

## 35 ACRE ROLLO FARM SECTION 22

Earlville IL 60518

For more information contact:

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

**GOODWIN**



<b>County:</b>	DeKalb
<b>Township:</b>	Paw Paw
<b>Gross Land Area:</b>	35 Acres (next to 258 Acres)
<b>Property Type:</b>	Vacant Farm Land
<b>Possible Uses:</b>	Agricultural Production
<b>Total Investment:</b>	\$341,250
<b>Unit Price:</b>	\$9750.00 per Acre
<b>Productivity Index (PI):</b>	131.2
<b>Buildings:</b>	No Buildings



This 35 acre farm located in DeKalb County 29 miles south and west of the city of DeKalb, IL., has a PI Index of 131.2 and is adjacent to a 258 acre farm with 239 tillable acres. The farm is outside of Rollo and is being made a part of the larger 258 acre offering. This 35 acre parcel is land locked with no road frontage, but would be a great addition to the larger farm. Excellent yield history and solid soil fertility tests. Details in this brochure.

The city of Earlville is 6.8 miles south and the city of Rollo is 1.5 miles west of the farm. The DeKalb Taylor Regional Airport (KDKP) is 26.8 miles to the north and the Rochelle Municipal Airport (RPJ) is 26 miles to the northwest. This property is 5.1 miles south of the Shabbona Lake State Park.

The city of DeKalb, with a population of 43,682, is 55 miles west of Chicago in north central Illinois. DeKalb's economy is based on agriculture (notably hybrid seed corn, as well as soybeans, hogs, and cattle) and manufacturing, including tractors, agricultural storage units, packaging, and wire harnesses. The city is also home to Illinois' second largest university, Northern Illinois University.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 35 Acre Rollo Farm Section 22  
**Tax ID Number/APN:** 16-22-400-002  
**Possible Uses:** This is a production agricultural farms with a typical Illinois crop rotation of corn and soybeans.  
**Zoning:** Agriculture

### AREA & LOCATION

**School District:** Indian Creek Elementary School PK-4  
Indian Creek Middle School 5-8  
Indian Creek High School 9-12  
Waterman Elementary K-5  
**Site Description:** This 35 Acre level farm land is high producing with fertile soil.  
  
It is located adjacent to a 258 acre Rollo farm located on both sides of Suydam Rd. that is also for sale.

### LAND RELATED

**Topography:** There is a gentle flow to the property which is relatively flat. See the Topography Contours Map included in the Brochure.  
**Soil Type:** Wingate Silt Loam (348B)  
Otter Silt Loam (3076A)  
Elpaso Silty Clay Loam (356A)  
Flanagan Silt Loam (154A)  
**Available Utilities:** None

