Hertz Real Estate Services

LAND FOR SALE

Attractive Farm in a Scenic Location Near Sycamore, IL



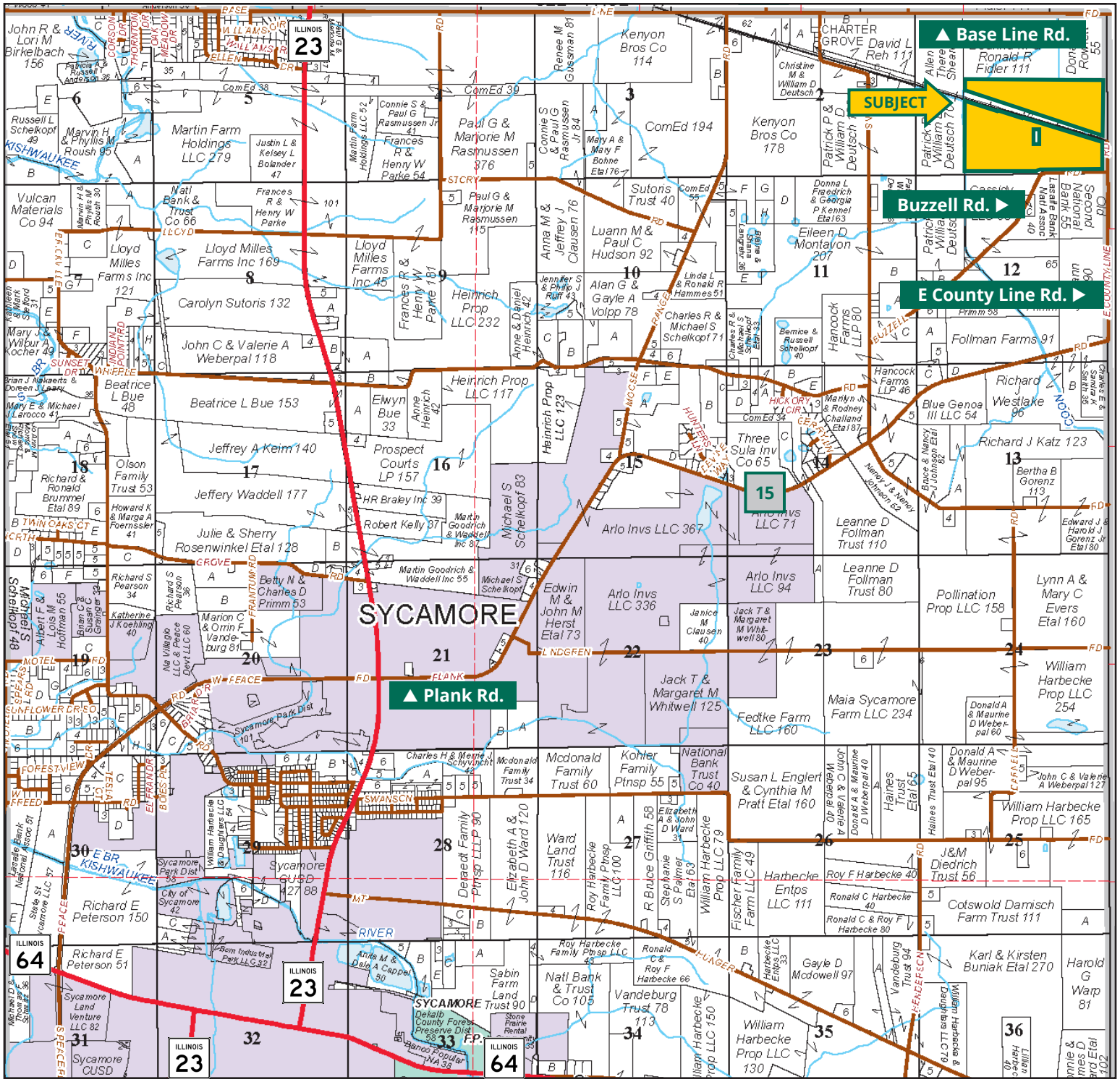
815.748.4440 | 650 North Peace Rd., Ste. A, PO Box 907
DeKalb, IL 60115-0907 | **www.Hertz.ag**

RICH GREVER, AFM, CCA
Designated Managing Broker in IL
Licensed Broker in WI
217.725.9881
RichG@Hertz.ag

