

161.6 ACRE PARCEL 4 CORTLAND FARMS

Maple Park IL 60151

For more information contact:

Mark Goodwin
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mgoodwin@bigfarms.com

Goodwin & Associates Real Estate, LLC
is an AGENT of the SELLERS.



County:	DeKalb
Township:	Cortland
Gross Land Area:	161.6 Acres
Property Type:	Vacant Farm Land with Development potential
Possible Uses:	Agricultural Production/Future Development
Total Investment:	\$1,696,800
Unit Price:	\$10,500 per acre
Productivity Index (PI):	133.5
Buildings:	No Buildings on this Parcel
Utilities:	Sewer, Water and Natural Gas are near the site



The 161.6 acre Parcel 4 of the Cortland Farms located in DeKalb County. Cortland is east of DeKalb (home of Northern Illinois University) along IL Rt. 38. and is approximately 40 miles to the west of Chicago O'Hare International Airport. This farm has development potential. The towns of Cortland, DeKalb, Maple Park and Sycamore provide many restaurant and entertainment choices.

The DeKalb Taylor Municipal airport is within a few miles of these farms.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 161.6 Acre Parcel 4 Cortland Farms
Tax ID Number/APN: 0922400004
 0923300002
 0927226007
 0926100001
Possible Uses: Agriculture and Possible Development
Zoning: Agriculture

AREA & LOCATION

School District: Dekalb Community Unit School District #428
Location Description: The 161.6 acre Cortland Farms Parcel 4 is located approximately 40 miles to the west of Chicago O'hare International Airport, along Airport Road north of Maple Park Road near the town of Cortland in Cortland Township, Dekalb County. Dekalb and Sycamore provide many restaurant and entertainment choices.

Site Description: The Dekalb Taylor Municipal airport is with in a few miles of the farmland.
 This 161.6 acre farm, Parcel 4 is mostly flat with frontage on North Avenue, has an excellent soil PI of 133.5.

Side of Street: This parcel site on the east side of Airport road.

Highway Access: Illinois Route 38 is located south of Parcel 3, Interstate 88 is 1 mile to the south, Illinois Route 23 is 2 1/4 miles west, Illinois route 64 is 4 1/2 miles north and Illinois Route 47 is 11 1/2 miles east.

Road Type: The roads are all asphalt blacktop.

Property Visibility: The 161.6 acre Parcel 4 farm has high visibility with approximately 1000 cars passing daily.

Largest Nearby Street: State Route 38 is less than 1 miles south of Parcel 4

Transportation: The Dekalb Taylor Regional Airport is a few miles to the west of the farm. Chicago O'Hare International Airport is 40 miles to the east and there is a Metra Train Station in Elburn, IL. less than 20 minutes to the east.

LAND RELATED

Lot Frontage (Feet): Parcel 4 has 2149 feet of frontage along Airport Road.

Tillable Acres: This parcel is 161.6 acres of tillable land.

Lot Depth: This farm is 2350 feet from north to south and 3427 feet east to west in the middle of the property.

Buildings: There are no buildings on this property.

Flood Plain or Wetlands: According to the Surety website there is a section in the north west of the parcel that falls into a FEMA flood zone. Check the FEMA Report and Wetland map for further detail.

Topography: This farm land is relatively flat. See the Contour and Topography maps for further information.

Soil Type: Drummer Silty Clay Loam (152A)
 Bowes Silt Loam (792A)
 Otter Silt Loam (3076A)
 Kaneville Silt Loam (667B)

Available Utilities: Electric is available. Both sewer and water are near by and available from the village of Cortland.

