

Five Points Farm
Old State Road
Sycamore IL 60178

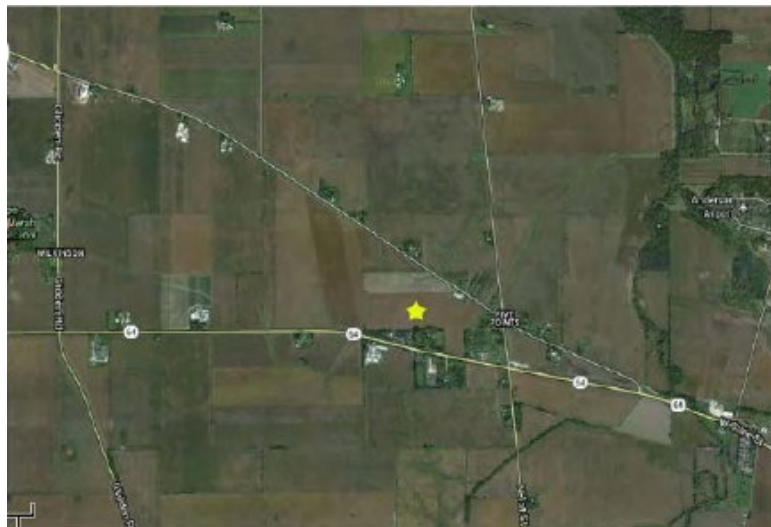
GOODWIN
Mark Goodwin *** 815-741-2226

FIVE POINTS FARM

Old State Road
Sycamore IL 60178

For more information contact:

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



County:	DeKalb
Gross Land Area:	67.5 total acres
Property Type:	Ag Land
Possible Uses:	Farming is currently the best use of this farm
Total Investment:	\$911,250
Unit Price:	\$13,500
Soil Productivity Index:	130.6
Buildings:	None
Zoning:	Agriculture



This is a great DeKalb County farm with a convenient location near Sycamore just off of State Rt. 64. Excellent soil types will bring high cash rent. There are no buildings on this farm.

- 67.5 Quality acres in DeKalb County
- Soil PI of 130.6
- Just West of Sycamore
- Excellent School District

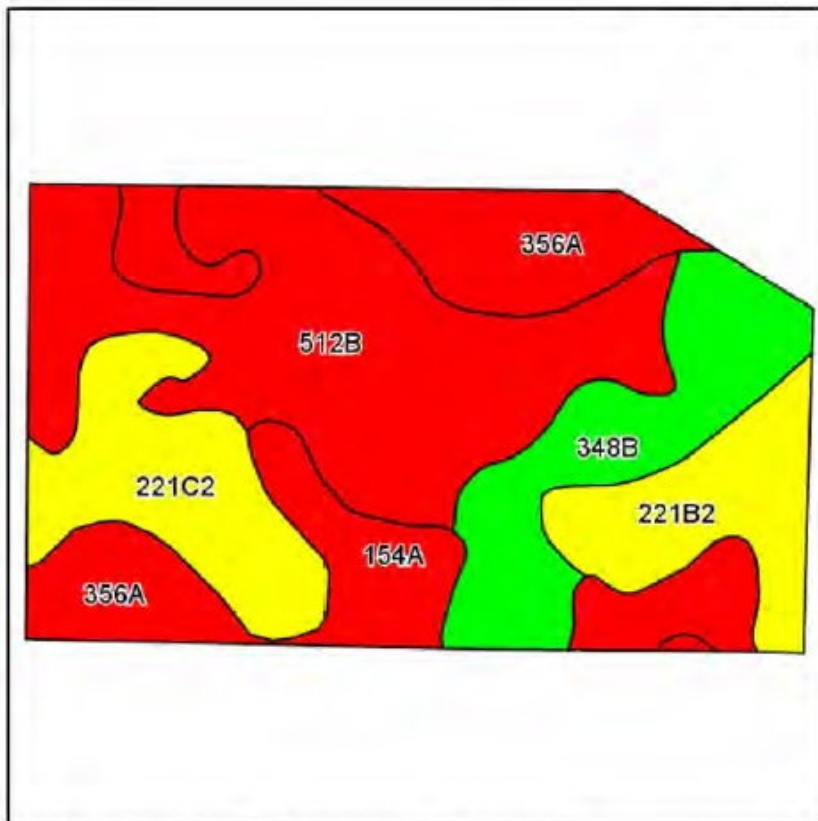
www.bigfarms.com

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

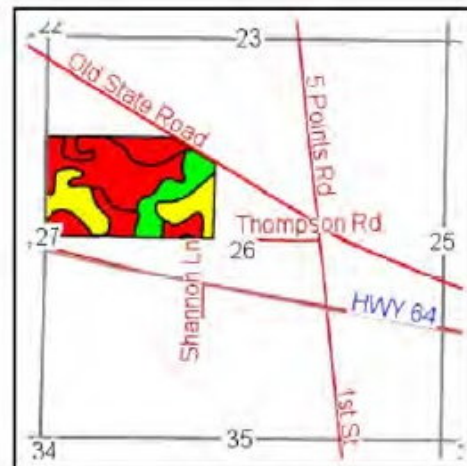
AERIAL MAP



SOILS MAP



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by University of Illinois at Champaign-Urbana.