218.20 Acres, m/l
DeKalb County, IL

PLAT MAP

Sycamore Township, DeKalb County, IL



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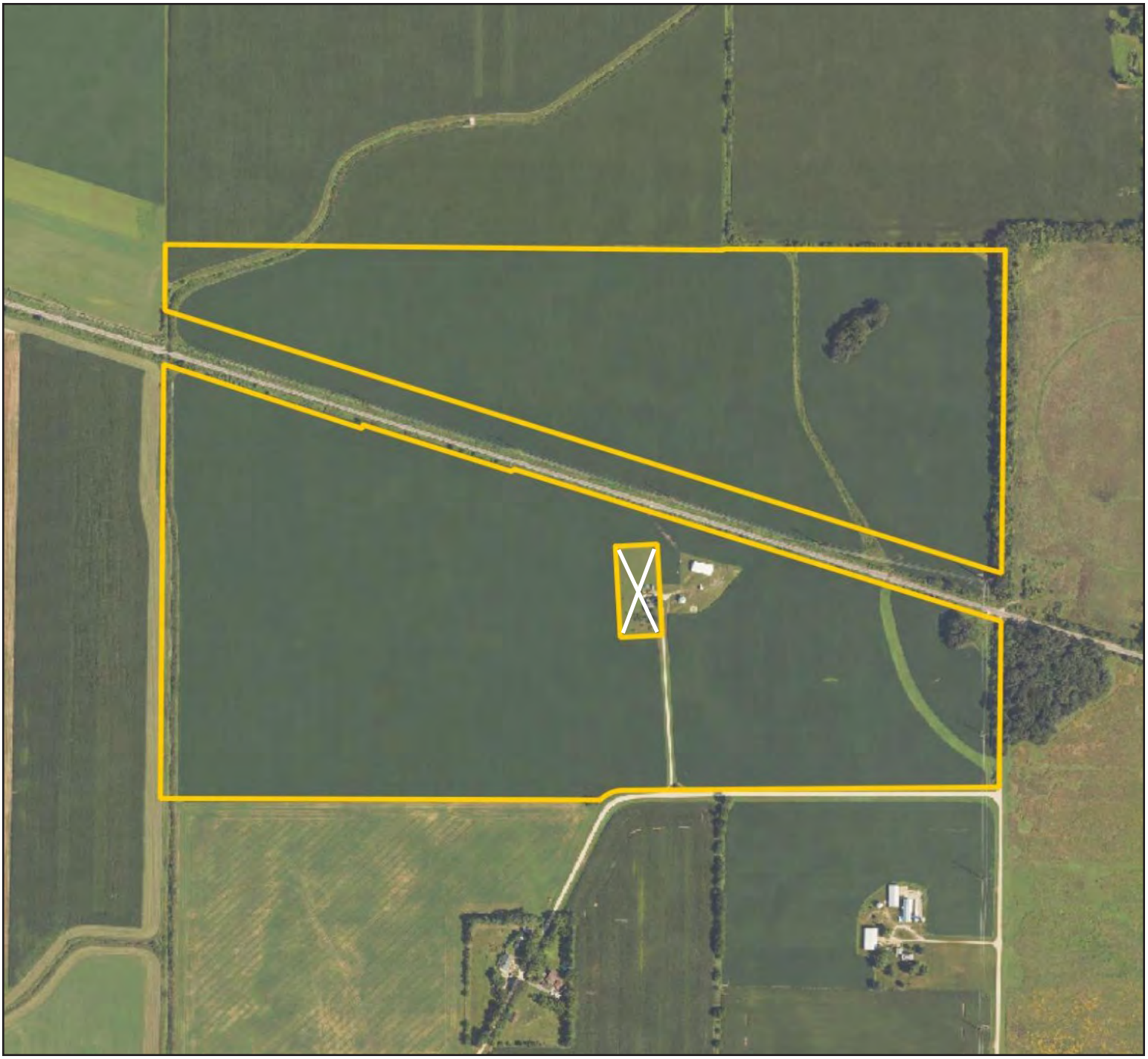
AERIAL PHOTO

