

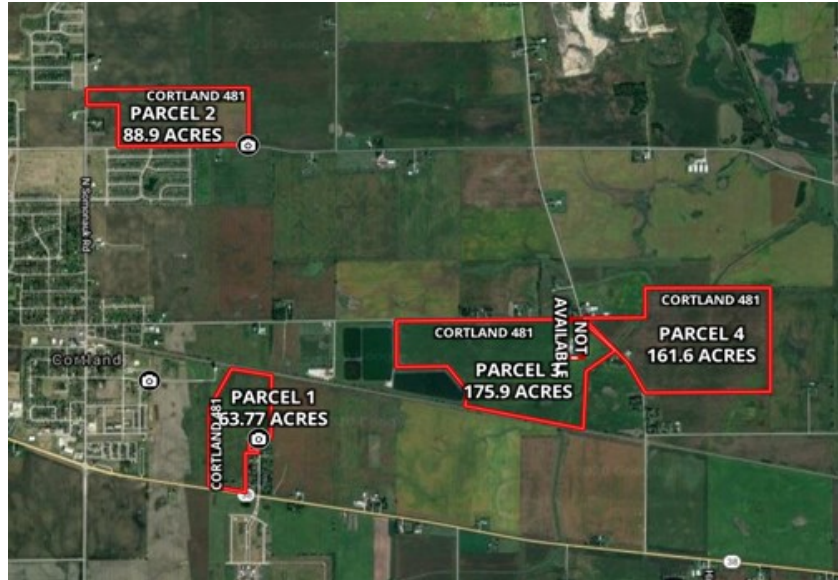
481 ACRE CORTLAND FARMS

Multiple
Cortland IL 60112

For more information contact:

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

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



County:	DeKalb
Township:	Cortland
Gross Land Area:	481 Total Acres
Property Type:	Vacant Farm Land
Possible Uses:	Agricultural Production/Future Development
Total Investment:	\$5,050,500.00
Unit Price:	\$10,500 per acre
Productivity Index (PI):	136.5
Buildings:	There are no buildings on these farms.
Utilities:	Utilities are near the site
Zoning:	Agriculture



The 481 acre Cortland Farms is 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. There are four parcels totaling 481 acres. All four parcels are class A farms with an average soil PI of 136.5. The towns of Cortland, Dekalb, Maple Park and Sycamore provide many restaurant and entertainment choices.

The Dekalb Taylor Municipal airport is with in a few miles of these farms.

Parcel # 1 63.77 Acres
Parcel #2 88.9 Acres
Parcel #3 175.9 Acres
Parcel #4 151.6 Acres

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 481 Acre Cortland Farms
Tax ID Number/APN: 09-28-100-026 (Parcel 1)
09-20-200-011 (Parcel 2)
09-21-100-001 (Parcel 2)
09-28-200-005 (Parcel 3)
09-27-100-005 (Parcel 3)
09-27-100-006 (Parcel 3)
09-27-226-006 (Parcel 3)
09-26-100-001 (Parcel 4)
09-27-226-007 (Parcel 4)
09-22-400-004 (Parcel 4)
09-23-300-002 (Parcel 4)
Possible Uses: Agriculture and Possible Development

AREA & LOCATION

School District: Parcels 1 & 2 are in the Dekalb Community Unit School District #428
Parcels 3 & 4 acre in the Kaneland Community Unit School District #302
Market Type: Rural Residential
Location Description: The 481 acre Cortland Farms is located approximately 40 miles to the west of Chicago Ohare International Airport, within the towns 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.
These farms are mostly flat with an excellent soil PI of 136.5. The 481 acres are separated into four groups of farms with in 5 square miles.
Parcel 1 is 63.77 acre with frontage on Rt. 38
Parcel 2 is 88.9 acres with frontage on E.Cortland Center Rd.
Parcel 3 is 175.9 acres with frontage on E. North Ave & Airport Rd
Parcel 4 is 161.6 acres with frontage on the west side of Airport Rd.
Highway Access: Illinois Route 38 is located on the south of Parcel 1, 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 481 acre Cortland farm has high visibility with approximately 3000 - 8300 cars passing daily.
Largest Nearby Street: State Route 38 Borders Parcel 1 on the south.
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 1 has 800 feet along Route 38
Parcel 2 has 2700 feet along Cortland Center Road and 400 feet along Samonauk Road
Parcel 3 has 3900 feet along E North Ave.
Parcel 4 has 2200 feet along Airport Road
Tillable Acres: FSA records are showing 481 tillable acres. Ask broker for FSA 156EZ & Maps.
Lot Depth: Parcel 1 is 2735 feet deep north to south
Parcel 2 is 2762 feet from west to east
Parcel 3 is 2200 feet from north to south
Parcel 4 is 2400 feet from north to south
Buildings: There is a single silo on parcel #4 with a concrete pad. Parcel #2 has two irrigation systems. No other buildings found on these acres.
Flood Plain or Wetlands: According to the Surety website there are no FEMA flood zones or more than 2 acres of wetlands

Topography:

on the 481 acres.

FSA Data:

These farms are flat to gently rolling.

Parcel #1 Total Taxable acres 63.77

Cropland acres 65.16

Corn base 43.35 acres, 164 bu/ac PLC Yield

Soybean base 21.4 acres, 50 bu/ac PLC Yield

Parcel #2 8.9 Total acres

Cropland acres (includes 10 additional acres) 98.37

Corn base 67.57 acres, 160 bu/ac PLC Yield

Soybean base 29.42 acres, 52 bu/ac PLC Yield

Parcel 3 & 4 are combined 337.5 total acres

Cropland acres 327.75

Corn base 237.7 acres, 178 bu/ac PLC Yield

Soybean base 39.1 acres, 53 bu/ac PLC Yield

Wheat base 44.9 acres, 52 bu/ac PLC Yield

Soil Type:

Danabrook Silt Loam (512B)

Drummer Silty Clay Loam (152A)

Catlin Silt Loam (171B)

Flanagan Silt Loam (154A)

Bowes Silt Loam (792B)

Soil Fertility:

Soil fertility levels are average to above average. Ask broker for details.

Available Utilities:

Electric is available

FINANCIALS**Finance Data Year:**

2019 paid in 2020

Real Estate Taxes:

Real estate taxes are estimated by the county of DeKalb to be \$28,122.18.

09-28-100-008,09-28-200-005,09-27-100-005,09-27-100-006,09-27-226-006,09-20-200-011,09-21-100-011,09-26-100-001,09-27-226-007,09-22-400-004,09-23-300-002

Investment Amount:

The farms are being offered at \$10,500 per acre for a total of \$5,050,500.

