

THE MC EVERS FARM

200[±] ACRES, DEKALB & KANE COUNTIES, ILLINOIS



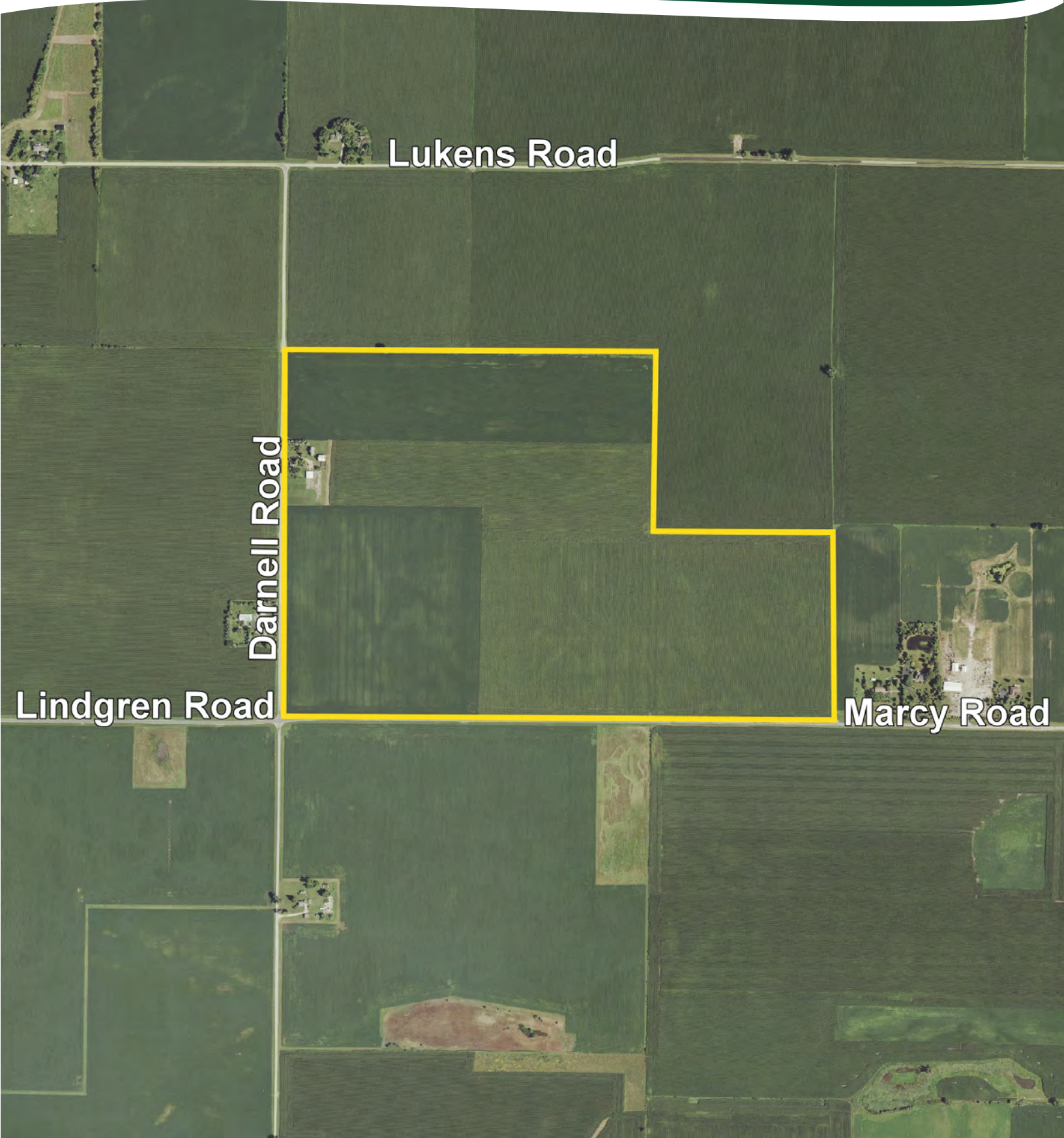
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

