

DEKALB COUNTY REAL ESTATE

FOR SALE

MCDOWELL FARM - 155± ACRES

\$1,441,500
\$9,300 per Acre



4 MILES SOUTH OF SHABBONA, IL ON SHABBONA ROAD

LOCATION: Four (4) miles south of Shabbona on Shabbona Road; 1/4 mile south of North Sleepy Hollow Road.

DESCRIPTION: The SW 1/4 of SW 1/4 Sec 3, the South 1/2 SE 1/4 Sec 4, and N 1/2 N 1/2 NE 1/4 Sec 9, all in T37N R3E, Paw Paw Township, DeKalb County, IL. (Excepting approximately 5.2 acres in South 1/2 SE 1/4 Sec 4 containing home, building site and pasture.)

DEKALB COUNTY: PIN #16-03-300-002, 39.21 acres, taxes paid 2019 = \$1,023.34 (\$26.10/ac)
16-04-400-003, 76.18 acres (excepting 5.2+ acre homesite), estimated taxes = \$2,940 (\$38.60/ac)
16-09-200-001, 40.73 acres, taxes paid 2019 = \$1,778.52 (\$43.67/ac)

TOTAL ESTIMATED TAXES: \$5,741.86 (\$37.04/ac)

FSA: Farm #5943, Tract #1170; Cropland: 134.25 acres; Corn Base: 132.5 acres, PLC Yield: 143 bu/ac.

CRP: 12.7 acres; Payments: \$4,229.00 annually (\$332.97/acre); Contract expires: 9/30/2023.

SOILS: Predominate soils are Catlin and Danabrook silt loams, and Elpaso silty clay loam. SOIL PI = 135.3.

SURVEY: Survey of homesite exception available.

FARM LEASE: Leased for 2019 crop year. Free of lease for 2020 crop year.



Craig Mann, Broker
815-592-6266

Manges Realty, Inc.
3939 Garnette Ct.
Naperville, IL 60564

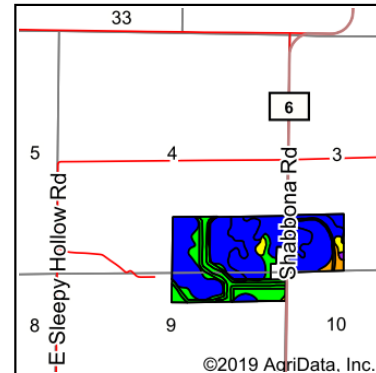
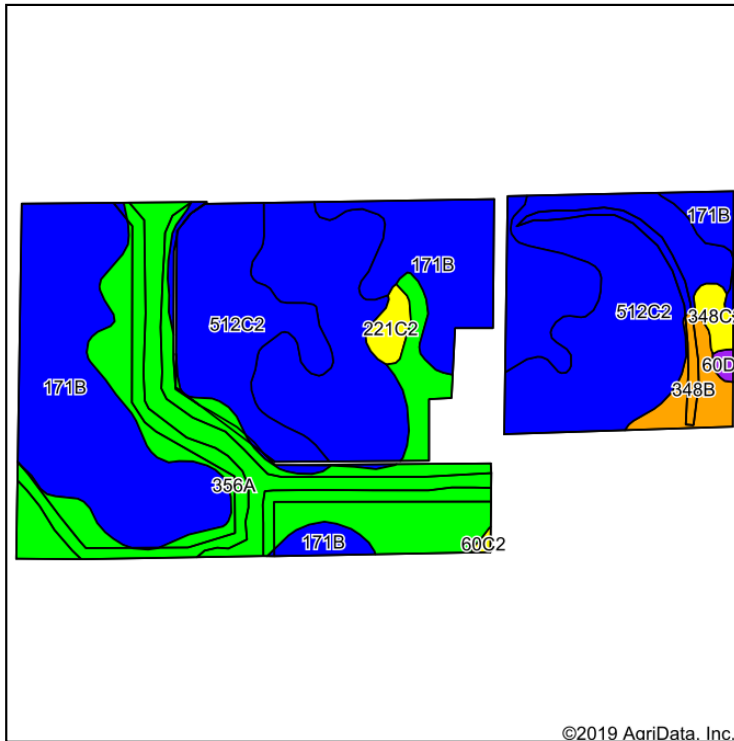
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Soils Map

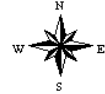


State: **Illinois**
County: **De Kalb**
Location: **9-37N-3E**
Township: **Paw Paw**
Acres: **153.91**
Date: **10/18/2019**

Manges Realty, Inc.

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: 13													
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
**171B	Catlin silt loam, 2 to 5 percent slopes	48.28	31.4%		FAV	**185	**58	**72	**98	0	**6.70	0.00	**137
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	41.17	26.7%		FAV	**174	**55	**68	**93	0	**5.95	0.00	**128
356A	Elpaso silty clay loam, 0 to 2 percent slopes	37.66	24.5%		FAV	195	63	66	102	0	0.00	5.77	144
**512B	Danabrook silt loam, 2 to 5 percent slopes	19.37	12.6%		FAV	**185	**58	**72	**99	0	**6.34	0.00	**137
**348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	3.92	2.5%		FAV	**163	**51	**67	**91	0	**5.34	0.00	**120
**221C2	Parr silt loam, 5 to 10 percent slopes, eroded	1.60	1.0%		FAV	**148	**48	**60	**63	0	**5.01	0.00	**111
**348C2	Wingate silt loam, 5 to 10 percent slopes, eroded	1.33	0.9%		FAV	**153	**48	**63	**86	0	**5.01	0.00	**113
**60D2	La Rose loam, 10 to 18 percent slopes, eroded	0.39	0.3%		FAV	**142	**46	**56	**66	0	**4.47	0.00	**105
**60C2	La Rose loam, 5 to 10 percent slopes, eroded	0.19	0.1%		FAV	**148	**48	**59	**69	0	**4.67	0.00	**110
Weighted Average						183.1	58	69.1	97	*-	4.74	1.41	135.3

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