218.20 Acres, m/l, DeKalb County, IL

Est. FSA/Eff. Crop Acres: 216.08 | Soil Productivity: 133.50 PI



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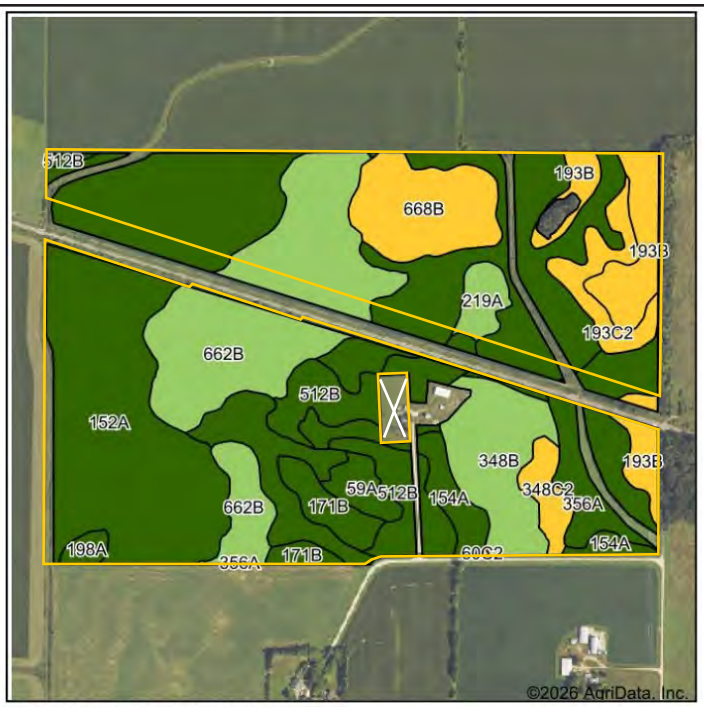
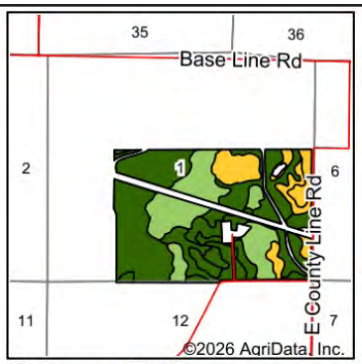
SOIL MAP

216.08 Est. FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **DeKalb**
Location: **1-41N-5E**
Township: **Sycamore**
Acres: **216.08**
Date: **11/6/2026**

Hertz Farm Management, Inc

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: IL037, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**152A	Drummer silty clay loam, 0 to 2 percent slopes	83.74	38.7%		**144
**662B	Barony silt loam, 2 to 5 percent slopes	35.99	16.7%		**124
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	19.71	9.1%		**144
**512B	Danabrook silt loam, 2 to 5 percent slopes	13.85	6.4%		**137
**348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	12.44	5.8%		**119
**668B	Somonauk silt loam, 2 to 5 percent slopes	12.11	5.6%		**116
**193B	Mayville silt loam, 2 to 5 percent slopes	10.92	5.1%		**108
154A	Flanagan silt loam, 0 to 2 percent slopes	6.49	3.0%		144
**193C2	Mayville silt loam, 5 to 10 percent slopes, eroded	5.56	2.6%		**107
**171B	Catlin silt loam, 2 to 5 percent slopes	5.03	2.3%		**137
**348C2	Wingate silt loam, 5 to 10 percent slopes, eroded	3.26	1.5%		**113
219A	Millbrook silt loam, 0 to 2 percent slopes	2.90	1.3%		129
59A	Lisbon silt loam, 0 to 2 percent slopes	2.80	1.3%		136
198A	Elburn silt loam, 0 to 2 percent slopes	1.21	0.6%		143
**60C2	La Rose loam, 5 to 10 percent slopes, eroded	0.07	0.0%		**109
				Weighted Average	**133.5**

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PROPERTY INFORMATION

218.20 Acres, m/l, DeKalb County, IL

Location
From N Main St. / IL-23 and Plank Rd. / Co. Rd. 15 near Sycamore: Go northeast on Plank Rd. / Co. Rd. 15 for 4.8 miles, then north on E County Line Rd. for 0.9 miles, and then west on Buzzell Rd. for 0.2 miles. Property is located on the north side of the road.

Simple Legal
Part of SE¼ NW¼; part of SW¼ NE¼; part of SE¼ NE¼; part of NE¼ SW¼; part of NW¼ SE¼; part of NE¼ SE¼; part of SE¼ SW¼; part of SW¼ SE¼; and part of SE¼ SE¼, all in Section 1, Township 41 North, Range 5 East of the 3rd P.M., DeKalb Co., IL. *Final abstract/title documents to govern legal description.*

Address
17677 Buzzell Rd.
Sycamore, IL 60178

Price & Terms
- $3,382,100
- $15,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession
As negotiated, based on terms of existing lease.

Real Estate Tax
2025 Taxes Payable 2026: $12,131.14
Special Assessments: $488.76
Total Taxes Payable in 2026: $12,619.90
Taxable Acres: 218.20

Lease Status
Leased through the 2027 crop year.