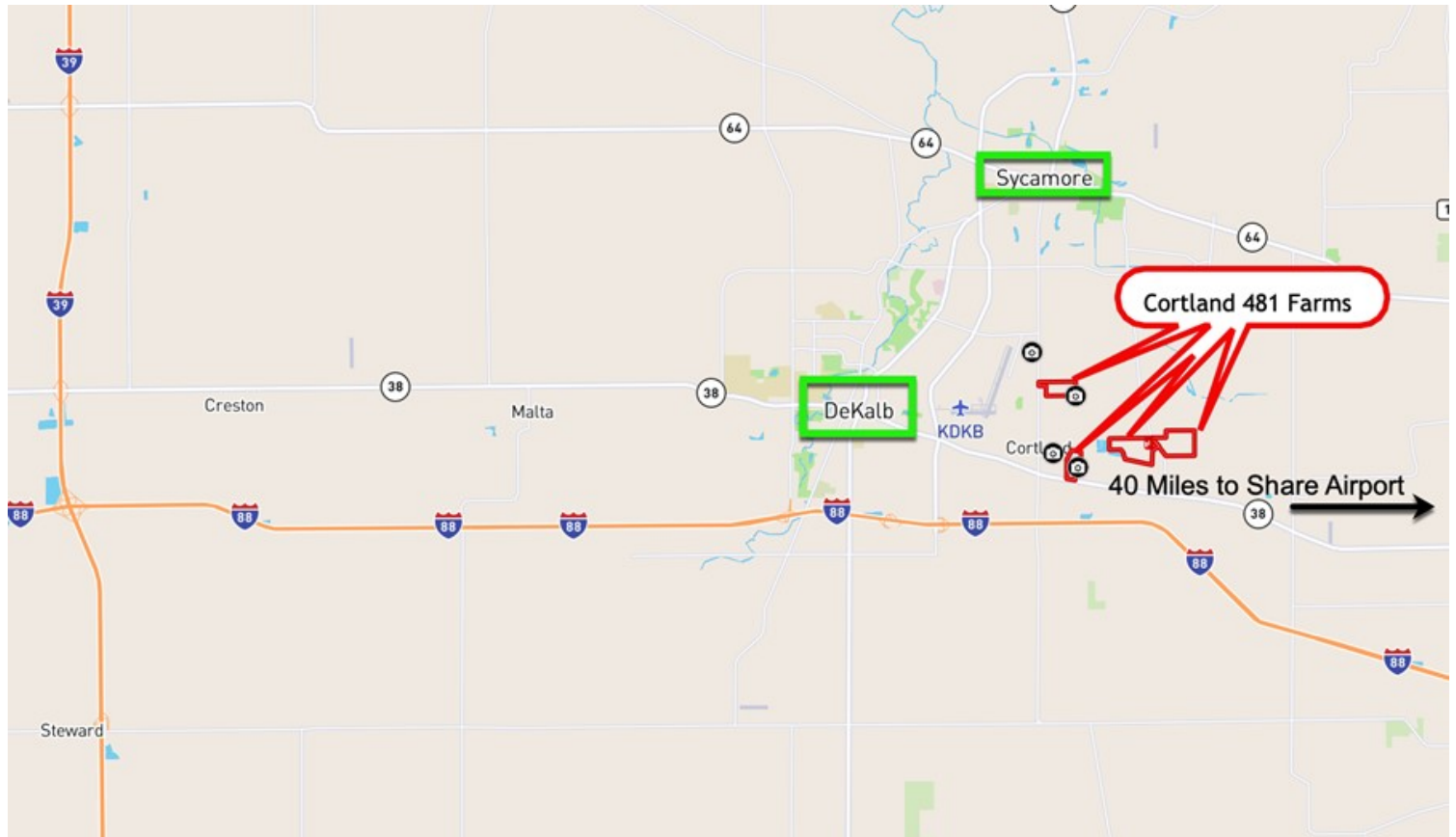
LOCATION**County:**

DeKalb

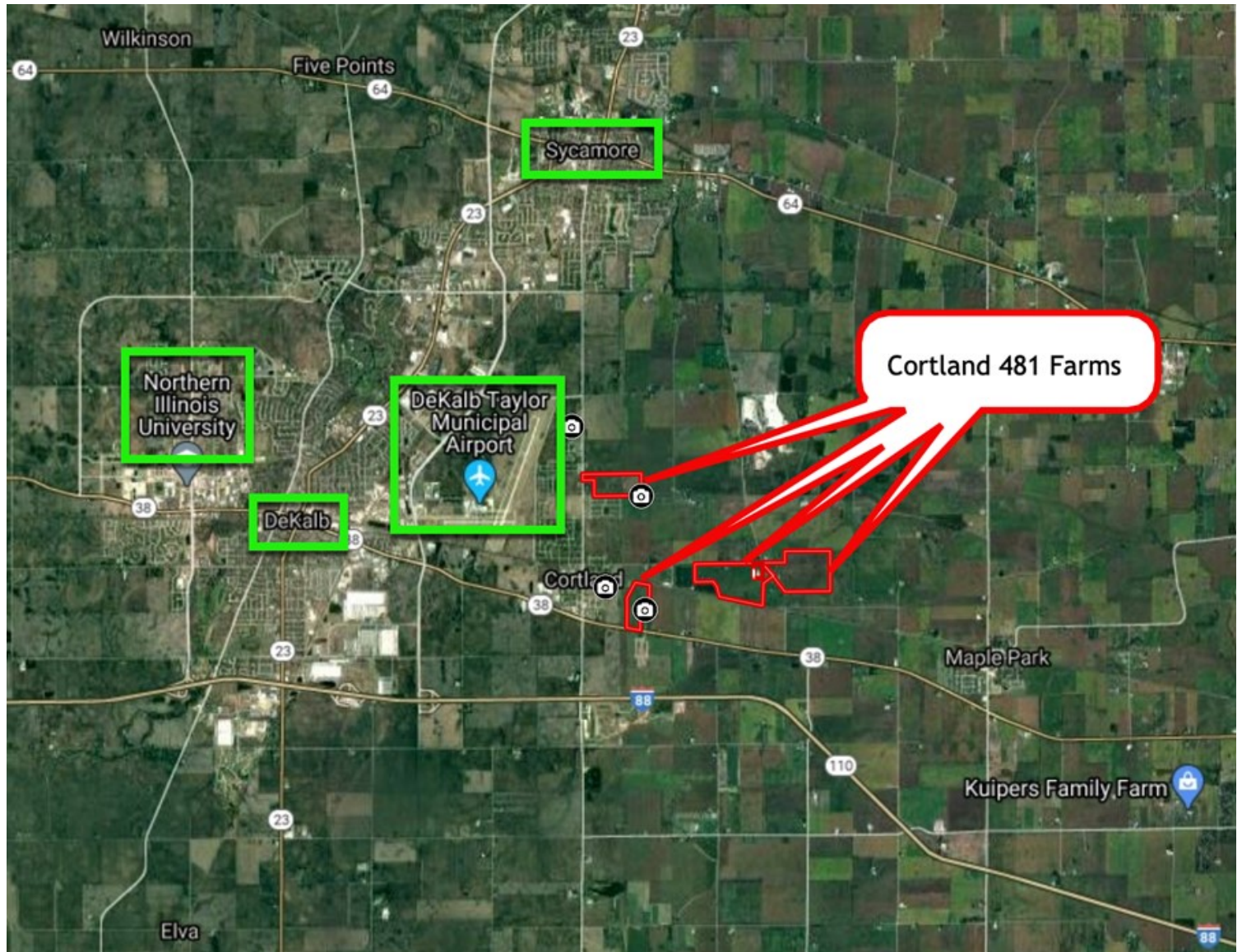


Mark Goodwin
Phone: 815-741-2226
mgoodwin@bigfarms.com

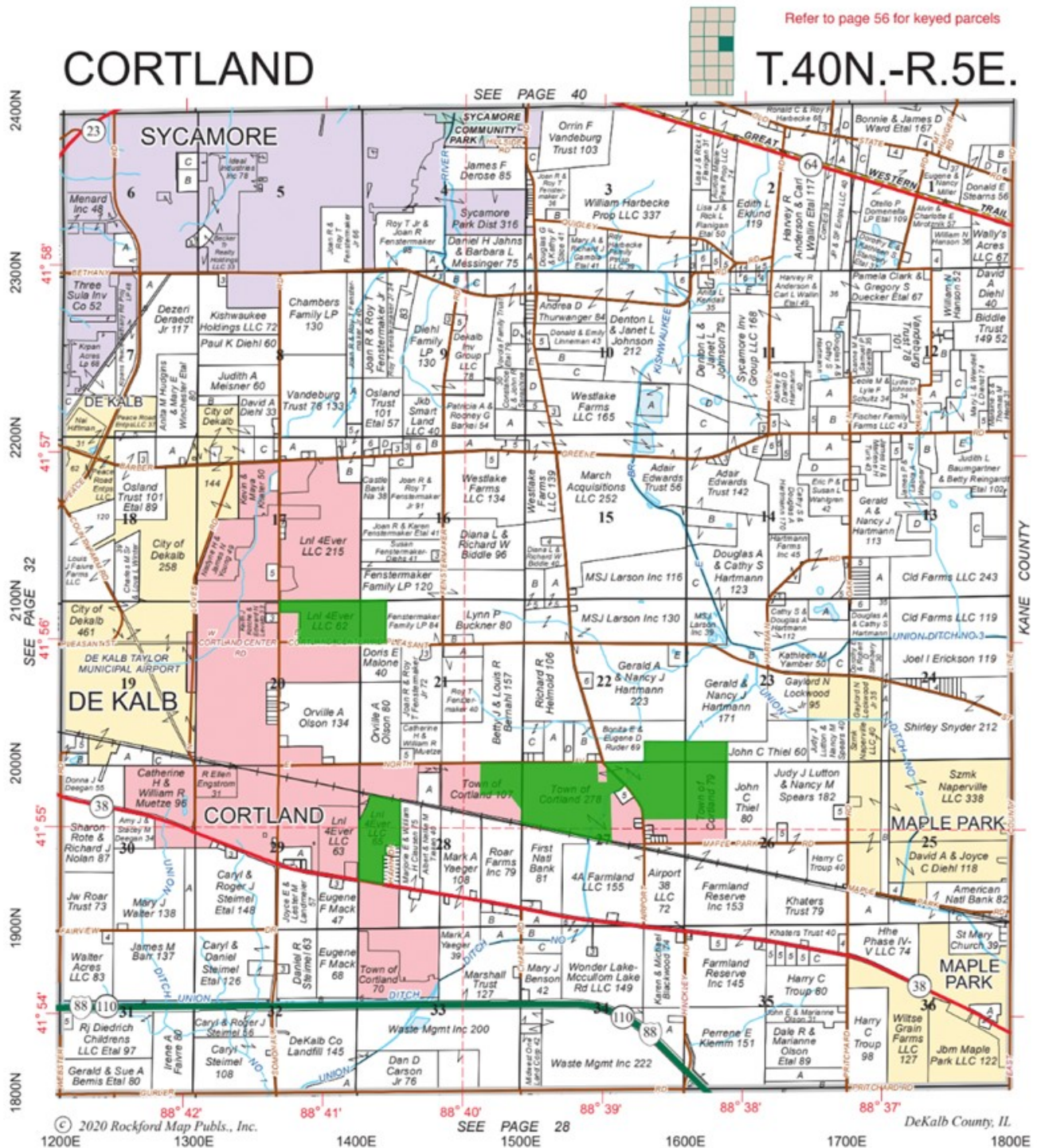
ROADWAYS MAP 481 ACRE CORTLAND FARMS, CORTLAND TOWNSHIP, DEKALB COUNTY



AREA MAP 481 ACRE CORTLAND FARMS, CORTLAND TOWNSHIP, DEKALB COUNTY

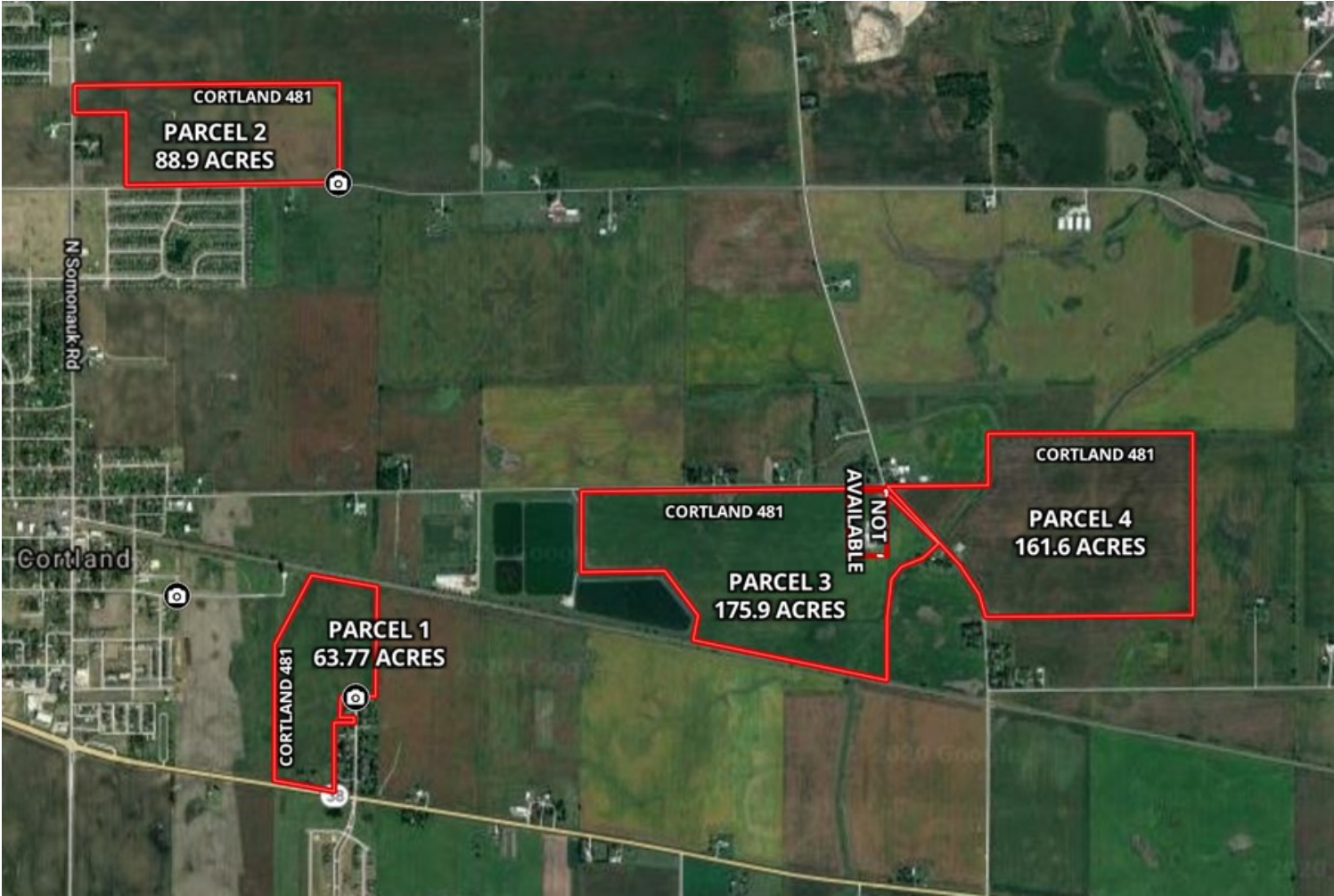


PLAT MAP 481 ACRE CORTLAND FARMS, CORTLAND TOWNSHIP, DEKALB COUNTY



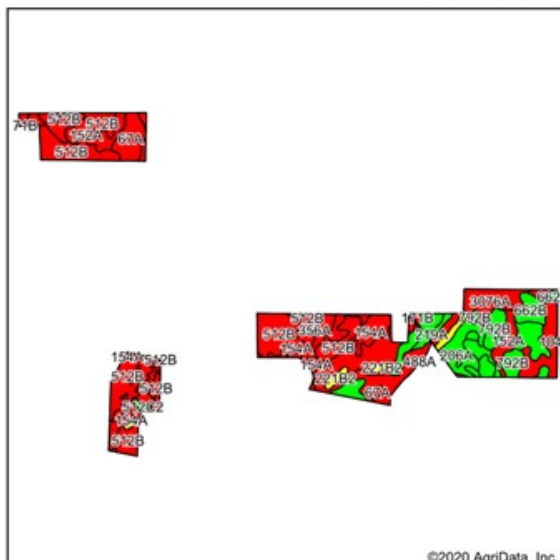
Plat Map reprinted with permission of Rockford Map Publishers, Inc.

AERIAL MAP 481 ACRE CORTLAND FARMS, CORTLAND TOWNSHIP, DEKALB COUNTY



SOIL MAP 481 ACRE CORTLAND FARMS, CORTLAND TOWNSHIP, DEKALB COUNTY

Soils Map



State: Illinois
County: De Kalb
Location: 21-40N-5E
Township: Cortland
Acres: 488.05
Date: 10/17/2020

www.bigfarms.com

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2020 www.AgrIDataInc.com



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	117.42	24.1%		**185	**58	**137
152A	Drummer silty clay loam, 0 to 2 percent slopes	79.11	16.2%		195	63	144
**171B	Catin silt loam, 2 to 5 percent slopes	47.04	9.6%		**185	**58	**137
154A	Flanagan silt loam, 0 to 2 percent slopes	42.30	8.7%		194	63	144
**792B	Bowes silt loam, 2 to 4 percent slopes	38.34	7.9%		**174	**56	**129
356A	Elpaso silty clay loam, 0 to 2 percent slopes	33.03	6.8%		195	63	144
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	21.45	4.4%		186	61	139
