

High Quality DeKalb Co. Farmland

FOR SALE

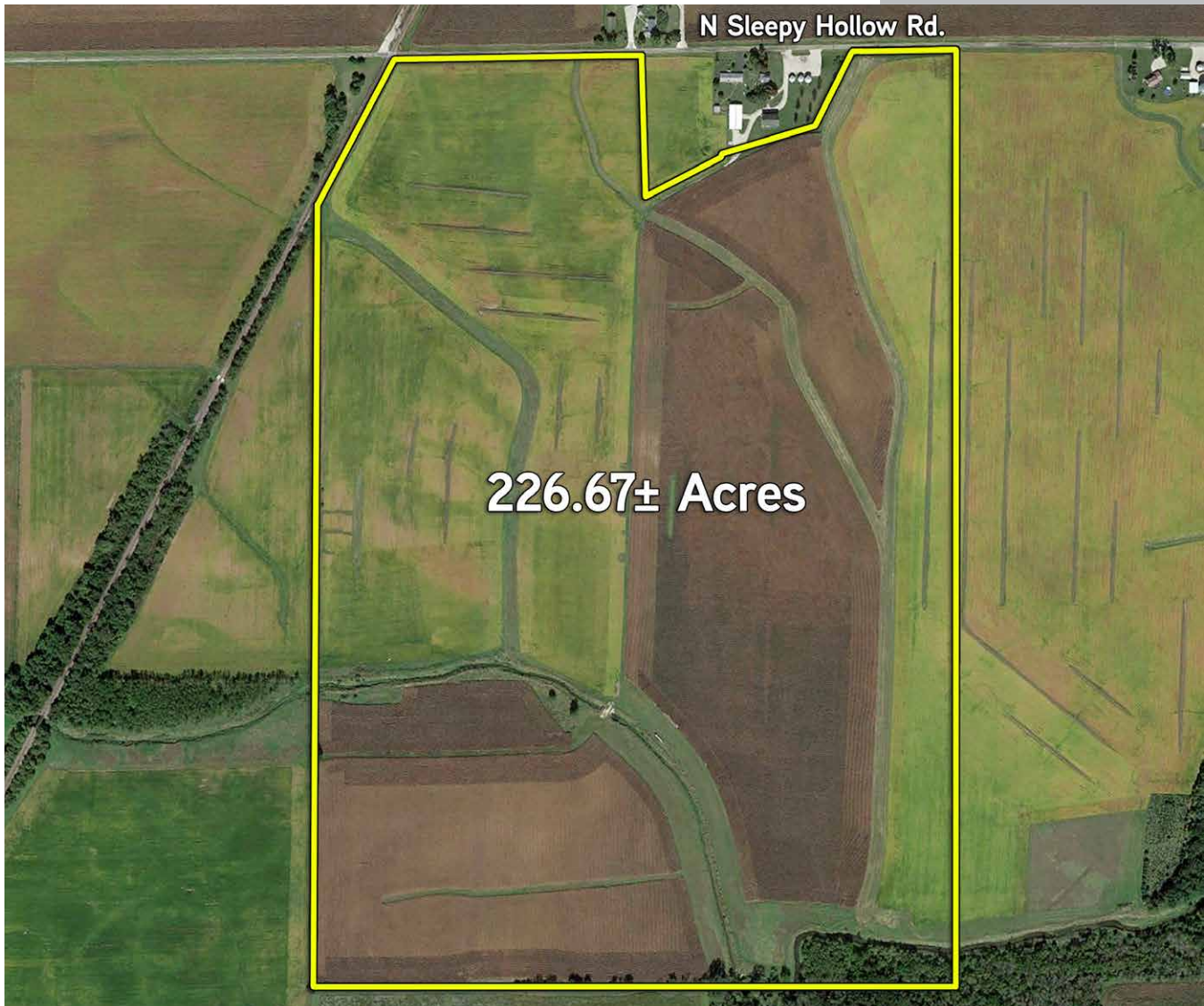
DRAKE TRUST FARM • SHABBONA, IL

226.67

Taxed Acres

\$2,606,705

\$11,500 per Acre



LOCATION: 3.5 miles south of Shabbona, IL on Shabbona Road to North Sleepy Hollow Road, then east 1/2 mile to farm on south side of North Sleepy Hollow Road east of railroad.

DESCRIPTION: The SE 1/4 of Sec 3 and the N 1/2 of NE 1/4 Sec 10, all in T37N R3E, Paw Paw Township, DeKalb County, IL. Excluding building site at NE corner.