FINANCIALS

Finance Data Year: 2019 taxes paid in 2020

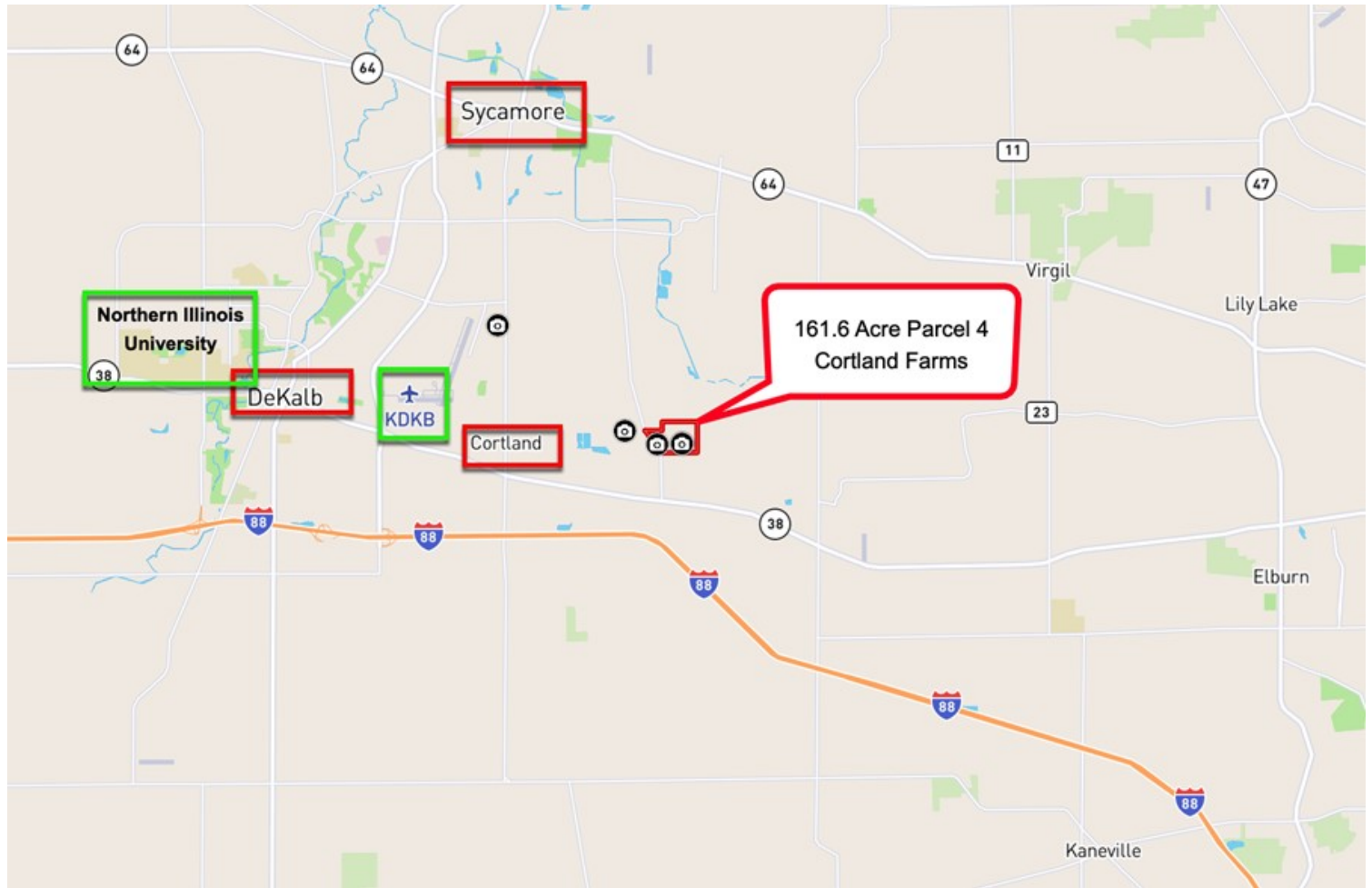
LOCATION

Address: Maple Park, IL 60151
County: DeKalb

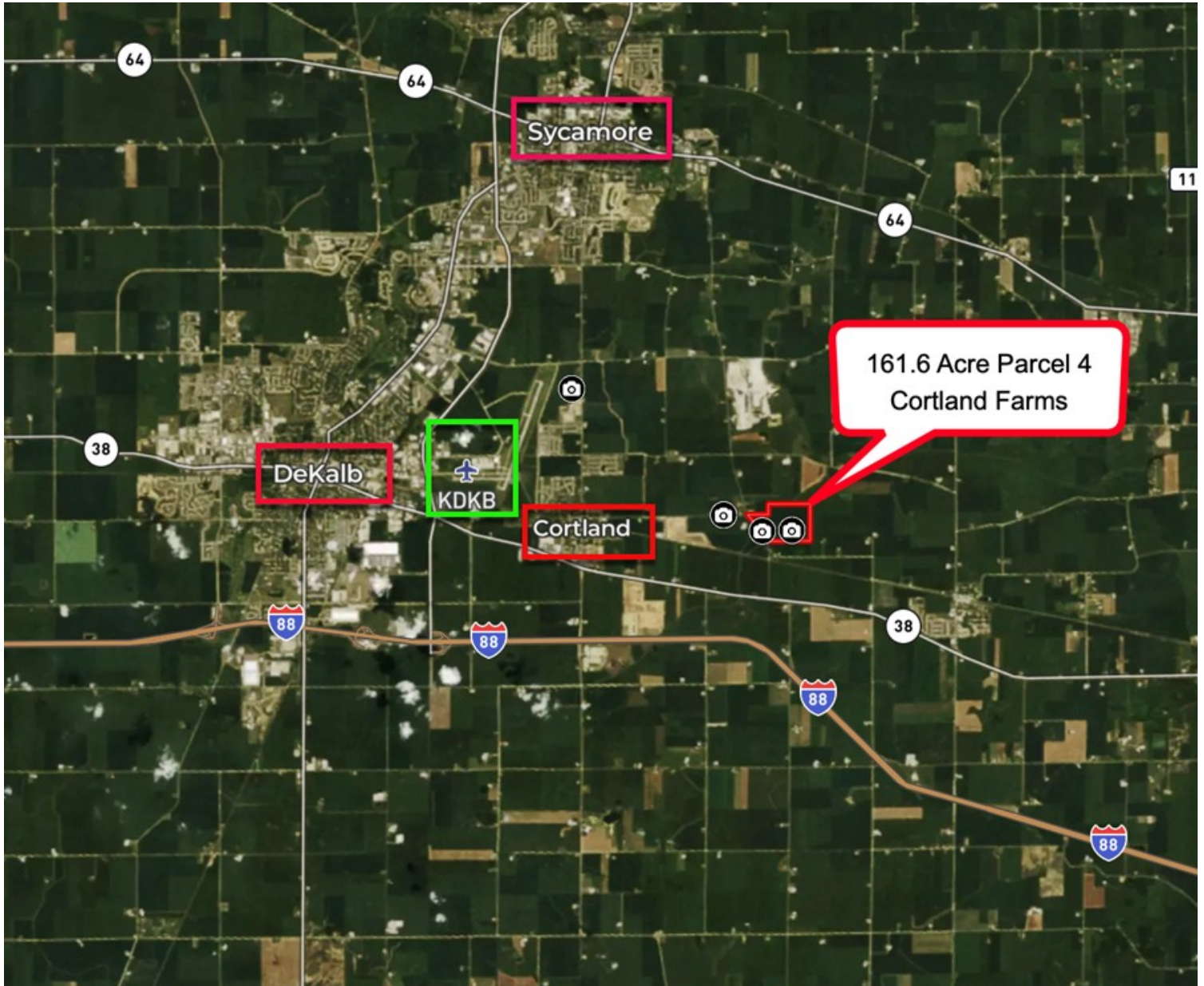


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ROADWAY MAP 161.6 PARCEL 4 CORTLAND FARMS DEKALB COUNTY, IL



AREA MAP 161.6 PARCEL 4 CORTLAND FARMS DEKALB COUNTY, IL

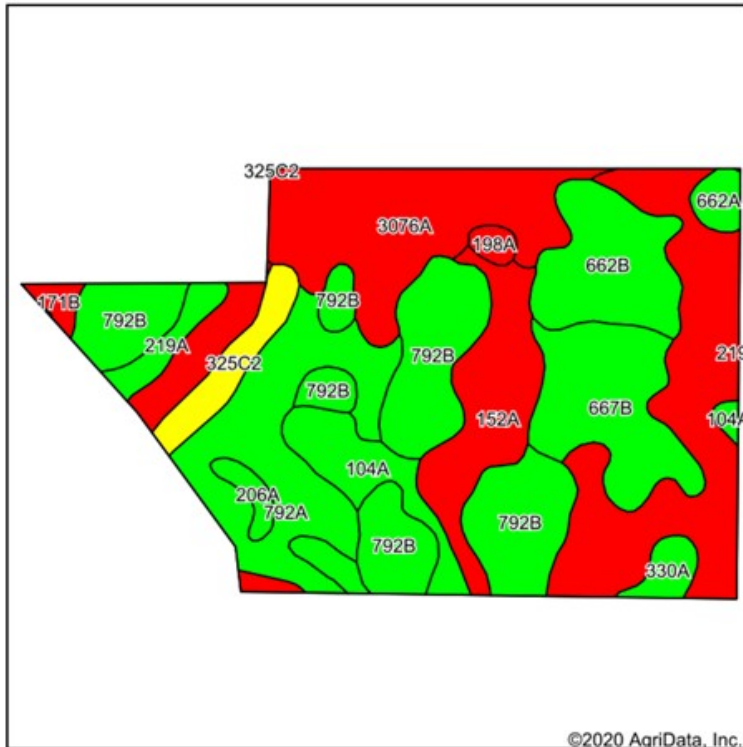


AERIAL MAP 161.6 PARCEL 4 CORTLAND FARMS DEKALB COUNTY, IL



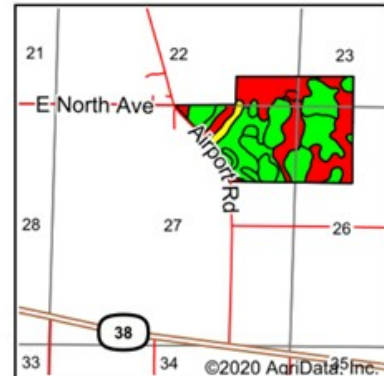
SOIL MAP 161.6 PARCEL 4 CORTLAND FARMS DEKALB COUNTY, IL

Soils Map



Soils data provided by USDA and NRCS.

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State: Illinois
 County: De Kalb
 Location: 27-40N-5E
 Township: Cortland
 Acres: 165.7
 Date: 10/17/2020

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL037, Soil Area Version: 15							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	43.55	26.3%		195	63	144
