

175.98 Acre Parcel 3 Cortland Farms
North Ave.
Maple Park IL 60151

www.bigfarms.com

175.98 ACRE PARCEL 3 CORTLAND FARMS

North Ave.
Maple Park IL 60151

For more information contact:

Mark Goodwin
1-815-741-2226
mgoodwin@bigfarms.com

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

GOODWIN



County:	DeKalb
Township:	Cortland
Gross Land Area:	175.98 Acres
Property Type:	Vacant Farm Land with Development potential
Possible Uses:	Agricultural Production/Future Development
Total Investment:	\$1,847,580
Unit Price:	\$10,500 per acre
Productivity Index (PI):	138
Buildings:	No Buildings on this Parcel
Utilities:	Sewer, Water and Natural Gas are near the site



The 175.98 acre Parcel 3 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.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 175.98 Acre Parcel 3 Cortland Farms
Tax ID Number/APN: 0928200005
0927100005
0927100006
0927226006
Possible Uses: Agriculture and Possible Development
Zoning: Agriculture

AREA & LOCATION

School District: Dekalb Community Unit School District #428
Location Description: The 175.98 acre Cortland Farm Parcel 3 is located approximately 40 miles to the west of Chicago O'hare International Airport, along North Avenue 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 175.98 acre farm, Parcel 3 is mostly flat with frontage on North Avenue, has an excellent soil PI of 138.
Side of Street: This parcel site on the south side of North Avenue and west 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 175.98 acre Parcel 3 farm has high visibility with approximately 1000 cars passing daily.
Largest Nearby Street: State Route 38 is less than 1 miles south of Parcel 3
Transportation: The Dekalb Taylor Regional Airport is a few miles to the west of the farms. 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 3 has 3917 feet of frontage along North Avenue and 950 feet along Airport Road
Tillable Acres: This parcel is 165.98 acres of tillable land.
Lot Depth: This farm is 2244 feet from north to south in the center of the property and 4400 feet east to west in the upper half.
Buildings: There are no buildings on this property.
Flood Plain or Wetlands: According to the Surety website there are no FEMA flood zones or wetlands on the 165.98 acres.
Topography: This farm land is relatively flat. See the contour and topography maps for further info.
Soil Type: Danabrook Silt Loam (512B)
Drummer Silty Clay Loam (152A)
Catlin Silt Loam (171B)
Flanagan Silt Loam (154A)
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
Real Estate Taxes: To be determined
Investment Amount: Investment amount is \$1,847,580 or \$10,500 per acre.

LOCATION

Address: North Ave.
Maple Park, IL 60151

County:

DeKalb



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AREA MAP 165.98 PARCEL 3 CORTLAND FARMS DEKALB COUNTY, IL

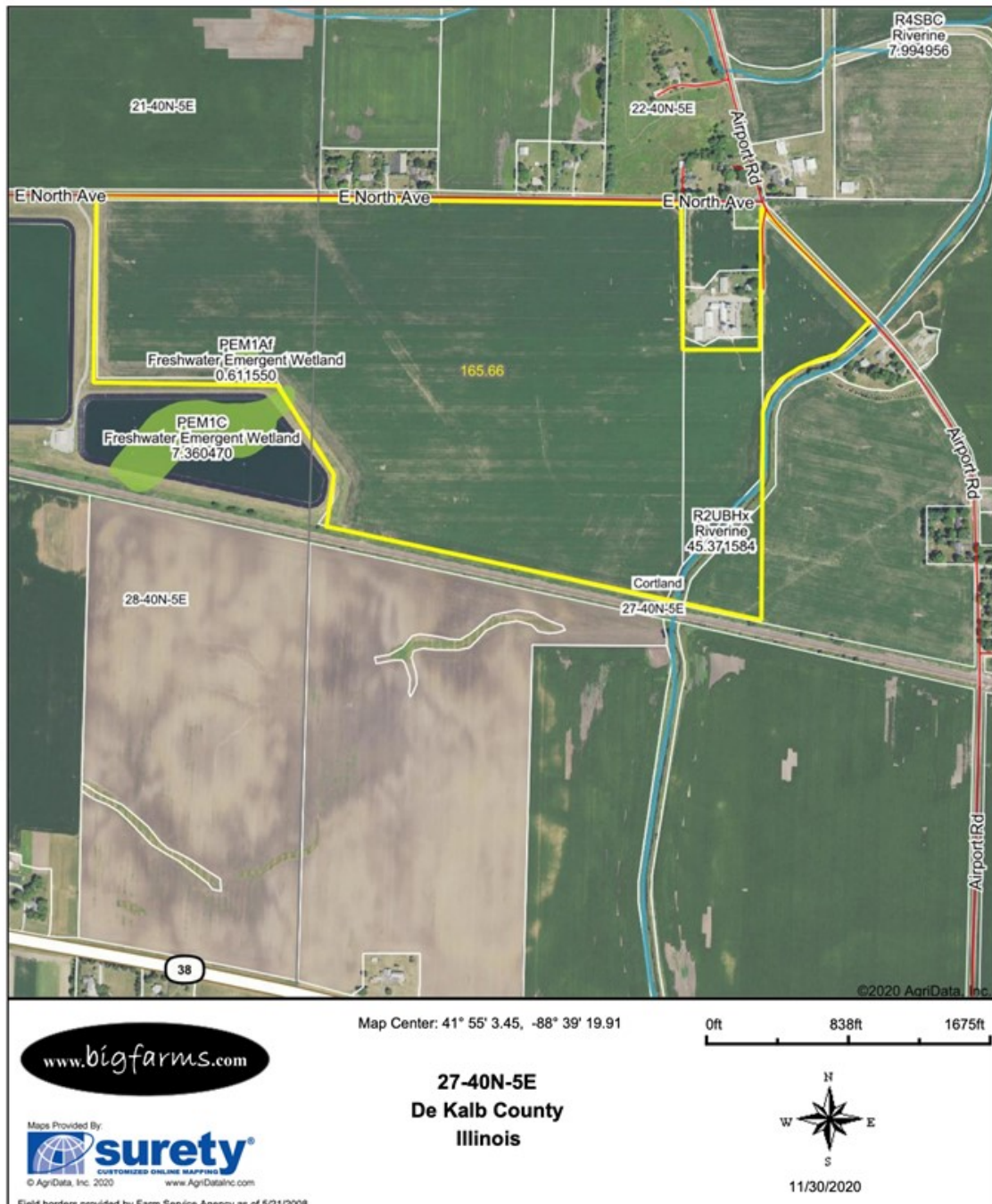


AERIAL MAP 175.98 PARCEL 3 CORTLAND FARMS DEKALB COUNTY, IL



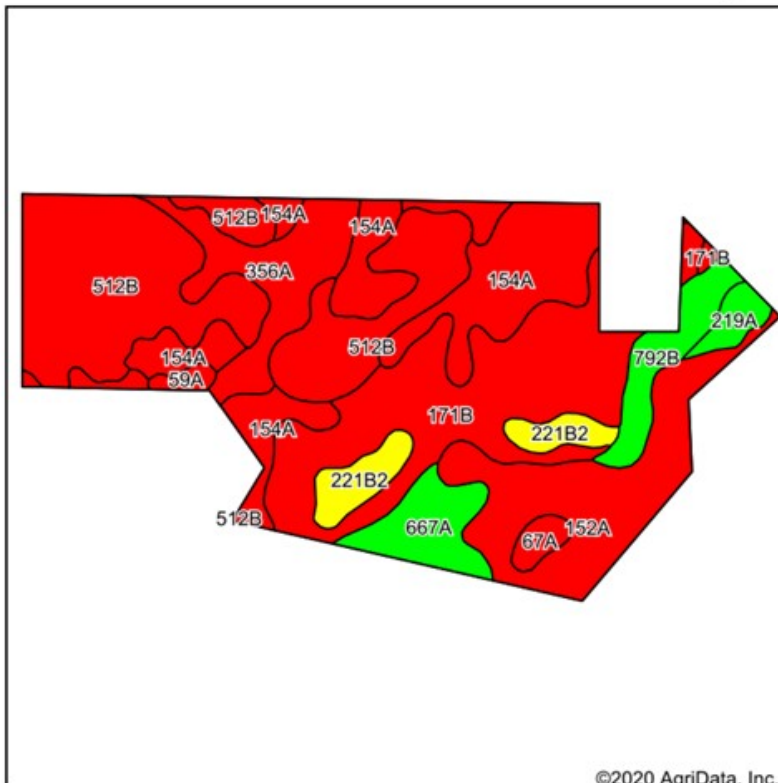
FSA MAP 165.98 PARCEL 3 CORTLAND FARMS DEKALB COUNTY, IL