DEKALB COUNTY:	<u>PIN</u>	<u>Taxed Ac</u>	<u>Taxes</u>
	16-03-400-007	109.25	\$3446.86
	16-03-400-002	39.00	\$1375.74
	16-10-200-001	58.82	\$2026.80
	<u>16-10-200-002</u>	<u>19.60</u>	<u>\$897.98</u>
	Total:	226.67	\$7747.38



Eric Manges, Broker
630-730-2975
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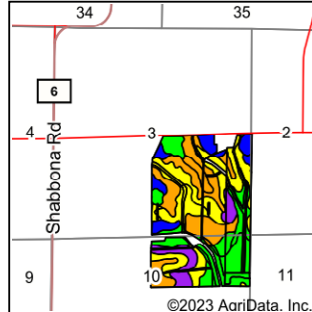
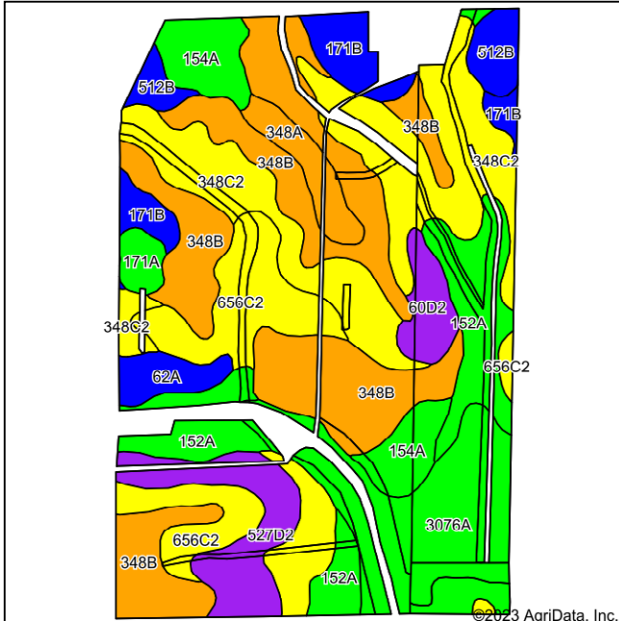
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Soils Map



State: **Illinois**
County: **DeKalb**
Location: **3-37N-3E**
Township: **Paw Paw**
Acres: **215.09**
Date: **9/11/2023**



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Water Table	Restrictive Layer	Soil Drainage	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	51.02	23.7%		2.1ft.	> 6.5ft.	Moderately well drained	FAV	**163	**51	**120
**348C2	Wingate silt loam, 5 to 10 percent slopes, eroded	38.65	18.0%		2.7ft.	> 6.5ft.	Moderately well drained	FAV	**153	**48	**113
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	24.59	11.4%		0.5ft.	> 6.5ft.	Poorly drained	FAV	186	61	139
152A	Drummer silty clay loam, 0 to 2 percent slopes	20.32	9.4%		0.5ft.	> 6.5ft.	Poorly drained	FAV	195	63	144
**656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	20.31	9.4%		2.7ft.	4ft. (Dense material)	Moderately well drained	FAV	**151	**49	**112
**527D2	Kidami loam, 6 to 12 percent slopes, eroded	11.56	5.4%		2.7ft.	> 6.5ft.	Moderately well drained	FAV	**146	**47	**107
154A	Flanagan silt loam, 0 to 2 percent slopes	11.53	5.4%		1.5ft.	> 6.5ft.	Somewhat poorly drained	FAV	194	63	144
**171B	Catlin silt loam, 2 to 5 percent slopes	8.67	4.0%		2.6ft.	> 6.5ft.	Moderately well drained	FAV	**185	**58	**137
**527B	Kidami silt loam, 2 to 4 percent slopes	6.21	2.9%		2.7ft.	> 6.5ft.	Moderately well drained	FAV	**155	**50	**114
**512B	Danabrook silt loam, 2 to 5 percent slopes	5.67	2.6%		2.7ft.	> 6.5ft.	Moderately well drained	FAV	**185	**58	**137
348A	Wingate silt loam, 0 to 2 percent slopes	5.06	2.4%		2.7ft.	> 6.5ft.	Moderately well drained	FAV	165	52	121
**60D2	La Rose loam, 10 to 18 percent slopes, eroded	4.95	2.3%		> 6.5ft.	> 6.5ft.	Well drained	FAV	**142	**46	**105
62A	Herbert silt loam, 0 to 2 percent slopes	4.06	1.9%		1.2ft.	> 6.5ft.	Somewhat poorly drained	FAV	179	56	131
171A	Catlin silt loam, 0 to 2 percent slopes	2.49	1.2%		2.6ft.	> 6.5ft.	Moderately well drained	FAV	187	59	138
Weighted Average									167.9	53.5	124.1

Additional Information is available online at
www.mangesrealtyinc.com

REAL ESTATE TAXES: 2022 real estate taxes payable 2023 total of \$7747.38. Equal to \$34.18 per acre.

SOILS: Predominate soils are Wingate and Otter silt loams, with Drummer silty clay loam, Octagon silt loam, Flanagan silt loam and others. SOIL PI = 124.1.

FARM LEASE: Seller retains 2023 lease income and will pay 2023 taxes. Free of lease for 2024 crop year.

CROPLAND: FSA reports 216.22 acres of cropland, including 12.90 acres of CRP. Current annual CRP payments of \$4,420.00. FSA Farm #8294, Tracts 1293 and 9699.

CRP ACREAGE: CRP 11062A, 1.0 ac, \$260 annually, expires 9/30/2024

CRP 11203A & 11207A, 8.70 ac, \$3,024 annually, expires 9/30/2025

CRP 11301A & 11302A, 3.20 ac, \$1,136 annually, expires 9/30/2026

BUILDINGS: None



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