

THE HENKE PROPERTY

21[±] ACRES, DEKALB COUNTY, ILLINOIS



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

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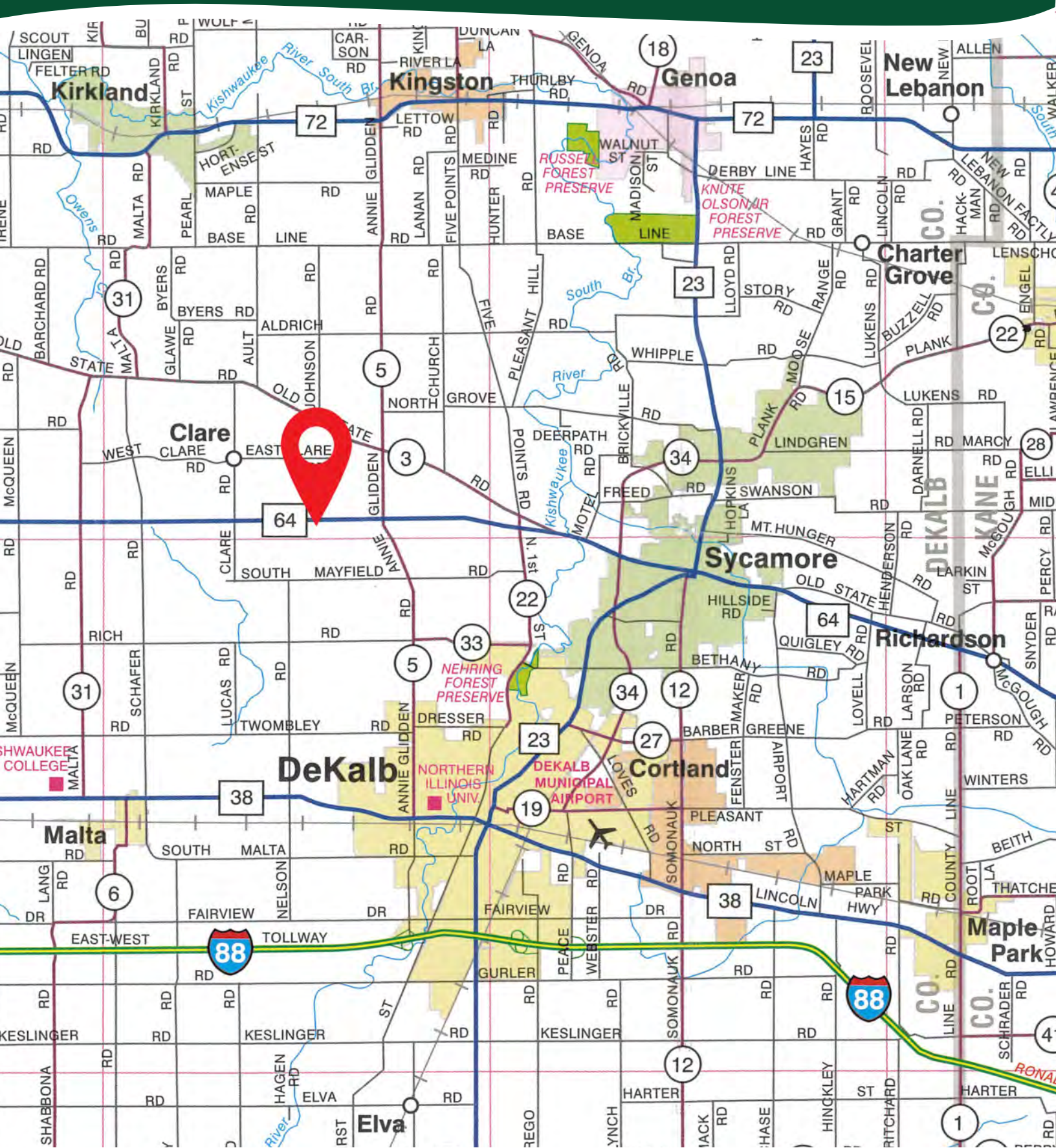
AERIAL MAP

