

258 Acre Rollo Farm
Suydam Rd.
Rollo IL 60518



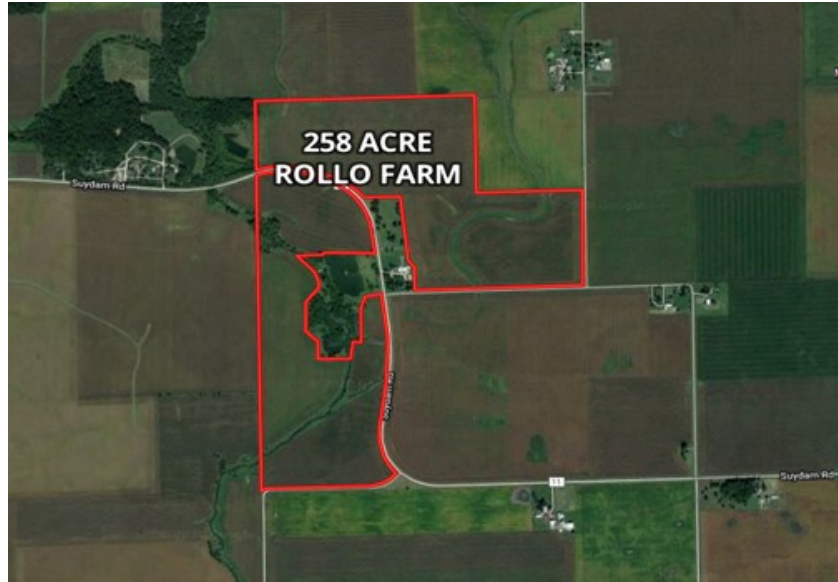
258 ACRE ROLLO FARM

Suydam Rd.
Rollo IL 60518

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: Paw Paw
Gross Land Area: 258 Acres
Property Type: Vacant Farm Land
Possible Uses: Agricultural Production
Total Investment: \$2,515,500.00
Unit Price: \$9750.00 per Acre
Productivity Index (PI): 129.9
Buildings: No Buildings
Zoning: Agriculture



This 258 acre sprawling farm located in DeKalb County 29 miles south and west of the city of DeKalb, IL., has a PI Index of 129.9 on 239 tillable acres. Excellent yield history and solid soil fertility tests. Details in this brochure. Tile and waterway improvements done in past eight years.

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.



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

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 258 Acre Rollo Farm
Tax ID Number/APN: 16-23-100-003/
Possible Uses: This property is currently used for agriculture production 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

Location Description: This 258 acre sprawling farm located in Paw Paw Township, DeKalb County, IL is 29 miles south and west of the city of DeKalb. The farm has a PI Index of 129.9 on 236 tillable acres. 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 6 miles south of the Shabbona Lake State Park.

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.

Site Description: Level farm land located on both sides of Suydam Rd. that has Indian Creek running through the west section of the property. New tile added in 2012 to correct specific areas of the farm. Waterway improvements completed in 2014 & 2017.

Side of Street: This property sits on the east and west of Suydam Rd.

Highway Access: I-39 is located 10.5 miles to the west and US 34 is 7 miles to the south through Earlville.

Road Type: The road is asphalt black top construction.

Property Visibility: The west part of the property has 1.3 miles of frontage along Suydam Rd. and the east part has .5 miles of frontage.

Largest Nearby Street: US 34 is 7 miles to the south of the property and I-39 is located 10 miles to the west.

Transportation: There is a Greyhound bus stop in DeKalb as well as DeKalb Taylor Municipal Airport. The Rochelle Municipal Airport is in the city of Rochelle.

LAND RELATED

Lot Frontage (Feet): The west part of the property has 1.3 miles of frontage along Suydam Rd. and there is 3350 feet of frontage along Sleepy Hollow road and Benson road.

Yield History: Seven year average yield history is 214 bushels/Ac Corn & 63 bushels/Ac Soybeans. High corn yield was 241 bu/ac in 2017. High soybean yield was 67 bu/ac in 2018. The 2019 corn yield was 195 bu/ac.

Tillable Acres: There are 239.6 tillable acres on this property.

Lot Depth: The west section of this property is 4300 feet from north to south and 1600 feet (in the longest area) from east to west. The east section 2700 feet north to south, 2700 feet east to west in the northern half and 2100 feet east to west in the southern half.

Buildings: There are no buildings on this property.

Flood Plain or Wetlands: There is an area on the west side of Suydam Rd. that has FEMA Zone A flood zone on it. See the FEMA Zone page in the brochure.

Topography: There is a gentle flow to the property which is relatively flat. See the Topography Contours Map included in the Brochure.

FSA Data: Total Cropland acres are 239.6
Corn base is 187.6 acres with a PLC Yield of 156 bushels per acre.

Soybean base is 50.5 acres with a PLC Yield of 51 bushels per acre.
There are no wetland determined acres or CRP acres.