Aerial Map

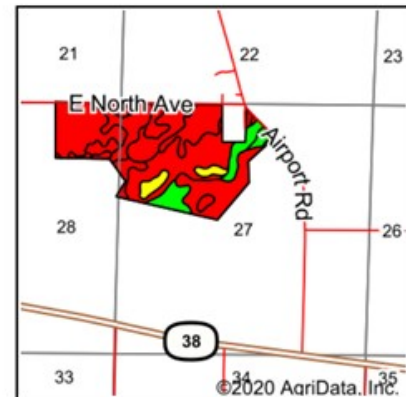


SOIL MAP 165.98 PARCEL 3 CORTLAND FARMS DEKALB COUNTY, IL

Soils Map



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State: **Illinois**
County: **De Kalb**
Location: **28-40N-5E**
Township: **Cortland**
Acres: **173.4**
Date: **10/17/2020**

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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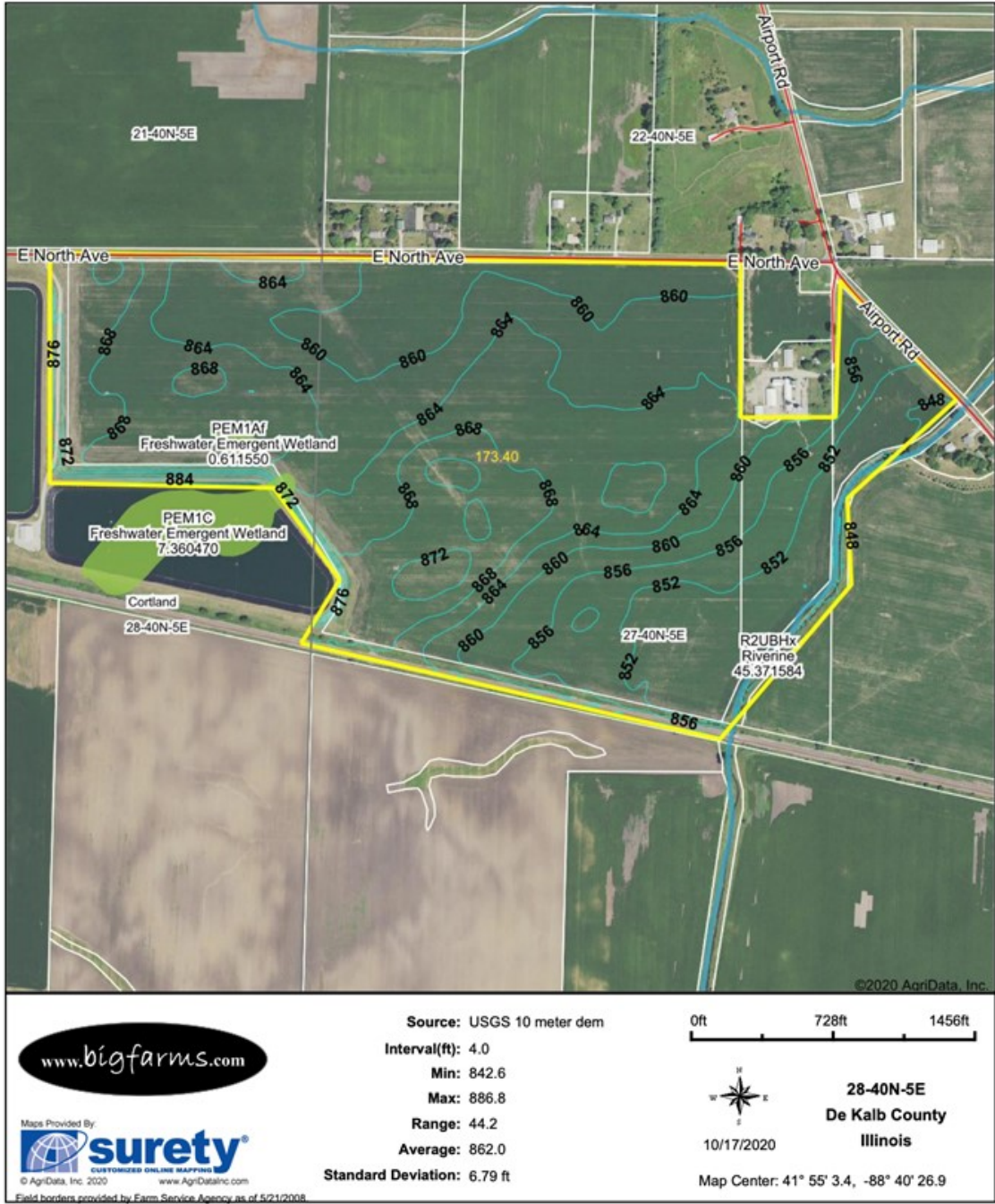
Soils data provided by USDA and NRCS.