792A	Bowes silt loam, 0 to 2 percent slopes	20.56	4.2%		176	57	130
67A	Harpster silty clay loam, 0 to 2 percent slopes	19.65	4.0%		182	57	133
**667B	Kaneville silt loam, 2 to 5 percent slopes	14.21	2.9%		**176	**54	**127
**662B	Barony silt loam, 2 to 5 percent slopes	11.96	2.5%		**170	**52	**124
104A	Virgil silt loam, 0 to 2 percent slopes	8.49	1.7%		182	56	132
**221B2	Parr silt loam, 2 to 5 percent slopes, eroded	7.68	1.6%		**151	**49	**113
667A	Kaneville silt loam, 0 to 2 percent slopes	7.34	1.5%		178	55	128
219A	Millbrook silt loam, 0 to 2 percent slopes	5.30	1.1%		177	55	129
**325C2	Dresden silt loam, 4 to 6 percent slopes, eroded	4.73	1.0%		**150	**48	**110
330A	Peotone silty clay loam, 0 to 2 percent slopes	1.81	0.4%		164	55	123
662A	Barony silt loam, 0 to 2 percent slopes	1.75	0.4%		172	53	125
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	1.58	0.3%		**174	**55	**128
206A	Thorp silt loam, 0 to 2 percent slopes	1.46	0.3%		170	55	126
59A	Lisbon silt loam, 0 to 2 percent slopes	1.10	0.2%		188	59	136
198A	Elburn silt loam, 0 to 2 percent slopes	1.04	0.2%		197	61	143
488A	Hooppole loam, 0 to 2 percent slopes	0.70	0.1%		163	54	121

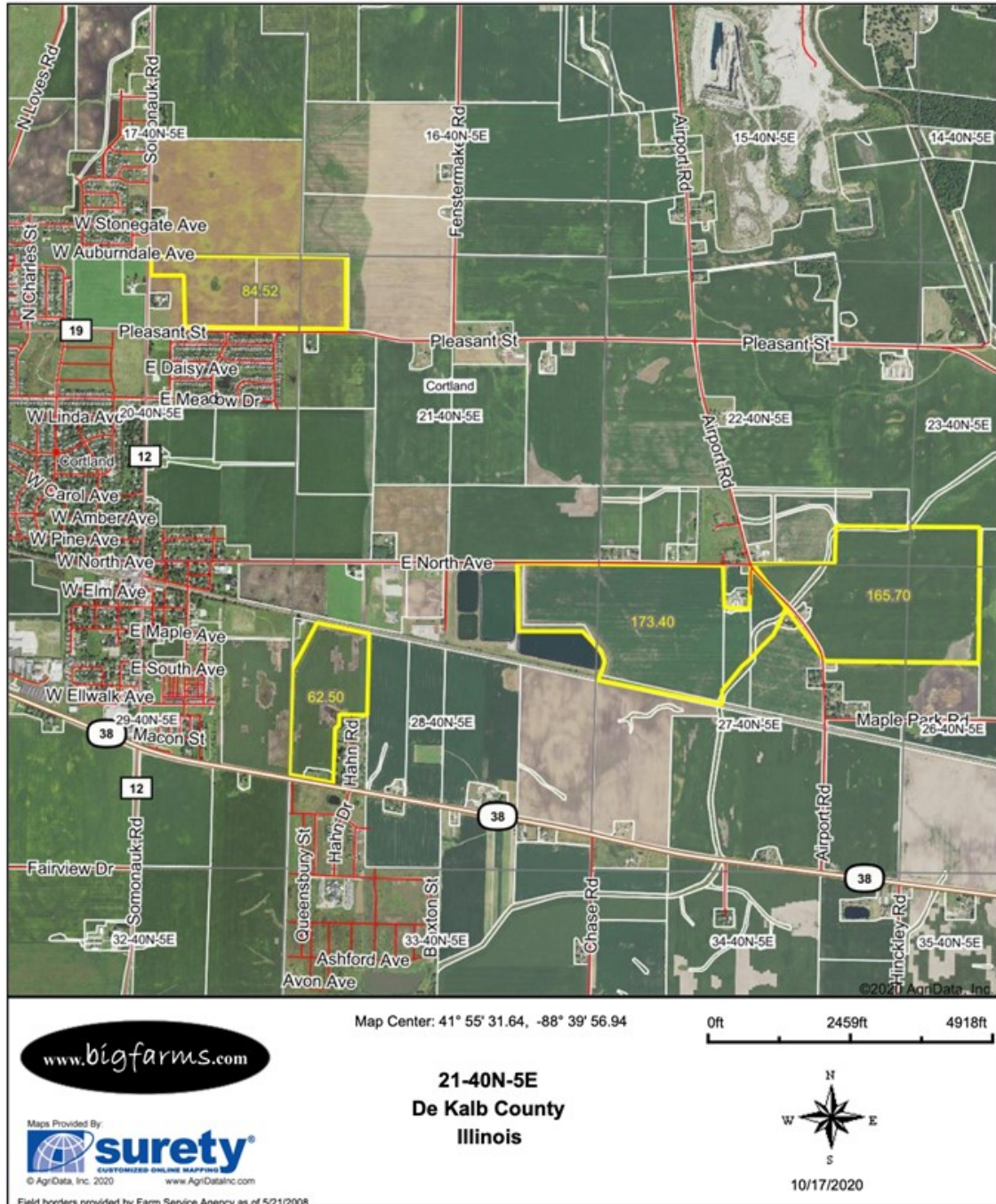
Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2020 www.AgrIDataInc.com

Weighted Average 184.8 58.8 136.5

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at

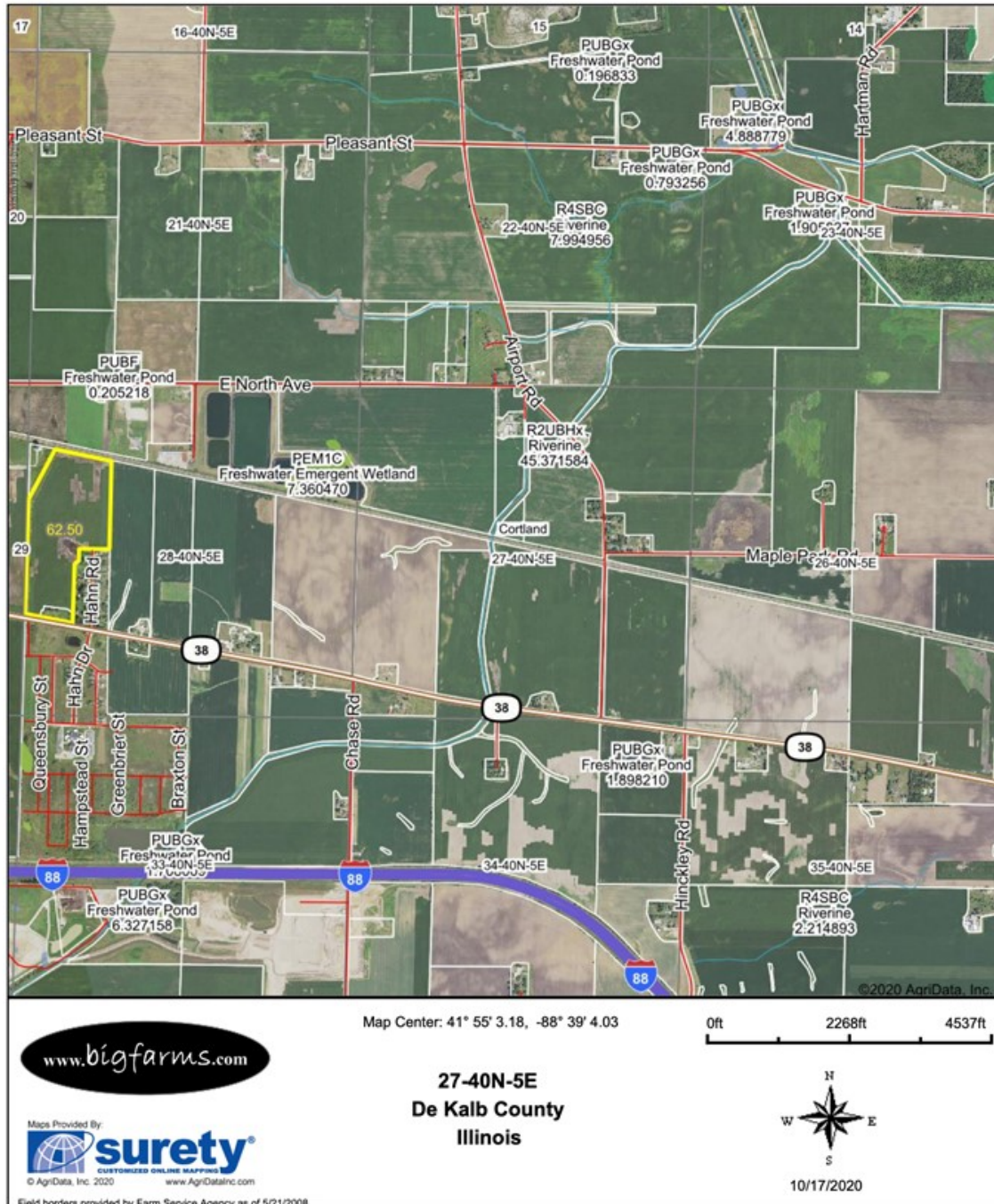
FSA MAP 481 ACRE CORTLAND FARMS, CORTLAND TOWNSHIP, DEKALB COUNTY

