

THE MALTA ROAD FARM

155± ACRES, DEKALB COUNTY, ILLINOIS



- *Productive cropland*
- *High percentage tillable*
- *1/2 mile north of IL-64*

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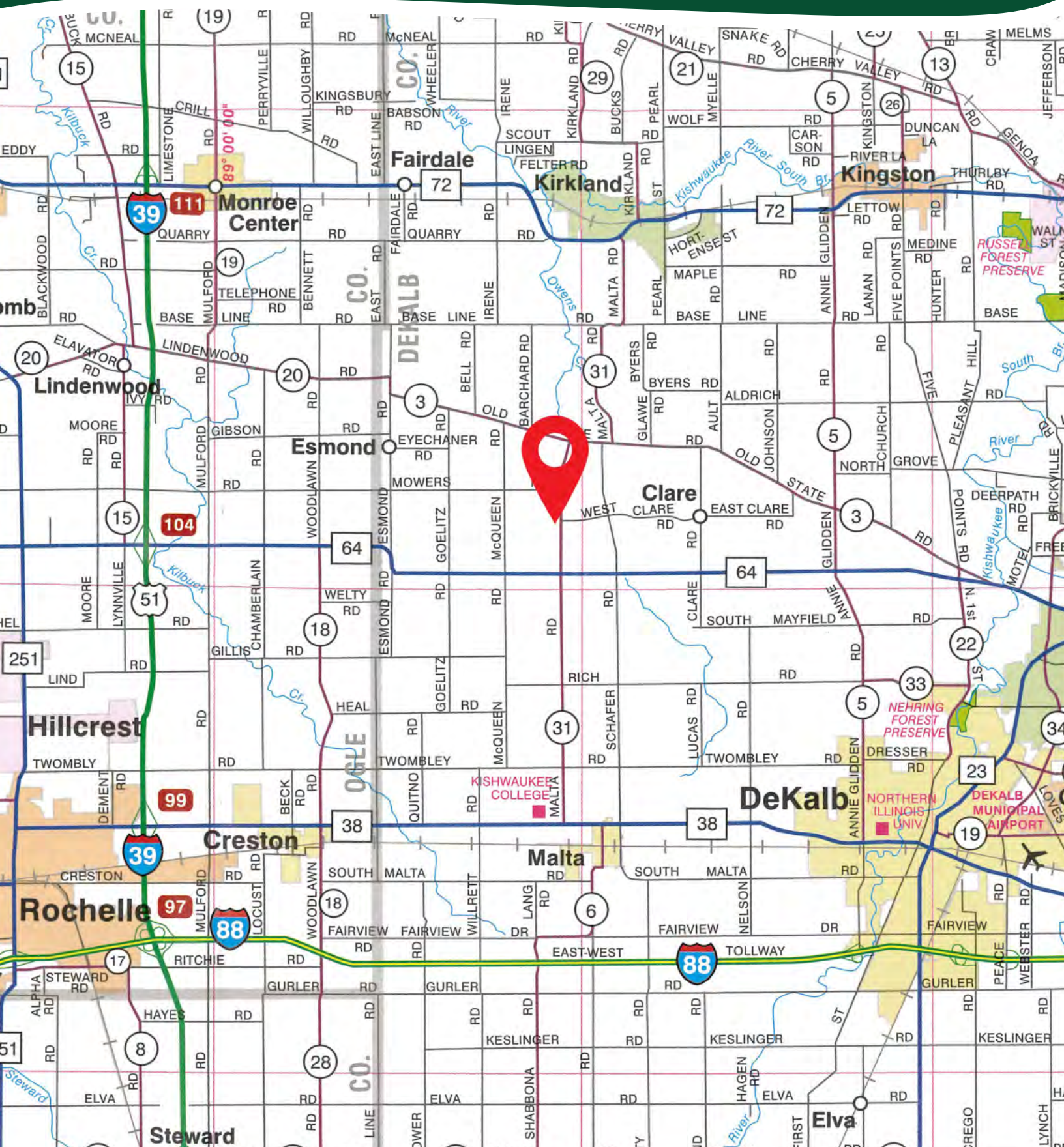
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THE MALTA ROAD FARM