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
**512B	Danabrook silt loam, 2 to 5 percent slopes	44.08	25.4%		**185	**58	**137
**171B	Catlin silt loam, 2 to 5 percent slopes	34.37	19.8%		**185	**58	**137
154A	Flanagan silt loam, 0 to 2 percent slopes	29.55	17.0%		194	63	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	22.79	13.1%		195	63	144
356A	Elpaso silty clay loam, 0 to 2 percent slopes	15.91	9.2%		195	63	144
667A	Kaneville silt loam, 0 to 2 percent slopes	7.61	4.4%		178	55	128
**792B	Bowes silt loam, 2 to 4 percent slopes	6.96	4.0%		**174	**56	**129
**221B2	Parr silt loam, 2 to 5 percent slopes, eroded	6.68	3.9%		**151	**49	**113
219A	Millbrook silt loam, 0 to 2 percent slopes	2.50	1.4%		177	55	129
67A	Harpster silty clay loam, 0 to 2 percent slopes	1.84	1.1%		182	57	133
59A	Lisbon silt loam, 0 to 2 percent slopes	1.11	0.6%		188	59	136
Weighted Average					186.6	59.4	138

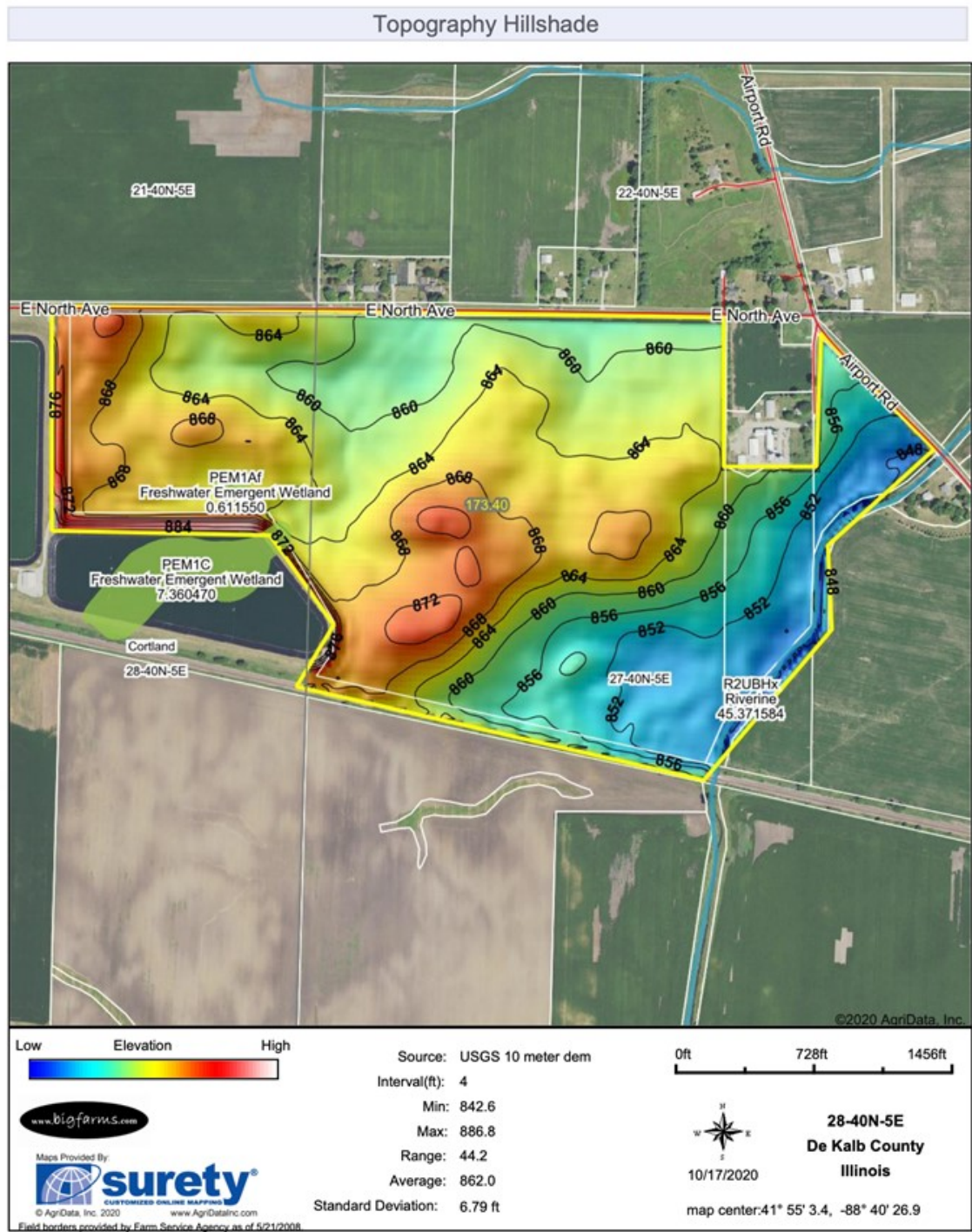
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

CONTOUR MAP 175.98 PARCEL 3 CORTLAND FARMS DEKALB COUNTY, IL

Topography Contours

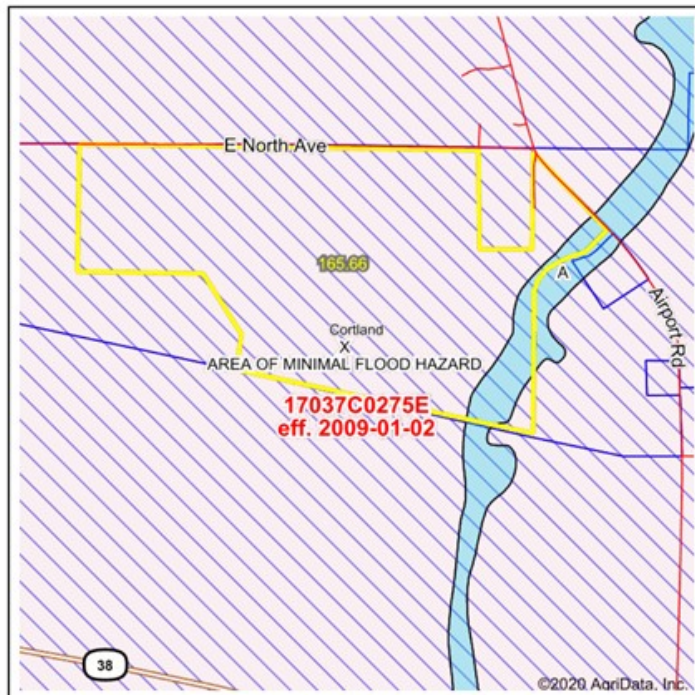


HILLSHADE MAP 175.98 PARCEL 3 CORTLAND FARMS DEKALB COUNTY, IL



FEMA REPORT 175.98 PARCEL 3 CORTLAND FARMS DEKALB COUNTY, IL

FEMA Report



State: IL Acres: 165.66
 County: De Kalb Date: 11/30/2020
 Location: 27-40N-5E
 Township: Cortland