Aerial Map



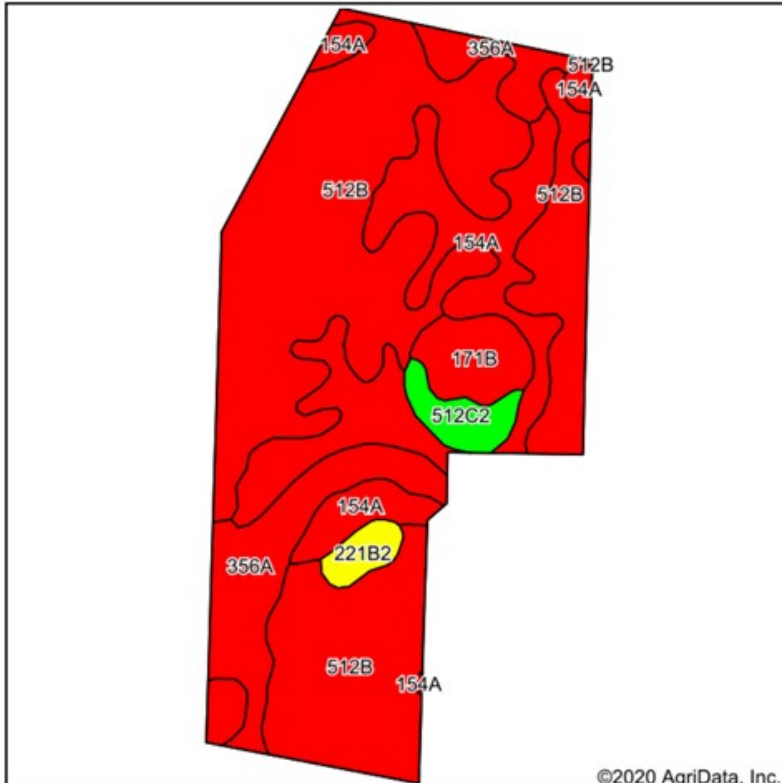
481 ACRE CORTLAND PARCEL 1 63.77 AC FSA MAP CORTLAND TOWNSHIP, DEKALB COUNTY

Aerial Map



481 ACRE CORTLAND PARCEL 1 63.77 AC SOIL MAP CORTLAND TOWNSHIP, DEKALB COUNTY

Soils Map



Soils data provided by USDA and NRCS.

©2020 AgriData, Inc.



State: Illinois
County: De Kalb
Location: 27-40N-5E
Township: Cortland
Acres: 62.5
Date: 10/17/2020

www.bigfarms.com

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2020 www.AgriDataInc.com



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	36.66	58.7%		**185	**58	**137
154A	Flanagan silt loam, 0 to 2 percent slopes	13.07	20.9%		194	63	144
356A	Elpaso silty clay loam, 0 to 2 percent slopes	7.69	12.3%		195	63	144
**171B	Catlin silt loam, 2 to 5 percent slopes	2.50	4.0%		**185	**58	**137
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	1.58	2.5%		**174	**55	**128
**221B2	Parr silt loam, 2 to 5 percent slopes, eroded	1.00	1.6%		**151	**49	**113
Weighted Average					187.3	59.4	138.7

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/>

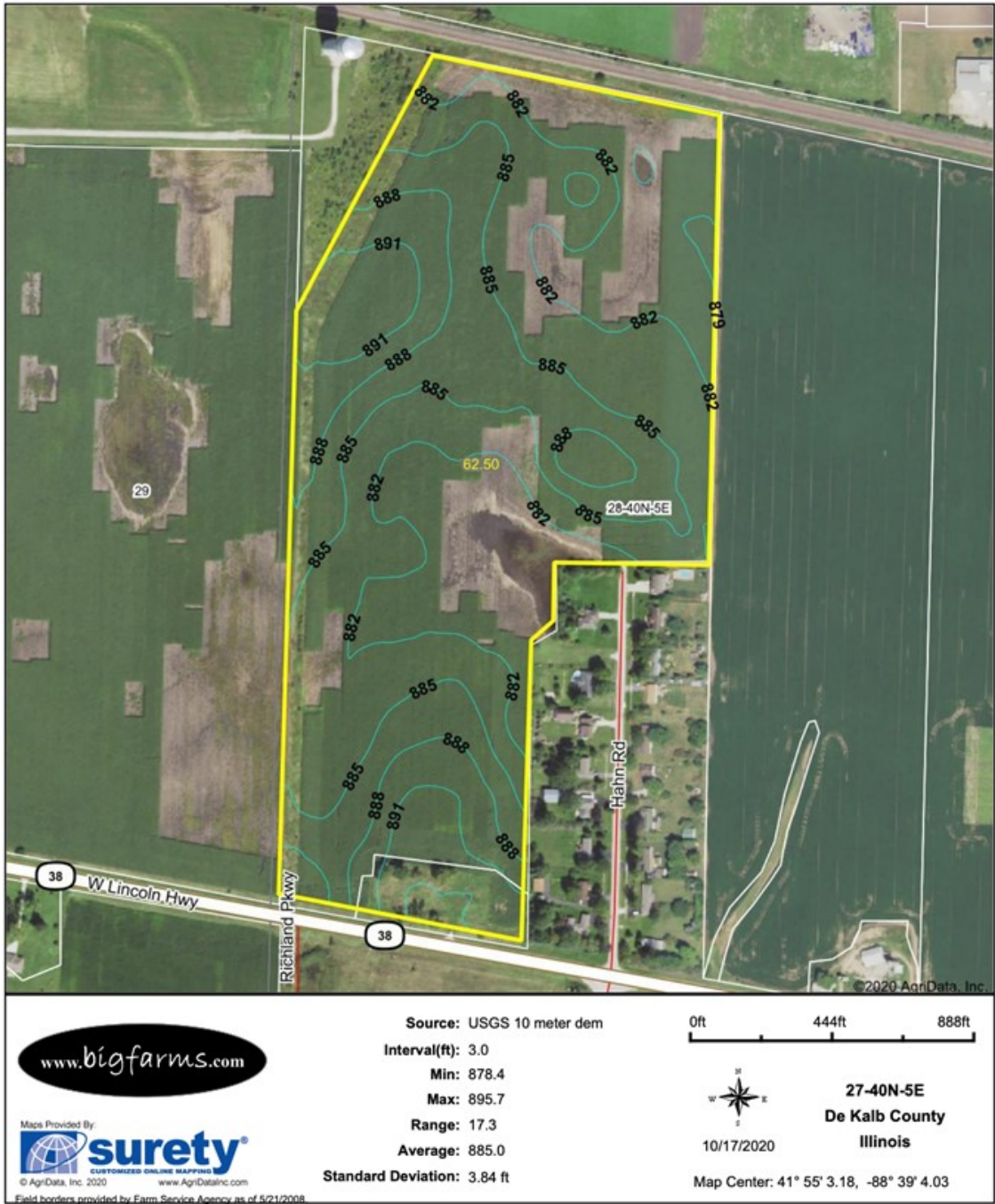
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

*c: Using Capabilities Class Dominant Condition Aggregation Method

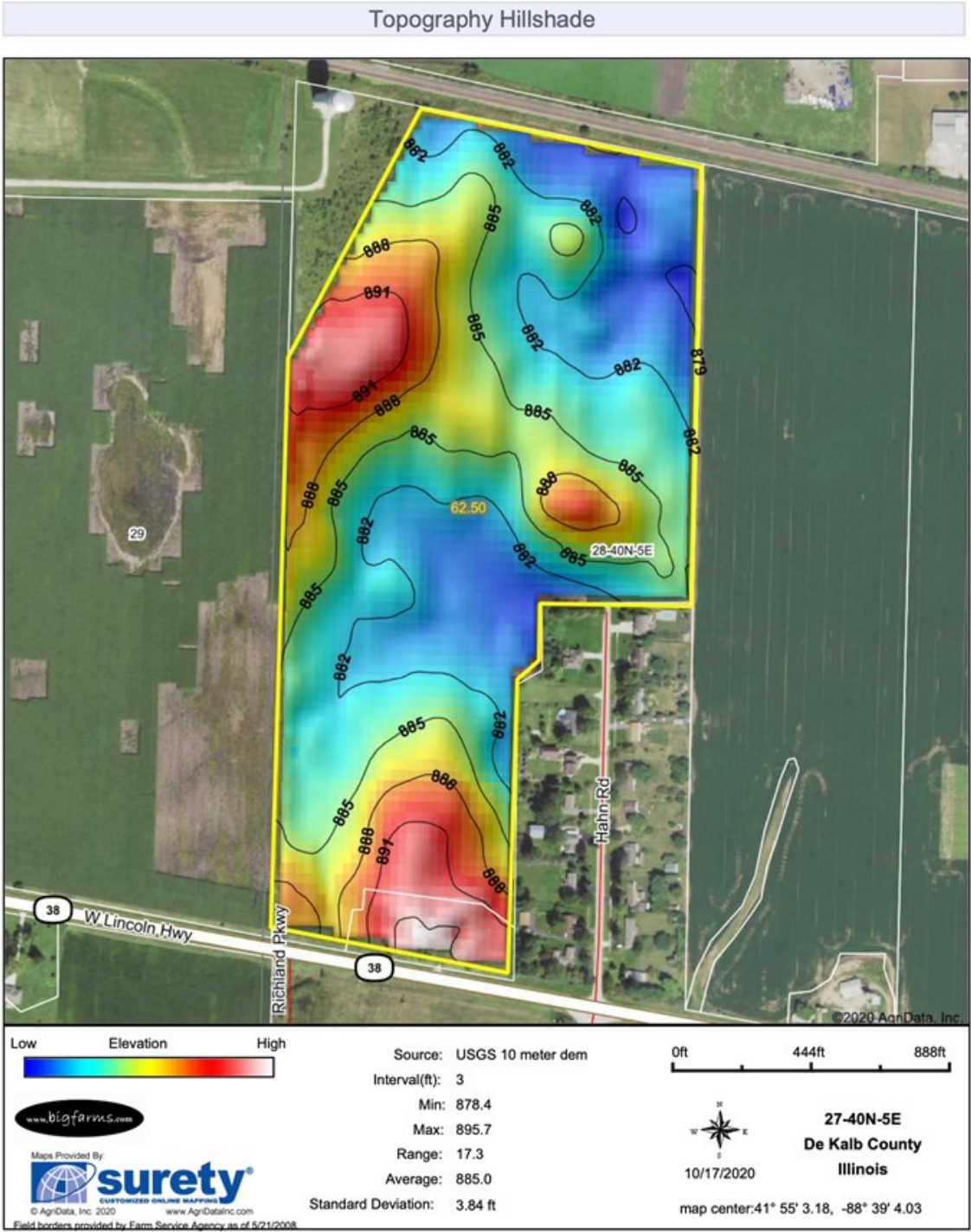
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