### FINANCIALS

**Finance Data Year:** 2018 paid in 2019  
**Real Estate Taxes:** \$1400.00

### LOCATION

**Address:** Earlville, IL 60518  
**County:** Dekalb

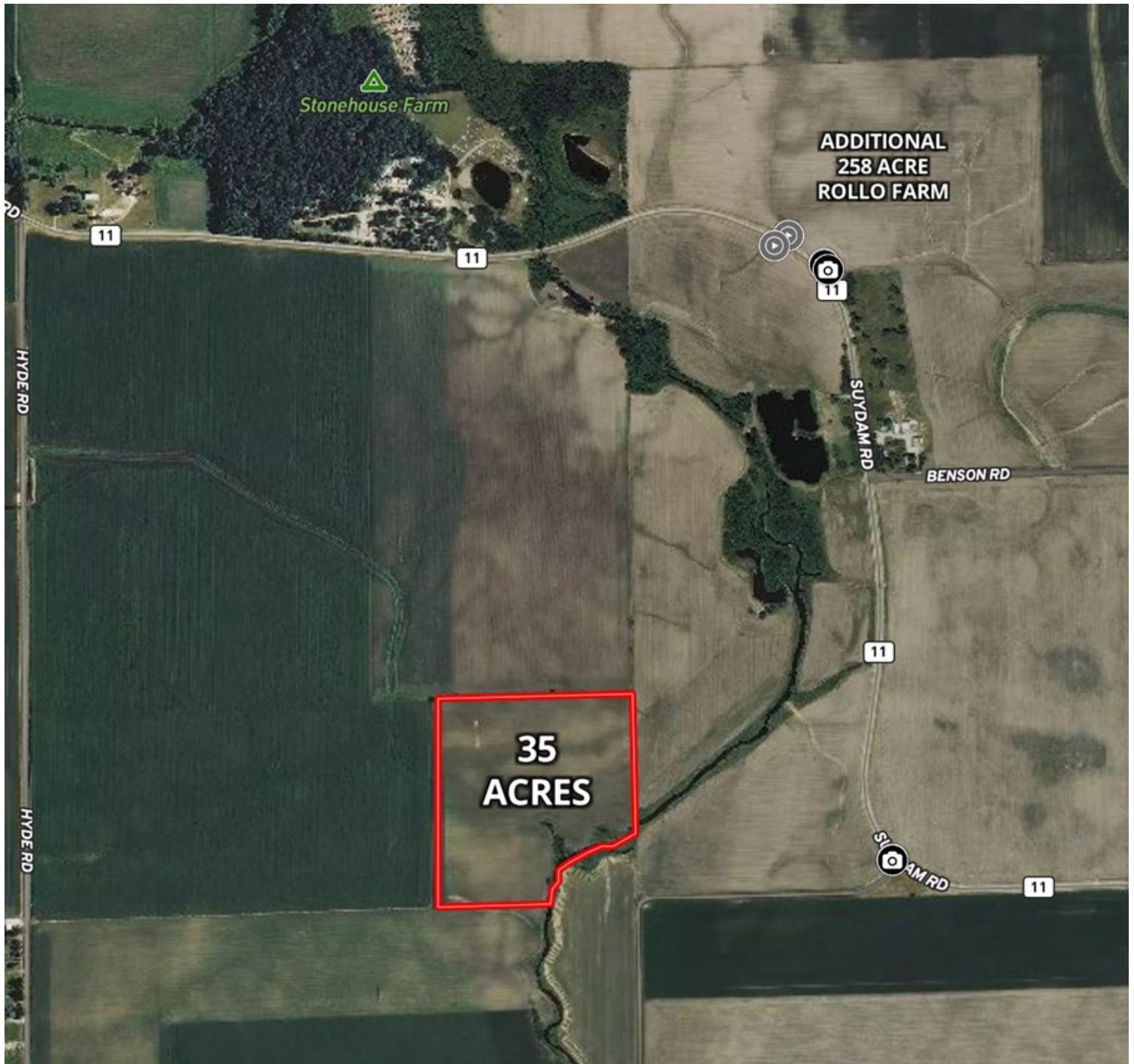
## PROPERTY NOTES

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ROADWAY MAP 35 ACRE ROLLO FARM SECTION 22 PAW PAW TOWNSHIP, DEKALB COUNTY, IL

