

118 Acre West Rollo Farm
Suydam Rd.
Rollo IL 60518



118 ACRE WEST 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:	118 Acres
Property Type:	Vacant Farm Land
Possible Uses:	Agricultural Production
Total Investment:	\$1,298,000.00
Unit Price:	\$11,000.00 per Acre
Productivity Index (PI):	129.3
Buildings:	No Buildings
Zoning:	Agriculture



This 118 acre farm located in DeKalb County 29 miles south and west of the city of DeKalb, IL., has a PI Index of 129.3 on 108 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.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 118 Acre West Rollo Farm
Tax ID Number/APN: 16-23-100-003 The west 118 acres of this Tax ID#.
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 118 acre 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 129.3 on 118 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 the west side 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 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.

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

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 108 tillable acres on this property.

Lot Depth: The 118 acre parcel is 4300 feet from north to south and 1600 feet (in the longest area) from east to west.

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: 108.8 Tillable acres
PLC Corn Yield 156 bushels per acre
PLC Soybean Yield 51 bushels per acre.
Base acres have not been determined

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:

2022 taxes in 2023

Real Estate Taxes:

2022 taxes paid in 2023 was \$11,153.52 or \$43.06 per acre.

Investment Amount:

The investment amount for this farm is \$1,298,000.00 or \$11,000.00 per acre.

LOCATION

Address:

Benson Rd. and Suydam Rd, Earlville, IL 60518

County:

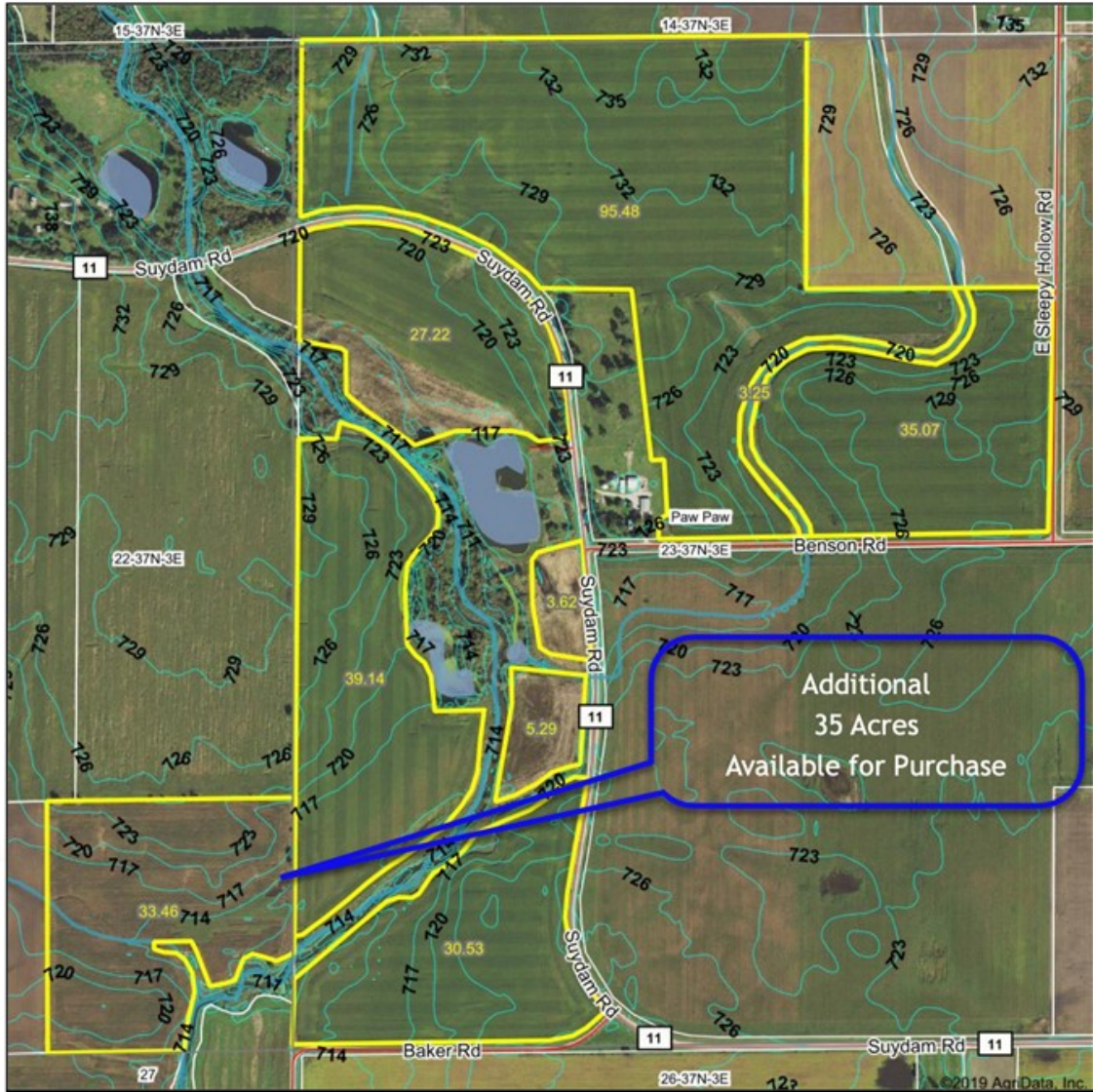
DeKalb



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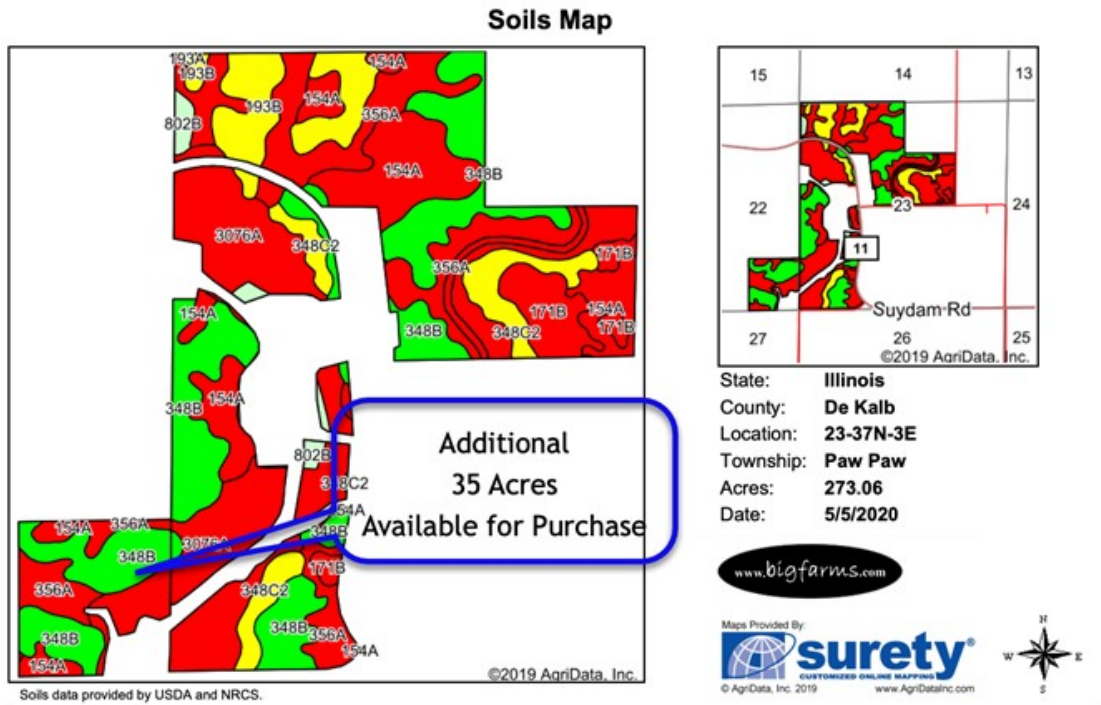
CONTOURS MAP 258 ACRE ROLLO FARM WITH ADDITIONAL 35 ACRE PARCEL PAW PAW TOWNSHIP, DEKALB COUNTY, IL

Topography Contours



 Maps Provided By: <small>© AgriData, Inc. 2019 www.AgrDataInc.com</small> <small>Field borders provided by Farm Service Agency as of 5/21/2008.</small>	Source: USGS 10 meter dem Interval: 3.0 Min: 713.1 Max: 736.8 Range: 23.7 Average: 723.8 Standard Deviation: 6.17	0ft 1010ft 2021ft 5/5/2020 23-37N-3E De Kalb County Illinois Map Center: 41° 40' 1.04, -88° 51' 1.54

SOIL MAP OF 258 ACRE ROLLO FARM WITH ADDITIONAL 35 ACRE PARCEL PAW PAW TOWNSHIP, DEKALB COUNTY, IL



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	68.84	25.2%		**163	**51	**120
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	56.18	20.6%		186	61	139
356A	Elpaso silty clay loam, 0 to 2 percent slopes	55.04	20.2%		195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	40.59	14.9%		194	63	144
**193B	Mayville silt loam, 2 to 5 percent slopes	18.66	6.8%		**148	**49	**109
**348C2	Wingate silt loam, 5 to 10 percent slopes, eroded	16.02	5.9%		**153	**48	**113
**171B	Catlin silt loam, 2 to 5 percent slopes	13.43	4.9%		**185	**58	**137
802B	Orthents, loamy, undulating	3.98	1.5%				
193A	Mayville silt loam, 0 to 2 percent slopes	0.32	0.1%		149	49	110
Weighted Average					175.9	56.5	130.2

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.