481 ACRE CORTLAND PARCEL 1 63.77 AC CONTOURS MAP CORTLAND TOWNSHIP, DEKALB COUNTY

Topography Contours

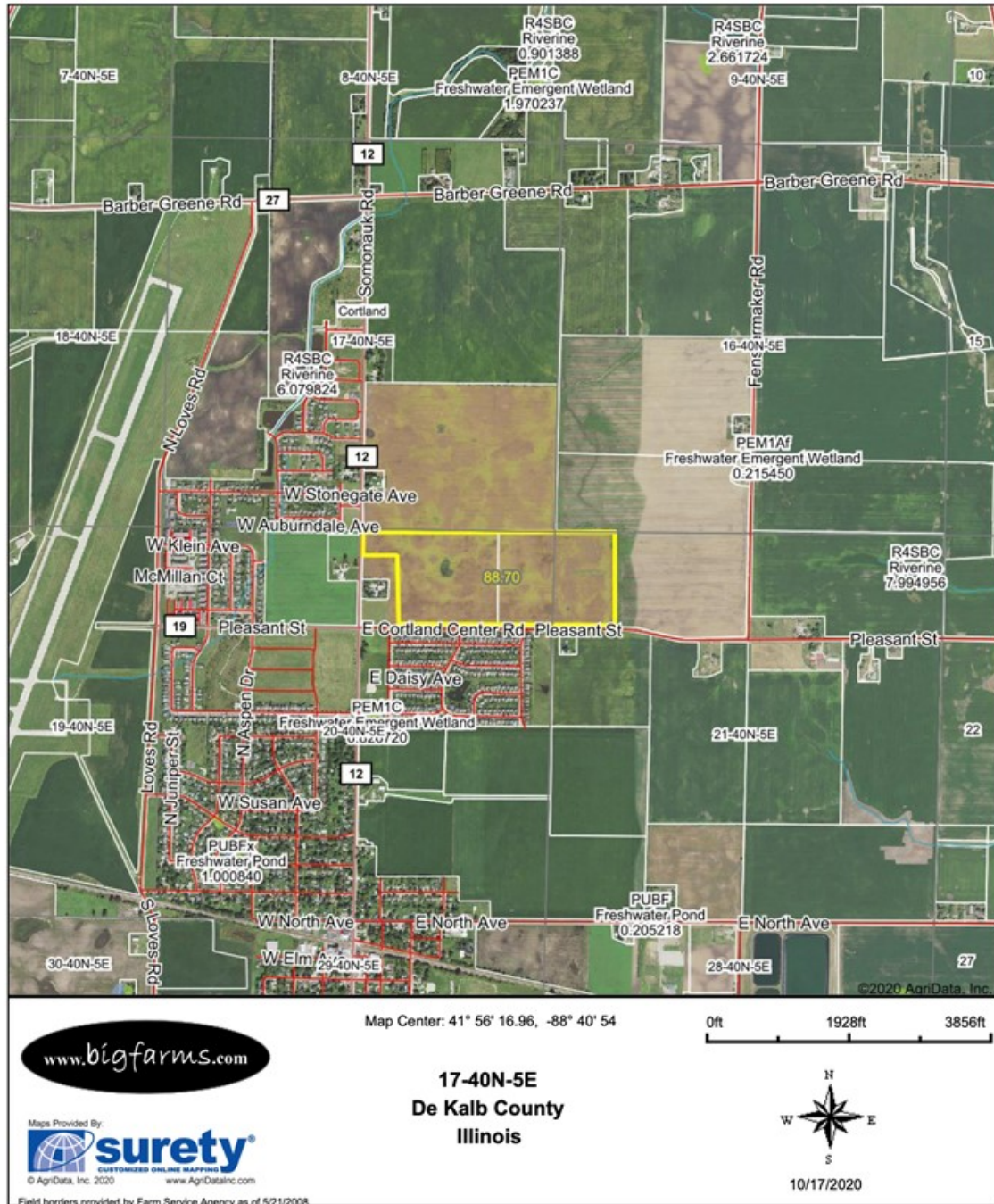


481 ACRE CORTLAND PARCEL 1 63.77 AC TOPOGRAPHY HILLSHADE MAP CORTLAND TOWNSHIP,
DEKALB COUNTY



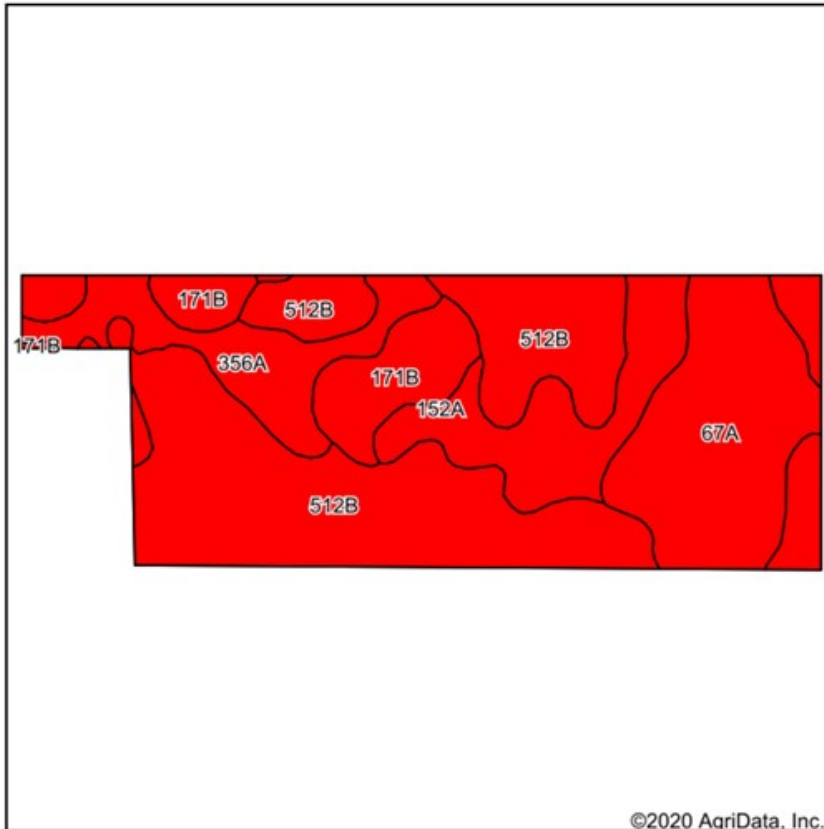
481 ACRE CORTLAND PARCEL 2 88.9 AC FSA MAP CORTLAND TOWNSHIP, DEKALB COUNTY

Aerial Map



481 ACRE CORTLAND PARCEL 2 88.9 AC SOIL MAP, CORTLAND TOWNSHIP, DEKALB COUNTY

Soils Map



State: **Illinois**
County: **De Kalb**
Location: **17-40N-5E**
Township: **Cortland**
Acres: **88.7**
Date: **10/17/2020**