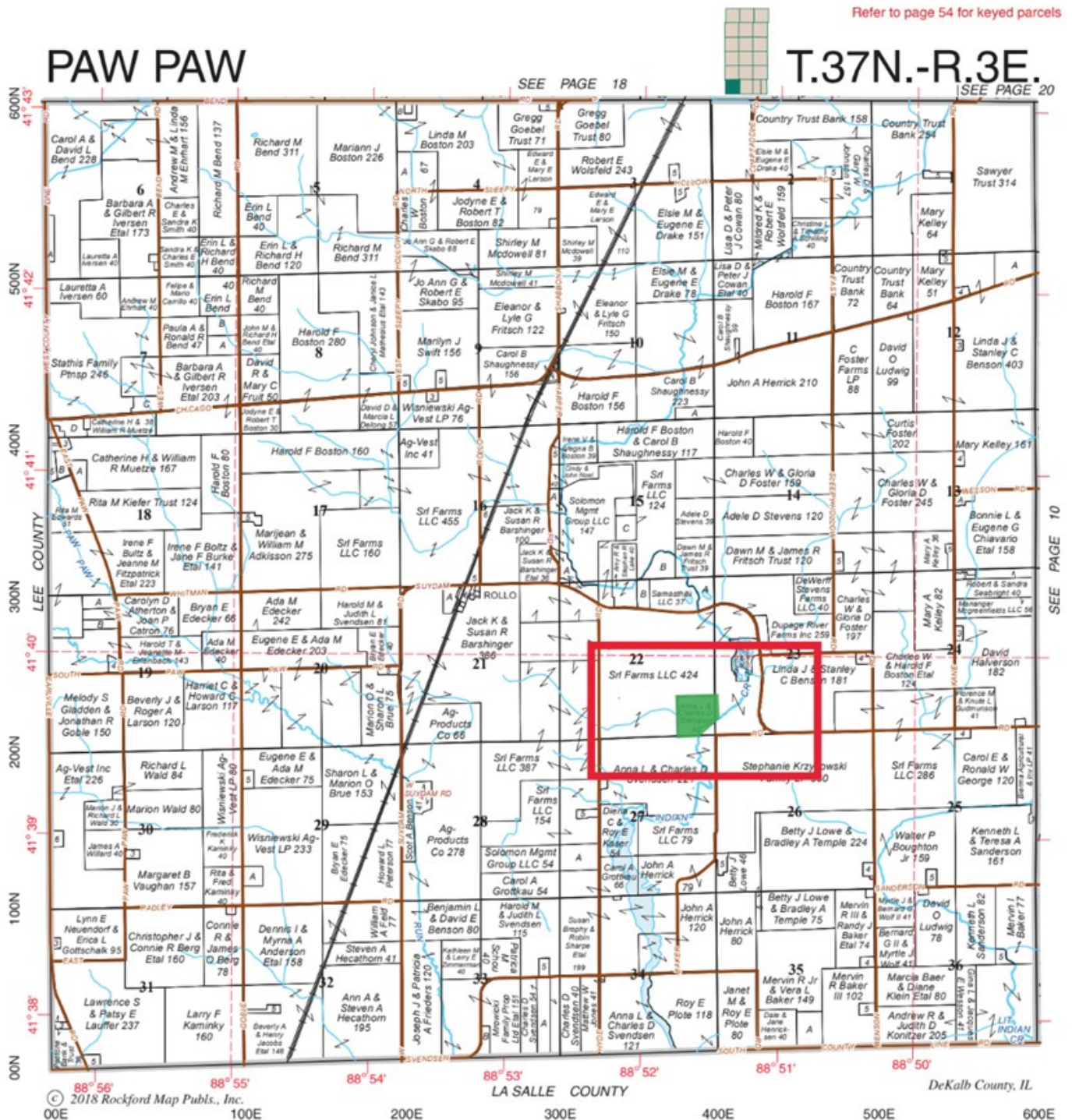


AERIAL MAP 35 ACRE ROLLO FARM PAW PAW TOWNSHIP, DEKALB COUNTY, IL



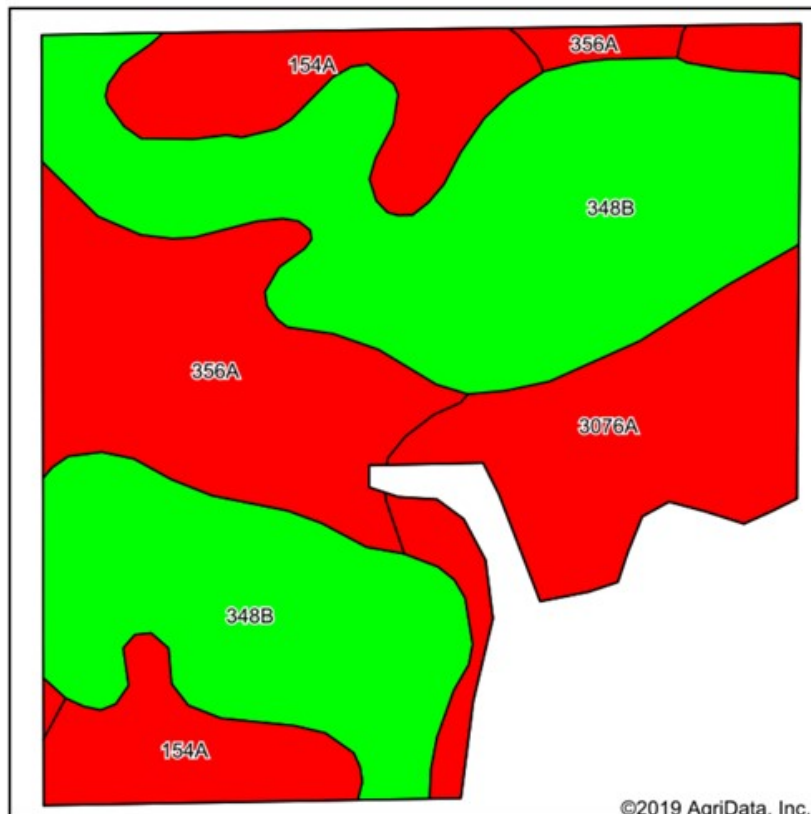


PLAT MAP 35 ACRE ROLLO FARM SECTION 22 PAW PAW TOWNSHIP, DEKALB COUNTY, IL

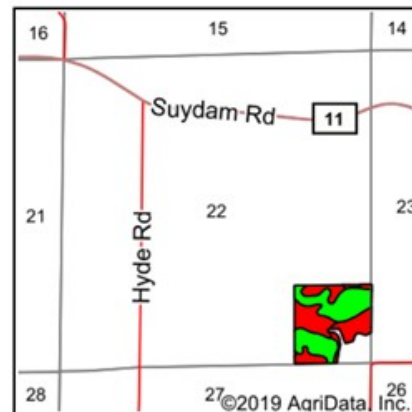


## SOIL MAP 35 ACRE ROLLO FARM SECTION 22 PAW PAW TOWNSHIP, DEKALB COUNTY, IL

## Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **De Kalb**  
 Location: **23-37N-3E**  
 Township: **Paw Paw**  
 Acres: **33.46**  
 Date: **5/5/2020**

www.bigfarms.com

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL 037, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	16.64	49.7%		**163	**51	**120
356A	Elpaso silty clay loam, 0 to 2 percent slopes	6.23	18.6%		195	63	144
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	5.78	17.3%		186	61	139
154A	Flanagan silt loam, 0 to 2 percent slopes	4.81	14.4%		194	63	144
Weighted Average					177.4	56.7	131.2