Soil Type:

Wingate Silt Loam (348B)
Otter Silt Loam (3076A)
Elpaso Silty Clay Loam (356A)
Flanagan Silt Loam (154A)

Soil Fertility:

Soil fertility averages are:
57 P2
280 K1
3.5 OM
6.7 PH
16.2 CEC

Available Utilities:

Electric is available next to the property.

FINANCIALS

Finance Data Year:

2018 taxes in 2019

Real Estate Taxes:

2018 taxes paid in 2019 were \$9,419.17 or \$36.51 per acre.

Investment Amount:

The investment amount for this farm is \$2,515,500.00 or \$9750.00 per acre.

LOCATION

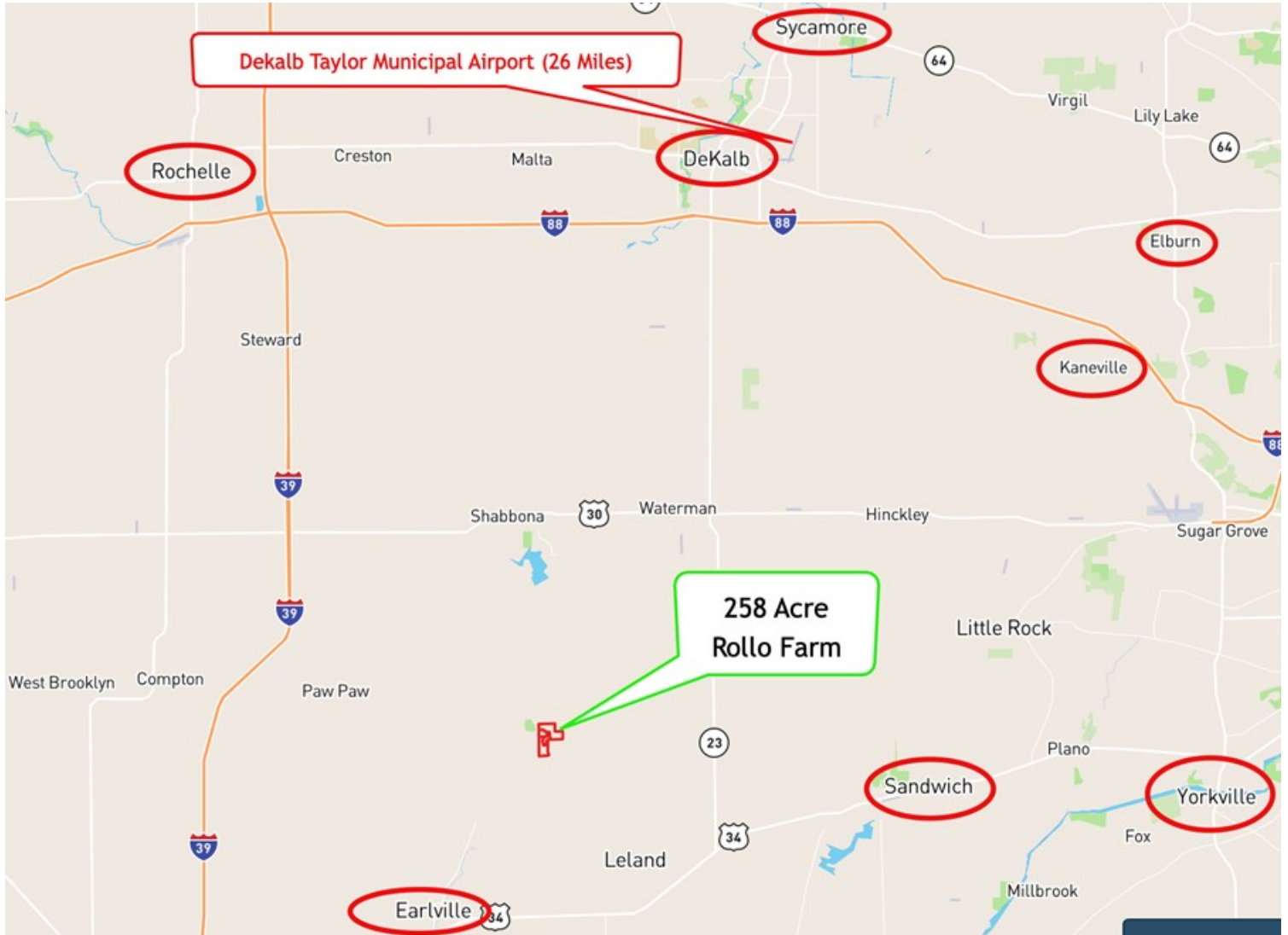
Address:

Benson Rd. and Suydam Rd, Earlville, IL 60518

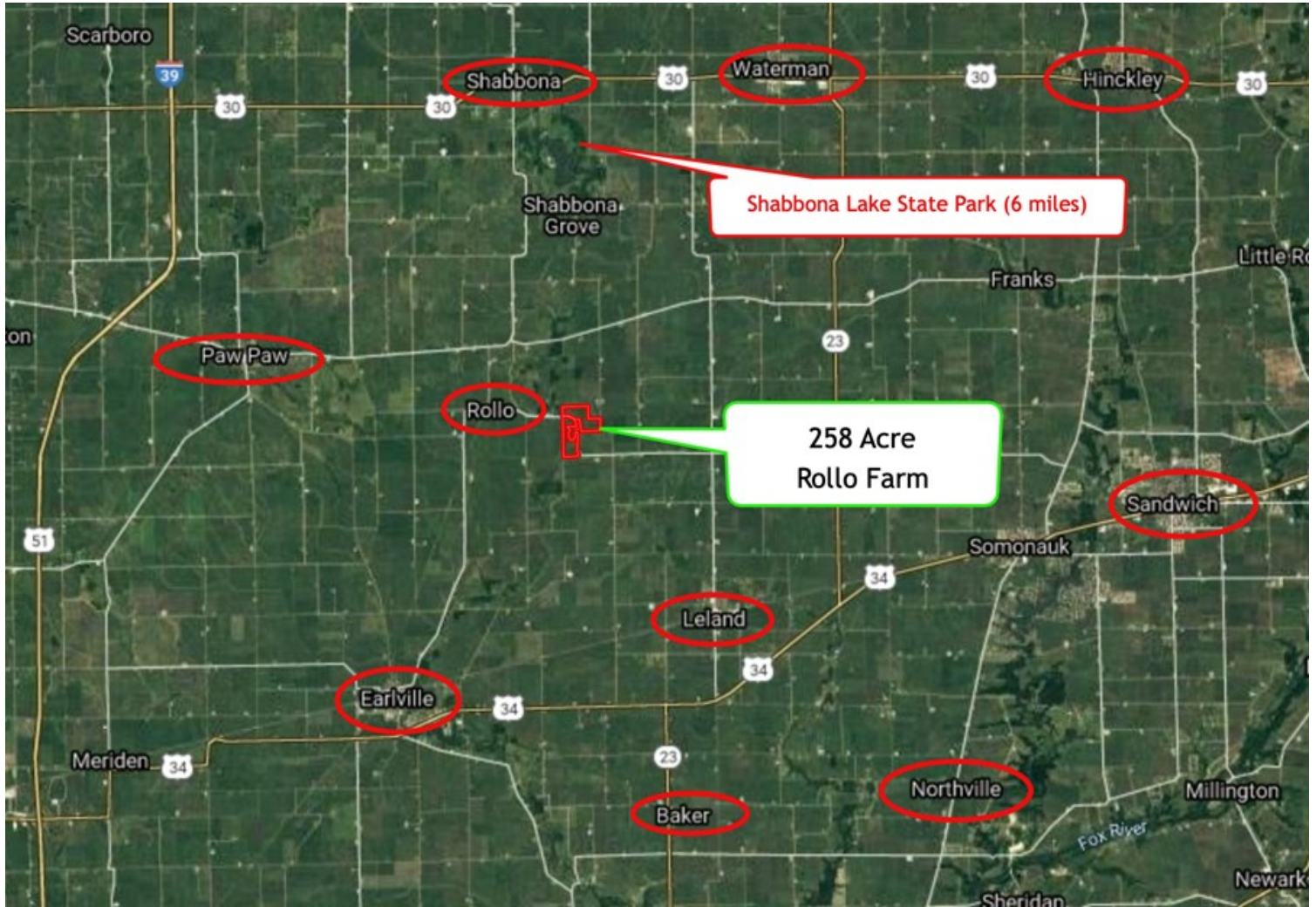
County:

DeKalb

ROAD MAP 258 ACRE ROLLO FARM PAW PAW TOWNSHIP, DEKALB COUNTY, IL

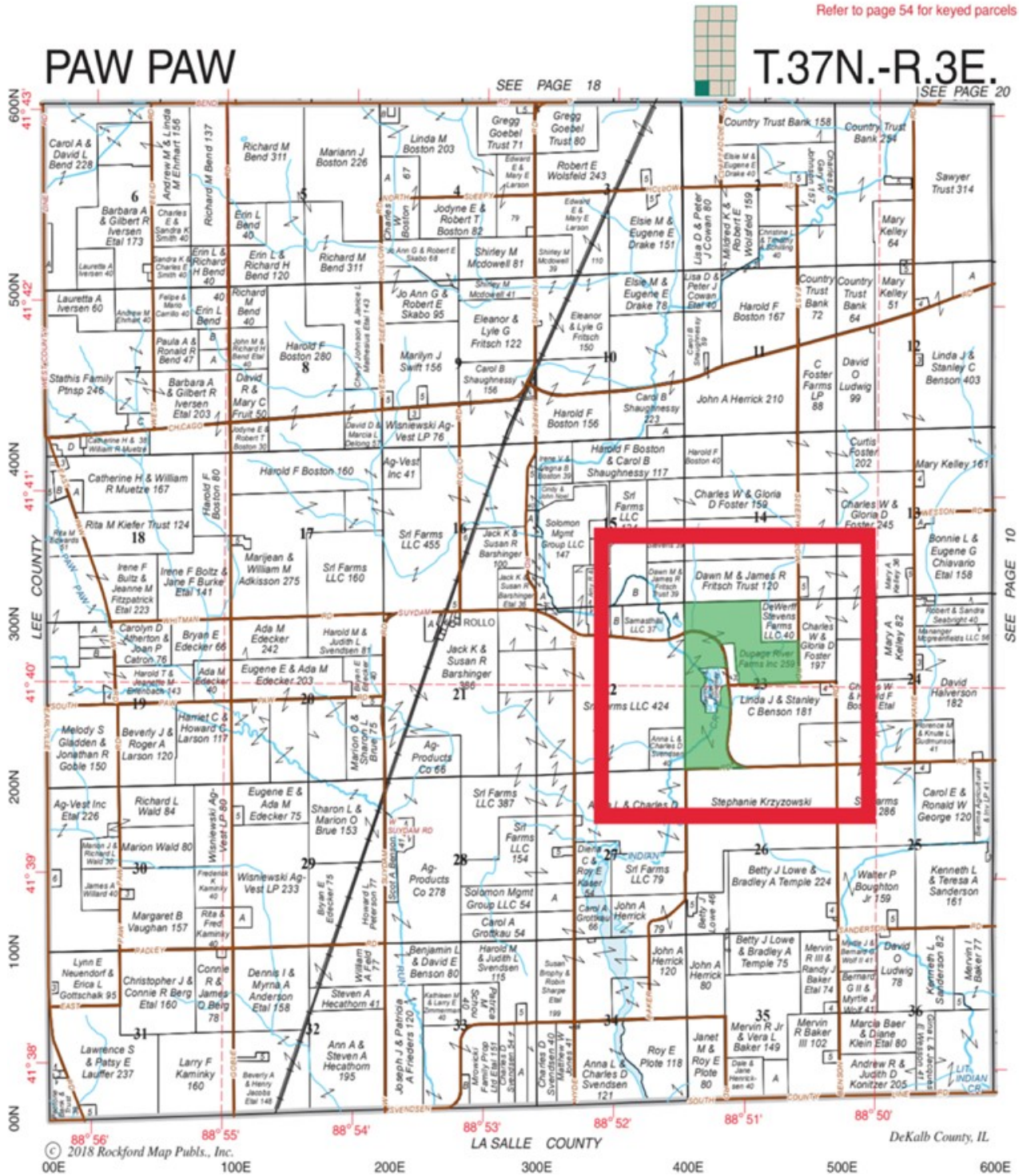


AREA MAP 258 ACRE ROLLO FARM PAW PAW TOWNSHIP, DEKALB COUNTY, IL



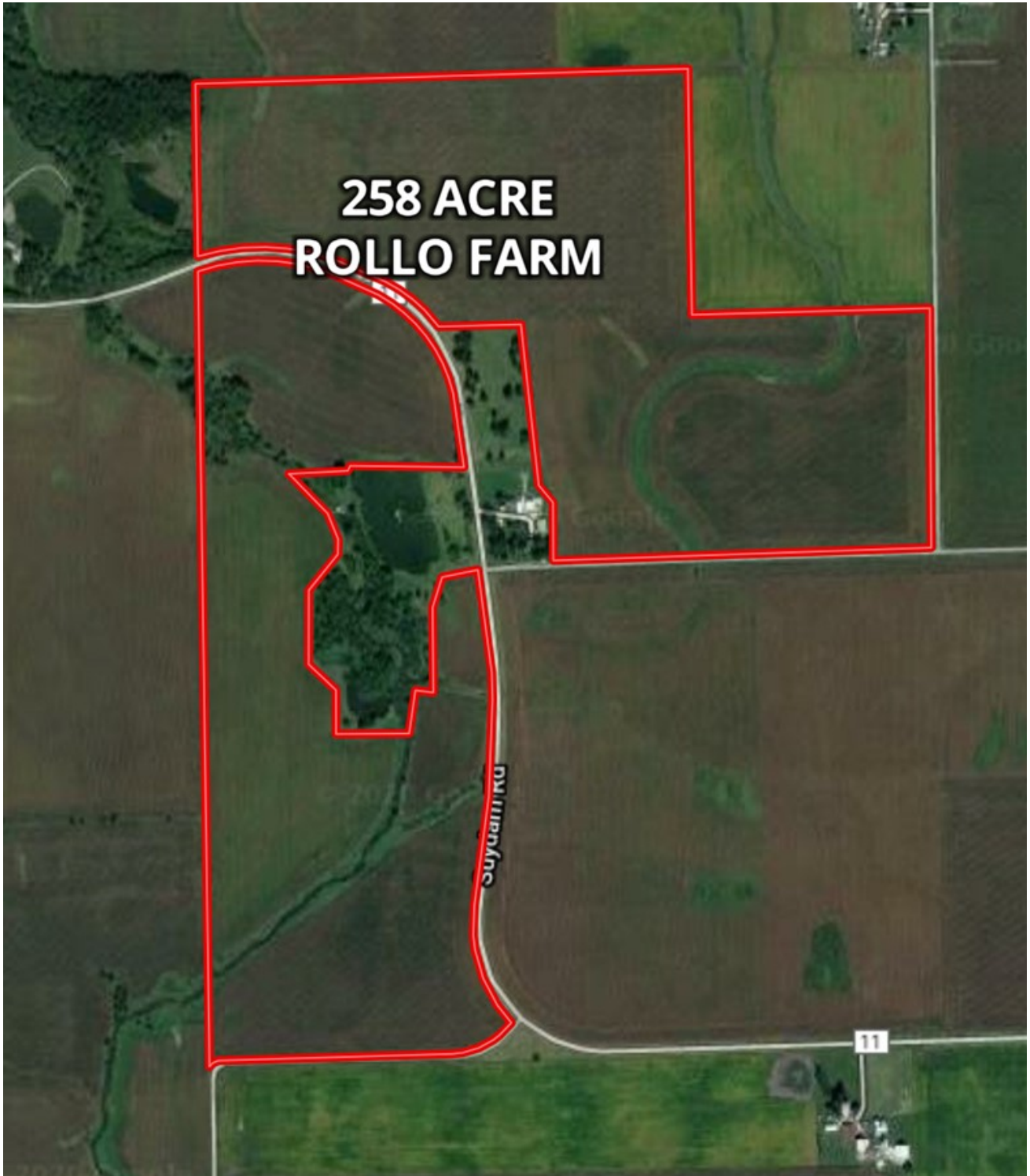