THE MC EVERS FARM

AERIAL MAP



Lukens Road

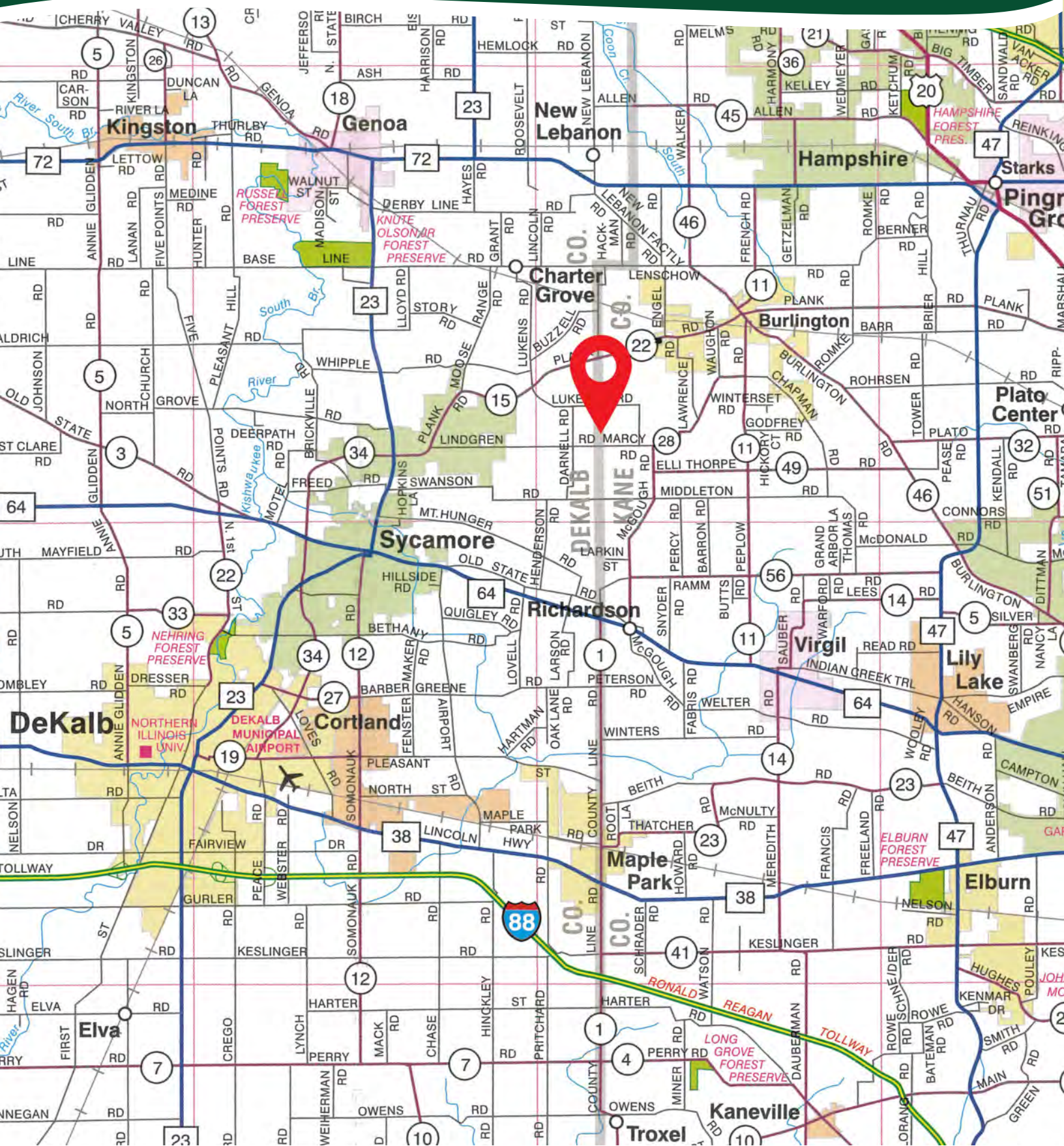
Darnell Road

Lindgren Road

Marcy Road

THE MC EVERS FARM

HIGHWAY MAP



THE MC EVERS FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 35 miles west of Chicago O'Hare International Airport. Nearby cities include: Burlington (3/4 mile east), Sycamore (1 mile west), and Hampshire (5 miles northeast). The property address is 26848 Darnell Road, Sycamore, Illinois 60178.
FRONTAGE	There is approximately 1/2 mile of road frontage on Darnell Road, 1/2 mile on Lindgren Road, and 1/4 mile on Marcy Road.
MAJOR HIGHWAYS	Illinois Route 23 is 3 3/8 miles west, Illinois Route 64 is 3 miles south, Illinois Route 72 is 4 3/8 miles north, and Illinois Route 47 is 6 7/8 miles east of the property.
LEGAL DESCRIPTION	A brief legal description indicates The MC Evers Farm is located in Part of the Northeast Quarter of Section 24, Township 41 North – Range 5 East (Sycamore Township), DeKalb County, Illinois and Part of the Northwest Quarter of Section 19, Township 41 North – Range 6 East (Burlington Township), Kane County, Illinois.
TOTAL ACRES	There are a total of 199.94 acres, more or less, according to the DeKalb and Kane County Assessors.
