

63.77 Acre Parcel 1 Cortland Farms
14071 State Route 38
DEKALB IL 60115

www.bigfarms.com

63.77 ACRE PARCEL 1 CORTLAND FARMS

14071 State Route 38
DEKALB IL 60115

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:	63.77
Property Type:	Vacant Farm Land with Development potential
Possible Uses:	Agricultural Production
Total Investment:	\$698,281.50
Unit Price:	\$10,950.00
Productivity Index (PI):	138.7
Buildings:	There are no buildings on this parcel
Utilities:	Utilities are near the site



The 63.77 acre Parcel 1 of the Cortland Farms is located in DeKalb County. The farm is near both sewer and water lines for future development potential. 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. 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.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 63.77 Acre Parcel 1 Cortland Farms
Tax ID Number/APN: 09-28-100-026 (Parcel 1)
Possible Uses: Agriculture and Possible Development
Zoning: Agriculture

AREA & LOCATION

School District: Parcel 1, 63.77 acre farm is in the Dekalb Community Unit School District #428
Location Description: The 63.77 acre Cortland Farm Parcel 1 is located approximately 40 miles to the west of Chicago Ohare International Airport, and just east of Dekalb and south of Sycamore. The parcel has frontage along Route 38.
Site Description: This 63.77 acre farm, Parcel 1 is mostly flat with frontage on Rt. 38, has an excellent soil PI of 138.7.
Side of Street: This 63.77 acre farm is located on the north side of Route 38.
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 63.77 acre Parcel 1 farm has high visibility with approximately 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
Tillable Acres: There are approximately 62 tillable acres in this farm.
Lot Depth: This 63.77 acre Parcel 1 is 2735 feet deep north to south
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 63.77 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)
Bowes Silt Loam (792B)
Available Utilities: Electric is available