ILLINOIS
64



THE HENKE PROPERTY

HIGHWAY MAP



THE HENKE PROPERTY

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 45 miles west of Chicago O'Hare International Airport. Nearby cities include: DeKalb (3 miles southeast), Sycamore (4 5/8 miles east), and Kirkland (5 1/2 miles north). The property address is 7320 State Route 64, Clare, IL 60111.
FRONTAGE	There is approximately 1/4 mile of road frontage on Illinois Route 64.
MAJOR HIGHWAYS	Illinois Route 64 borders the property on the north, Illinois Route 38 is 4 1/2 miles south, Illinois Route 23 is 4 3/4 miles southeast, and Illinois Route 72 is 6 1/2 miles north of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Henke Property is located in Part of the Southwest Quarter of Section 29, Township 41 North - Range 4 East (Mayfield Township), DeKalb County, Illinois.
TOTAL ACRES	There are a total of approximately 21 acres, estimated.
TILLABLE ACRES	There are approximately 6.5 cropland acres, estimated.
SOIL TYPES	The primary soil type found on this farm is Kaneville silt loam.
TOPOGRAPHY	The topography of the subject farm is level to nearly level.
MINERAL RIGHTS	All mineral rights owned by the seller will be transferred in their entirety to the new owner.
POSSESSION	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.
PRICE & TERMS	The asking price is \$1,175,000.
FINANCING	Mortgage financing is available from several sources. Names and addresses will be provided upon request.
GRAIN MARKETS	There are a number of grain markets located within 15 miles of The Henke Property.
TAXES	The 2024 real estate taxes are to be determined pending a parcel split of the approximately 21 acre home and building site from the 240 acre tax parcel number #05-219-400-001.
ZONING	The property is zoned A-1, Agricultural District.
COMMENTS	The two northernmost hog buildings are under lease. Lease details are available upon request. The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Josh Waddell (815-751-0501) or Mark Mommsen (815-901-4269) at Martin, Goodrich & Waddell, Inc.

THE HENKE PROPERTY

IMPROVEMENTS

The Henke Property is improved with a beautiful all-brick, high quality home and extensive outbuildings. Improvements and approximate owner-supplied dimensions are as follows:

IMPROVEMENT	DIMENSIONS	NOTES
Brick Home	3,300 sq. ft.	1 1/2 story Cape Cod farmhouse constructed in 2006. Features include: Pella double-hung windows, six-panel solid oak doors, oak trim, hardwood floors, and oversized three-car garage. The house contains four bedrooms, four bathrooms and one half bath. Large gourmet kitchen with custom Amish oak cabinets, granite countertops, island, stainless steel appliances, oak floors, and pantry. Formal dining and living rooms. First floor primary suite with tile shower, Oasis tub, skylight, and large walk-in closet. Family room with full masonry wood-burning fireplace with stone mantle and gas starter, crown moulding in tray ceiling, and double French doors to patio. Office with custom oak desk and cabinetry. Laundry room with closet, utility sink, washer and dryer, and half bath with shower. One of the upstairs bedrooms is set up as a primary suite, with the other two sharing a Jack-and-Jill bathroom. Full basement with bathroom, second kitchen, and additional entry from garage.
Machine Shed	60'x120'	Zenz-built. Concrete floor throughout.
Machine Shed	54'x108'	Morton-built.
Machine Shed/Shop	48'x78'	
Cattle Confinement	55'x168'	
Leg & Feed Building	40'x72'	Recently installed dump pit.
Farrow Nursery	46'x216'	
Finisher Nursery	36'x230'	
Finisher Nursery	36'x285'	
Grain Storage Bin	48'x30'	50,000 bushels.
Grain Drying Bin	36'x21'	10,000 bushels.

