

88.9 ACRE PARCEL 2 CORTLAND FARMS

Cortland Center Road
Cortland IL 60112

For more information contact:

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



County:	DeKalb
Township:	Cortland
Gross Land Area:	88.9 Acres
Property Type:	Vacant Farm Land with Development potential
Possible Uses:	Agricultural Production/Future Development933450
Total Investment:	\$933,450.00
Unit Price:	\$10,500 per acre
Productivity Index (PI):	138.1
Buildings:	There are no buildings on this parcel
Utilities:	Sewer, Water and Natural Gas are near the site



The 88.9 acre Parcel 2 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 with in a few miles of these farms.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 88.9 Acre Parcel 2 Cortland Farms
Tax ID Number/APN: 09-20-200-011 (Parcel 2)
09-21-100-001 (Parcel 2)
Possible Uses: Agriculture and Possible Development
Zoning: Agriculture

AREA & LOCATION

School District: The 88.9 Acre Parcel 2 farm, is in the Dekalb Community Unit School District #428
Location Description: The 88.9 acre Cortland Farm Parcel 2 is located approximately 40 miles to the west of Chicago O'hare International Airport, along Cortland Center Road 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.
This 88.9 acre farm, Parcel 2 is mostly flat with frontage on Cortland Center Road, has an excellent soil PI of 138.1.
Side of Street: This farm is located on the north of Cortland Center road and the east side of Somonauk Road.
Highway Access: Illinois Route 38 is located south of Parcel 2, 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 88.9 acre Parcel 2 farm has high visibility with approximately 1000 cars passing daily.
Largest Nearby Street: State Route 38 is 3 miles south of Parcel 2.
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 2 has 2700 feet along Cortland Center Road and 400 feet along Somonauk Road
Tillable Acres: Approximately 88 tillable acres.
Lot Depth: This 88.9 acre, Parcel 2 is 2762 feet from west to east
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 88.9 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. 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: \$5,005 real-estate taxes
Investment Amount: \$933,450