**792B	Bowes silt loam, 2 to 4 percent slopes	31.15	18.8%		**174	**56	**129
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	21.50	13.0%		186	61	139
792A	Bowes silt loam, 0 to 2 percent slopes	19.74	11.9%		176	57	130
**667B	Kaneville silt loam, 2 to 5 percent slopes	14.21	8.6%		**176	**54	**127
**662B	Barony silt loam, 2 to 5 percent slopes	11.96	7.2%		**170	**52	**124
104A	Virgil silt loam, 0 to 2 percent slopes	8.74	5.3%		182	56	132
**325C2	Dresden silt loam, 4 to 6 percent slopes, eroded	4.66	2.8%		**150	**48	**110
219A	Millbrook silt loam, 0 to 2 percent slopes	2.66	1.6%		177	55	129
330A	Peatone silty clay loam, 0 to 2 percent slopes	2.05	1.2%		164	55	123
662A	Barony silt loam, 0 to 2 percent slopes	1.80	1.1%		172	53	125
206A	Thorp silt loam, 0 to 2 percent slopes	1.46	0.9%		170	55	126
**171B	Catlin silt loam, 2 to 5 percent slopes	1.18	0.7%		**185	**58	**137
198A	Elburn silt loam, 0 to 2 percent slopes	1.04	0.6%		197	61	143
Weighted Average					181	57.9	133.5