FSA Data
Farm Number 8668, Tract 514
FSA/Eff. Crop Acres: 216.08*
Corn Base Acres: 213.06*
Corn PLC Yield: 159 Bu.
Bean Base Acres: 1.28*
Bean PLC Yield: 51 Bu.
**Acres are estimated pending reconstitution of farm by the DeKalb County FSA office.*

Soil Types/Productivity
Main soil types are Drummer, Barony, Elpaso, and Danabrook. Productivity Index (PI) on the estimated FSA/Eff. crop acres is 133.50. 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
Level to moderately sloping.

Drainage
Natural with some tile. Contact agent for tile maps. Property is part of the Coon Creek Drainage #1 District.

Buildings/Improvements
- 50' x 96' pole frame machine shed
- Old wooden shed
- 27' diameter grain bin
- Old grain bin foundation

The outbuildings and grain bin are accessed by a township road. Contact agent for details.

Water & Well Information
None.



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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Pole Frame Machine Shed and Grain Bin



Building Site - Looking North



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Looking Southwest



Looking Northwest



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Looking Southeast



Looking East



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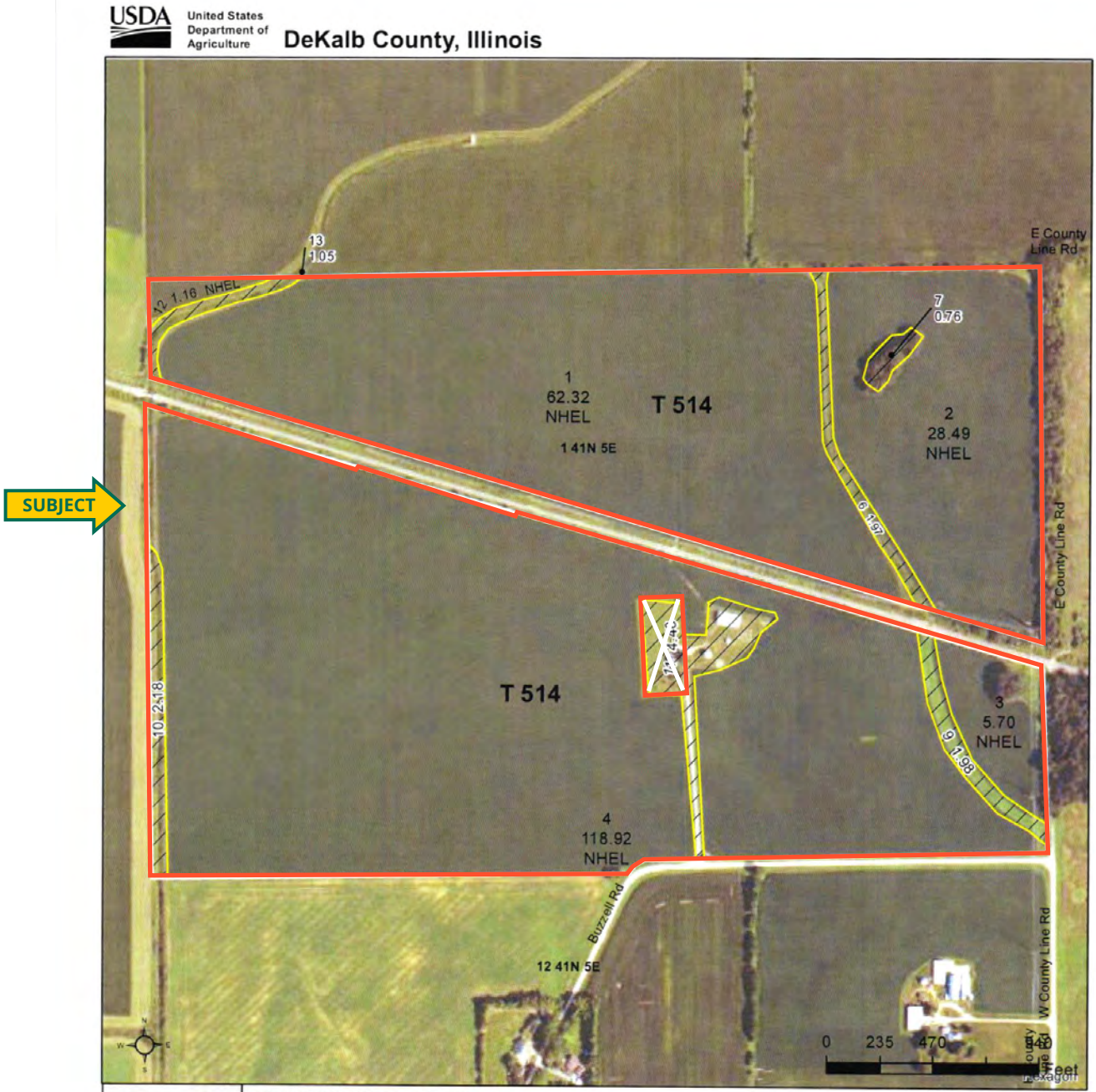
FSA MAP