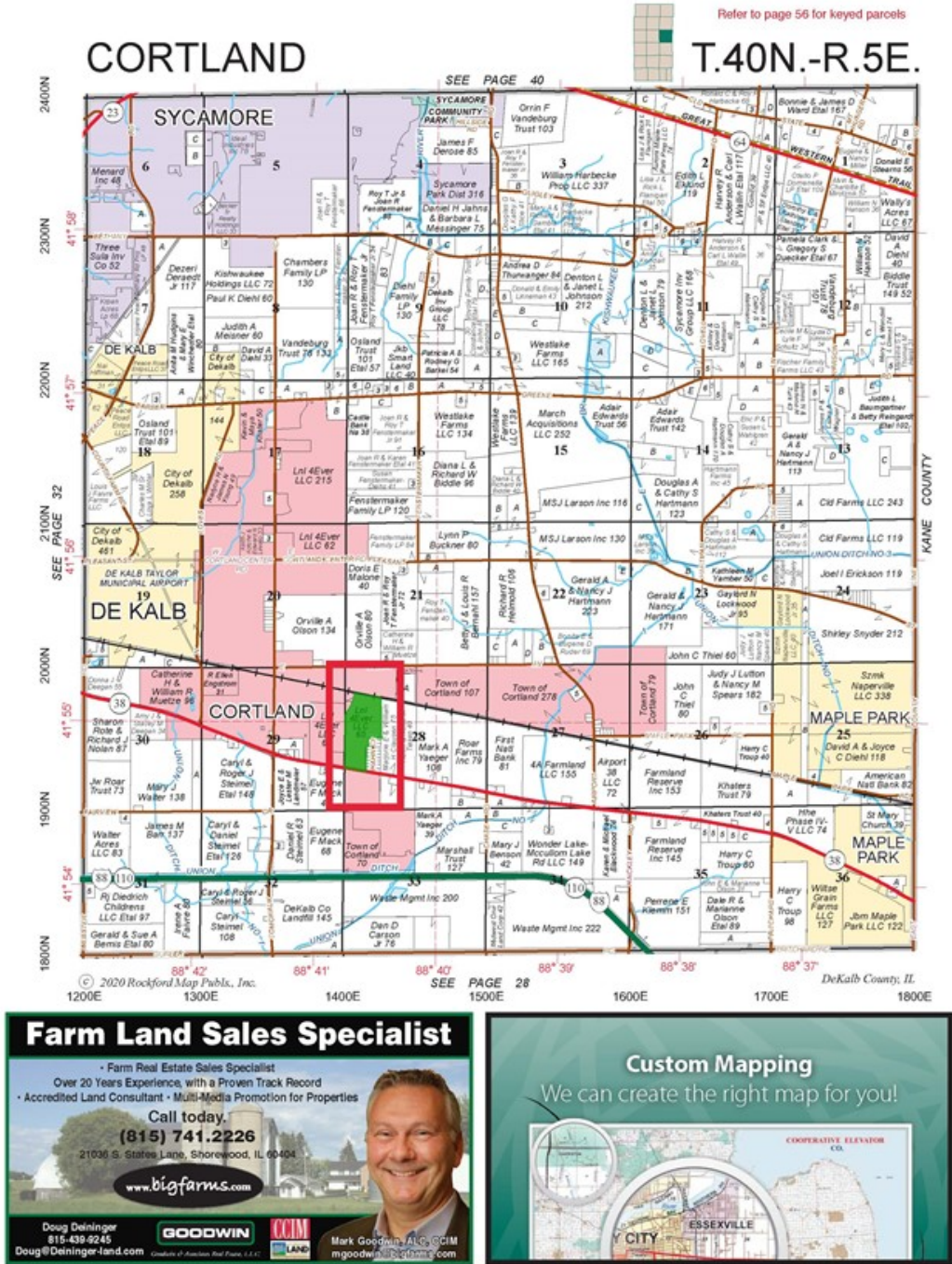
FINANCIALS

Finance Data Year: 2019 Tax bill paid in 2020
Real Estate Taxes: Total tax bill is \$3,792.46
Investment Amount: The asking price for this farm is \$10,950 per acre for a total investment of \$698,281.50