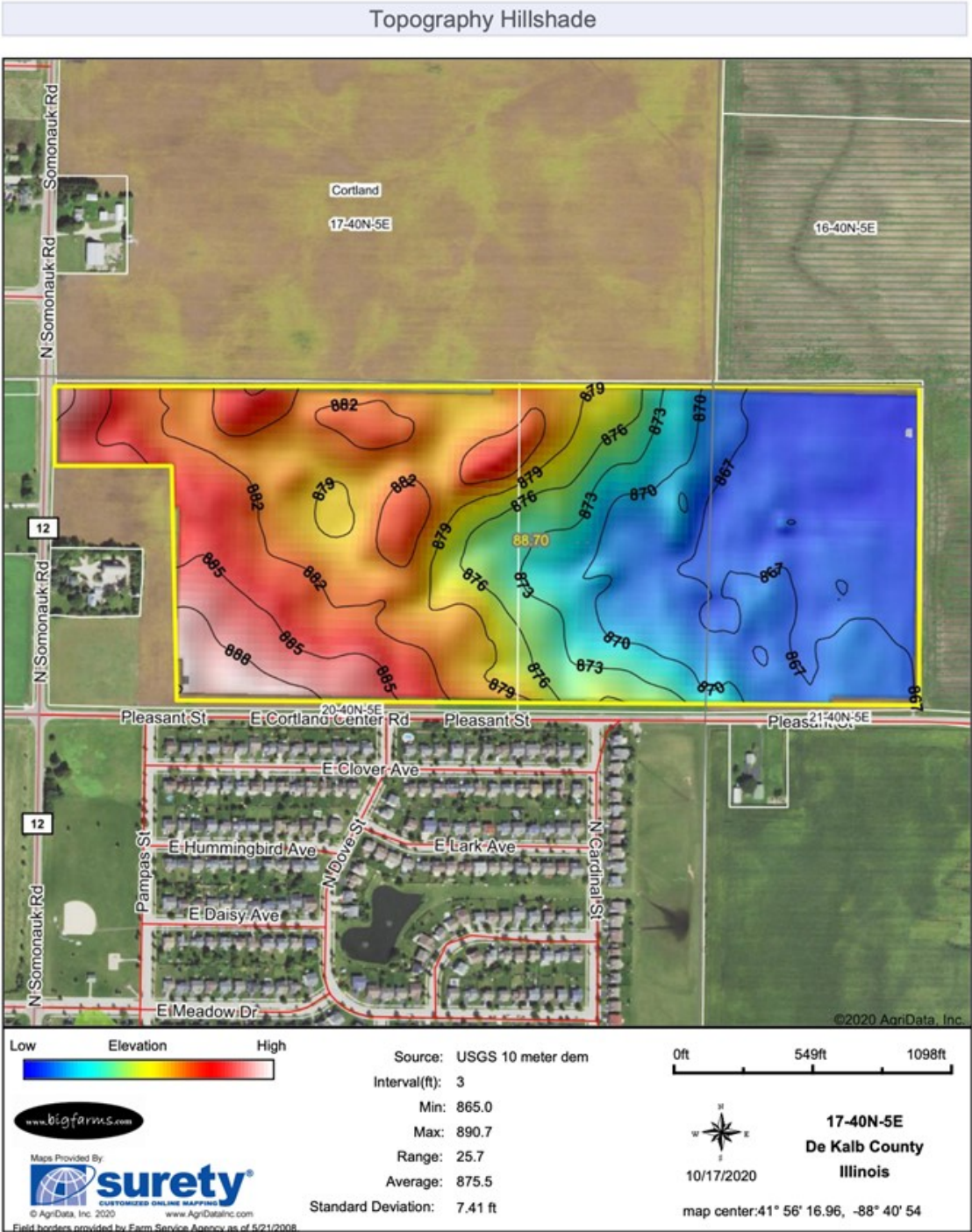
Area Symbol: IL 037. Soil Area Version: 15							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**512B	Danabrook silt loam, 2 to 5 percent slopes	38.83	43.8%		**185	**58	**137
67A	Harpster silty clay loam, 0 to 2 percent slopes	17.74	20.0%		182	57	133
152A	Drummer silty clay loam, 0 to 2 percent slopes	14.27	16.1%		195	63	144
356A	Elpaso silty clay loam, 0 to 2 percent slopes	9.83	11.1%		195	63	144
**171B	Catlin silt loam, 2 to 5 percent slopes	8.03	9.1%		**185	**58	**137
Weighted Average					187.1	59.2	138.1

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

481 ACRE CORTLAND PARCEL 2 88.9 AC CONTOURS MAP CORTLAND TOWNSHIP, DEKALB COUNTY

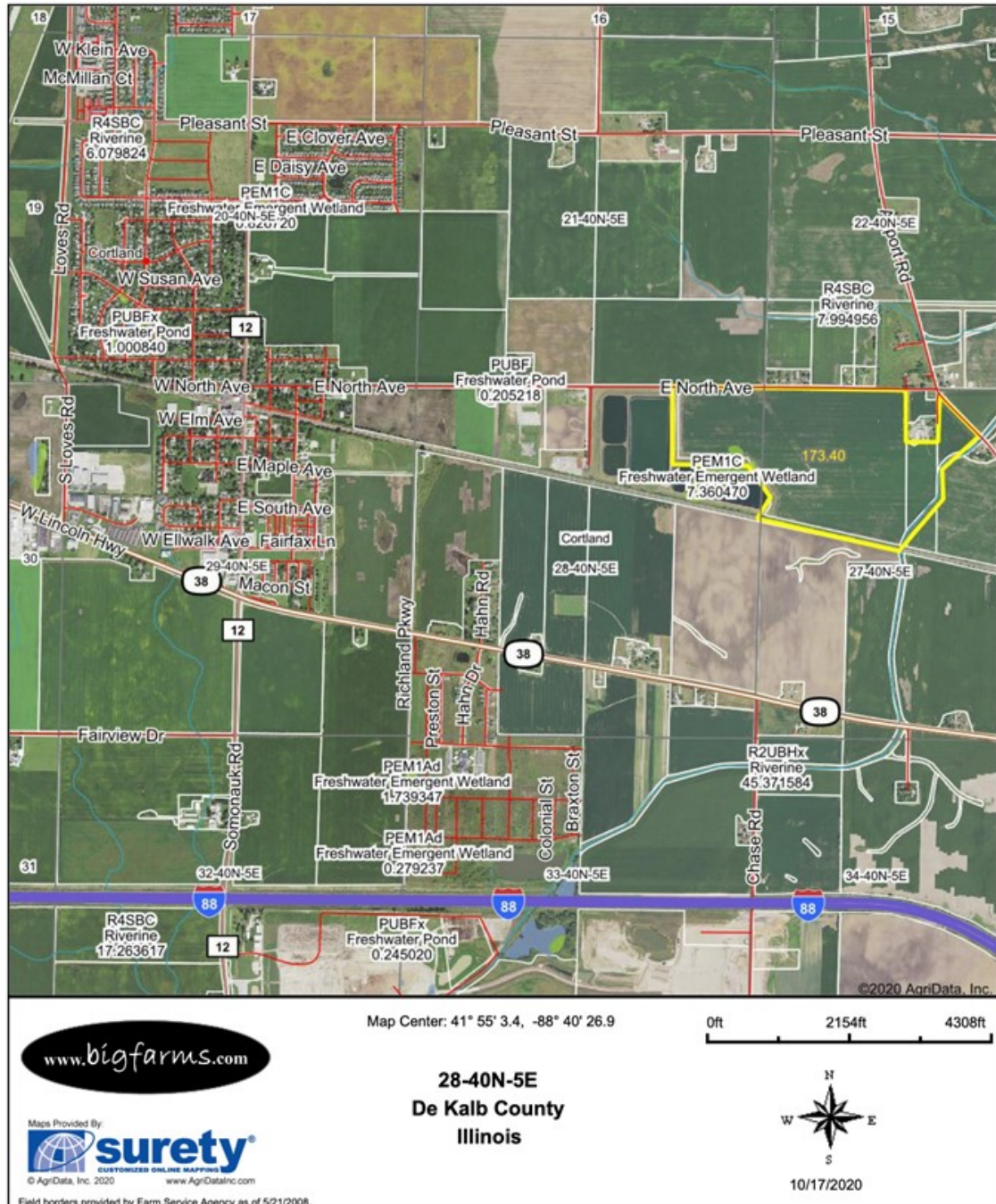


481 ACRE CORTLAND PARCEL 2 88.9 AC TOPOGRAPHY MAP, CORTLAND TOWNSHIP, DEKALB COUNTY



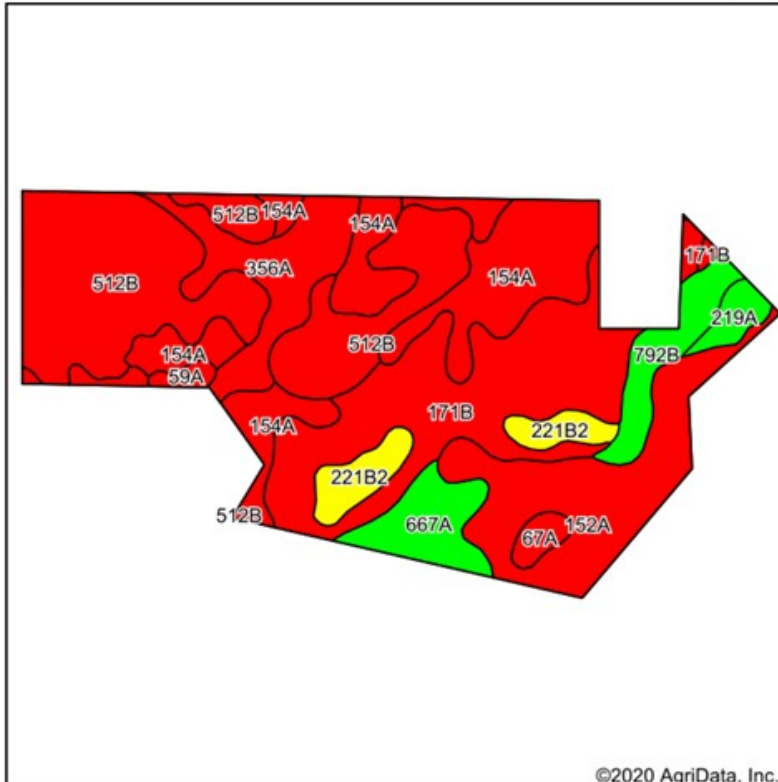
481 ACRE CORTLAND PARCEL 3 175.9 AC FSA MAP CORTLAND TOWNSHIP, DEKALB COUNTY

Aerial Map

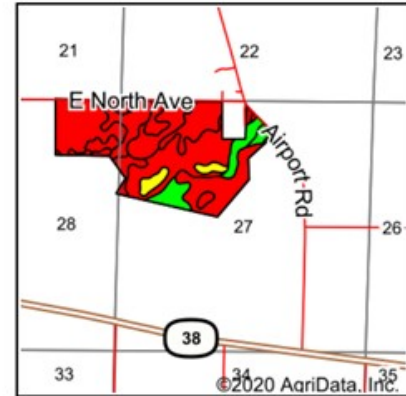


481 ACRE CORTLAND PARCEL 3 175.9 AC SOIL MAP CORTLAND TOWNSHIP, DEKALB COUNTY

Soils Map



Soils data provided by USDA and NRCS.