CROPLAND ACRES	There are approximately 192.43 cropland acres according to the DeKalb County FSA.
SOIL TYPES	Major soil types found on this farm include Drummer silty clay loam and Elburn silt loam. The weighted average Productivity Index (PI) is 140.3.
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 \$17,350 per acre. A 10% earnest money deposit should accompany any offer to purchase.
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 MC Evers Farm.

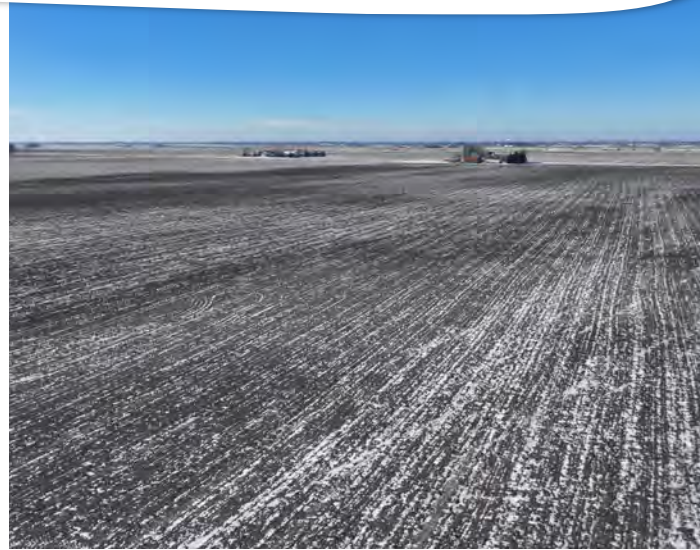
THE MC EVERS FARM

PROPERTY DETAILS

TAXES	The 2024 real estate taxes totaled \$17,111.64. The tax parcel numbers are #04-19-100-002 (Kane County) & #06-24-200-001 (DeKalb County).
ZONING	The property is zoned A-1, Agricultural District (DeKalb County) & F - Farming District (Kane County).
IMPROVEMENTS	The MC Evers Farm is improved with a quality farmhouse and a number of outbuildings, including a machine shed, livestock barn, and corn crib. The three-bedroom home has one bathroom on the main level and one bathroom upstairs. The main level also includes
COMMENTS	The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark Mommsen at Martin, Goodrich & Waddell, Inc. at 815-901-4269.