AERIAL MAP 258 ACRE ROLLO FARM WITH AN ADDITIONAL 35 ACRE PARCEL



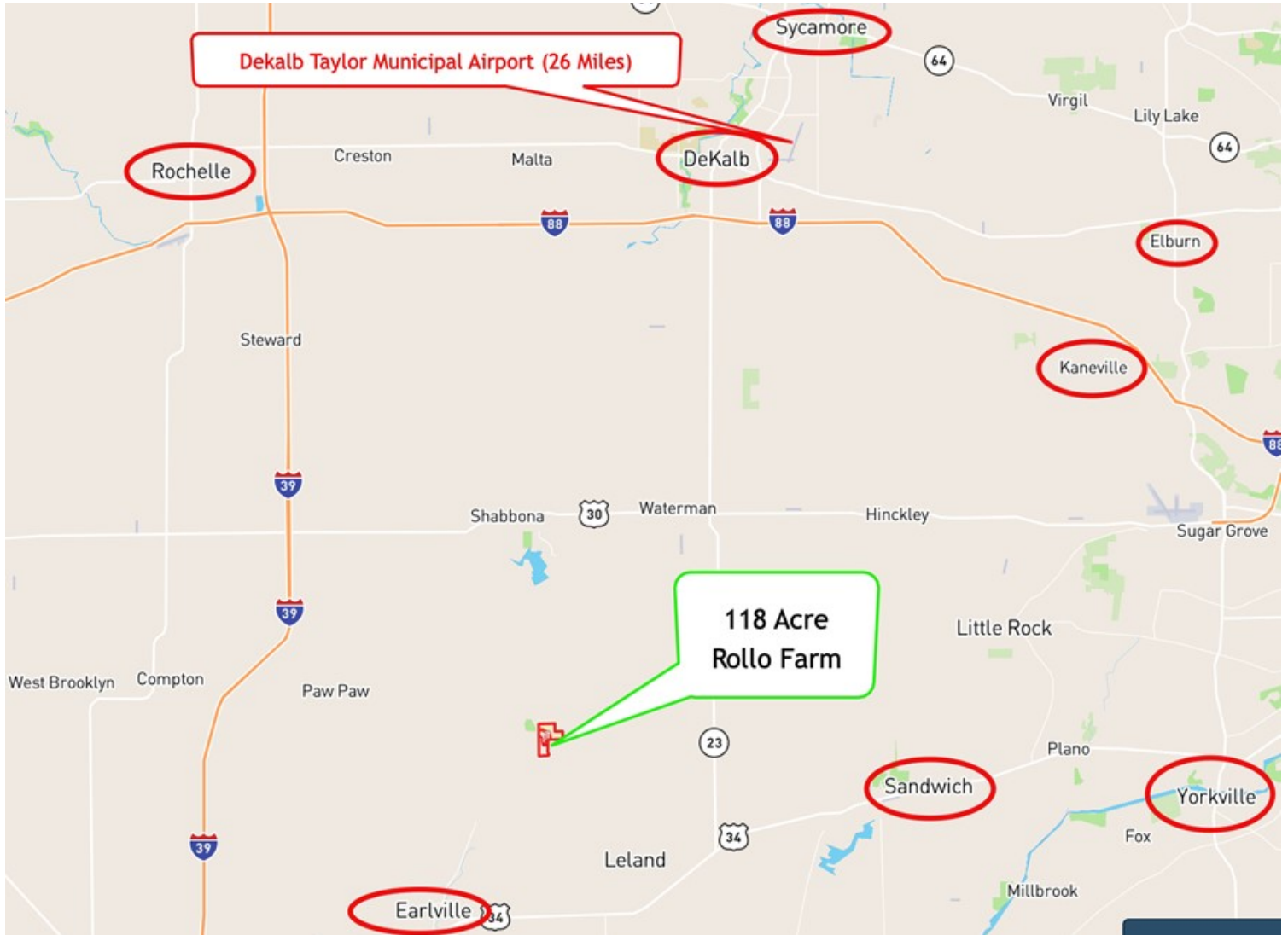
CROP LAND PHOTO 258 ACRE ROLLO FARM SUYDAM RD, PAW PAW TOWNSHIP, DEKALB COUNTY



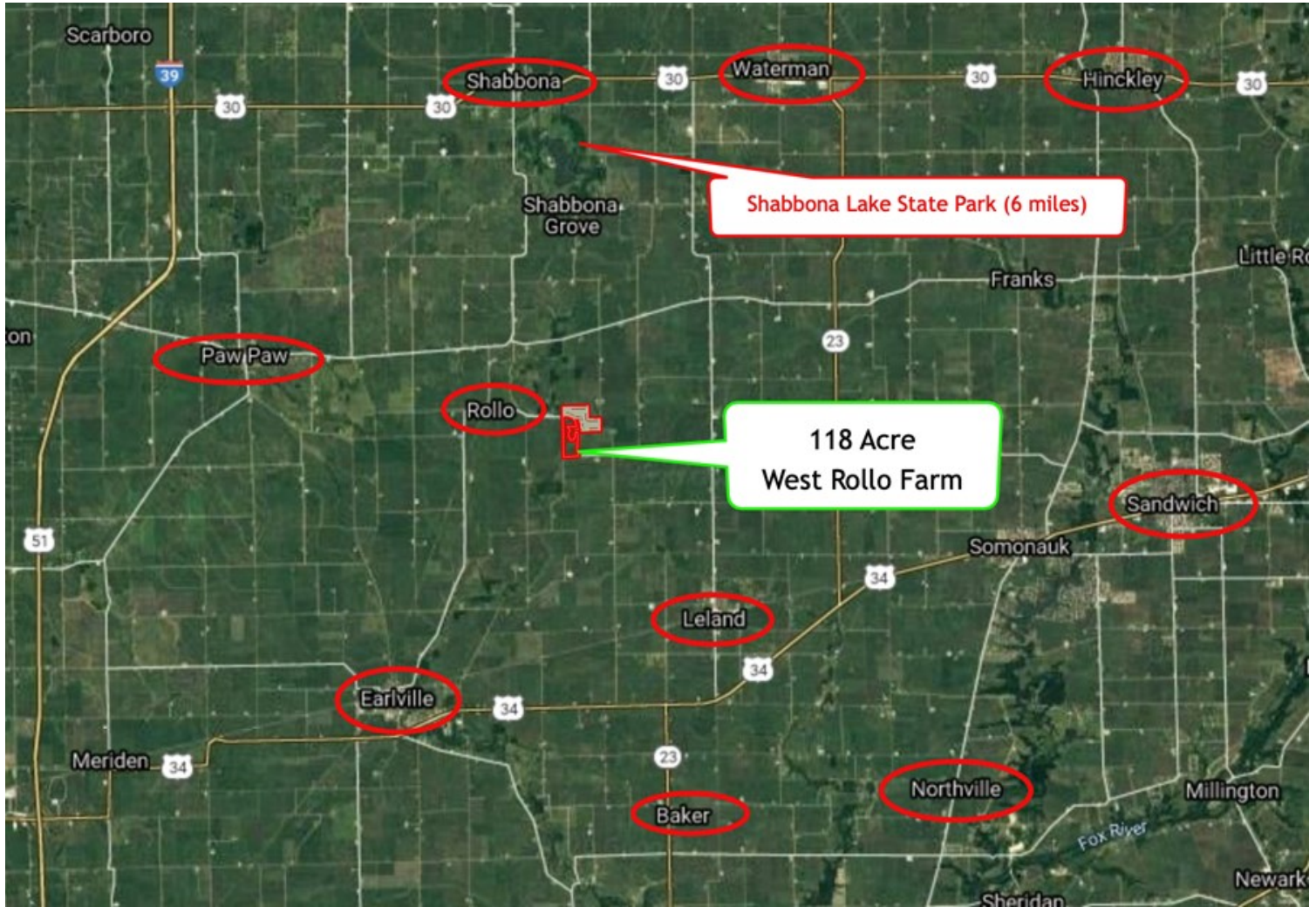
SUYDAM ROAD LAND PHOTO 118 ACRE ROLLO FARM PAW PAW TOWNSHIP, DEKALB COUNTY



ROAD MAP 118 ACRE ROLLO FARM PAW PAW TOWNSHIP, DEKALB COUNTY, IL

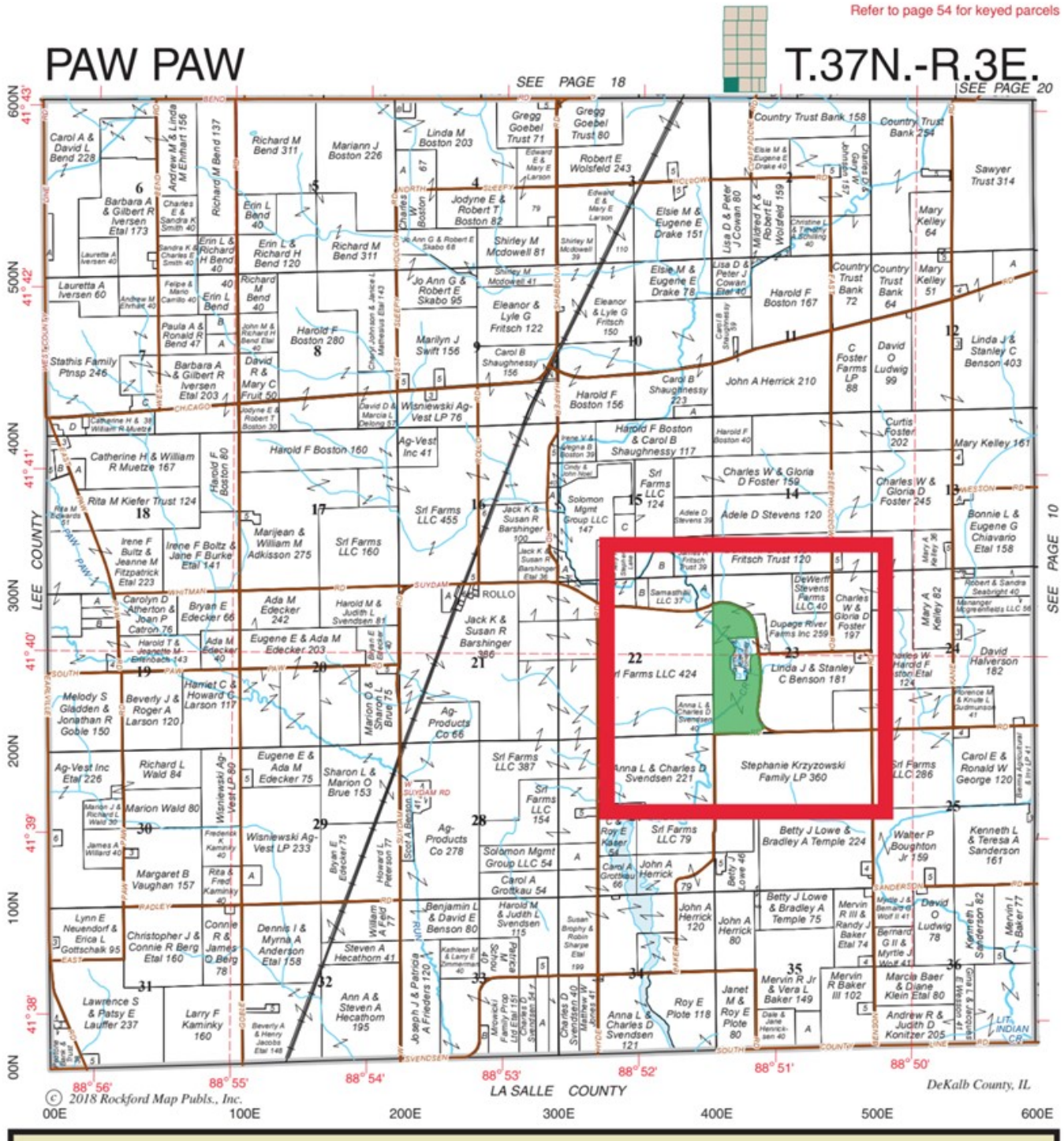


AREA MAP 118 ACRE ROLLO FARM PAW PAW TOWNSHIP, DEKALB COUNTY, IL