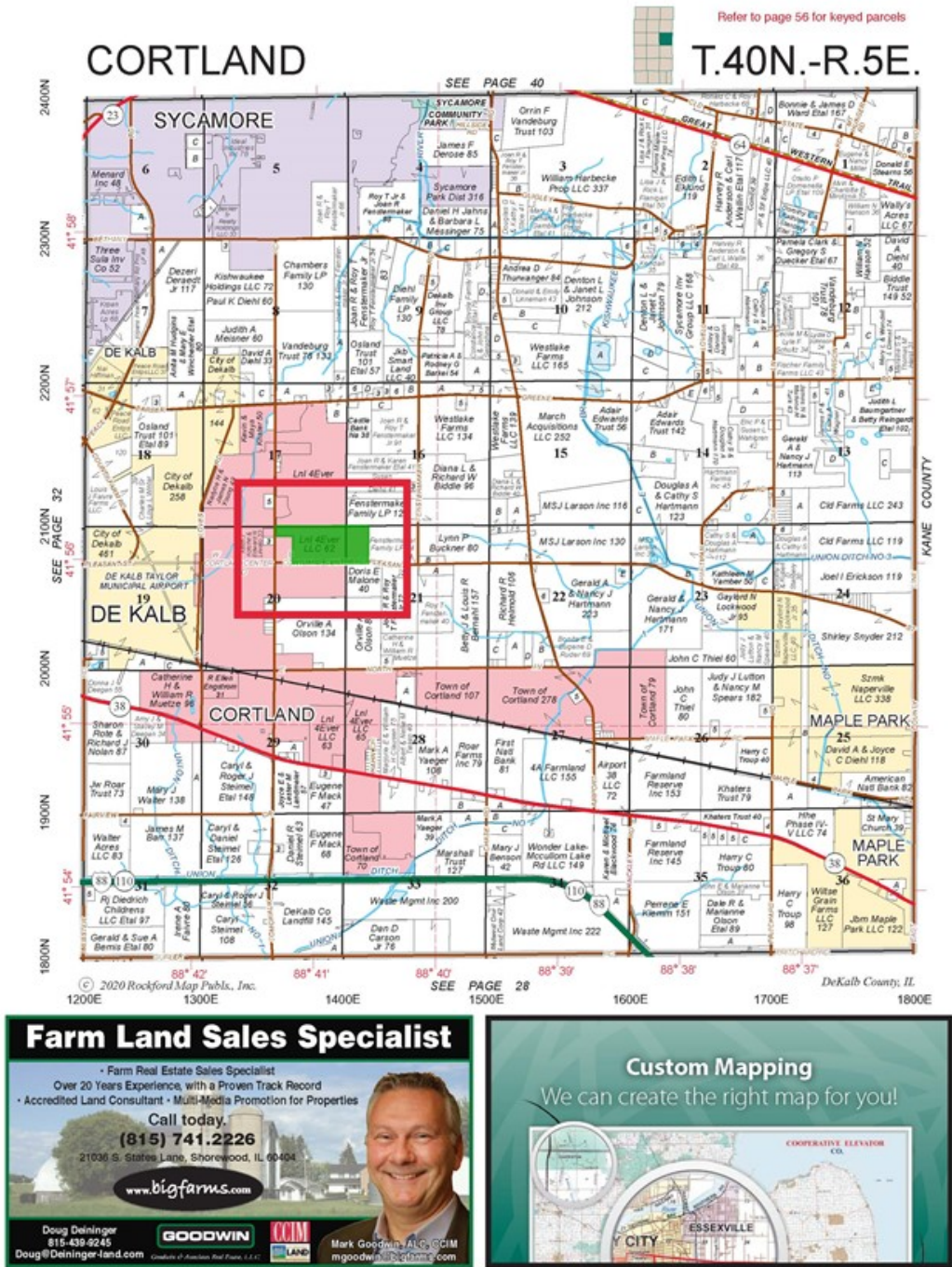
LOCATION

Address: Cortland Center Road
Cortland, IL 60112
County: DeKalb



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88.9 AC PLAT MAP

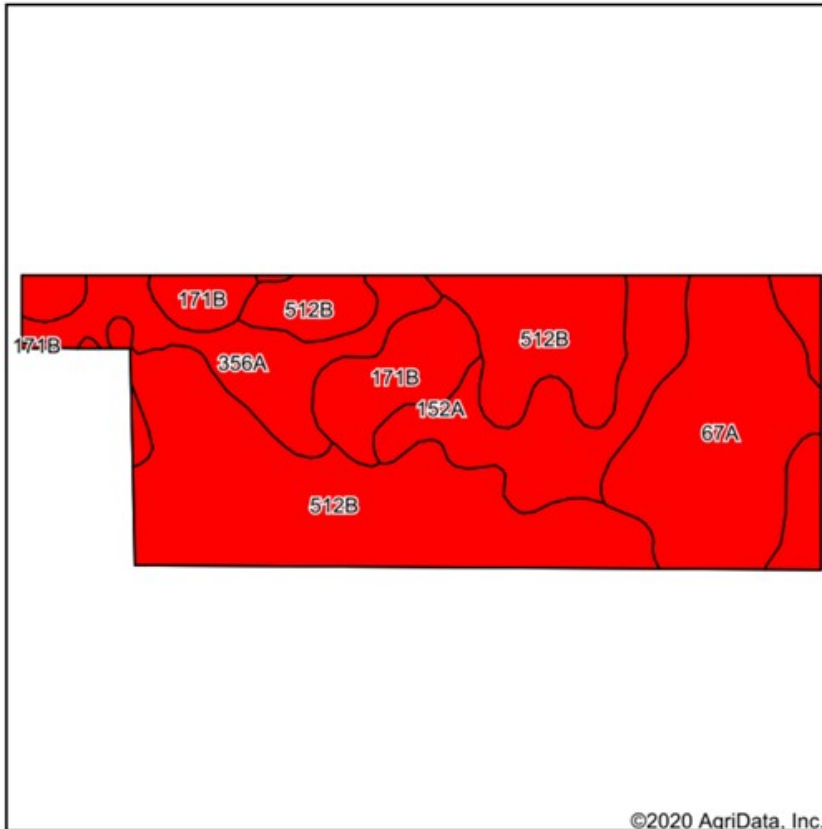


88.9 ACRE AERIAL MAP