PLAT MAP 258 ACRE ROLLO FARM PAW PAW TOWNSHIP, DEKALB COUNTY, IL

Refer to page 54 for keyed parcels



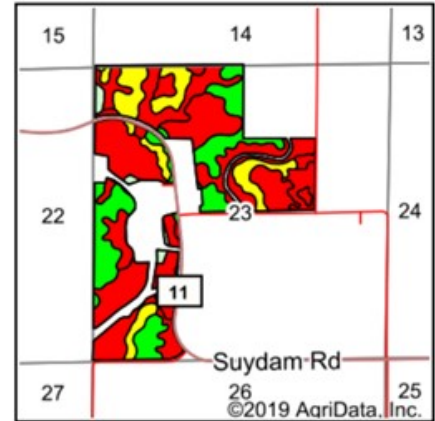
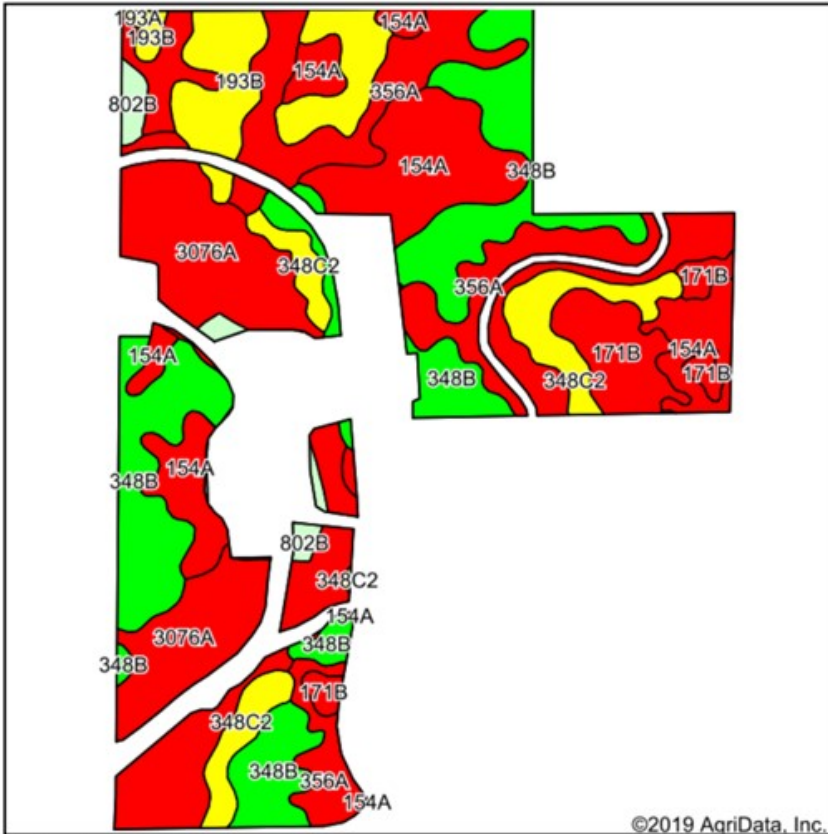
Plat Map reprinted with permission of Rockford Map Publishers, Inc.