PLAT MAP 118 ACRE ROLLO FARM PAW PAW TOWNSHIP, DEKALB COUNTY, IL

Refer to page 54 for keyed parcels

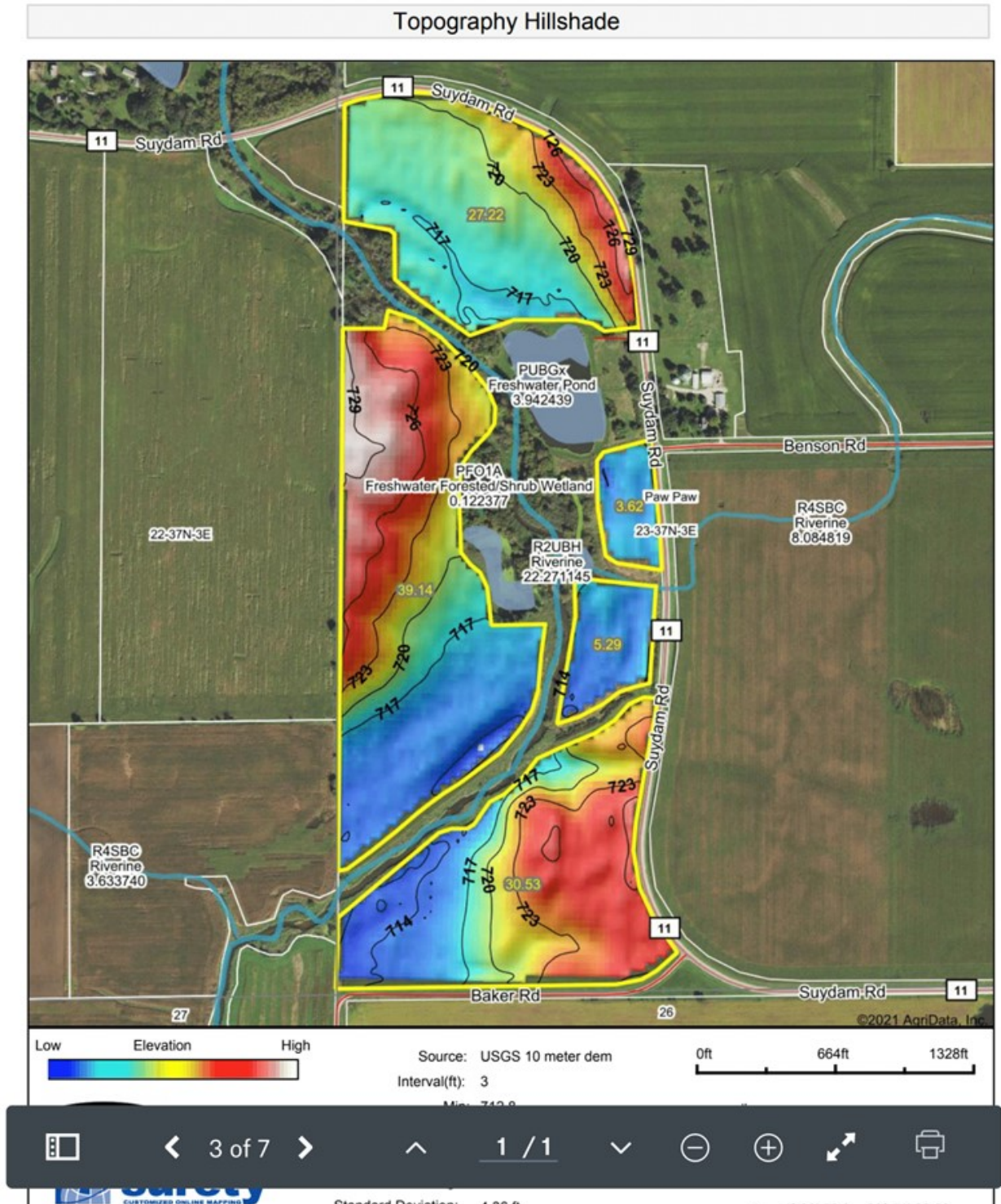


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

AERIAL MAP 118 ACRE ROLLO FARM PAW PAW TOWNSHIP, DEKALB COUNTY, IL

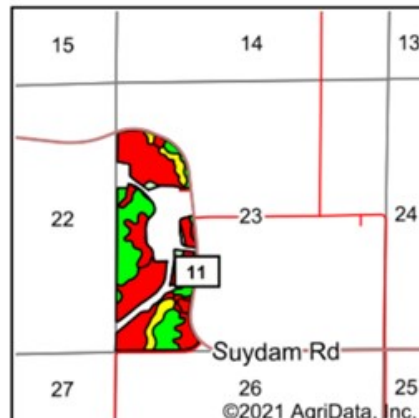
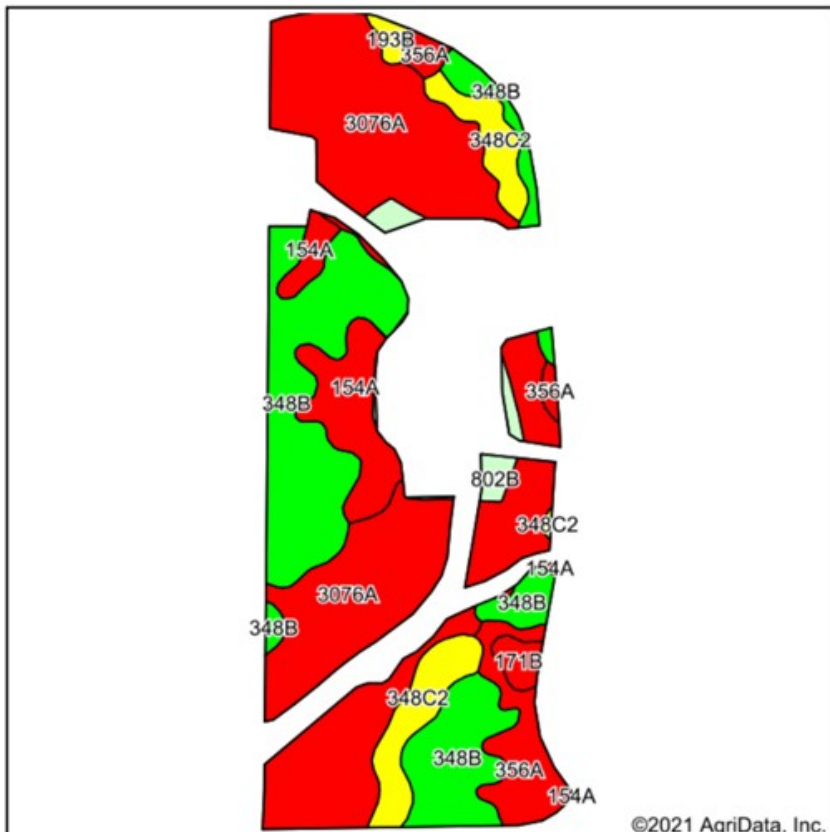


HILLSHADE MAP 118 ACRE ROLLO FARM PAW PAW TOWNSHIP, DEKALB COUNTY, IL



SOIL MAP 118 ACRE ROLLO FARM PAW PAW TOWNSHIP, DEKALB COUNTY, IL

Soils Map



State: Illinois
 County: De Kalb
 Location: 23-37N-3E
 Township: Paw Paw
 Acres: 105.8
 Date: 7/16/2021



Soils data provided by USDA and NRCS.

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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
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	49.57	46.9%	[Red]	186	61	139
**348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	28.87	27.3%	[Green]	**163	**51	**120
**348C2	Wingate silt loam, 5 to 10 percent slopes, eroded	8.10	7.7%	[Yellow]	**153	**48	**113
154A	Flanagan silt loam, 0 to 2 percent slopes	8.04	7.6%	[Red]	194	63	144
356A	Elpaso silty clay loam, 0 to 2 percent slopes	6.95	6.6%	[Red]	195	63	144
802B	Orthents, loamy, undulating	2.25	2.1%	[Light Green]			
**171B	Catlin silt loam, 2 to 5 percent slopes	1.25	1.2%	[Red]	**185	**58	**137
**193B	Mayville silt loam, 2 to 5 percent slopes	0.77	0.7%	[Yellow]	**148	**49	**109
Weighted Average					174.1	56.1	129.3

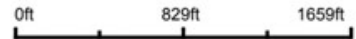
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