State: Illinois
County: De Kalb
Location: 26-41N-4E
Township: Mayfield
Acres: 66.4
Date: 2/2/2013

GOODWIN



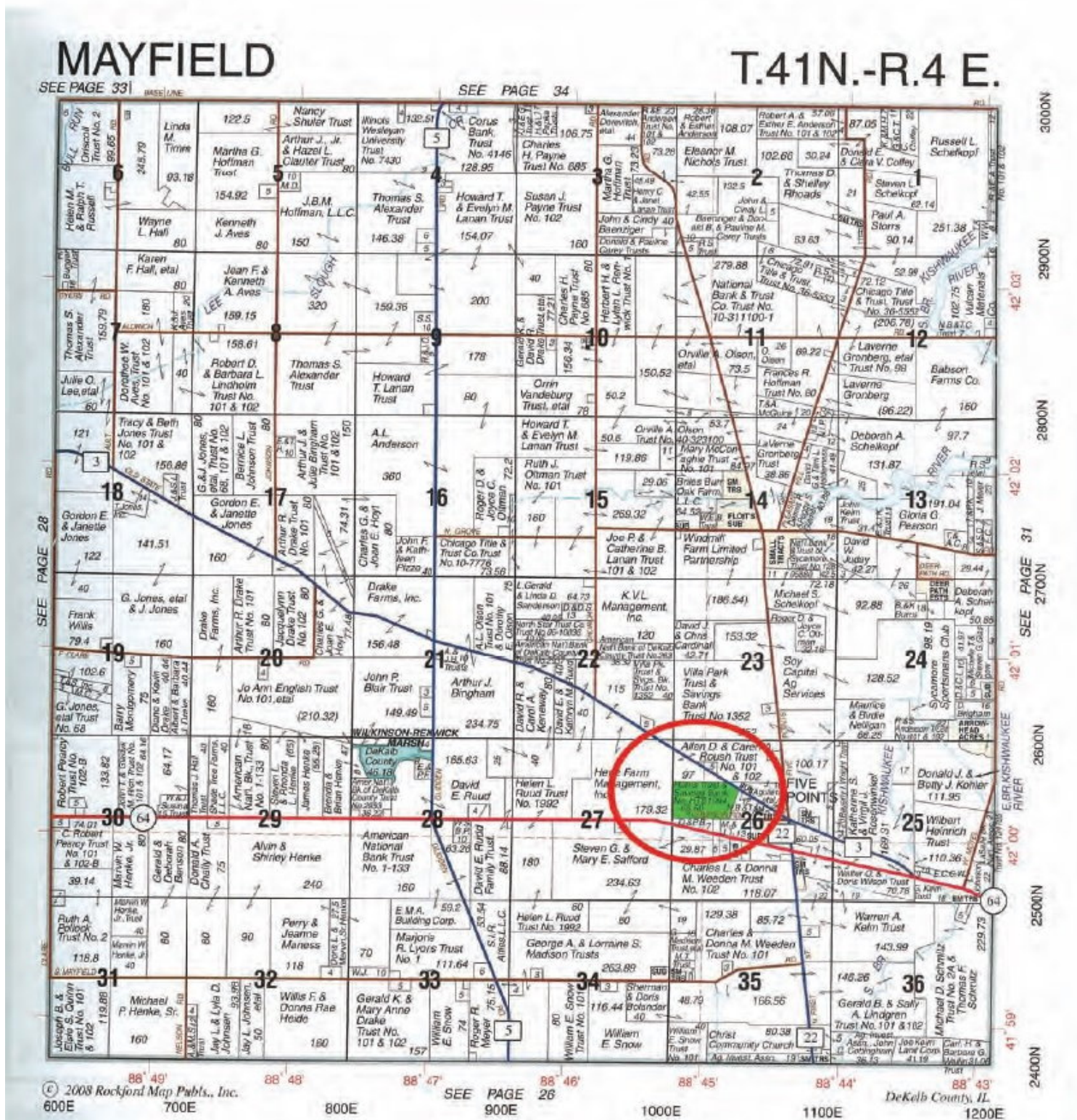
Maps provided by:



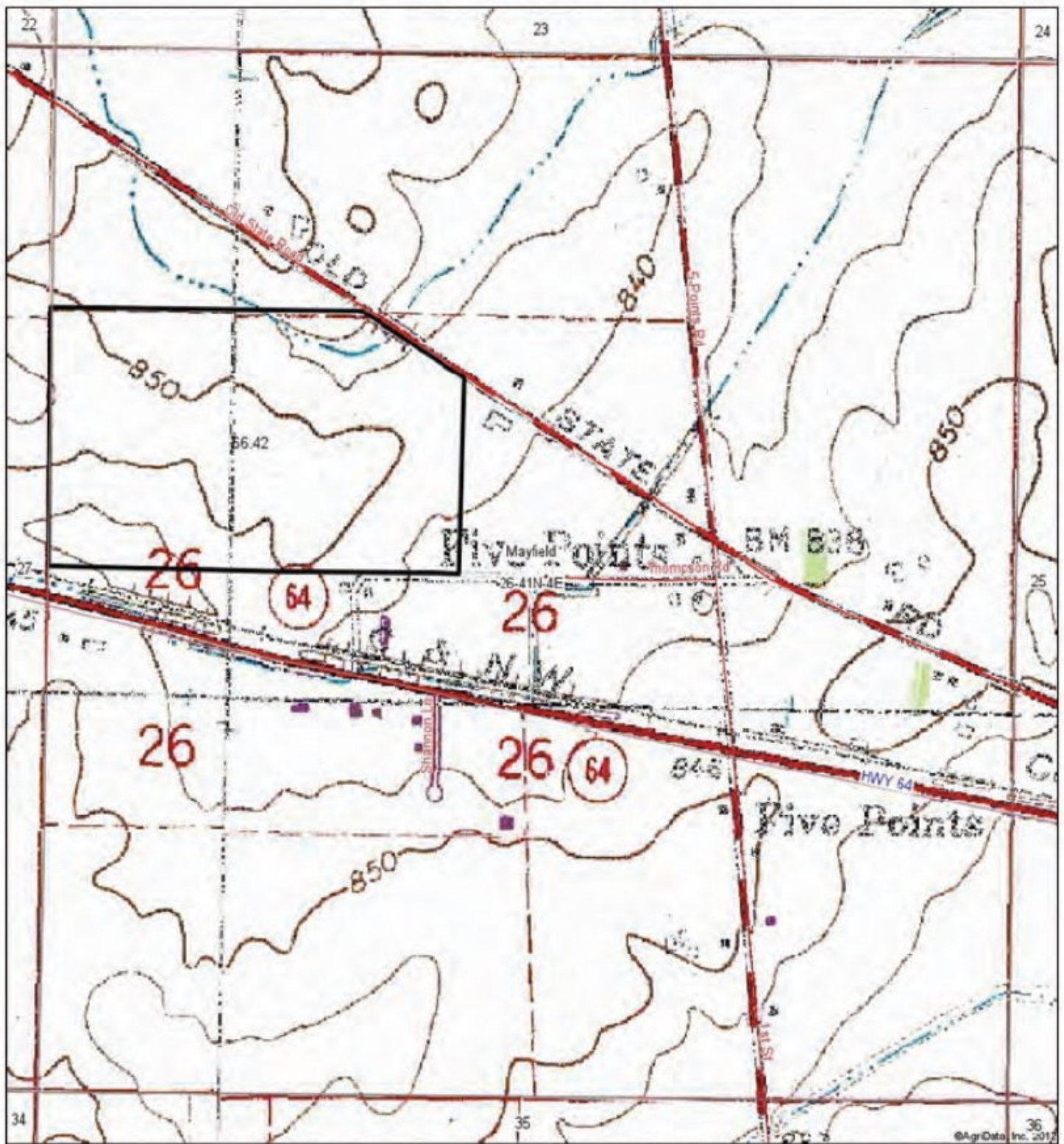
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**512B	Danabrook silt loam, 2 to 5 percent slopes	22.2	33.5%		**185	**58	**137
356A	Elpaso silty clay loam, 0 to 2 percent slopes	11.4	17.2%		195	63	144
**348B	Wingate silt loam, 2 to 5 percent slopes	9.9	14.9%		**163	**51	**120
**221C2	Parr silt loam, 5 to 10 percent slopes, eroded	8.9	13.4%		**148	**48	**111
154A	Flanagan silt loam, 0 to 2 percent slopes	7.2	10.8%		194	63	144
**221B2	Parr silt loam, 2 to 5 percent slopes, eroded	6.8	10.3%		**151	**49	**113
Weighted Average					176.1	56.1	130.6

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 B611 (Updated 1/10/2012)
Crop yields and productivity indices for optimum management (B611) are maintained at the following NREIS web site: <http://soilproductivity.nreis.uiuc.edu/>
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S2

PLAT MAP



TOPOGRAPHY MAP



LISTING DETAILS

GENERAL INFORMATION

Listing Name: Five Points Farm
Tax ID Number/APN: 05-26-100-013
Zoning: Agriculture
Sale Terms: All cash

AREA & LOCATION

School District: Sycamore Community Unit School District #427
Location Description: Go West out of Sycamore on State Route 64 to Five Points Road, go north about 600 feet to Old State road and turn left (West). The farm is just West of Five Points on the South side of the road.
Site Description: Approximately 66.4 tillable acres with a Productivity index (PI) of 130.6 making it a very high class B farm, almost a class A farm.
Largest Nearby Street: The property has frontage on Old State road or county road 3. Just West of Five Points.

LAND RELATED

Tillable Acres: 66.4
Buildings: None

FINANCIALS

Real Estate Taxes: 67.5 acre, \$1,416.06 or \$21.00/acres in 2012
Investment Amount: \$911,250.00 or \$13,500 per acre

LOCATION

Address: Old State Road, Sycamore, IL 60178
County: DeKalb County

PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. is an experienced land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing 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 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 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, 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, 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.