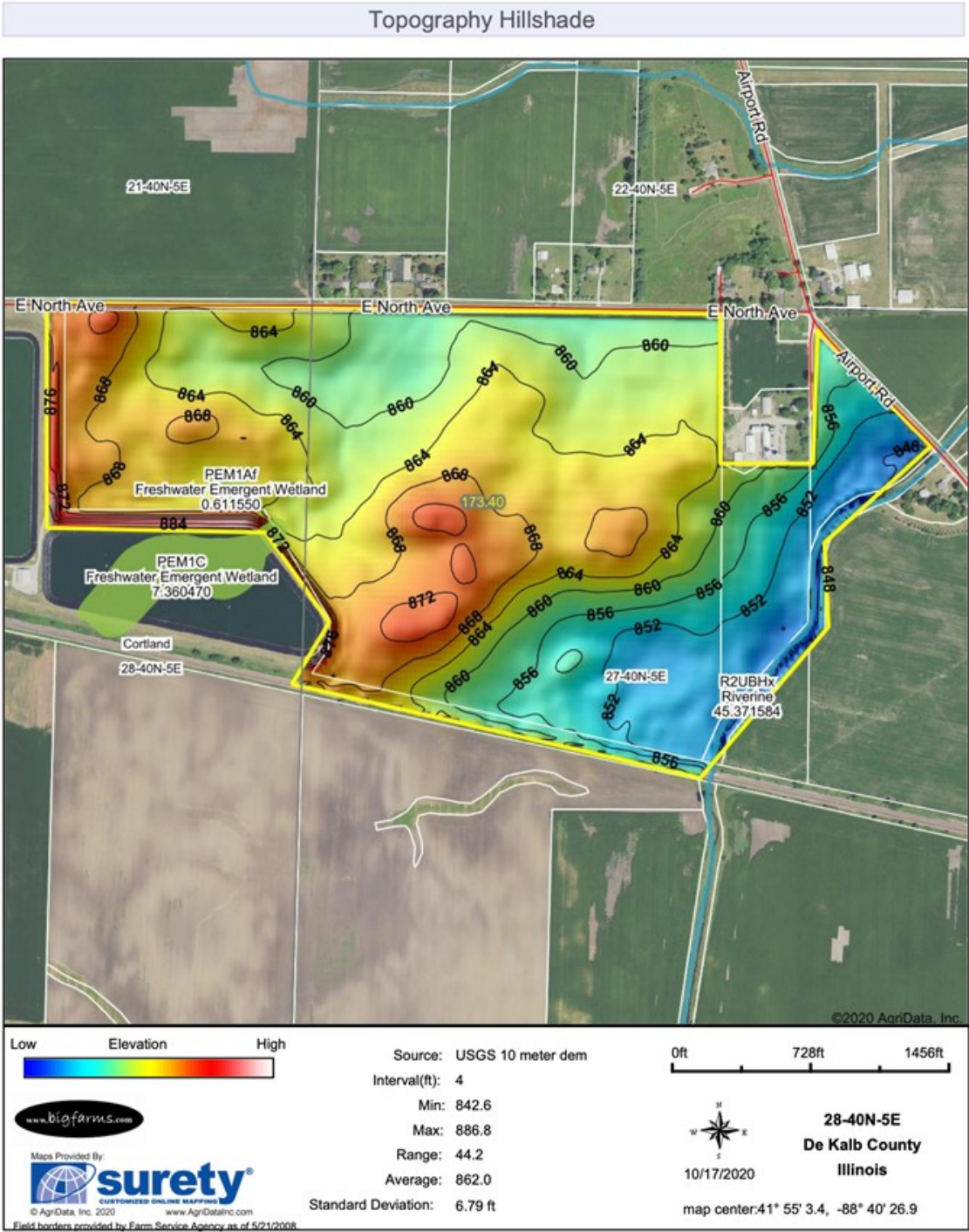
State: **Illinois**
County: **De Kalb**
Location: **28-40N-5E**
Township: **Cortland**
Acres: **173.4**
Date: **10/17/2020**



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

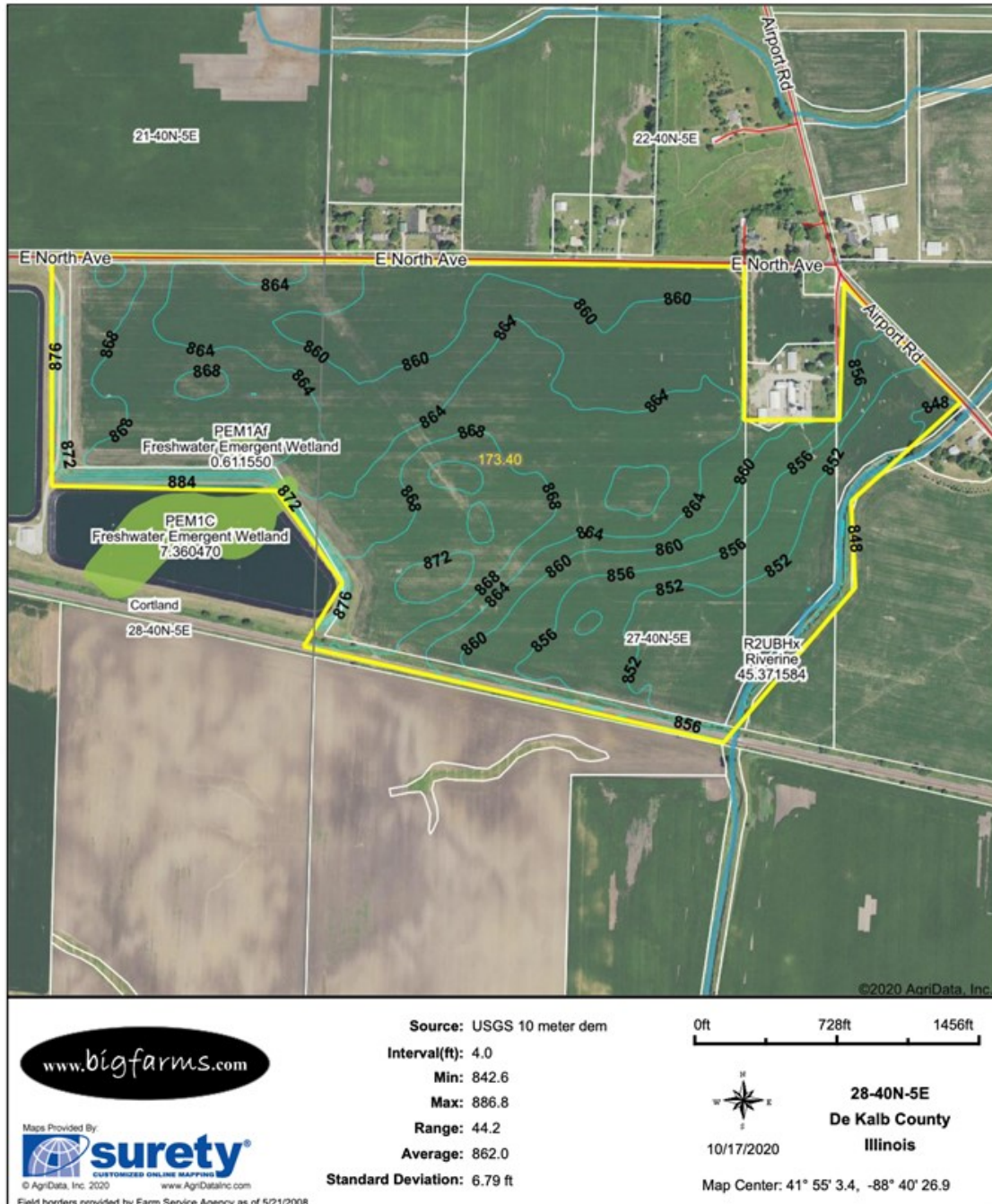
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

481 ACRE CORTLAND PARCEL 3 175.9 AC TOPOGRAPHY MAP CORTLAND TOWNSHIP, DEKALB COUNTY



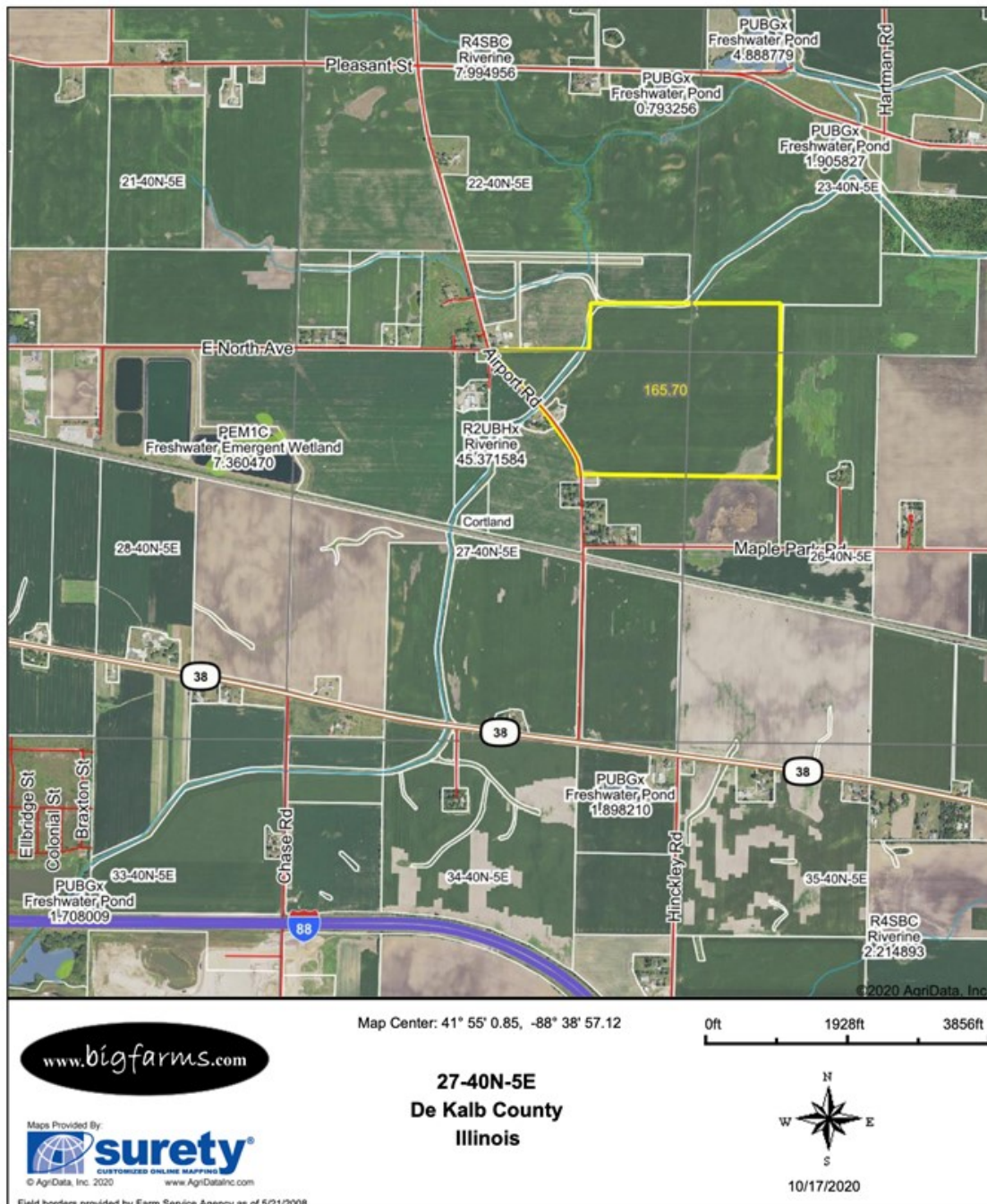
481 ACRE CORTLAND PARCEL 3 175.9 AC CONTOURS MAP CORTLAND TOWNSHIP, DEKALB COUNTY