THE HENKE PROPERTY

PROPERTY PHOTOS



THE HENKE PROPERTY

PROPERTY PHOTOS



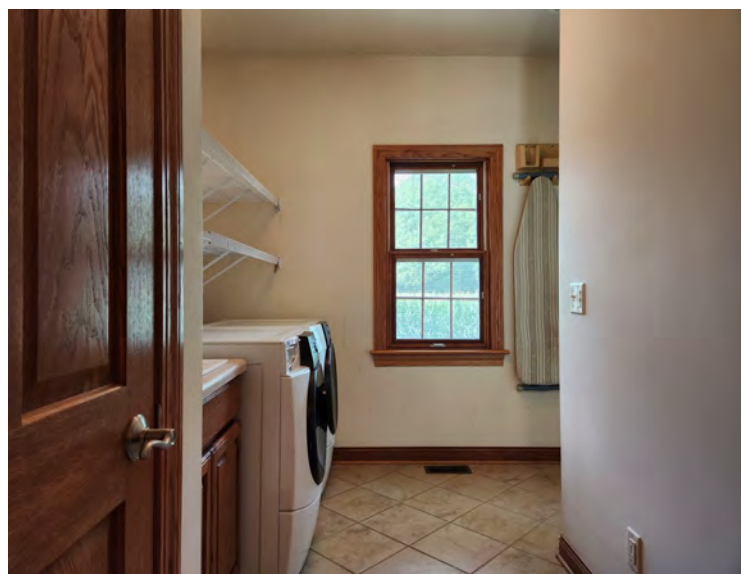
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PROPERTY PHOTOS



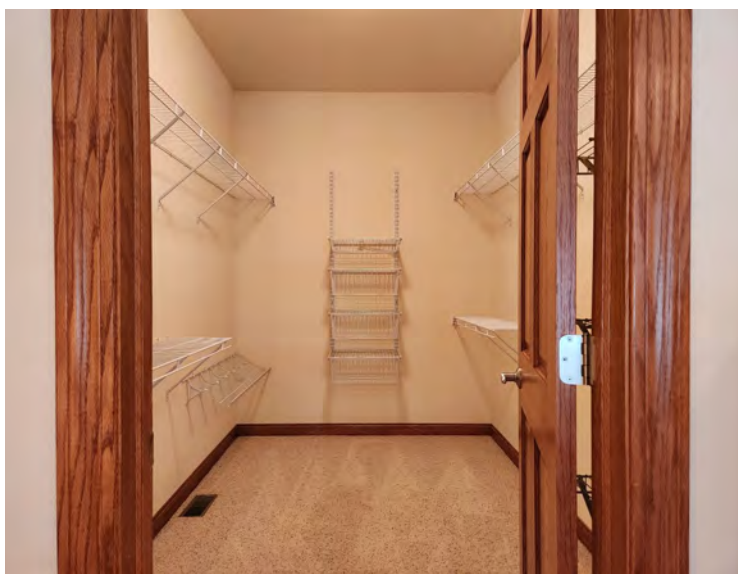
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SOILS INFORMATION

