLE ACRES	There are approximately 39.2 tillable acres, estimated.
SOIL TYPES	Major soil types found on this farm include Elburn silt loam and Kaneville 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 \$17,900 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 Winter Farm.

THE WINTER FARM

PROPERTY DETAILS

TAXES	The 2024 real estate taxes totaled \$2,353.88. The tax parcel number is #09-18-400-005.
ZONING	The property is zoned A-1, Agriculture.
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.

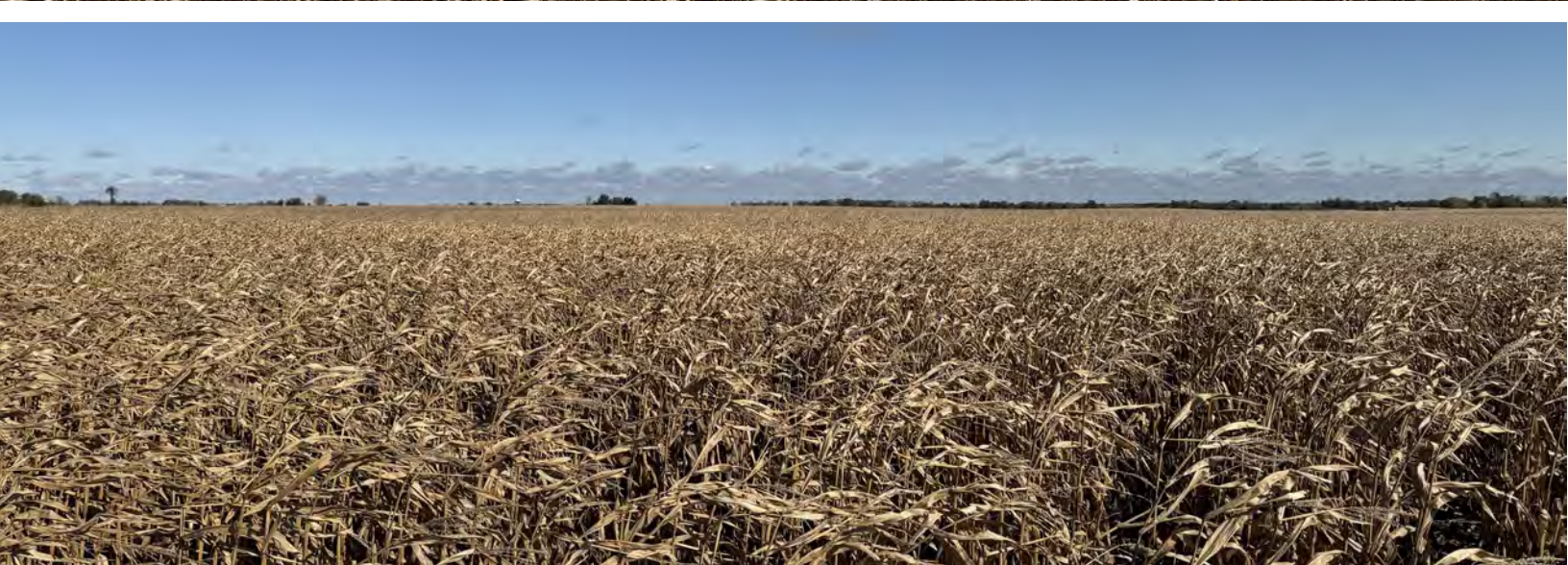
THE WINTER FARM

PROPERTY PHOTOS



THE WINTER FARM

PROPERTY PHOTOS



THE WINTER FARM

SOILS INFORMATION

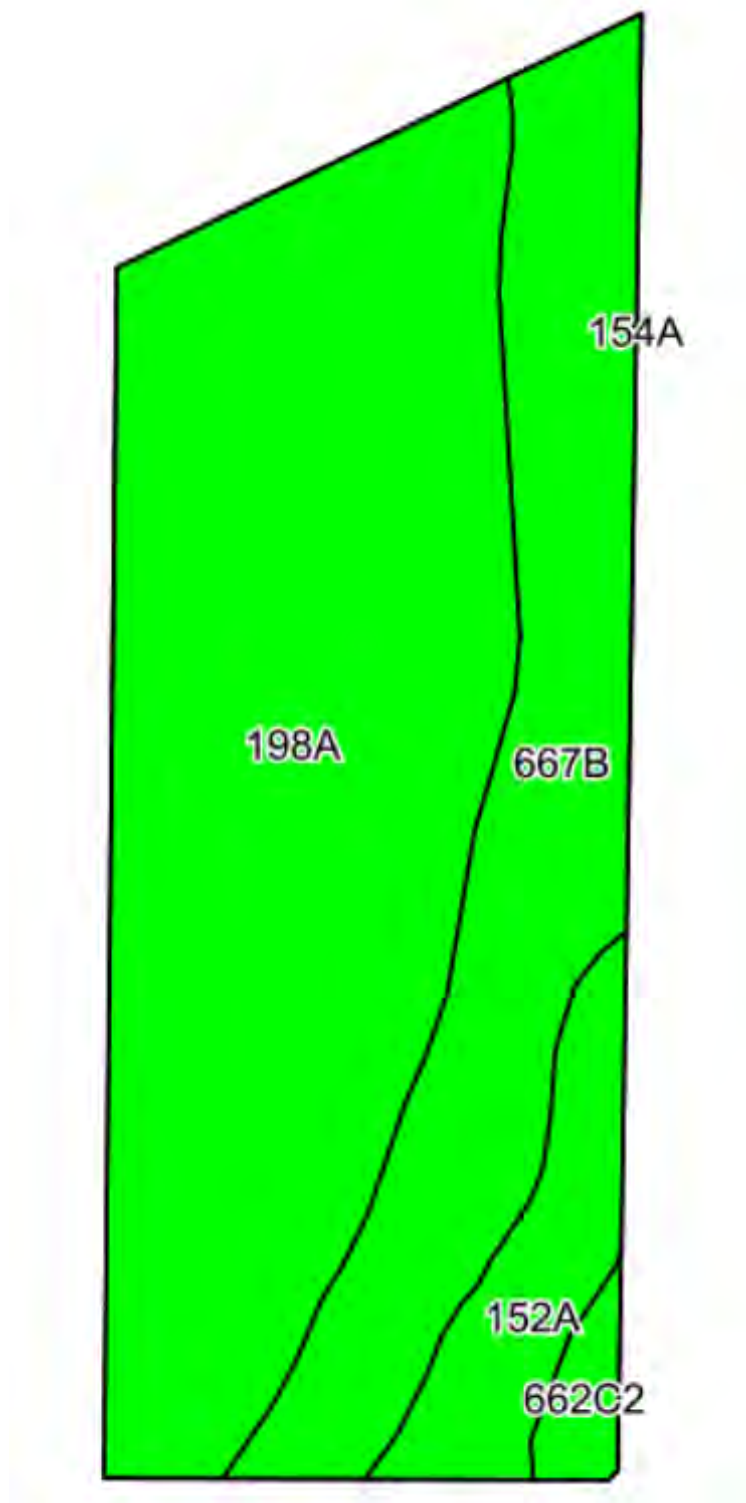
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
198A	Elburn silt loam	24.25	143
667B	Kaneville silt loam	11.22	127
152A	Drummer silty clay loam	3.01	144
662C2	Barony silt loam	0.72	116
WEIGHTED AVERAGE:			138