Topography Contours



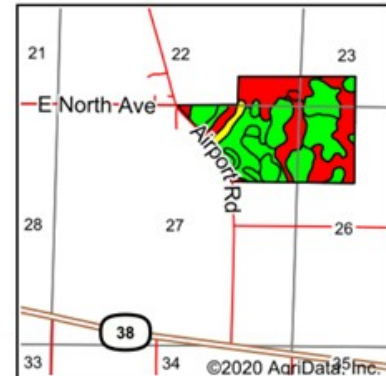
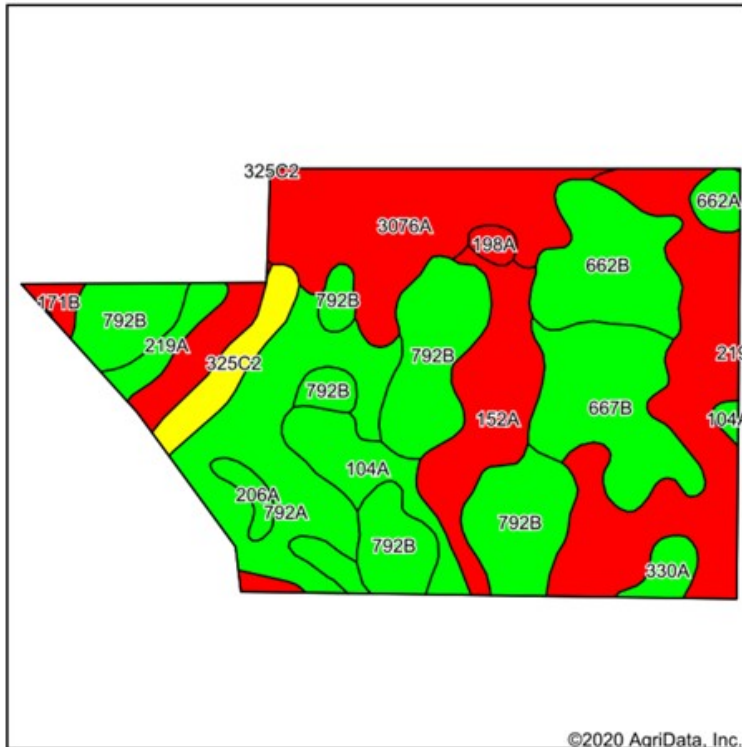
481 ACRE CORTLAND FARMS PARCEL 4 161.6 AC FSA MAP, CORTLAND TOWNSHIP, DEKALB COUNTY

Aerial Map



481 ACRE CORTLAND FARMS PARCEL 4 161.6 AC SOIL MAP, CORTLAND TOWNSHIP, DEKALB COUNTY

Soils Map



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

www.bigfarms.com

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2020 www.AgrIDataInc.com



Soils data provided by USDA and NRCS.

©2020 AgriData, Inc.

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	Peotone 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

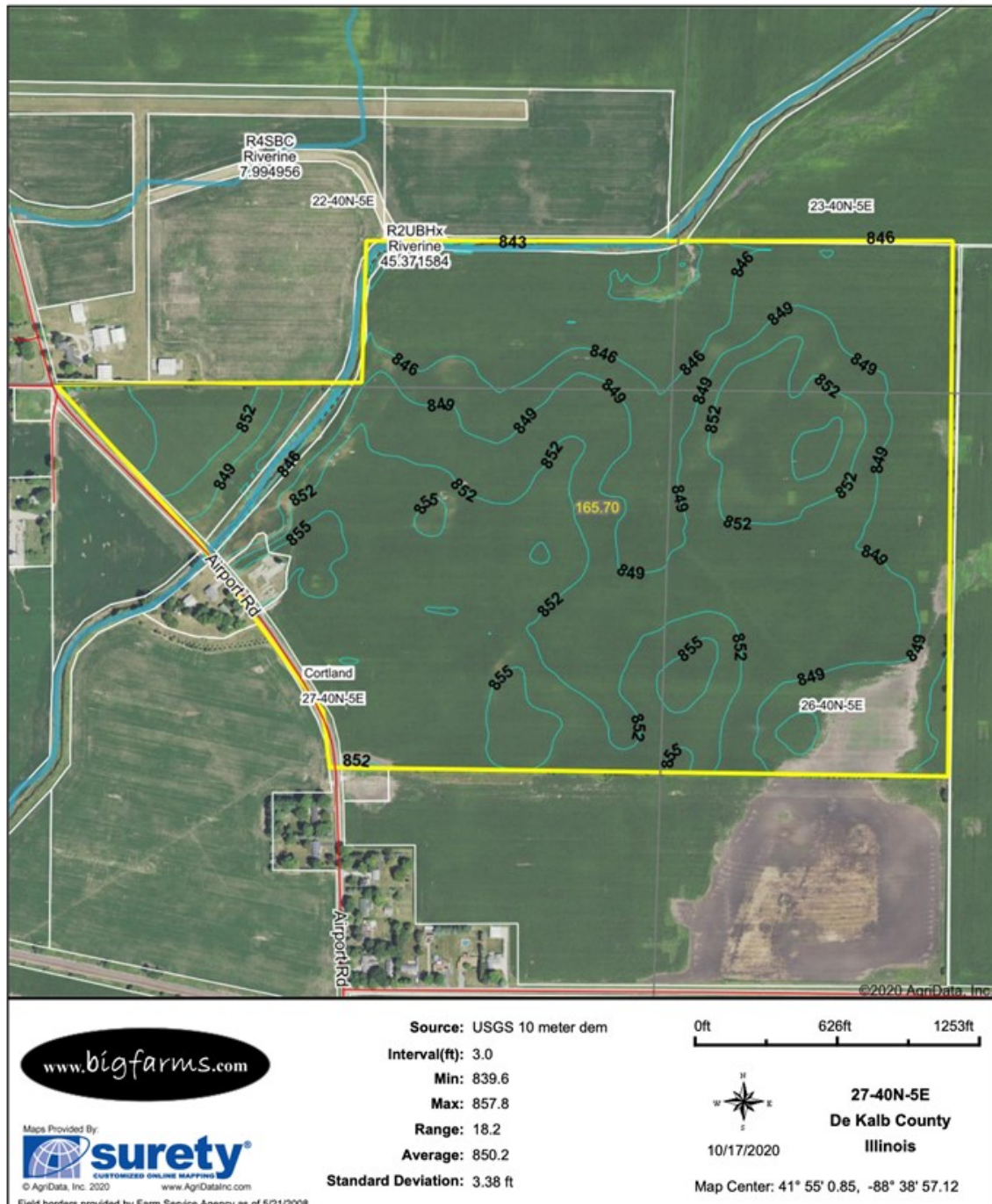
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

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

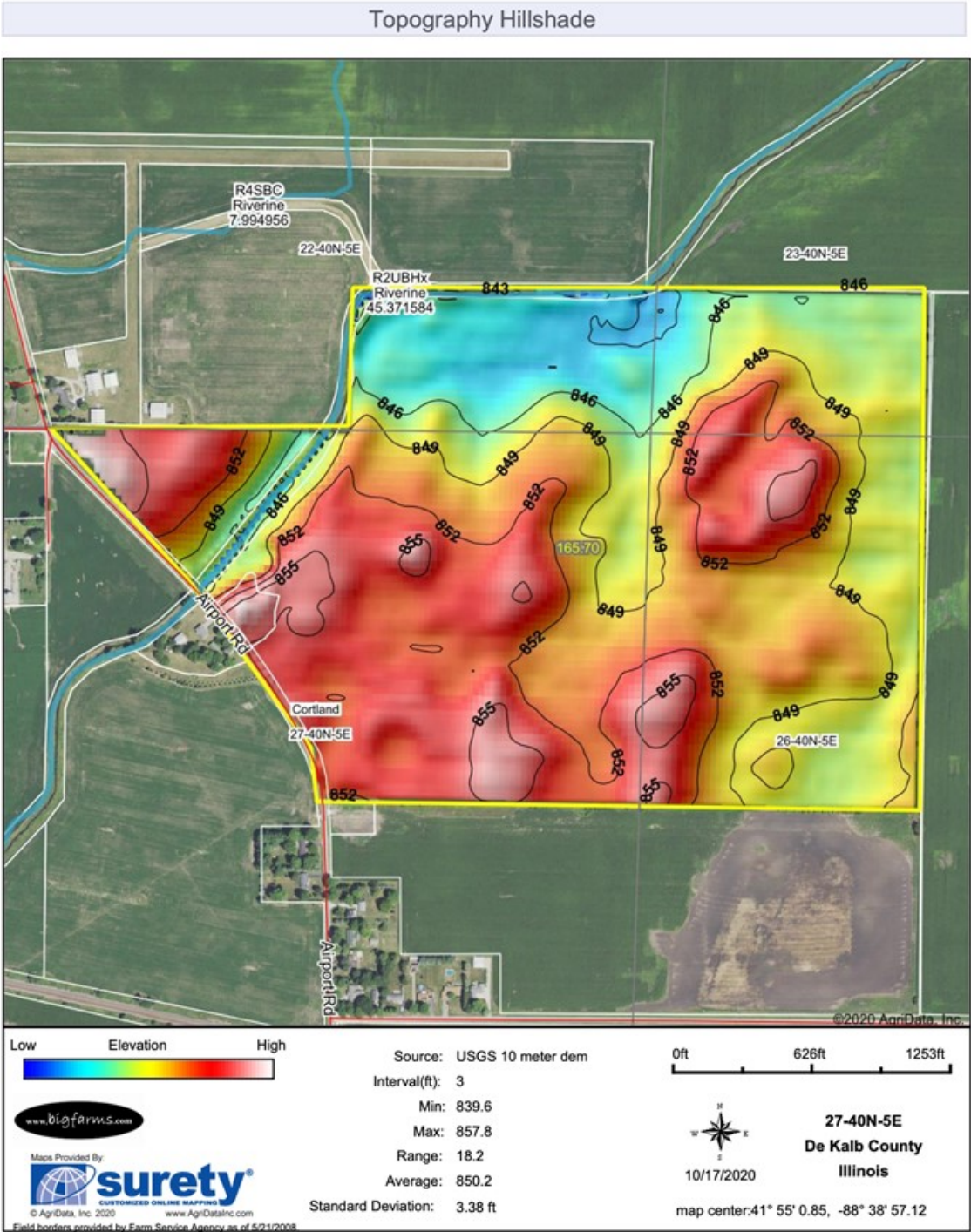
*c- Using Capabilities Class Dominant Condition Aggregation Method

481 ACRE CORTLAND FARMS PARCEL 4 161.6 AC CONTOUR MAP, CORTLAND TOWNSHIP, DEKALB COUNTY

Topography Contours



481 ACRE CORTLAND PARCEL 4 161.6 AC TOPOGRAPHY MAP CORTLAND TOWNSHIP, DEKALB COUNTY



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.**

DISCLAIMER

These materials were prepared by Goodwin & Associates Real Estate, LLC, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, LLC, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.