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

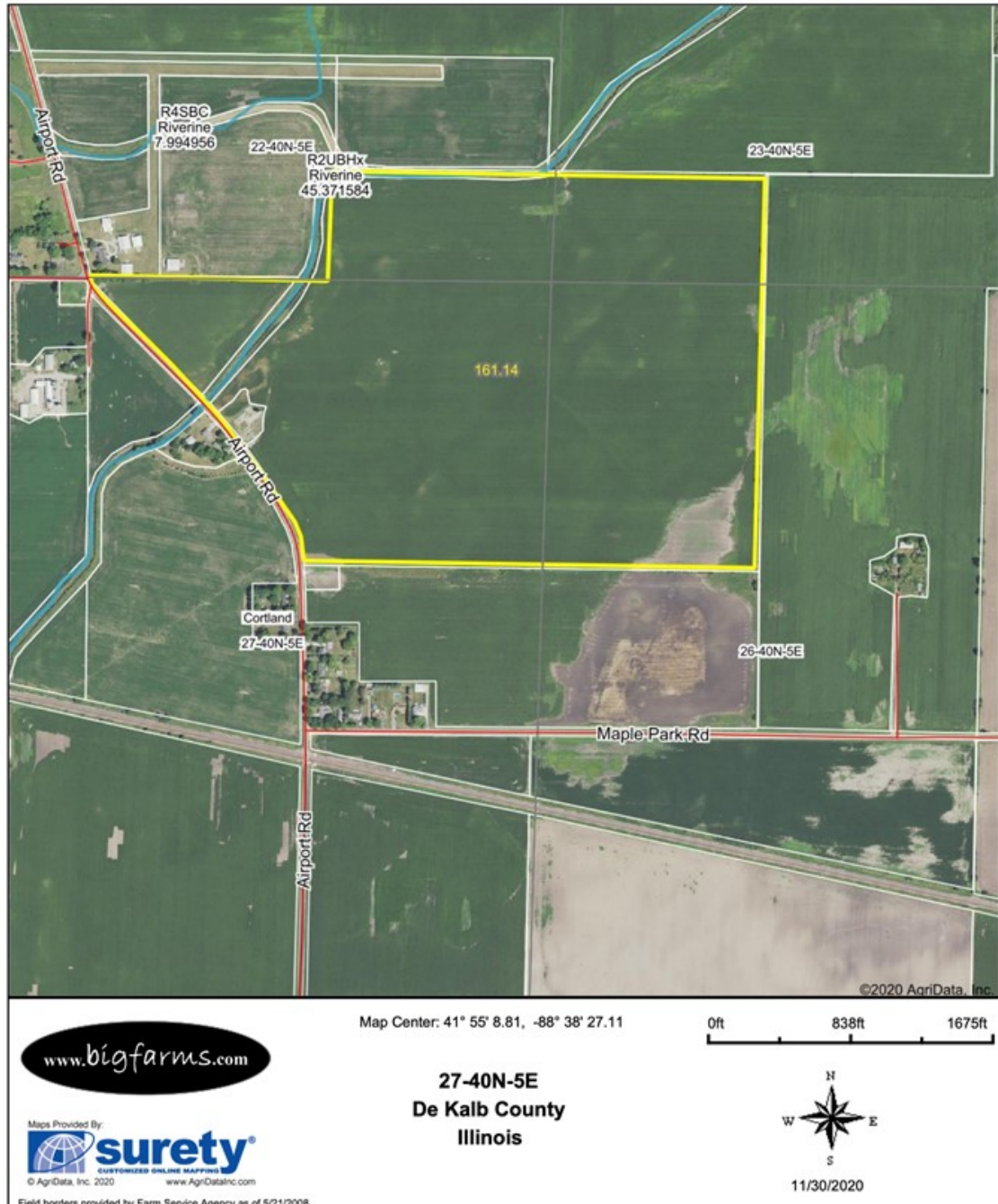
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