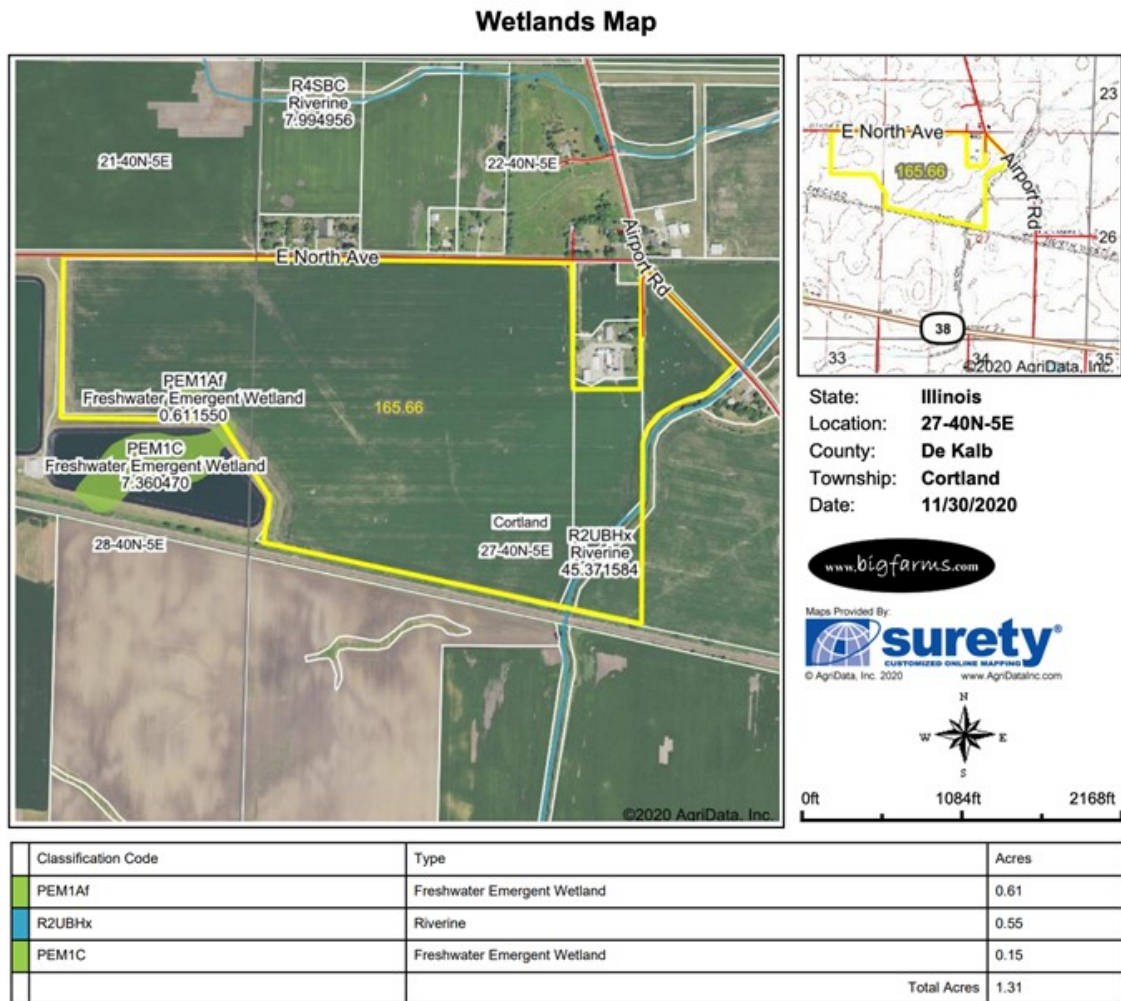
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Name	Number	County	NFIP Participation	Acres	Percent
TOWN OF CORTLAND	170181	De Kalb	Regular	165.66	100%
Total				165.66	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	155.71	94.0%	
A		100-year Floodplain	9.95	6.0%	
Total			165.66	100%	
Panel	Effective Date	Acres	Percent		
17037C0275E	1/2/2009	165.66	100%		
Total		165.66	100%		

Flood related information provided by FEMA

WETLANDS MAP 175.98 PARCEL 3 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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