AERIAL MAP 358 ACRE ROLLO FARM PAW PAW TOWNSHIP, DEKALB COUNTY, IL



SOIL MAP 258 ACRE ROLLO FARM PAW PAW TOWNSHIP, DEKALB COUNTY, IL

Soils Map



State: **Illinois**
 County: **De Kalb**
 Location: **23-37N-3E**
 Township: **Paw Paw**
 Acres: **236.35**
 Date: **11/21/2019**



Soils data provided by USDA and NRCS.

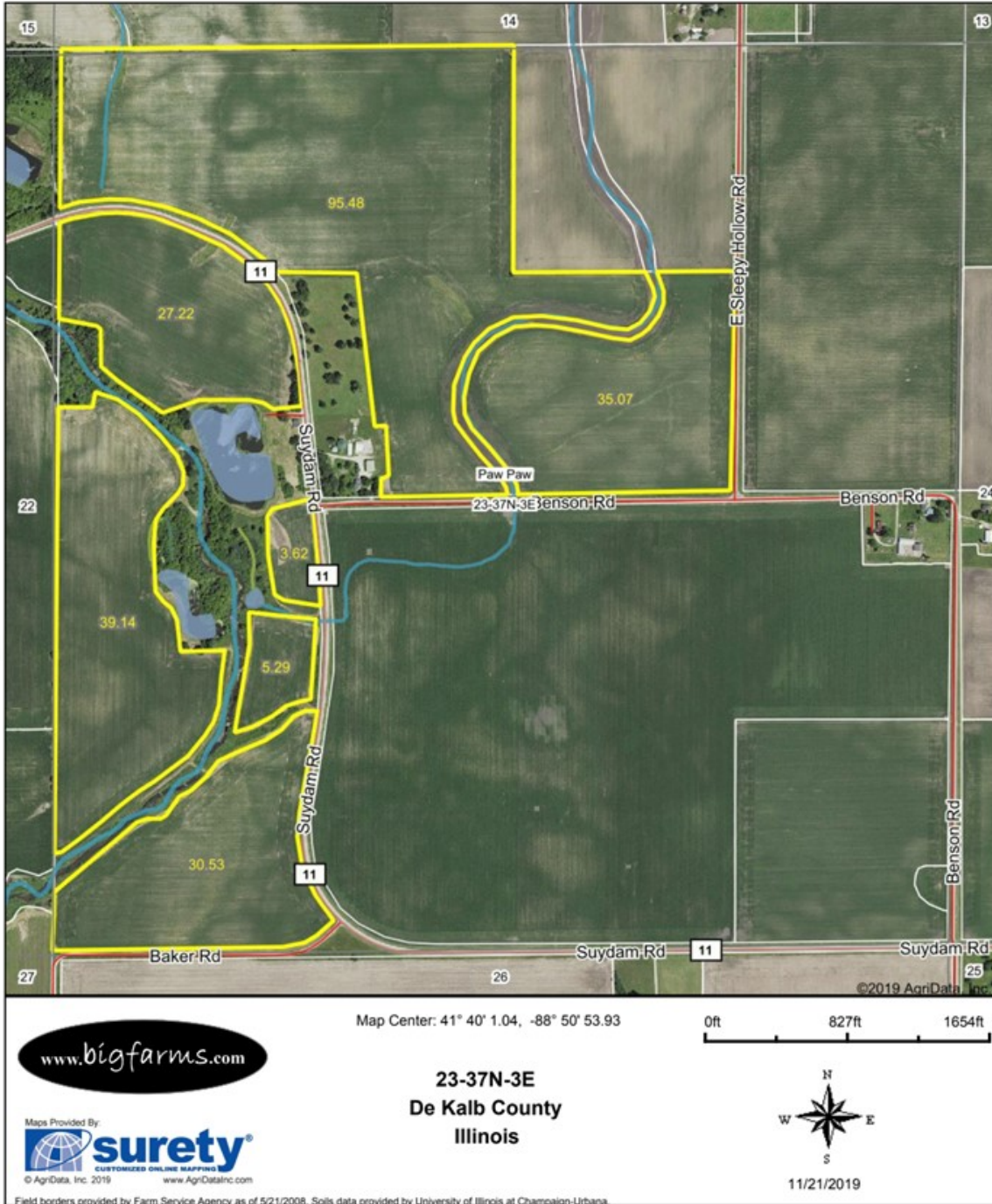
©2019 AgriData, Inc.