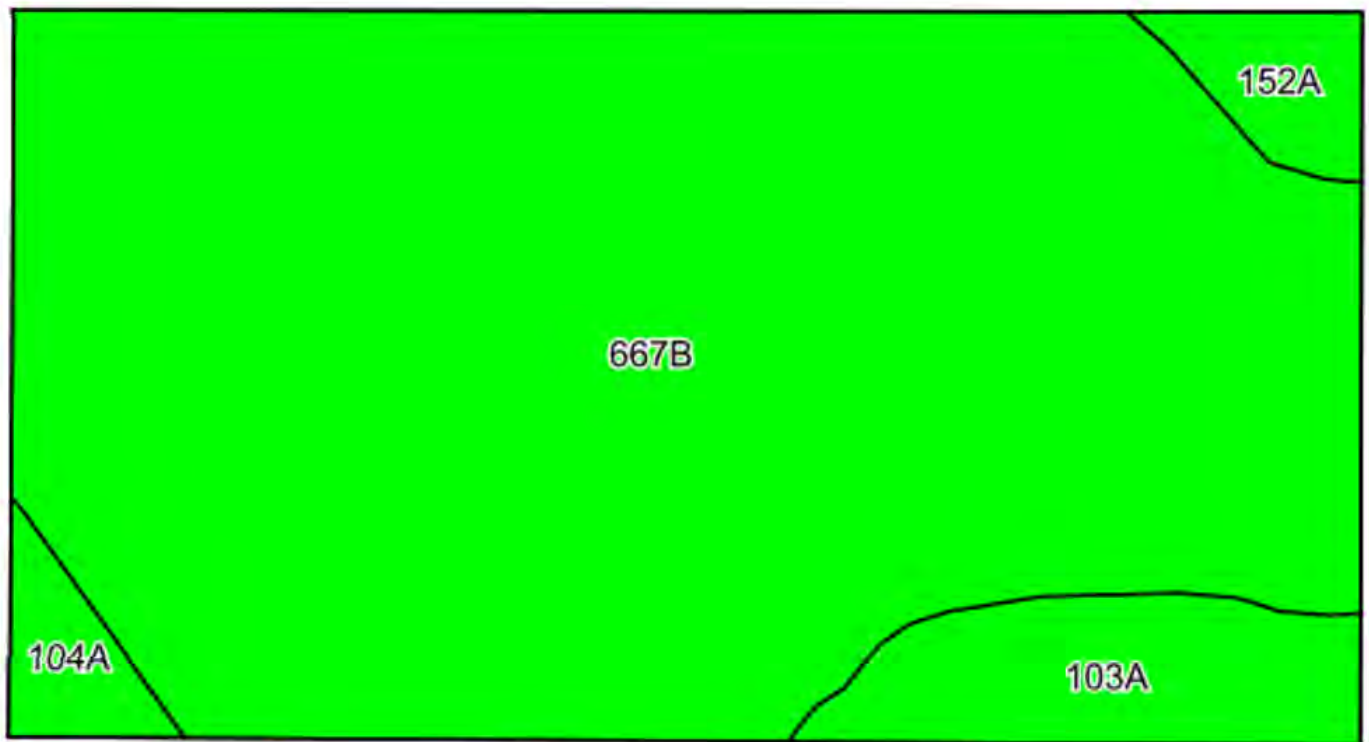
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
667B	Kaneville silt loam	5.36	127
152A	Drummer silty clay loam	0.51	144
104A	Virgil silt loam	0.44	132
103A	Houghton muck	0.19	130
WEIGHTED AVERAGE:			128.8