LOCATION

Address: 14071 State Route 38
Dekalb, IL
County: Dekalb

63.77 ACRE PLAT MAP IN CORTLAND TOWNSHIP

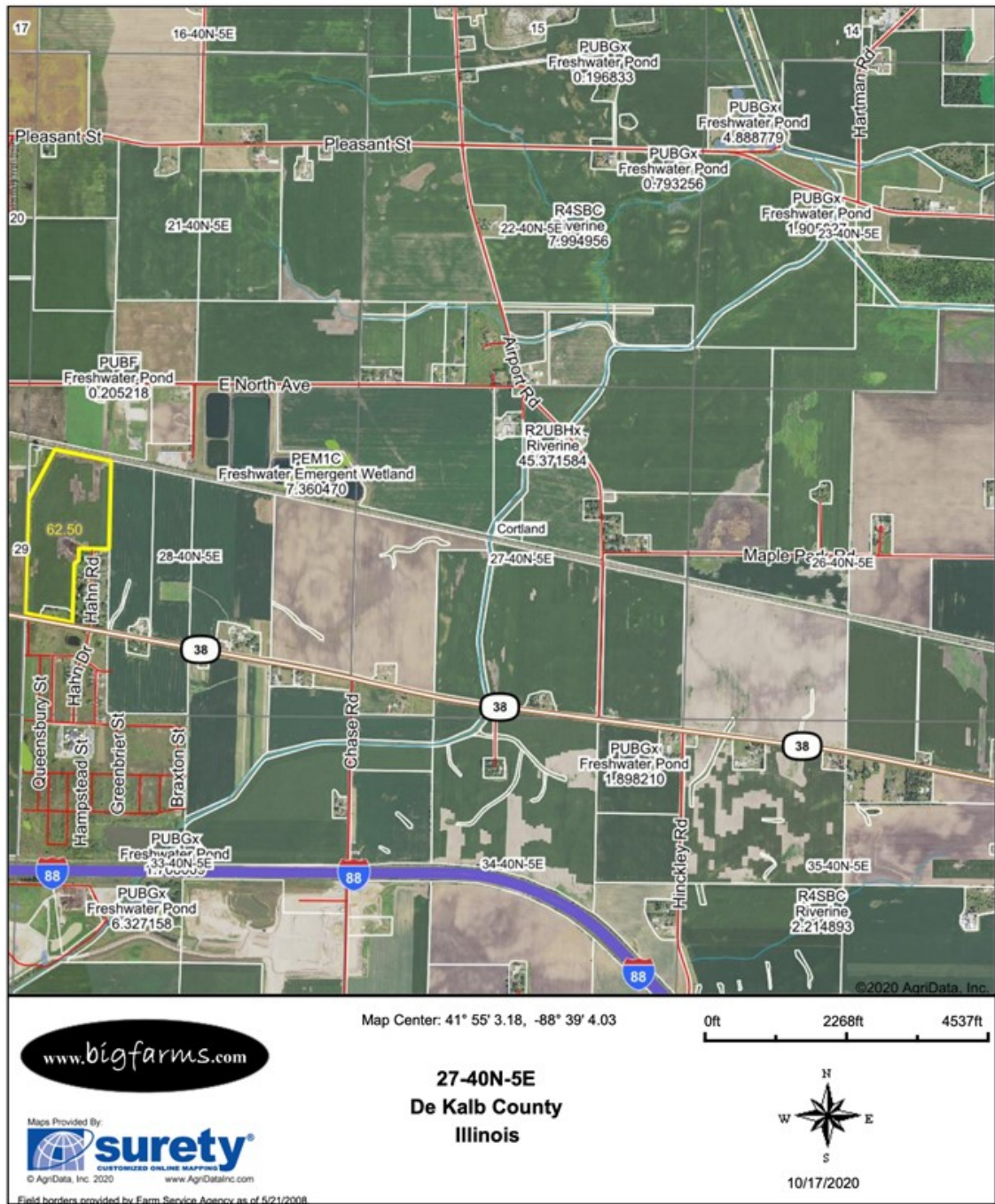


63.77 ACRE PARCEL 1 CORTLAND FARMS AERIAL MAP CORTLAND TOWNSHIP, DEKALB, IL



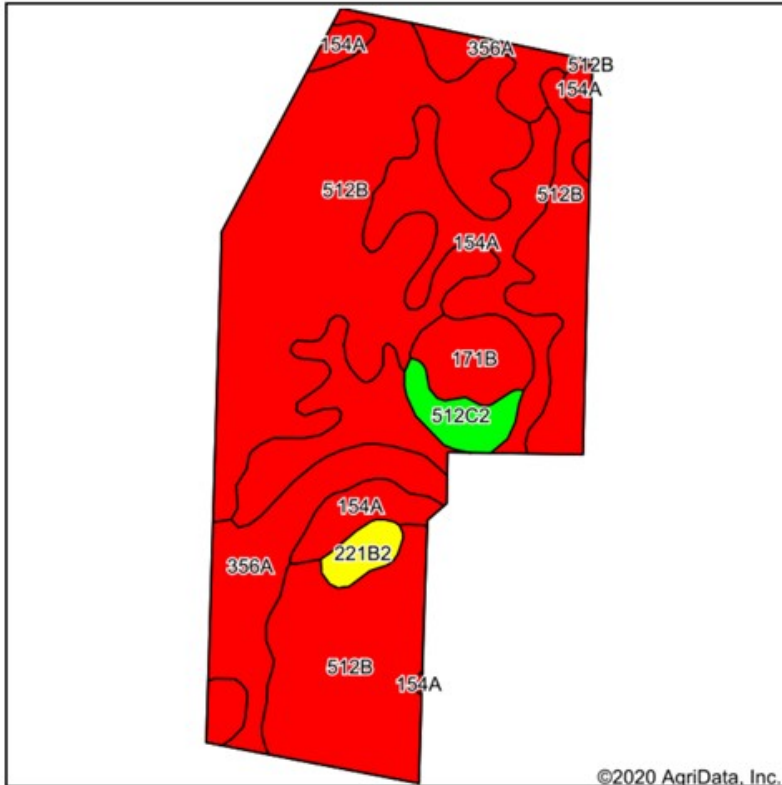
FSA MAP 63.77 ACRE PARCEL 1 CORTLAND FARMS FSA MAP CORTLAND TOWNSHIP, DEKALB COUNTY

