

Land For Sale

ACREAGE:

294.32 Acres, m/l

LOCATION:

DeKalb County, IL

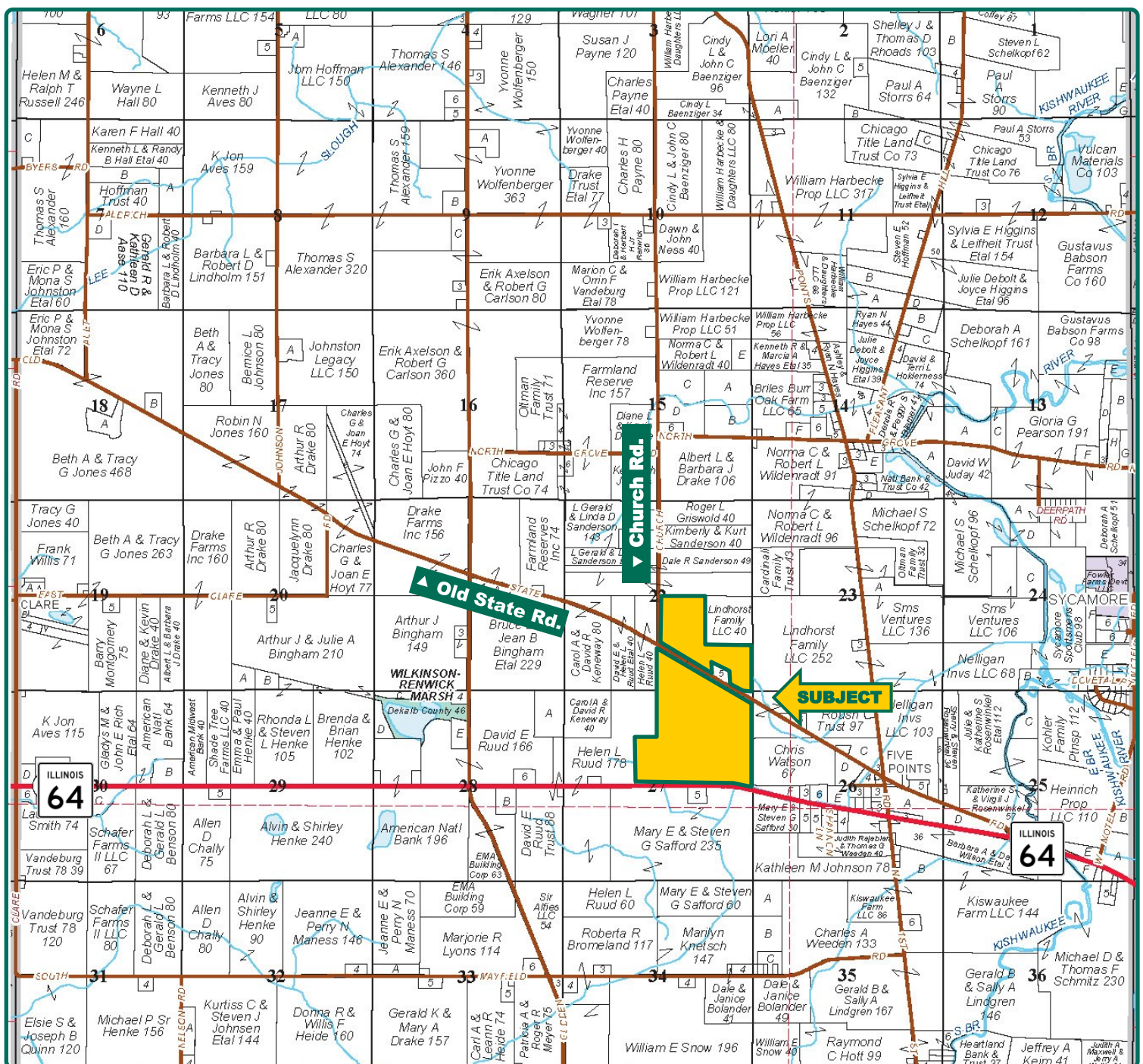


Property *Key Features*

- Highly Productive, Investment-Quality, DeKalb County Farm
- Just West of Sycamore, Illinois Along Route 64
- Well-Maintained Farm with Class A Soils and Hard-Surface Road Access

Troy Dukes
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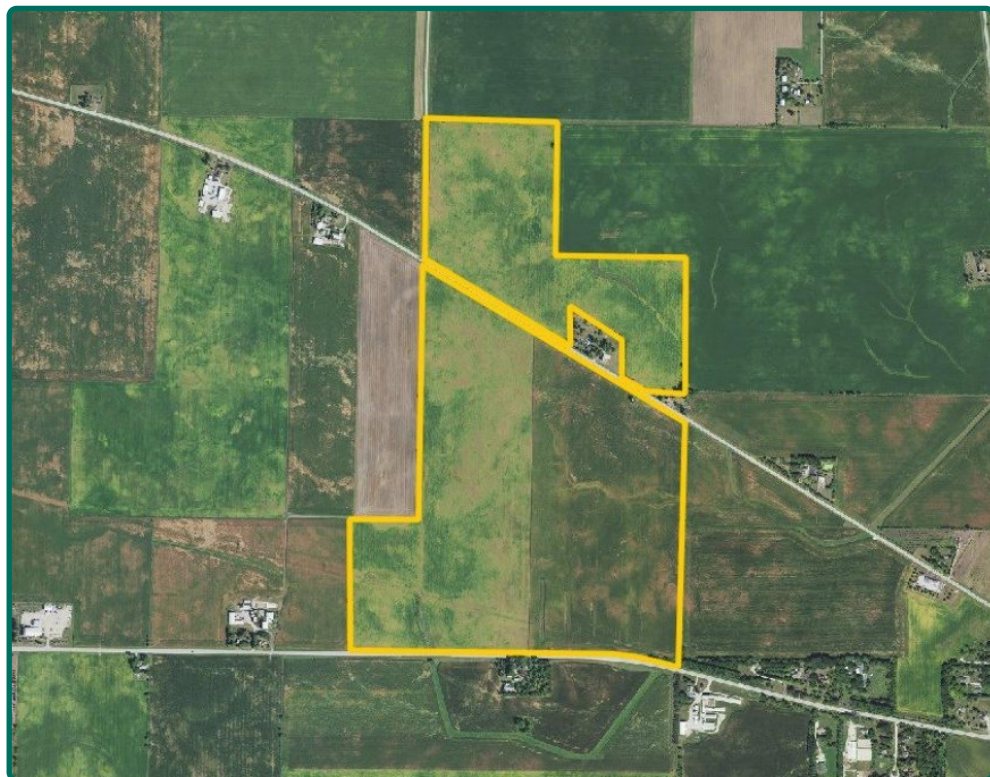
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FSA/Eff. Crop Acres:	285.59
Corn Base Acres:	187.50
Bean Base Acres:	94.60
Soil Productivity:	138.30 P.I.