AERIAL MAP



HIGHWAY MAP



THE MALTA ROAD FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 49 miles west of Chicago O'Hare International Airport. Nearby cities include: Kirkland (5 miles north), DeKalb (6 miles southeast), and Rochelle (8 miles southwest).
FRONTAGE	There is approximately 3/8 mile of road frontage Malta Road.
MAJOR HIGHWAYS	Illinois Route 64 is 1/2 mile south, Illinois Route 72 is 5 miles north, and Interstate 39/ U.S. Route 51 is 6 7/8 miles west of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Malta Road Farm is located in Part of the Southwest Quarter of Section 22, Township 41 North – Range 3 East (South Grove Township), DeKalb County, Illinois.
TOTAL ACRES	There are a total of 155.02 acres, more or less, according to the DeKalb County Assessor.
CROPLAND ACRES	There are approximately 144.75 cropland acres according to the DeKalb County FSA. There are 144 acres leased for the 2026 crop year.
SOIL TYPES	Major soil types found on this farm include Catlin silt loam and Danabrook silt loam. The weighted average Productivity Index (PI) is 130.4.
TOPOGRAPHY	The topography of the subject farm is level to gently rolling.
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 \$13,965 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 Malta Road Farm.

THE MALTA ROAD FARM

PROPERTY DETAILS

TAXES	The 2025 real estate taxes totaled \$7,233.28. The tax parcel number is #04-22-300-002.
ZONING	The property is zoned A-1, Agricultural.
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 MALTA ROAD FARM