**Figures taken from the University of Illinois Bulletin 811, Optimum Crop Productivity Ratings for Illinois Soils.*

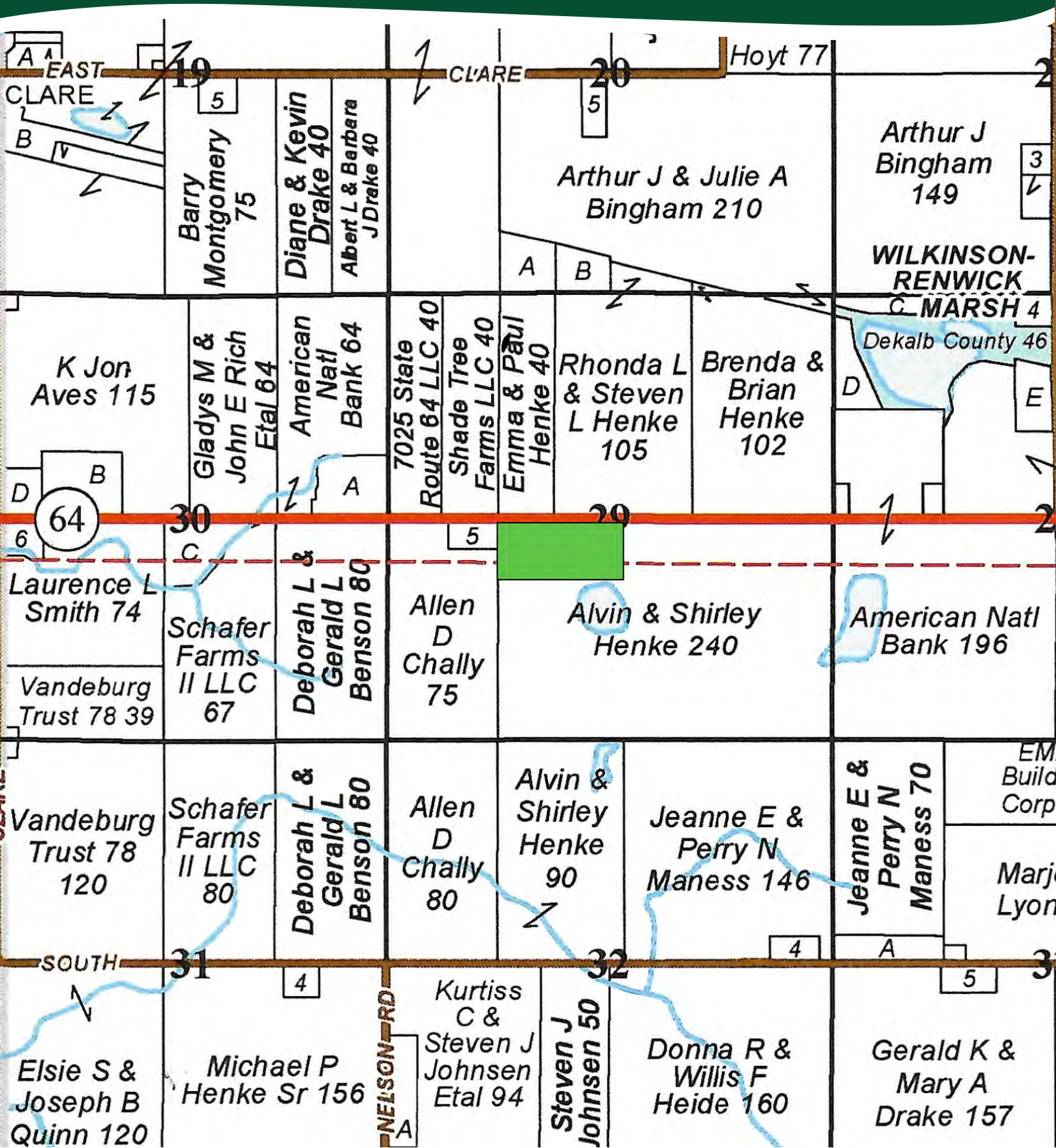
THE HENKE PROPERTY

SOILS MAP



THE HENKE PROPERTY

PLAT MAP



THE HENKE PROPERTY

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP (PRIOR TO RECONSTITUTION)
2. FSA-156EZ (PRIOR TO RECONSTITUTION)
3. TOPOGRAPHY MAP

For more information, please visit MGW.us.com

or contact:

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Mark Mommsen (815) 901-4269 | Mark.Mommsen@mgw.us.com



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

PRIOR TO RECONSTITUTION



DeKalb County, Illinois



Common Land Unit

Non-Cropland	Conservation Reserve Program
Cropland	Tract Boundary

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Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation

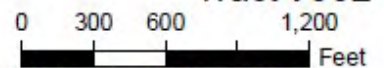


Tract Cropland Total: 307.30 acres

2024 Program Year

Map Created July 23, 2024

Farm 8579
Tract 7992



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PRIOR TO RECONSTITUTION

Tract Number : 7992

Description : F5/4 MAYFIELD TWP SEC 29 & 32
FSA Physical Location : ILLINOIS/DEKALB
ANSI Physical Location : ILLINOIS/DEKALB
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
331.39	307.30	307.30	0.00	0.00	0.00	0.00	0.0

ILLINOIS
 DEKALB
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8579
 Prepared : 7/23/24 11:10 AM CST
 Crop Year : 2024

Tract 7992 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	307.30	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	218.60	0.00	162
Soybeans	88.70	0.00	51
TOTAL	307.30	0.00	

NOTES

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TOPOGRAPHY MAP



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Source: USGS 1 meter dem
Interval(ft): 2.0
Min: 873.5
Max: 890.2
Range: 16.7
Average: 883.9
Standard Deviation: 2.03 ft



9/20/2024

29-41N-4E
DeKalb County
Illinois

Boundary Center: 42.000456, -88.805013



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