THE MC EVERS FARM

PROPERTY PHOTOS



THE MC EVERS FARM

PROPERTY PHOTOS

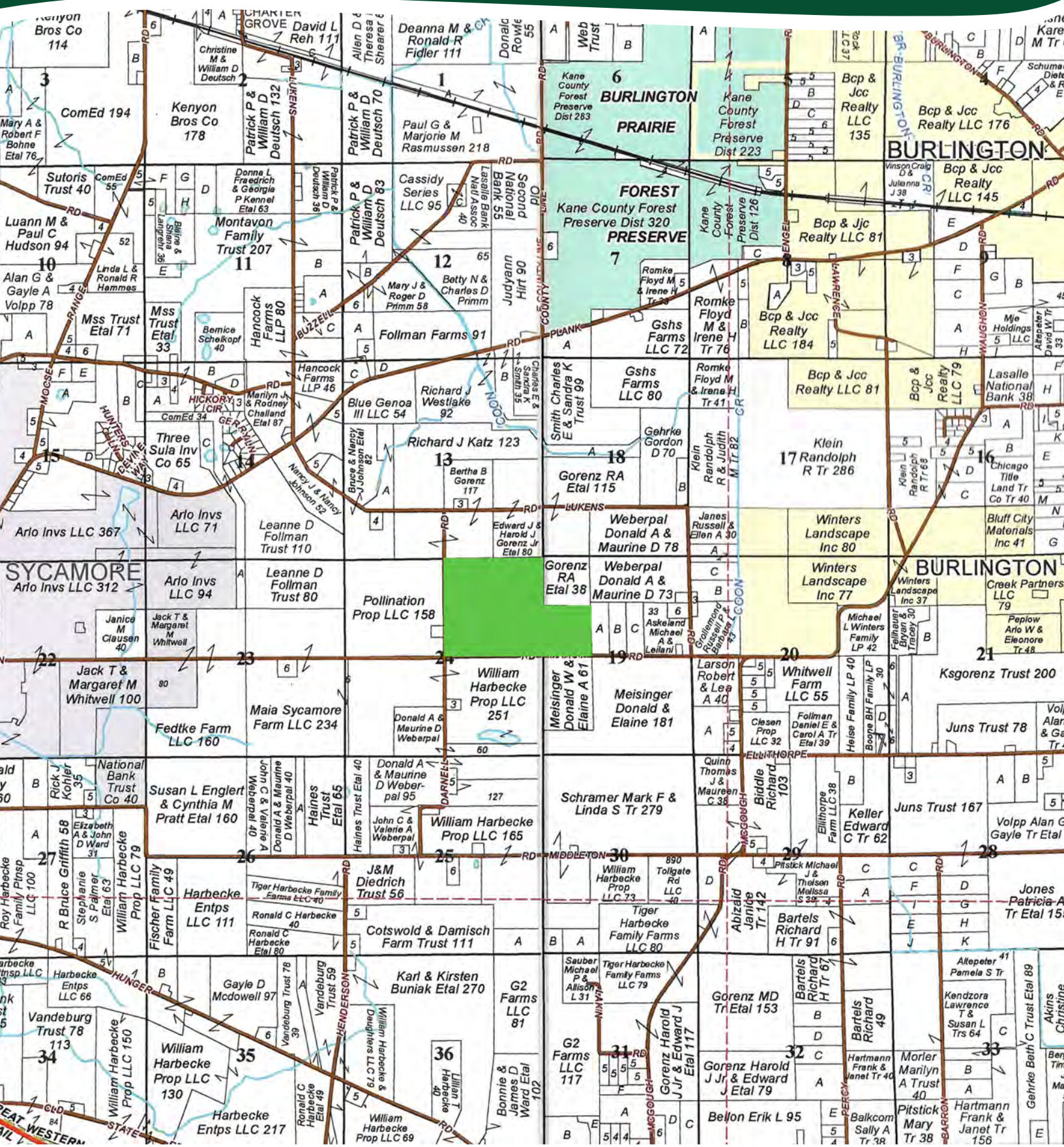


THE MC EVERS FARM

PROPERTY PHOTOS



PLAT MAP



THE MC EVERS FARM

SOILS INFORMATION

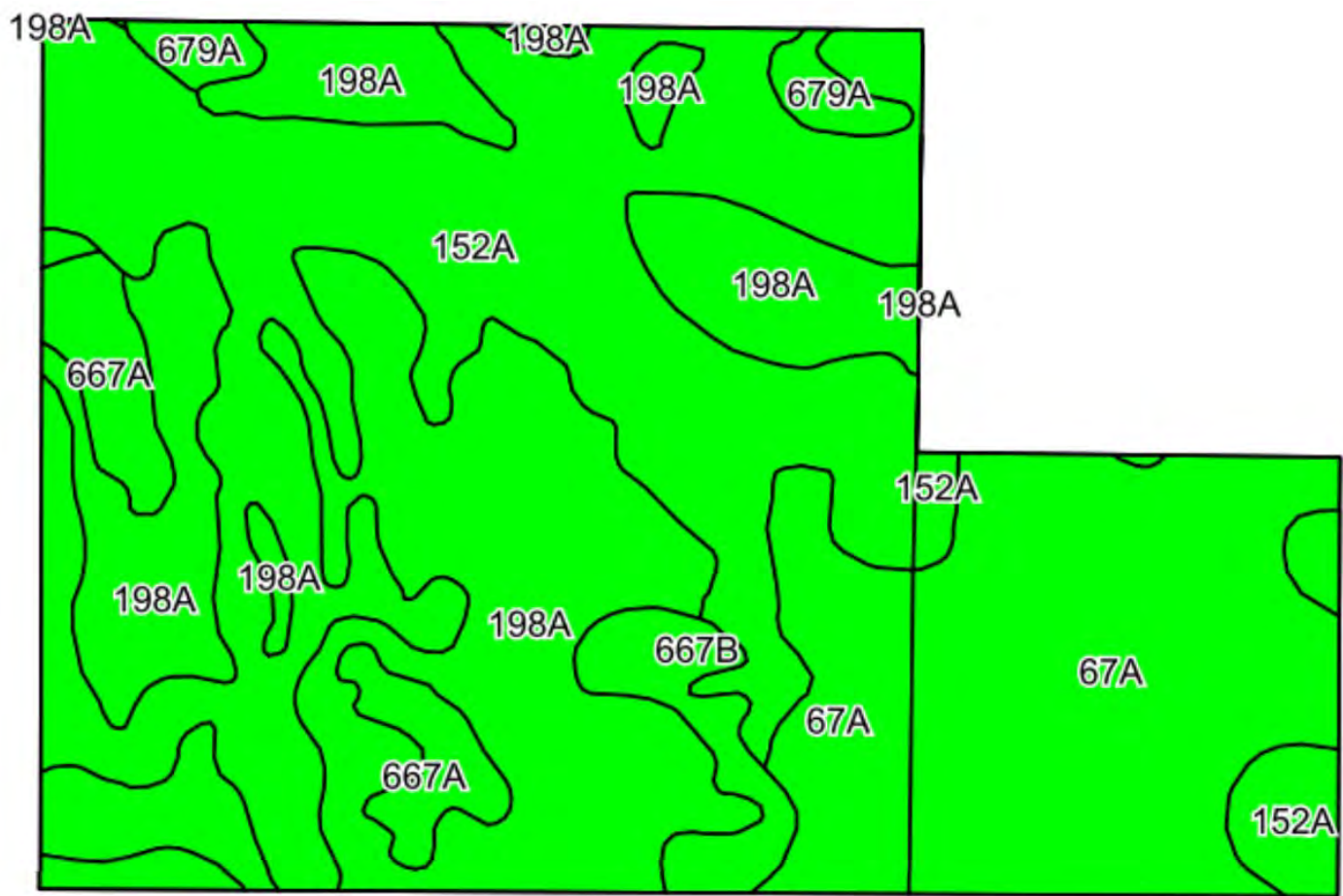
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
152A	Drummer silty clay loam	68.37	144
198A	Elburn silt loam	61.65	143
67A	Harpster silty clay loam	34.04	133
67A	Harpster silty clay loam	9.76	133
152A	Drummer silty clay loam	5.16	144
667B	Kaneville silt loam	5.13	127
667A	Kaneville silt loam	5.07	128
679A	Blackberry silt loam	3.18	142
198A	Elburn silt loam	0.07	143
WEIGHTED AVERAGE:			140.3

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

THE MC EVERS FARM

SOILS MAP



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APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAPS
2. FSA-156EZ
3. TOPOGRAPHY MAP

For more information, please visit MGW.us.com

or contact:

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



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES



United States
Department of
Agriculture

DeKalb County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

2026 Program Year

Map Created January 09, 2026

Farm 4583
Tract 12062

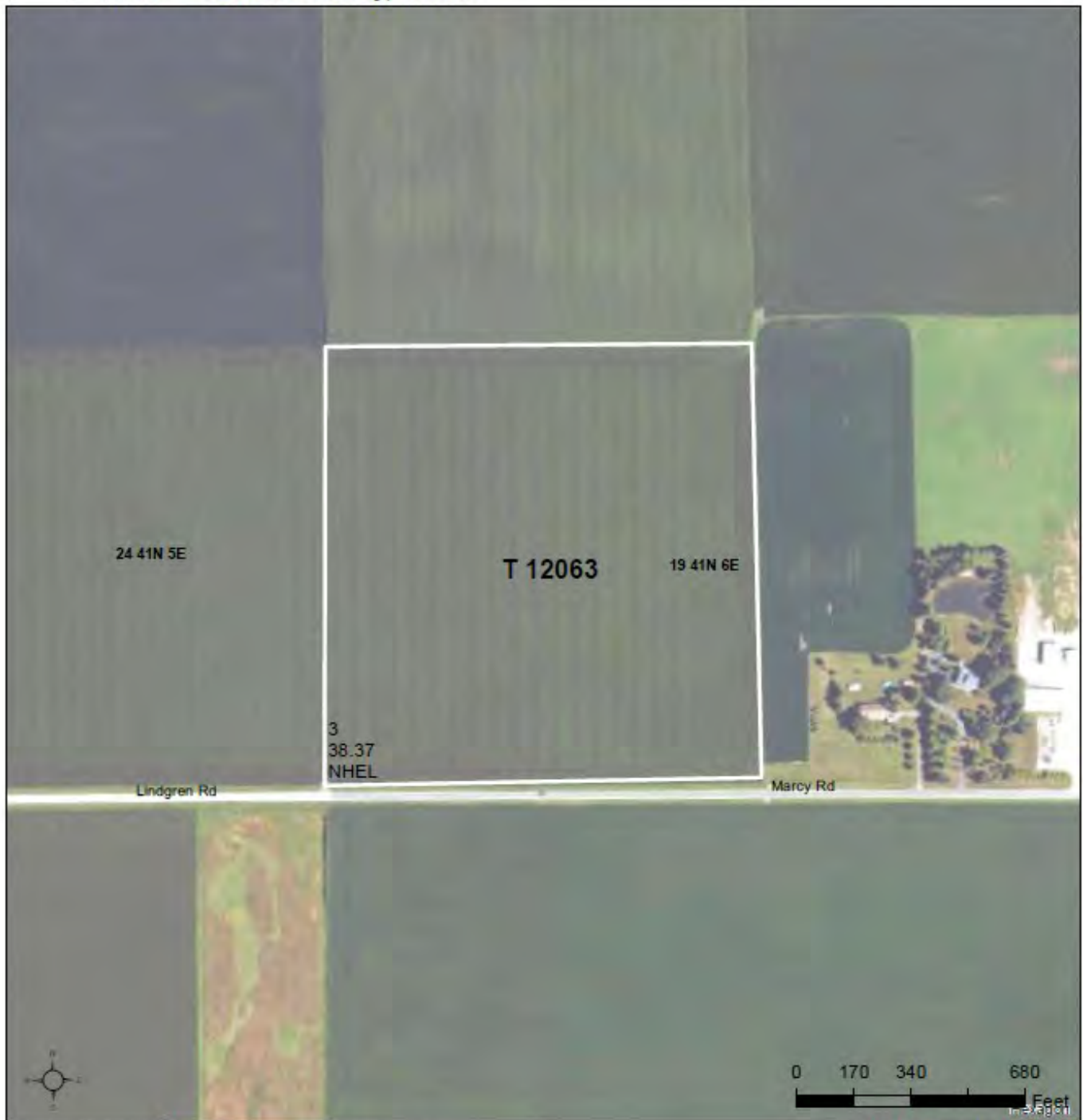
Tract Cropland Total: 154.06 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) Imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland Identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CRA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



United States
Department of
Agriculture

DeKalb County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2026 Program Year

Map Created January 09, 2026

Farm 4583

Tract 12063

Tract Cropland Total: 38.37 acres

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ILLINOIS
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 4583

Prepared : 1/22/26 7:26 AM CST

Crop Year : 2026

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
195.46	192.43	192.43	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	192.43	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	110.84	0.00	161	
Soybeans	76.26	0.00	49	0
TOTAL	187.10	0.00		

NOTES

Tract Number : 12062

Description : SEC 24 SYCAMORE
FSA Physical Location : ILLINOIS/DEKALB
ANSI Physical Location : ILLINOIS/DEKALB
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : 17-037-2019-55

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
157.09	154.06	154.06	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 : 4583
Prepared : 1/22/26 7:26 AM CST
Crop Year : 2026

Tract 12062 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	154.06	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	88.67	0.00	161
Soybeans	61.01	0.00	49
TOTAL	149.68	0.00	

NOTES

Tract Number : 12063

Description : SEC 19 BURLINGTON-KANE
FSA Physical Location : ILLINOIS/KANE
ANSI Physical Location : ILLINOIS/KANE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : 17-037-2019-55

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
38.37	38.37	38.37	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	38.37	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	22.17	0.00	161
Soybeans	15.25	0.00	49
TOTAL	37.42	0.00	

NOTES

TOPOGRAPHY MAP



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Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 885.9
Max: 895.1
Range: 9.2
Average: 890.1
Standard Deviation: 2.17 ft

0ft 657ft 1315ft



1/28/2026

24-41N-5E
DeKalb County
Illinois

Boundary Center: 42.021484, -88.604119



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