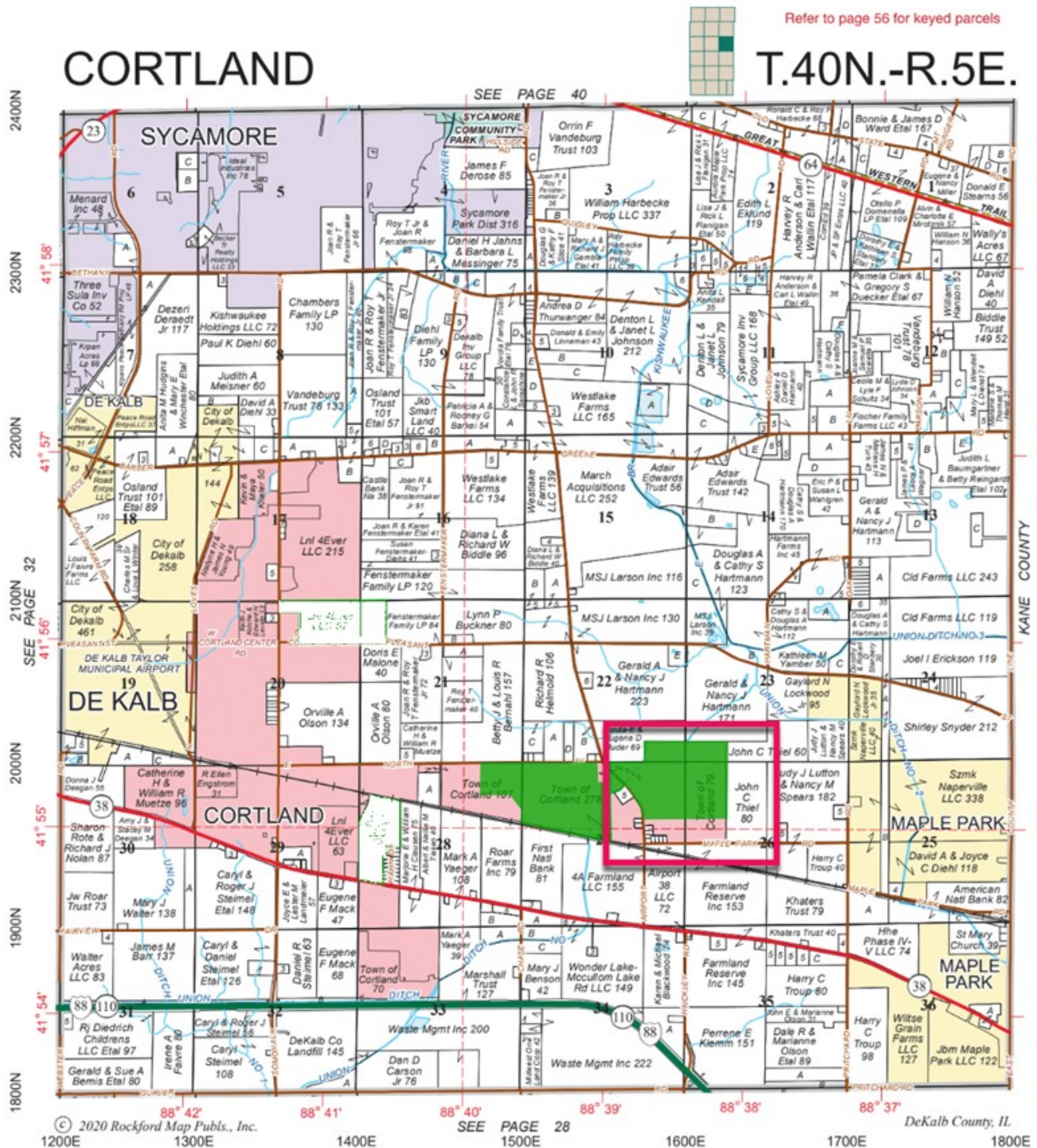
*c- Using Capabilities Class Dominant Condition Aggregation Method

FSA MAP 161.6 PARCEL 4 CORTLAND FARMS DEKALB COUNTY, IL

Aerial Map



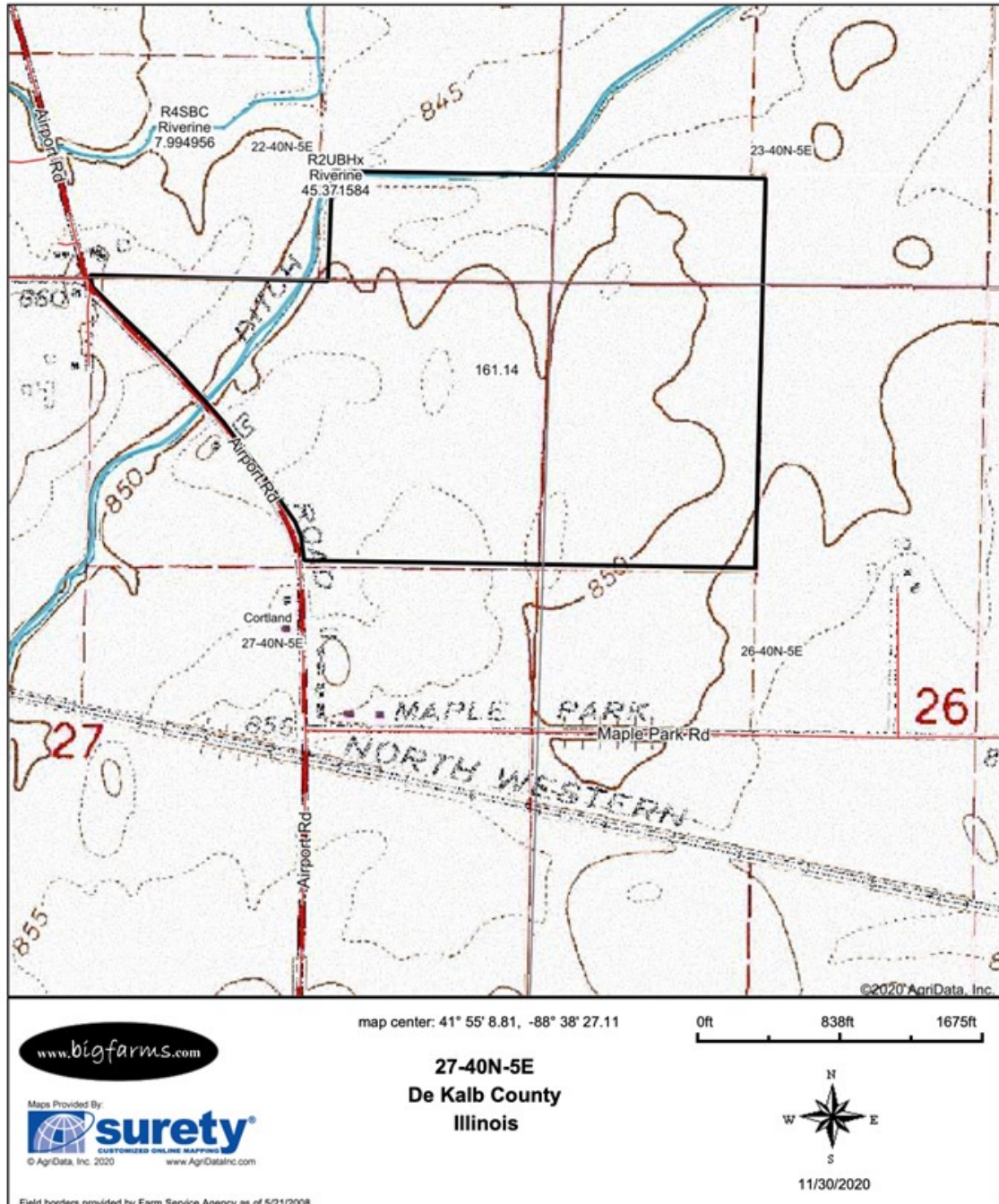
PLAT MAP 161.6 PARCEL 4 CORTLAND FARMS DEKALB COUNTY, IL