Area Symbol: IL037, 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	52.20	22.1%	Green	**163	**51	**120
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	50.40	21.3%	Red	186	61	139
356A	Elpaso silty clay loam, 0 to 2 percent slopes	45.56	19.3%	Red	195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	35.78	15.1%	Red	194	63	144
**193B	Mayville silt loam, 2 to 5 percent slopes	18.66	7.9%	Yellow	**148	**49	**109
**348C2	Wingate silt loam, 5 to 10 percent slopes, eroded	16.02	6.8%	Yellow	**153	**48	**113
**171B	Catlin silt loam, 2 to 5 percent slopes	13.43	5.7%	Red	**185	**58	**137
802B	Orthents, loamy, undulating	3.98	1.7%	Light Green			
193A	Mayville silt loam, 0 to 2 percent slopes	0.32	0.1%	Yellow	149	49	110
Weighted Average					175.4	56.4	129.9

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

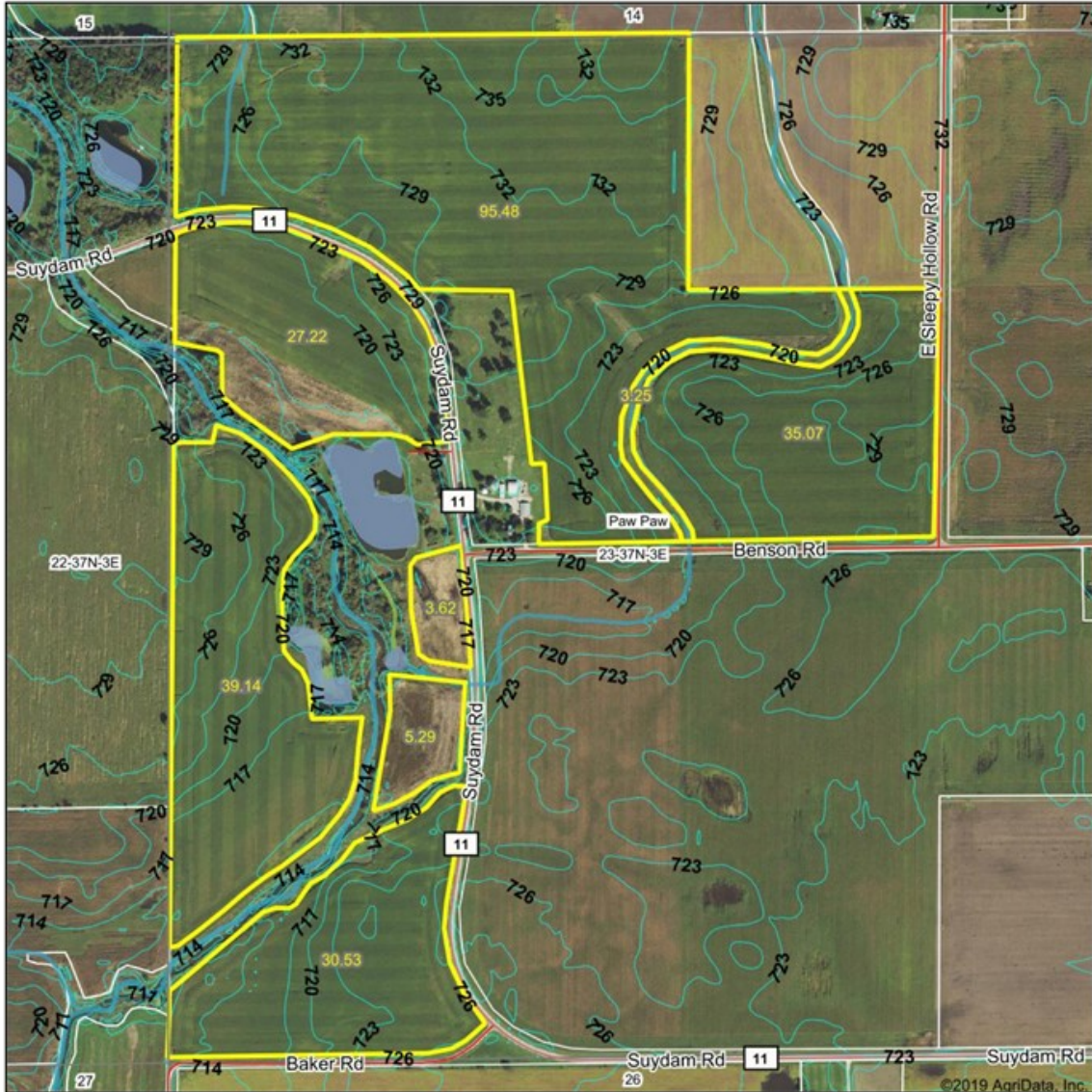
FSA MAP 258 ACRE ROLLO FARM PAW PAW TOWNSHIP, DEKALB COUNTY, IL

Aerial Map



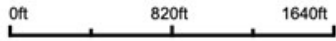
CONTOURS TOPOGRAPHY MAP 258 ACRE ROLLO FARM PAW PAW TOWNSHIP, DEKALB COUNTY, IL

Topography Contours



Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 10 meter dem
Interval: 3.0
Min: 712.8
Max: 736.8
Range: 24.0
Average: 724.5
Standard Deviation: 6.23