88.9 ACRE PARCEL 2 CORTLAND FARMS 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**

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

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

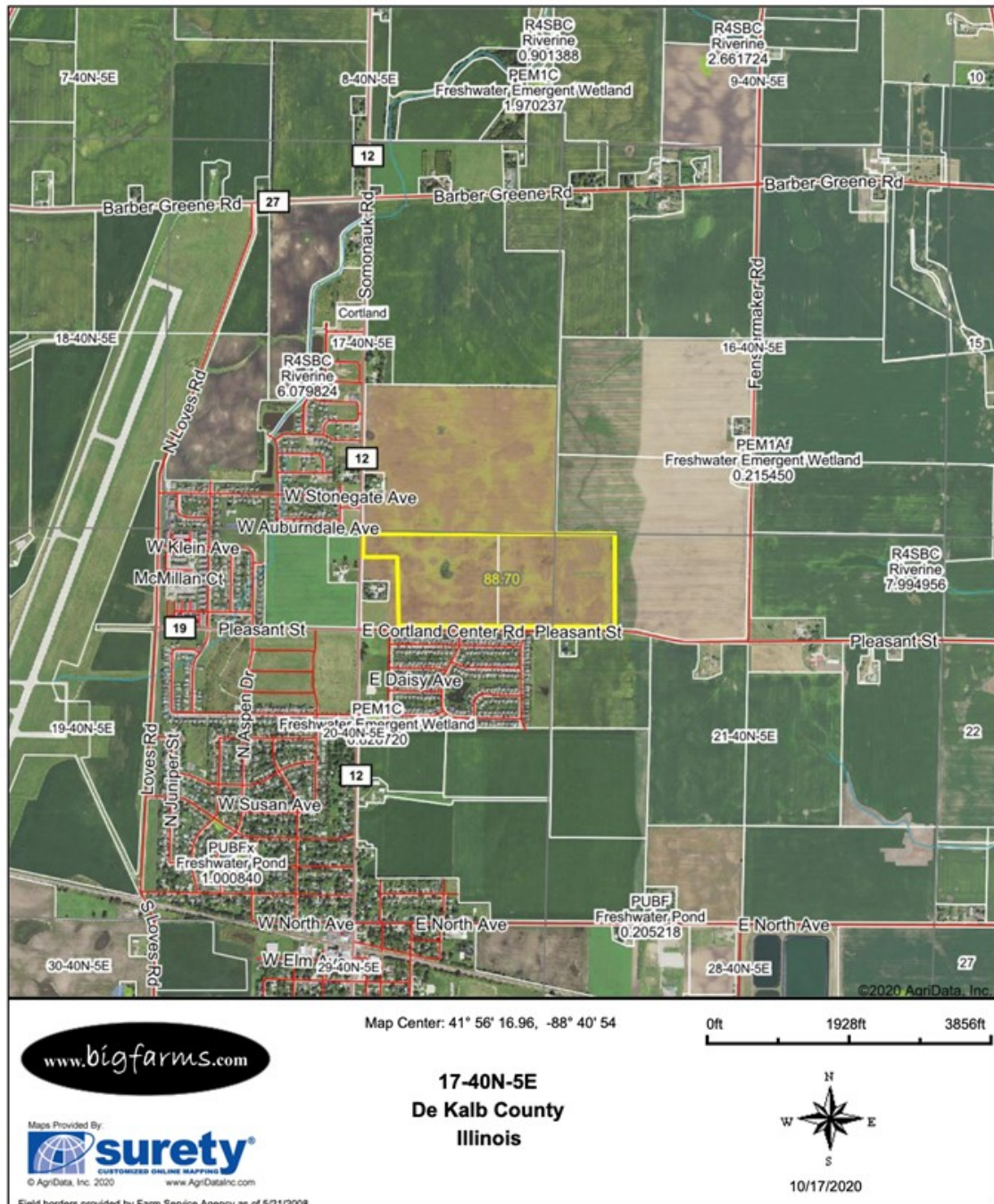
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