Plat Map reprinted with permission of Rockford Map Publishers, Inc.

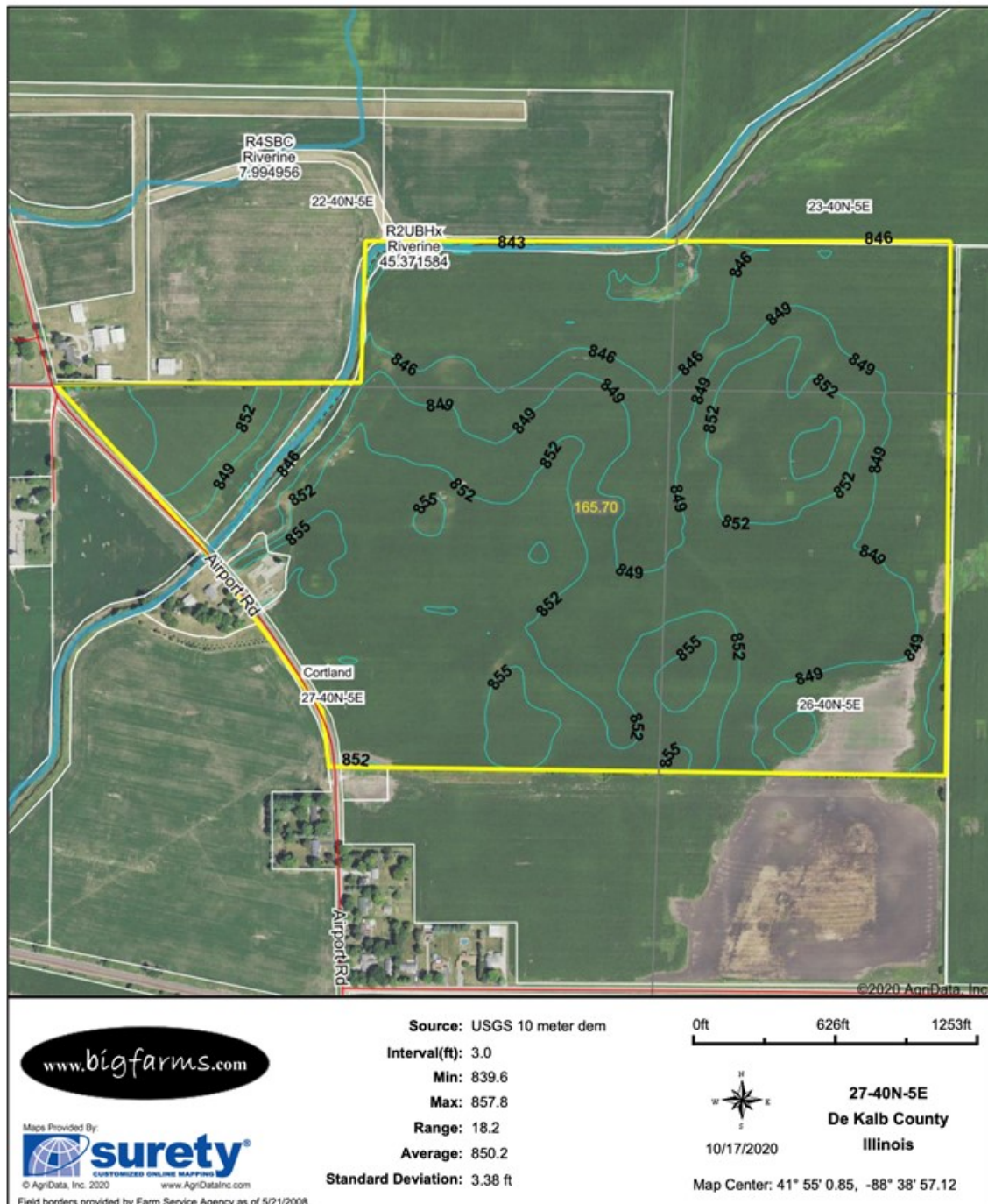
TOPOGRAPHY MAP 161.6 PARCEL 4 CORTLAND FARMS DEKALB COUNTY, IL