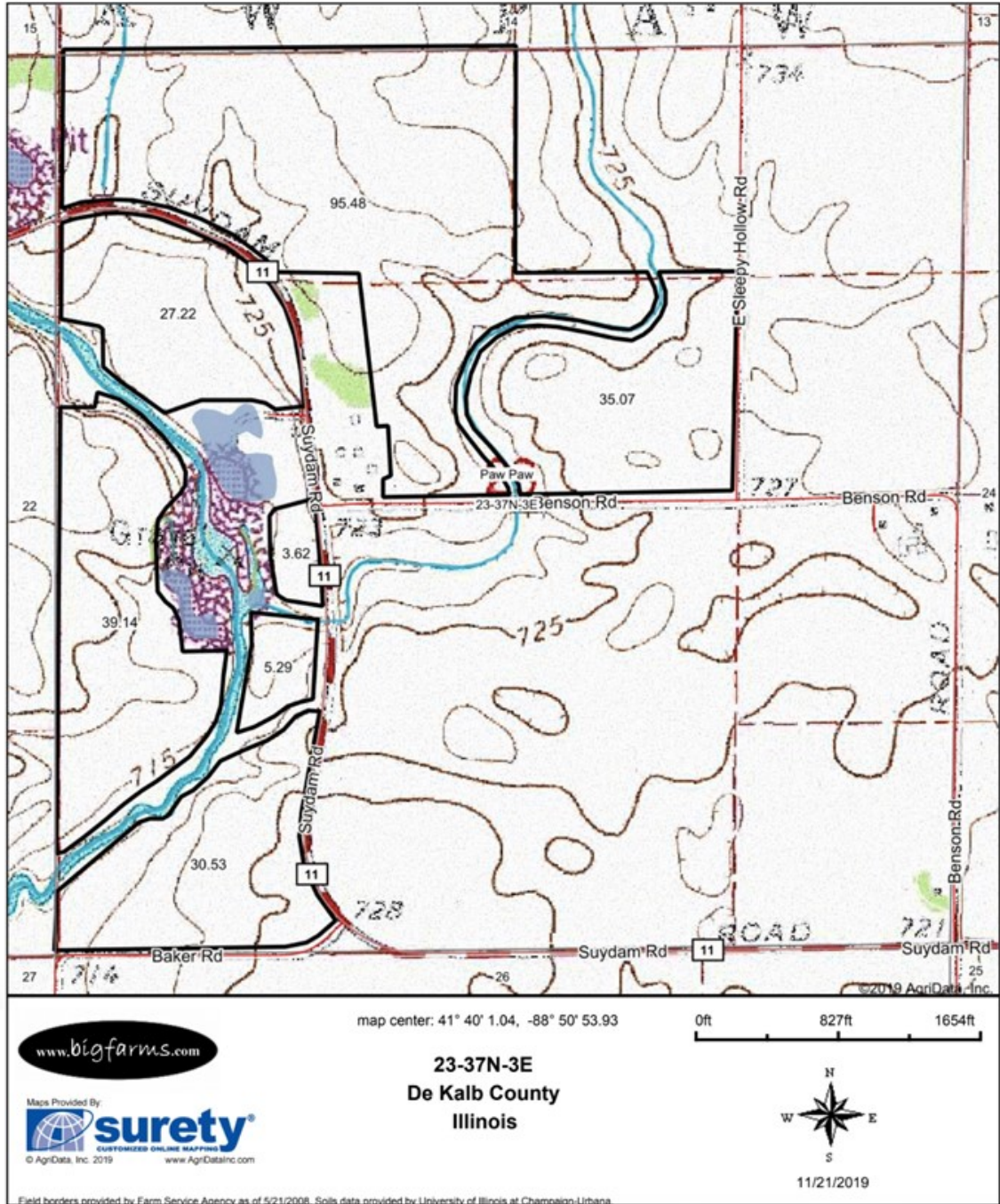


23-37N-3E
De Kalb County
Illinois

2/25/2020
Map Center: 41° 40' 1.17, -88° 51' 9.7

TOPOGRAPHY MAP 258 ACRE ROLLO FARM PAW PAW TOWNSHIP, DEKALB COUNTY, IL

Topography Map



FEMA REPORT 258 ACRE ROLLO FARM PAW PAW TOWNSHIP, DEKALB COUNTY, IL

FEMA Report



State: IL Acres: 235.45
 County: De Kalb Date: 2/25/2020
 Location: 23-37N-3E
 Township: Paw Paw



Name	Number	County	NFIP Participation	Acres	Percent
DEKALB COUNTY	170808	De Kalb	Regular	235.45	100%
Total				235.45	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	219.89	93.4%
A		100-year Floodplain	15.56	6.6%
Total			235.45	100%

Panel	Effective Date	Acres	Percent
17037C0450E	1/2/2009	235.45	100%
Total		235.45	100%

Flood related information provided by FEMA

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.