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

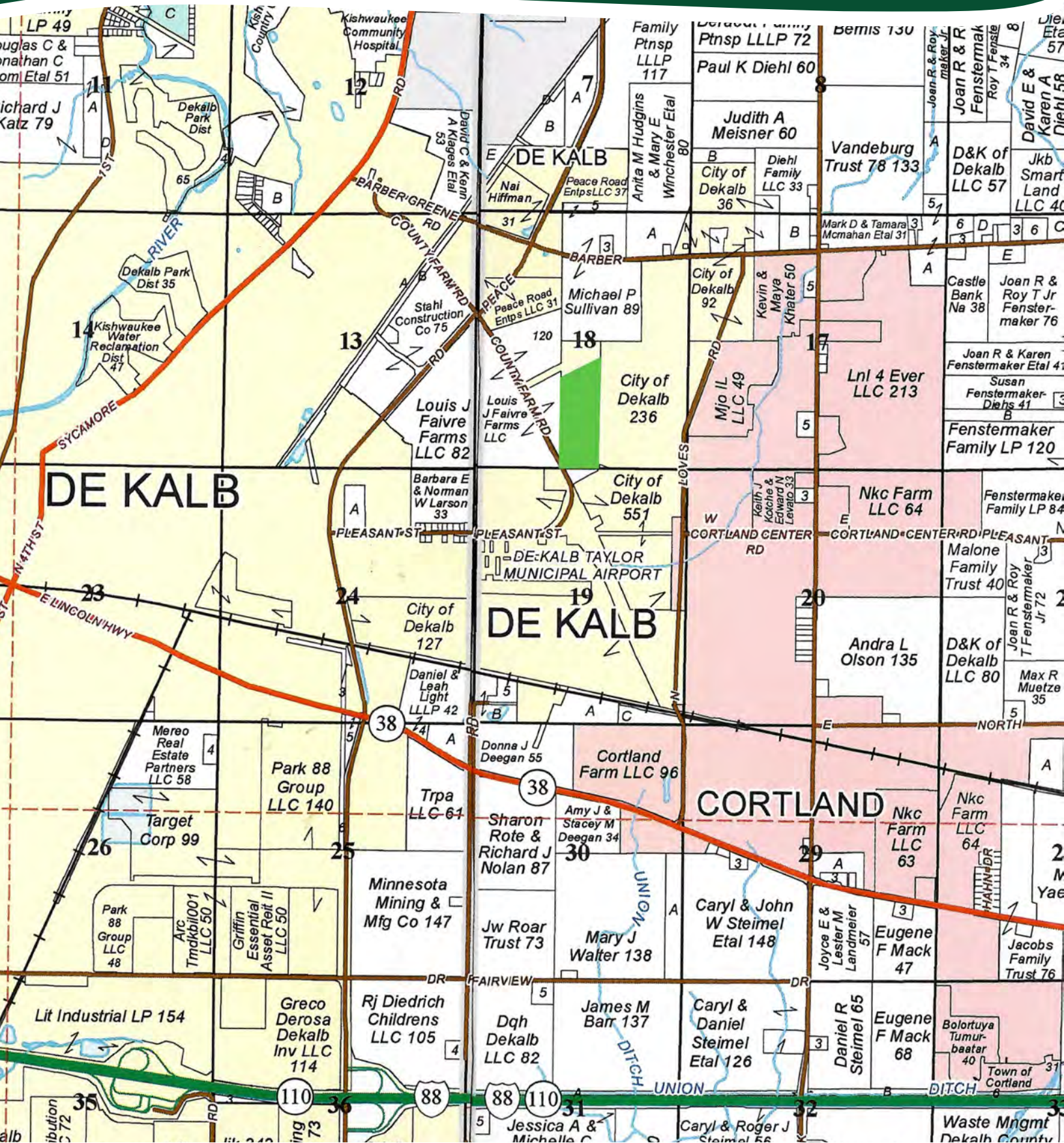
THE WINTER FARM

SOILS MAP



THE WINTER FARM

PLAT MAP



THE WINTER FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. TOPOGRAPHY MAP

For more information, please visit MGW.us.com

or contact:

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



MARTIN, GOODRICH & WADDELL, INC.
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TOPOGRAPHY MAP



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Maps Provided By:
 **surety**
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Source: USGS 1 meter dem
Interval(ft): 3.0
Min: 900.8
Max: 910.9
Range: 10.1
Average: 907.0
Standard Deviation: 1.94 ft

0ft 411ft 821ft



10/21/2025

18-40N-5E
DeKalb County
Illinois

Boundary Center: 41.939866, -88.708893



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