Topography Map

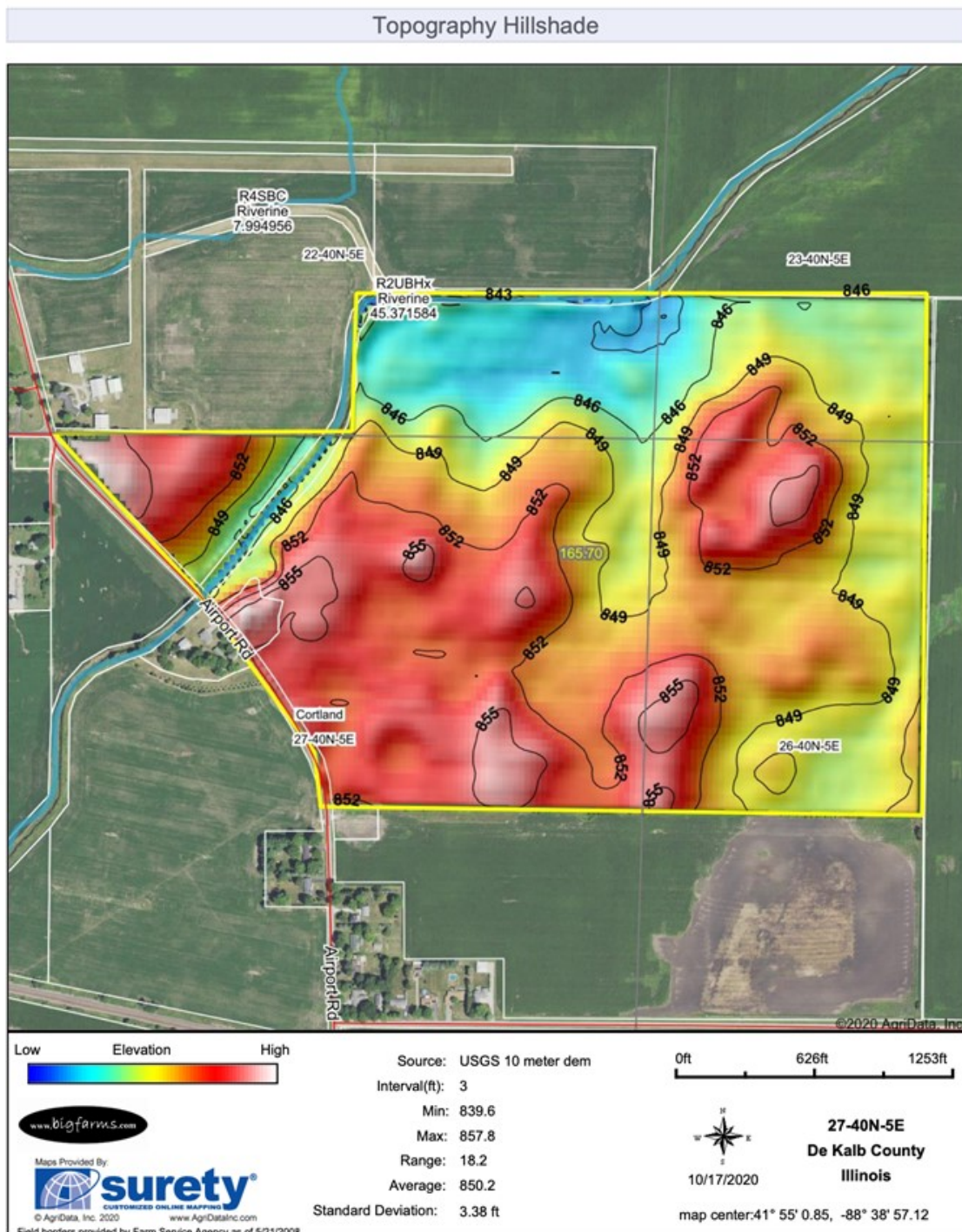


CONTOUR MAP 161.6 PARCEL 4 CORTLAND FARMS DEKALB COUNTY, IL

Topography Contours

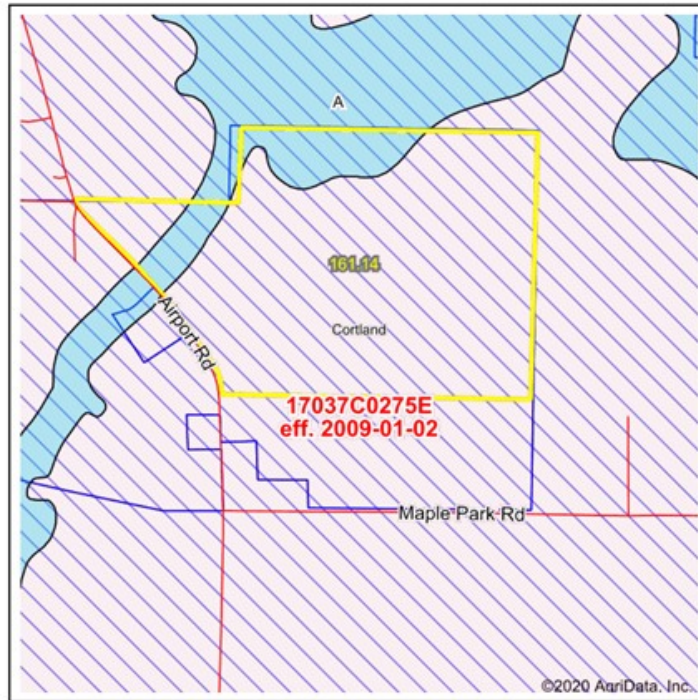


HILLSHADE MAP 161.6 PARCEL 4 CORTLAND FARMS DEKALB COUNTY, IL



FEMA REPORT 161.6 PARCEL 4 CORTLAND FARMS DEKALB COUNTY, IL

FEMA Report



State: IL Acres: 161.14
 County: De Kalb Date: 11/30/2020
 Location: 27-40N-5E
 Township: Cortland