Property Information

294.32 Acres, m/l

Location

From Sycamore: IL Rt. 64 and Peace Rd., go west 2½ miles. The farm is on the north side of IL Rt. 64.

Legal Description

E½ SE¼NW¼ and NE¼ of Section 27 AND W½ SE¼ and SE¼SE¼, excluding 5-acre building site, of Section 22 all in Township 41 North, Range 4 East of the 3rd P.M., DeKalb Co., IL. (Mayfield Twp.)

Price & Terms

- \$4,700,290.40
- \$15,970/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Possession given at closing.

Real Estate Tax

2022 Taxes Payable 2023: \$16,476.02
Taxable Acres: 294.32
Tax per Taxable Acre: \$55.98
Tax Parcel ID #s: 05-22-400-001, 05-22-400-007, 05-27-200-003, 05-27-100-006

Lease Status

Leased through the 2024 crop year.

FSA Data

Farm Number 1750, Tracts 731 & 2605
FSA/Eff. Crop Acres: 285.59
Corn Base Acres: 187.50
Corn PLC Yield: 154 Bu.
Bean Base Acres: 94.60
Bean PLC Yield: 46 Bu.

Soil Types/Productivity

Main soil types are Danabrook and Elpaso. Productivity Index (PI) on the FSA/Eff. Crop acres is 138.30. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Gradual slope from north to south.

Drainage

Natural plus some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

None.

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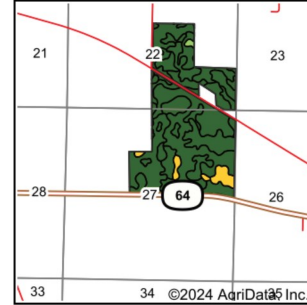
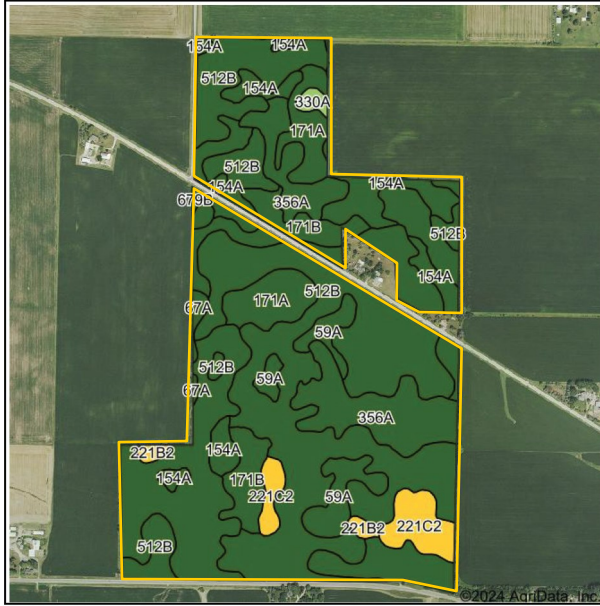
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State: **Illinois**
County: **DeKalb**
Location: **22-41N-4E**
Township: **Mayfield**
Acres: **285.59**
Date: **3/19/2024**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IL037, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Crop productivity index for optimum management
**512B	Danabrook silt loam, 2 to 5 percent slopes	120.09	42.0%		**137
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	77.67	27.1%		**144
154A	Flanagan silt loam, 0 to 2 percent slopes	25.87	9.1%		144
**171B	Catlin silt loam, 2 to 5 percent slopes	16.95	6.0%		**137
**171A	Catlin silt loam, 0 to 2 percent slopes	16.11	5.7%		**137
59A	Lisbon silt loam, 0 to 2 percent slopes	12.17	4.3%		136
**221C2	Parr silt loam, 5 to 10 percent slopes, eroded	10.52	3.7%		**111
**67A	Harpster silty clay loam, 0 to 2 percent slopes	2.50	0.9%		**133
**221B2	Parr silt loam, 2 to 5 percent slopes, eroded	1.95	0.7%		**113
**330A	Peotone silty clay loam, 0 to 2 percent slopes	1.38	0.5%		**123
**679B	Blackberry silt loam, 2 to 5 percent slopes	0.38	0.1%		**141
Weighted Average					138.3

Comments

An excellent addition to an existing farm operation or investment portfolio. DeKalb County farms of this size and quality don't become available often.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Looking North



Looking Northeast



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Looking South



Looking Southwest



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