Aerial Map



63.77 ACRE PARCEL 1 CORTLAND FARMS SOIL MAP CORTLAND TOWNSHIP, DEKALB, 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: **62.5**
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
**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/>

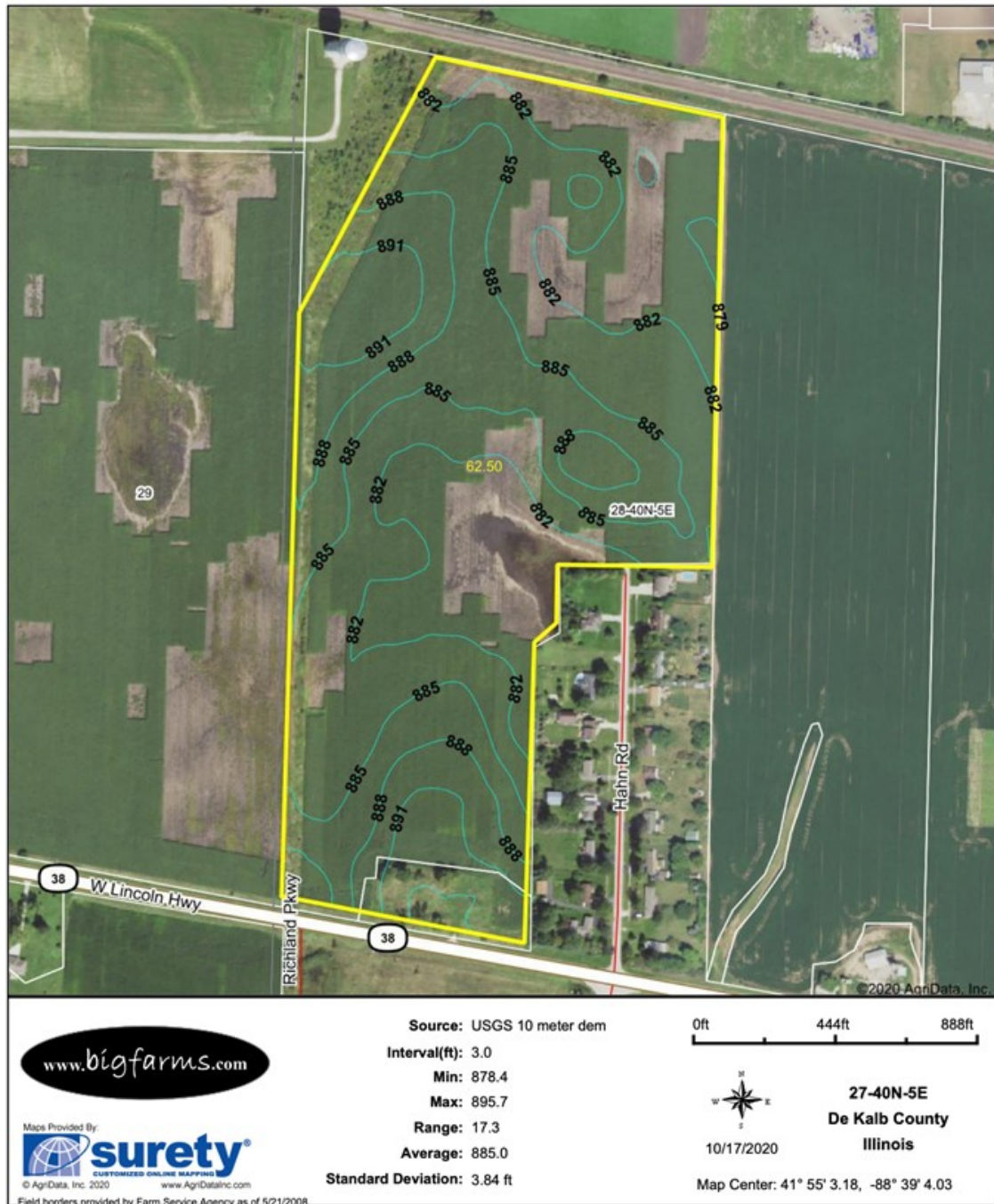
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