PROPERTY PHOTOS



THE MALTA ROAD FARM

PROPERTY PHOTOS



THE MALTA ROAD FARM

SOILS INFORMATION

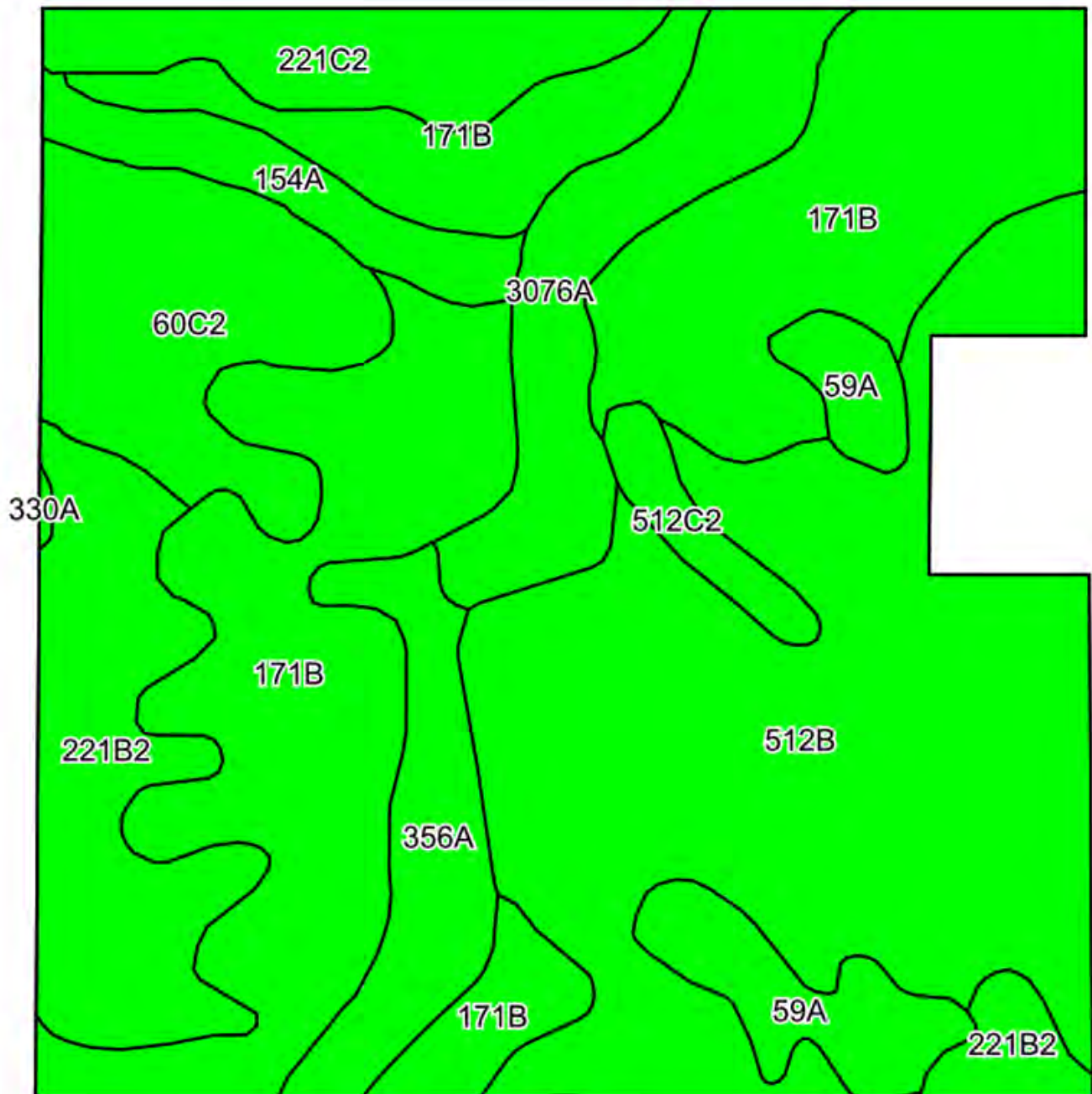
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
171B	Catlin silt loam	47.33	137
512B	Danabrook silt loam	40.58	137
221B2	Parr silt loam	15.16	113
60C2	La Rose loam	12.41	109
221C2	Parr silt loam	7.89	111
59A	Lisbon silt loam	6.15	136
3076A	Otter silt loam	5.61	125
356A	Elpaso silty clay loam	4.28	144
154A	Flanagan silt loam	3.10	144
512C2	Danabrook silt loam	1.86	128
330A	Peotone silty clay loam	0.38	123
WEIGHTED AVERAGE:			130.4