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surety
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Name	Number	County	NFIP Participation	Acres	Percent
TOWN OF CORTLAND	170181	De Kalb	Regular	160.88	99.8%
DEKALB COUNTY	170808	De Kalb	Regular	0.26	0.2%
Total				161.14	100%

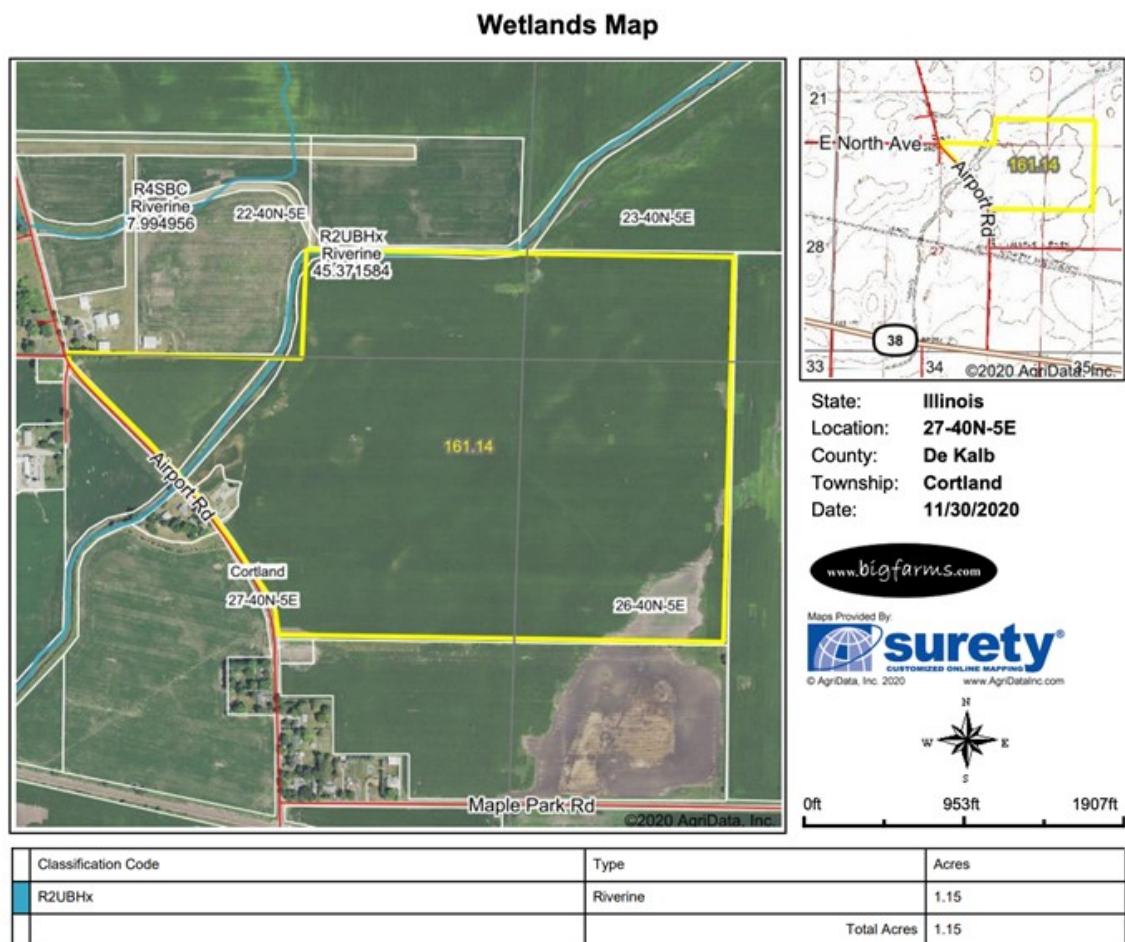
Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	141.76	88.0%
A		100-year Floodplain	19.38	12.0%
Total			161.14	100%

Panel	Effective Date	Acres	Percent
17037C0275E	1/2/2009	161.14	100%
Total		161.14	100%

Flood related information provided by FEMA

WETLANDS MAP 161.6 PARCEL 4 CORTLAND FARMS DEKALB COUNTY, IL



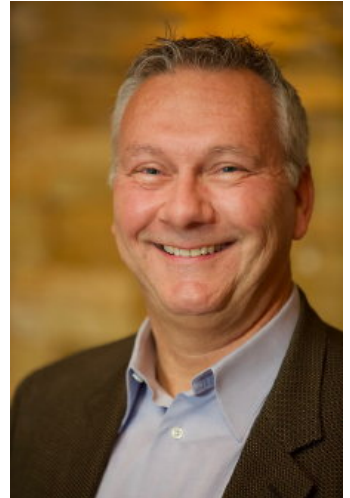
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Field borders provided by Farm Service Agency as of 5/21/2008.

MARK GOODWIN PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, LLC is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.



AGENCY DISCLOSURE

Goodwin & Associates Real Estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois brokerage services through a Broker Associate who acts as that client's designated agent. As a result, **Broker Associate will not be acting as your agent but as agent of the seller.**

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