FSA MAP 118 ACRE ROLLO FARM PAW PAW TOWNSHIP, DEKALB COUNTY, IL

Aerial Map



Map Center: 41° 39' 58.3, -88° 51' 22.82

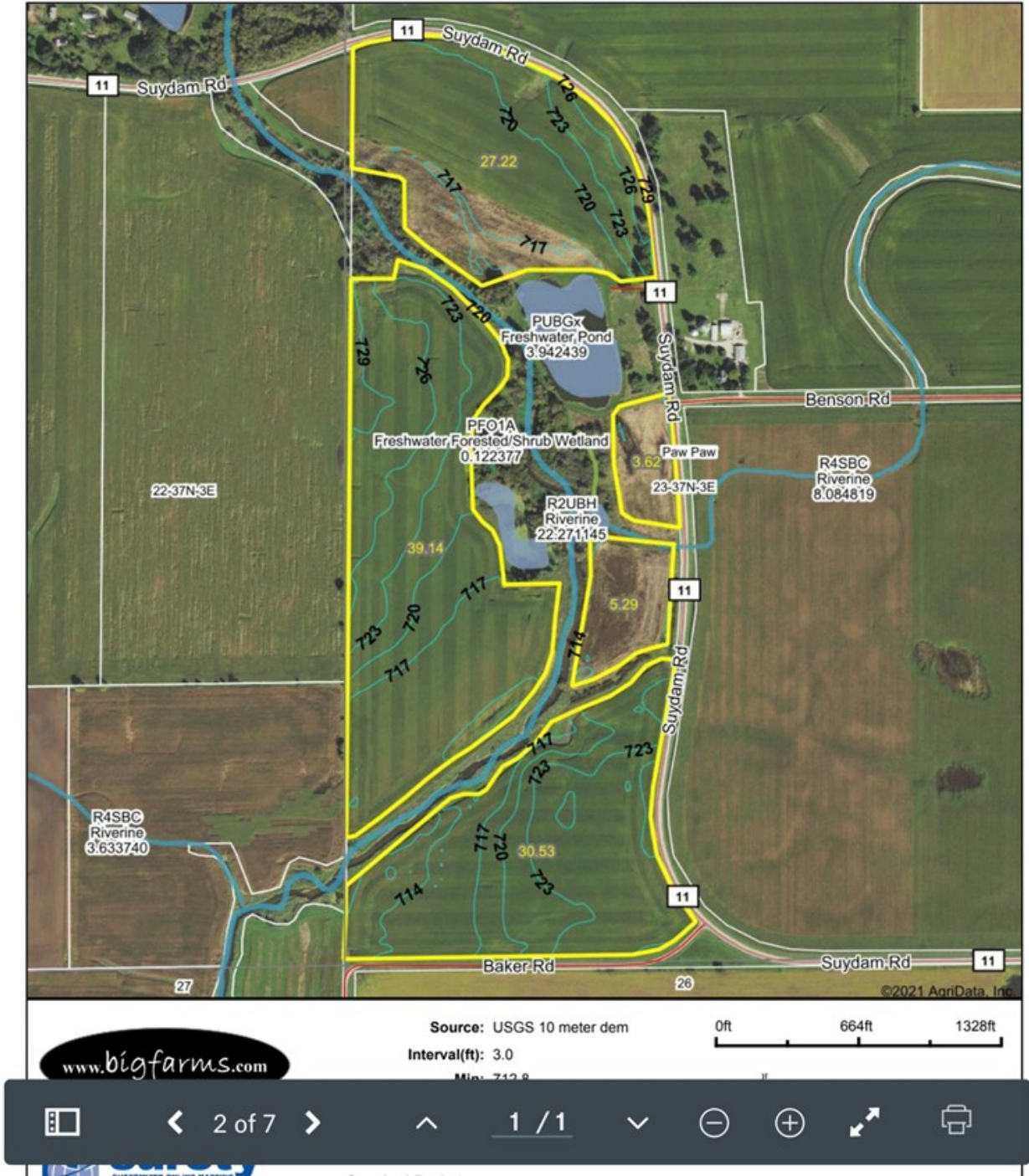


23-37N-3E
De Kalb County
Illinois



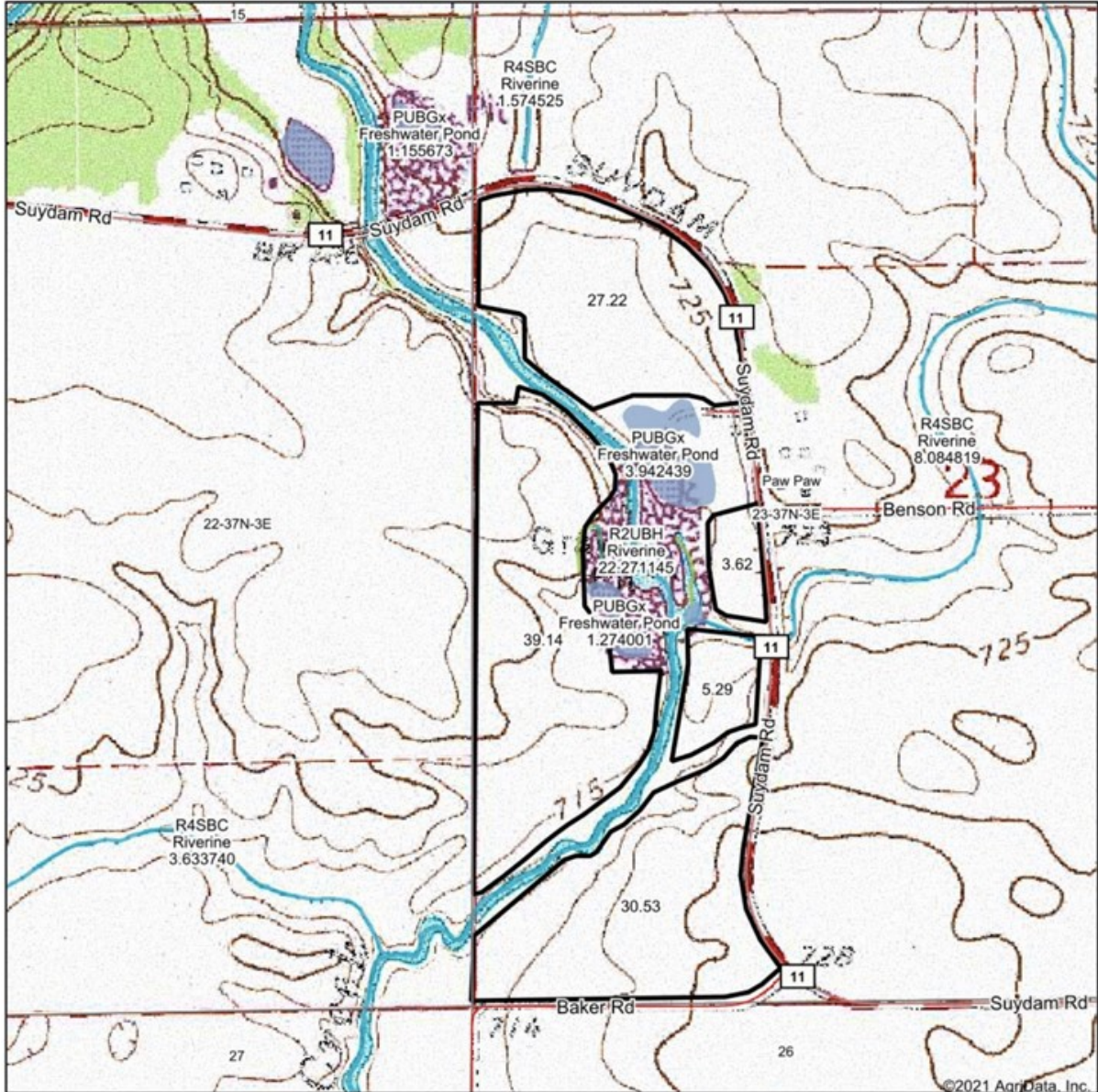
CONTOURS TOPOGRAPHY MAP 118 ACRE ROLLO FARM PAW PAW TOWNSHIP, DEKALB COUNTY, IL

Topography Contours



TOPOGRAPHY MAP 118 ACRE ROLLO FARM PAW PAW TOWNSHIP, DEKALB COUNTY, IL

Topography Map



map center: 41° 39' 58.3, -88° 51' 22.82

0ft 829ft 1659ft

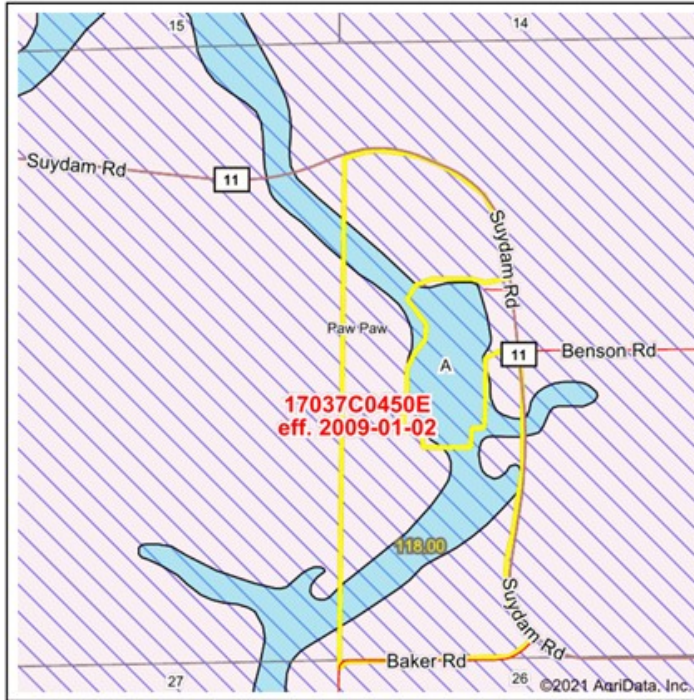


23-37N-3E
De Kalb County
Illinois



FEMA REPORT 118 ACRE ROLLO FARM PAW PAW TOWNSHIP, DEKALB COUNTY, IL

FEMA Report



Map Center: 41° 40' 0.11, -88° 51' 26.37
 State: IL Acres: 118
 County: De Kalb Date: 7/26/2021
 Location: 23-37N-3E
 Township: Paw Paw



Name	Number	County	NFIP Participation	Acres	Percent
DEKALB COUNTY	170808	De Kalb	Regular	118	100%
Total				118	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	93.97	79.6%	
A		100-year Floodplain	24.03	20.4%	
Total			118.00	100%	
Panel	Effective Date	Acres	Percent		
17037C0450E	1/2/2009	118	100%		
Total		118	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.**

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