88.9 ACRE PARCEL 2 CORTLAND FARMS CONTOUR MAP CORTLAND TOWNSHIP, DEKALB COUNTY

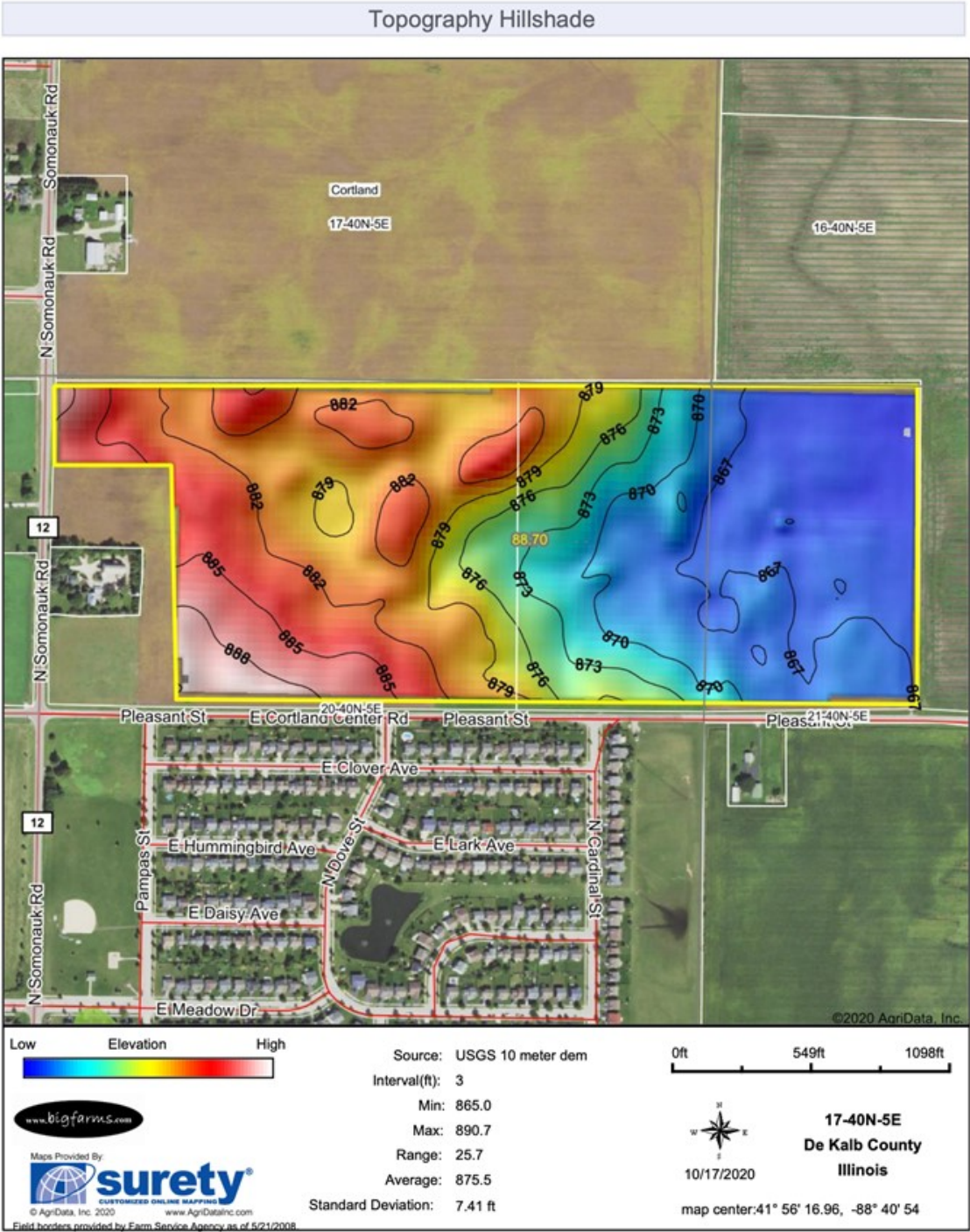


88.9 ACRE PARCEL 2 CORTLAND FARMS FSA MAP CORTLAND TOWNSHIP, DEKALB COUNTY

Aerial Map



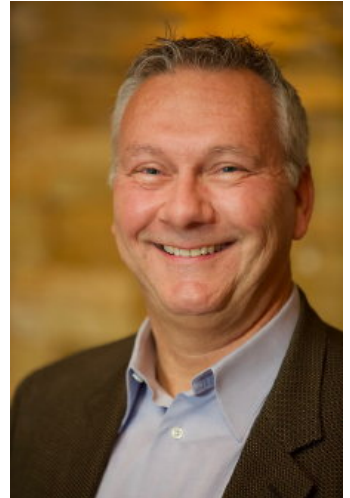
88.9 ACRE PARCEL 2 CORTLAND FARMS TOPOGRAPHY MAP CORTLAND TOWNSHIP, DEKALB COUNTY



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.**

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