*c: Using Capabilities Class Dominant Condition Aggregation Method

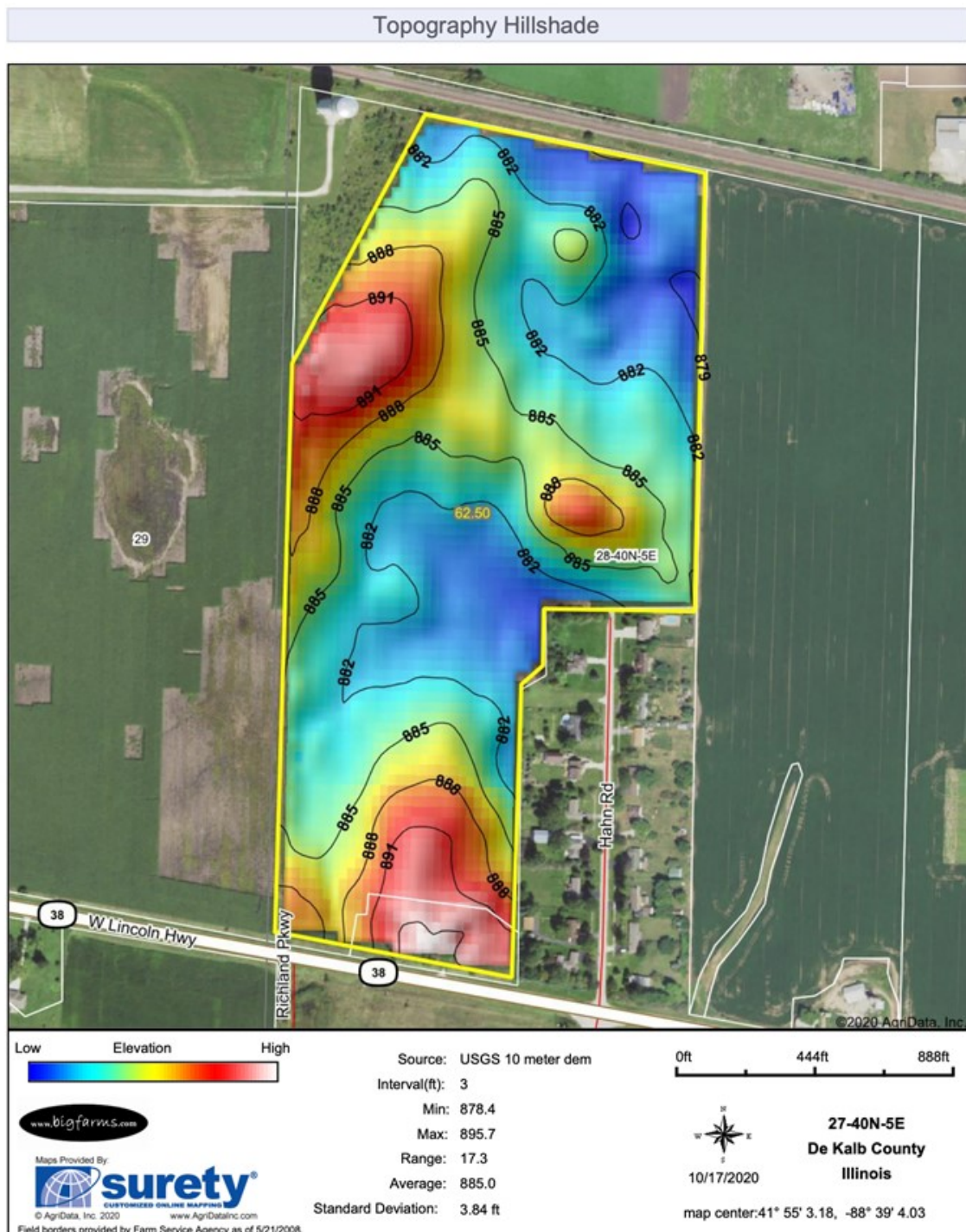
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

63.77 ACRE PARCEL 1 CORTLAND FARMS CONTOURS MAP CORTLAND TOWNSHIP, DEKALB, IL

Topography Contours



63.77 ACRE PARCEL 1 CORTLAND FARMS TOPOGRAPHY MAP CORTLAND TOWNSHIP, DEKALB, IL



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

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