216.08 Est. FSA/Eff. Crop Acres



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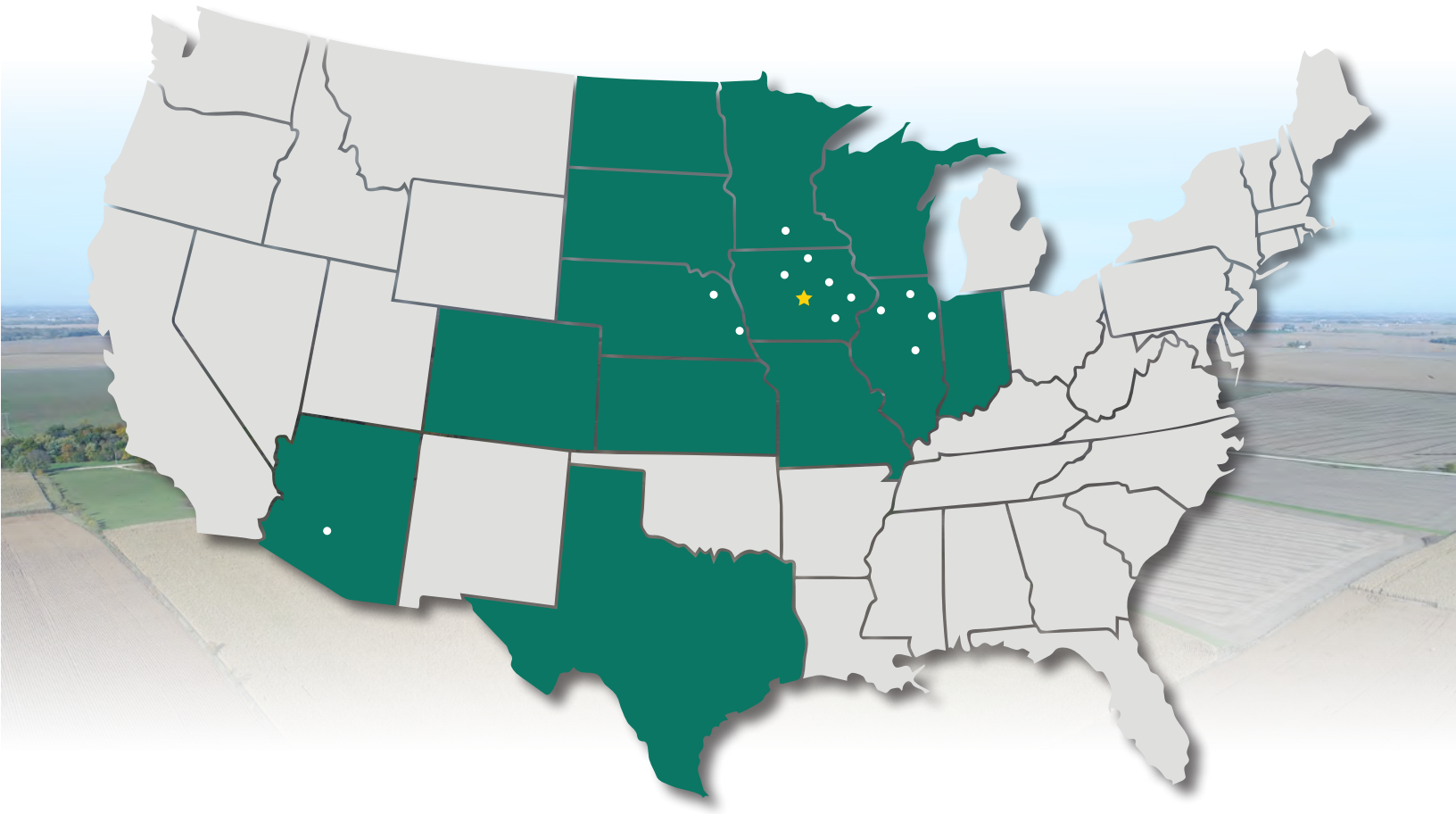
MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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Professional Buyer Representation

Certified Farm Appraisals

Professional Farm Management

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