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

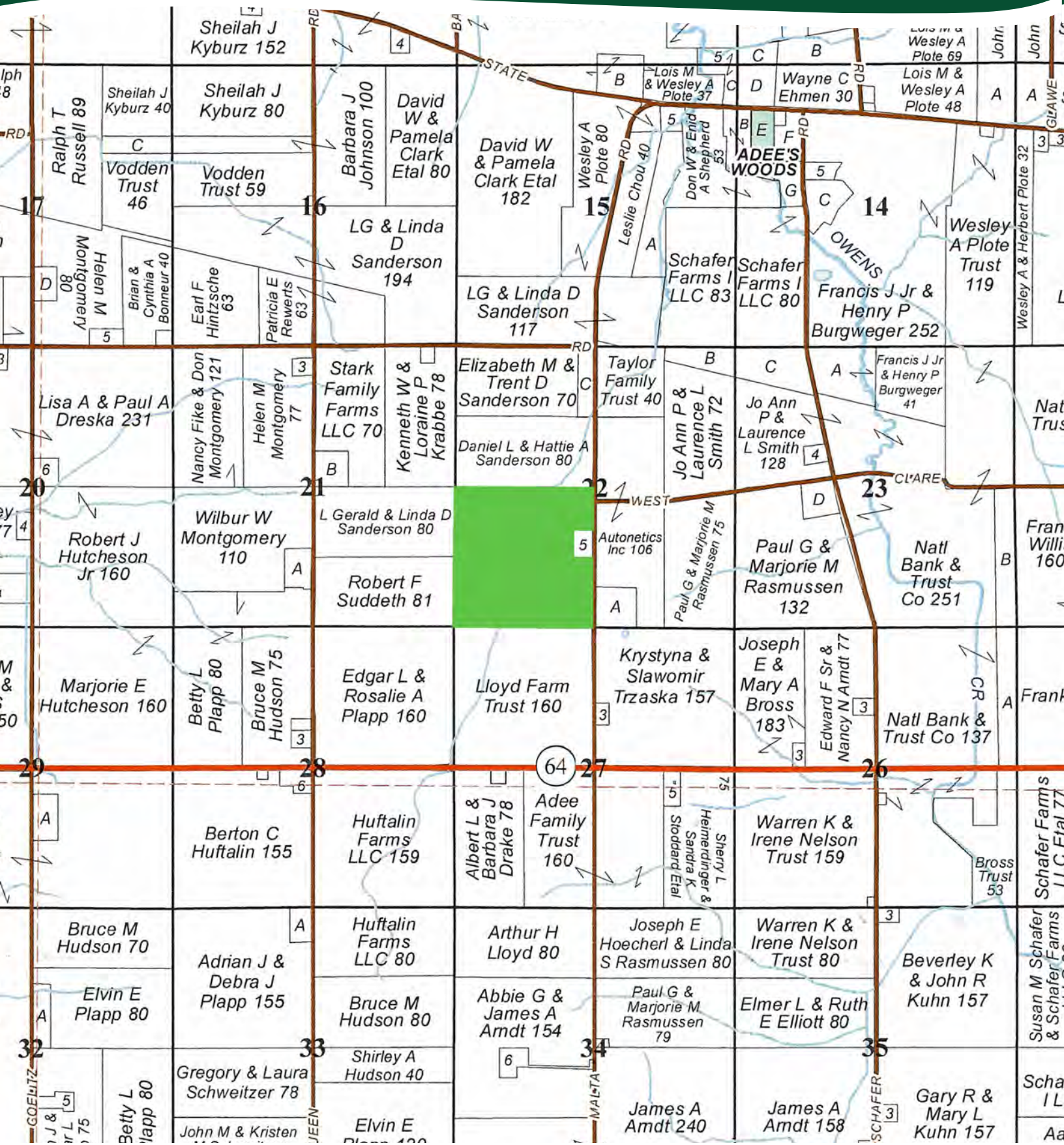
THE MALTA ROAD FARM

SOILS MAP



THE MALTA ROAD FARM

PLAT MAP



THE MALTA ROAD FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

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

For more information, please visit MGW.us.com

or contact:

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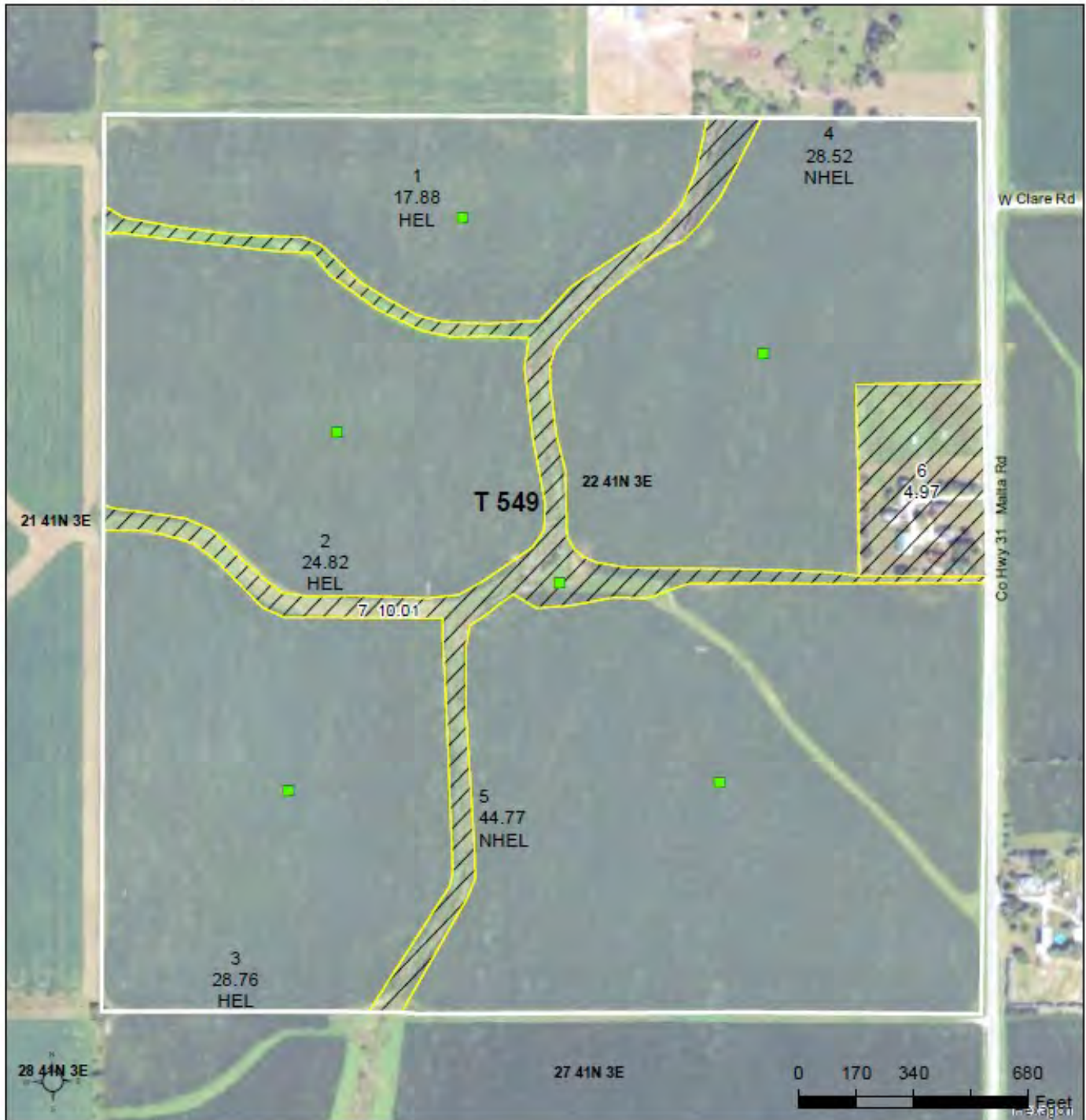


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REAL ESTATE SERVICES



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 8299

Tract 549

Tract Cropland Total: 144.75 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 (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

ILLINOIS

DEKALB

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8299

Prepared : 3/9/26 8:02 AM CST

Crop Year : 2026

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-037-2022-28
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Tract Number : 549

Description : F2/2 SEC 22 SOUTH GROVE
FSA Physical Location : ILLINOIS/DEKALB
ANSI Physical Location : ILLINOIS/DEKALB
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
159.73	144.75	144.75	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 : 8299
Prepared : 3/9/26 8:02 AM CST
Crop Year : 2026

Tract 549 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	144.75	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	119.76	0.00	154
Soybeans	22.71	0.00	37

TOTAL 142.47 0.00

NOTES

TOPOGRAPHY MAP



Source: USGS 1 meter dem
Interval(ft): 3.0
Min: 853.9
Max: 912.6
Range: 58.7
Average: 883.4
Standard Deviation: 12.17 ft

0ft 489ft 938ft



22-41N-3E
DeKalb County
Illinois
Boundary Center: 42.011930, -88.883080



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