**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

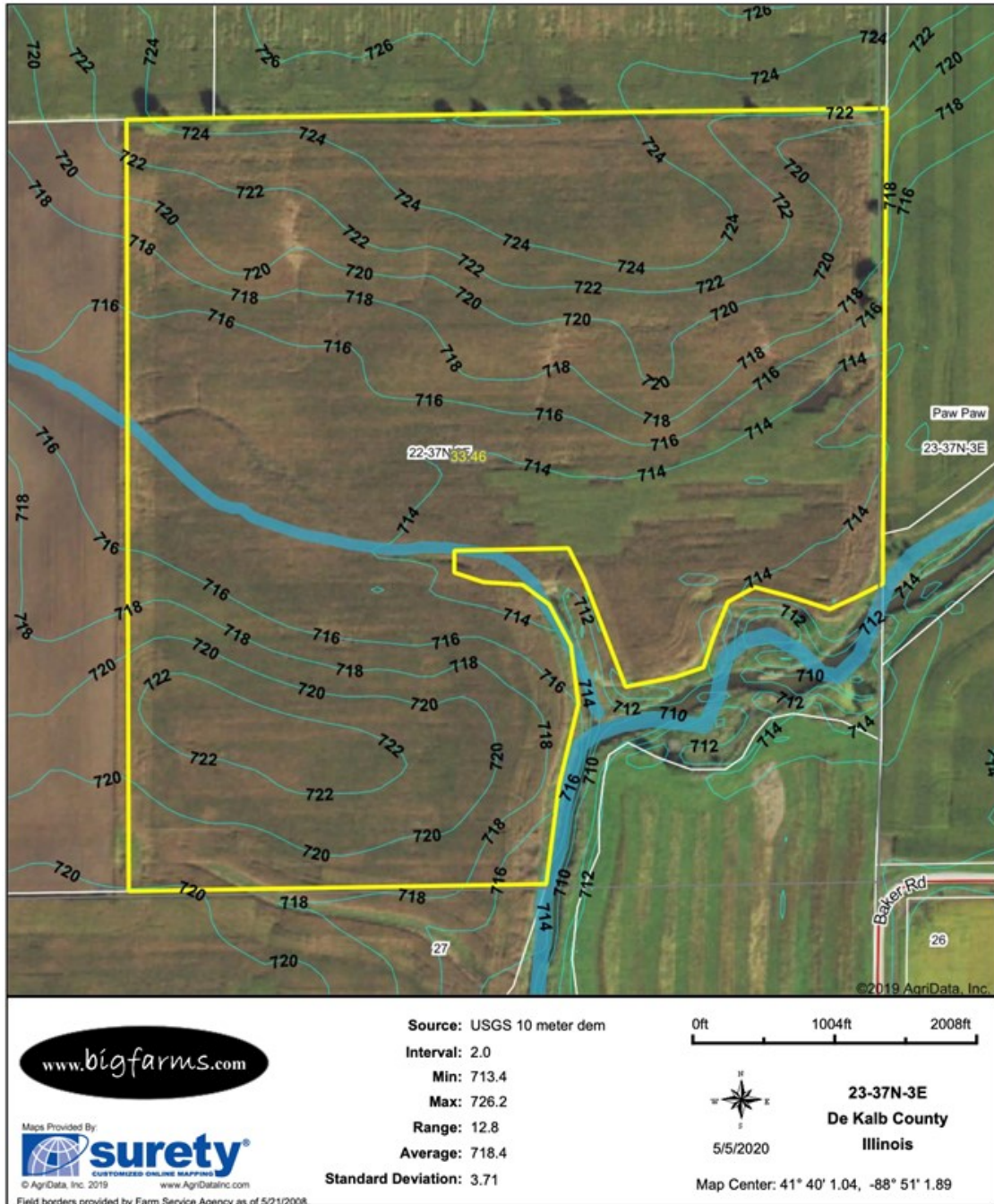
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



CONTOURS MAP 35 ACRE ROLLO FARM SECTION 22 PAW PAW TOWNSHIP, DEKALB COUNTY, IL

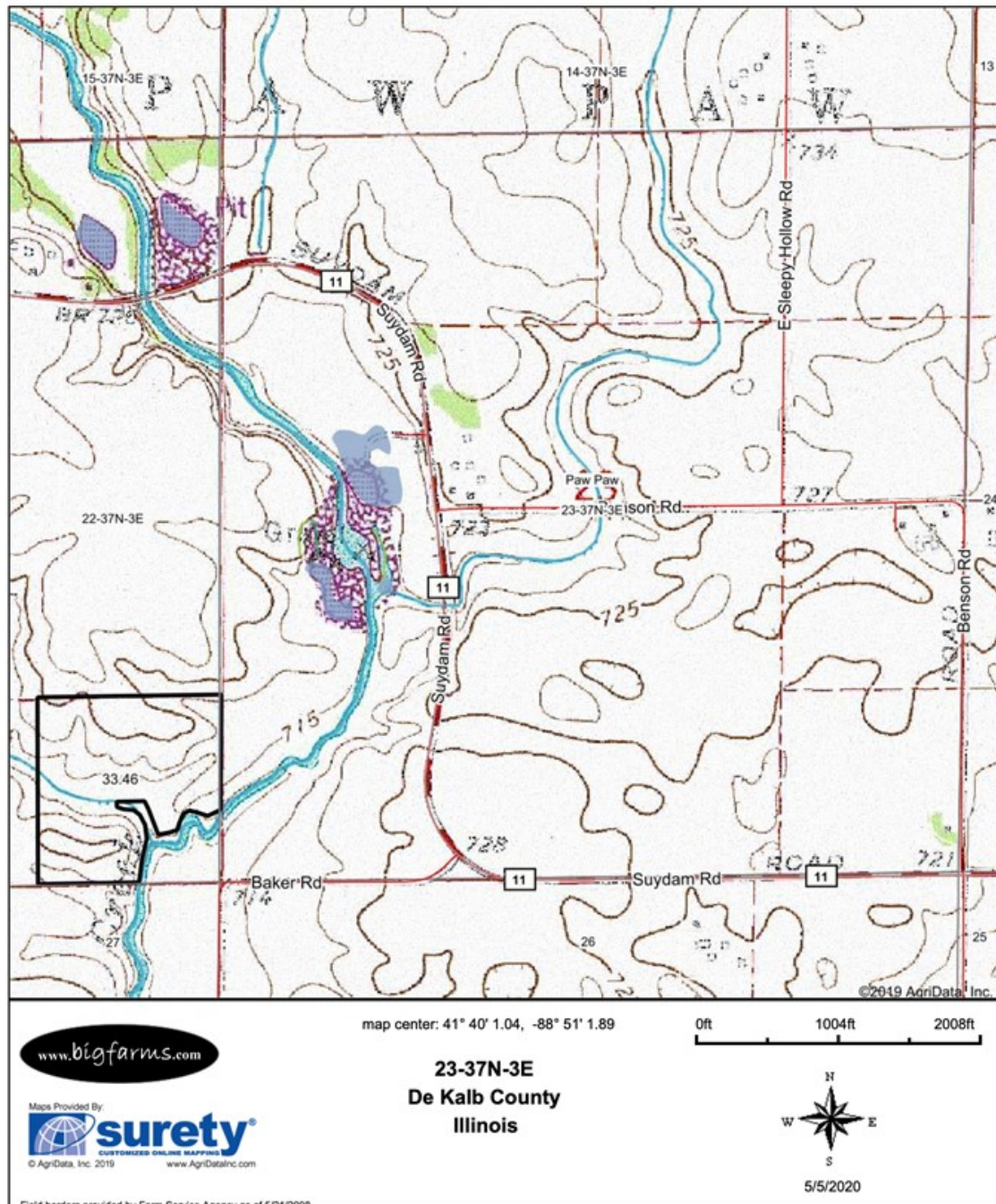
Topography Contours





TOPOGRAPHY MAP 35 ACRE ROLLO FARM SECTION 22 PAW PAW TOWNSHIP, DEKALB COUNTY, IL

Topography Map



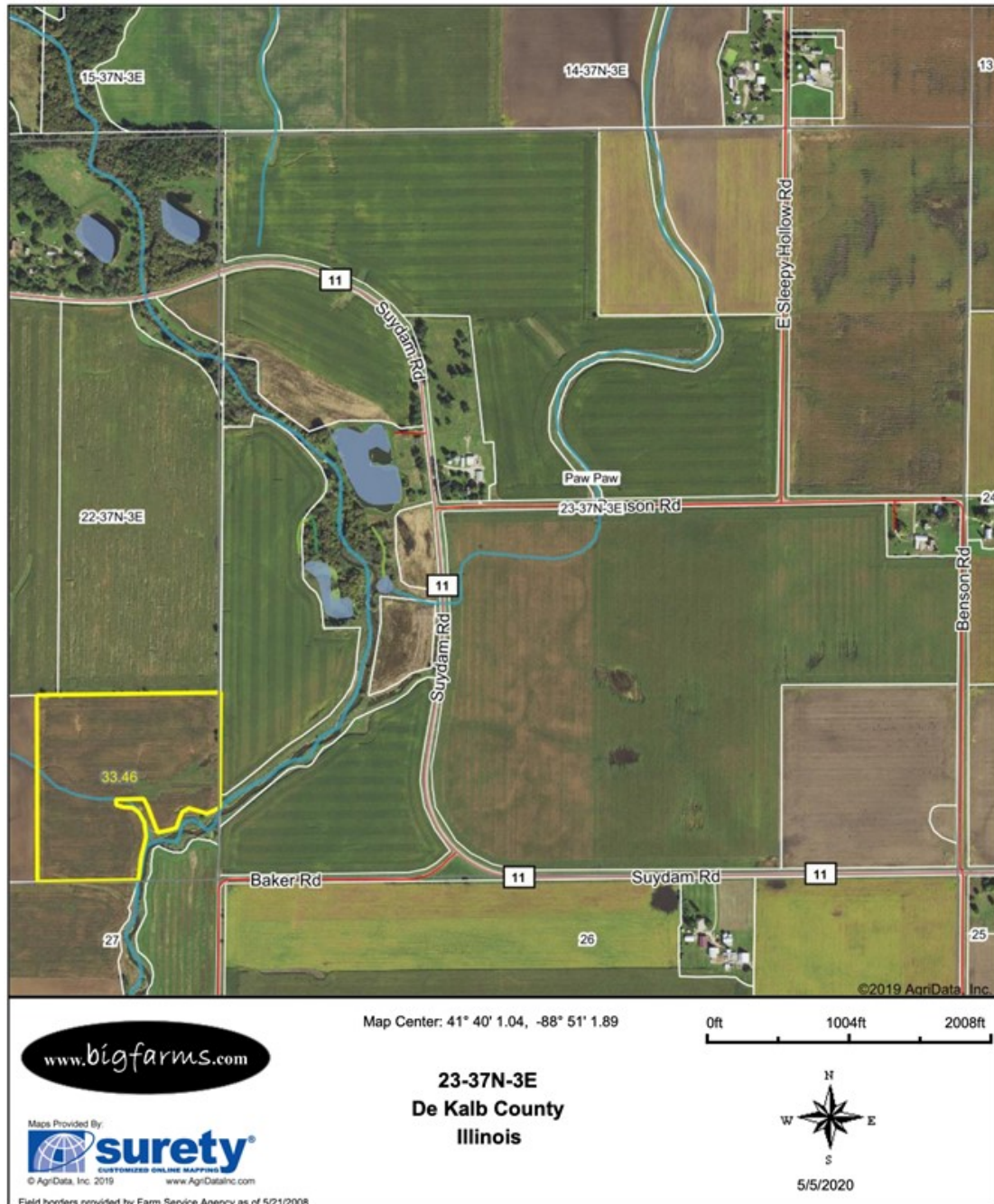
MAP 35 ACRE ROLLO FARM SECTION 22 WITH AN ADDITIONAL 258 ACRE FARM AVAILABLE PAW PAW TOWNSHIP, IL





FSA MAP 35 ACRE ROLLO FARM SECTION 22 PAW PAW TOWNSHIP, DEKALB COUNTY, IL.

Aerial Map



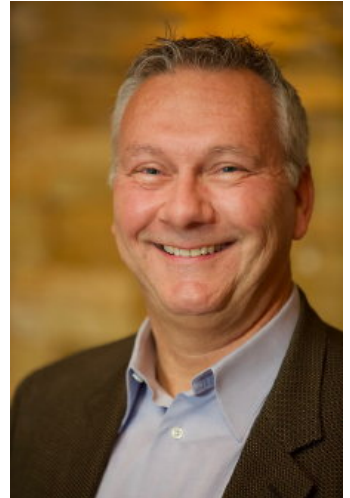
Plat Map reprinted with permission of Rockford Map Publishers, Inc.



## 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.



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