

# THE MALTA ROAD FARM

155<sup>±</sup> ACRES, DEKALB COUNTY, ILLINOIS



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



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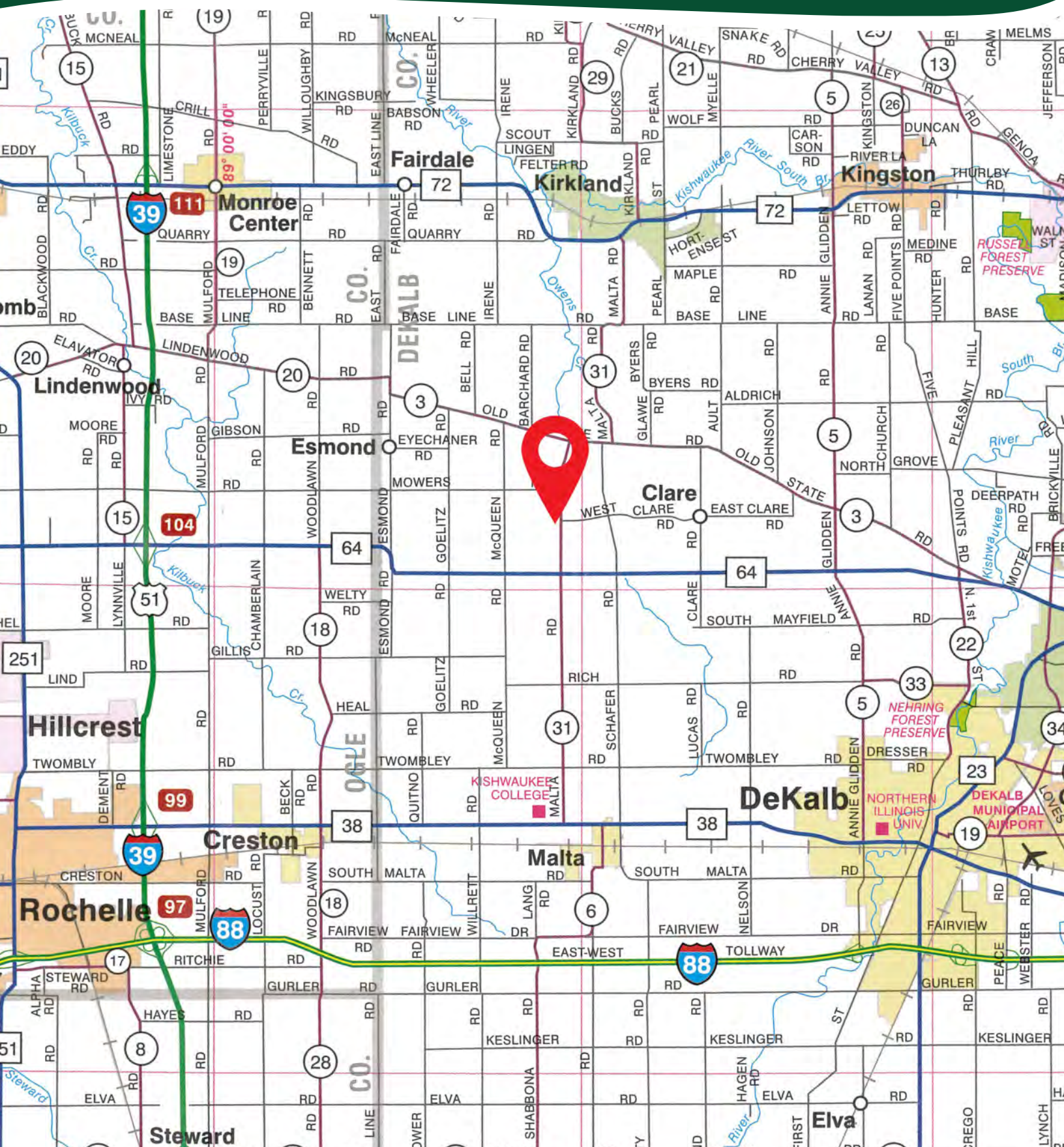
# THE MALTA ROAD FARM

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 \$14,350 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 Malta Road Farm.                                                                                                                             |

# THE MALTA ROAD FARM

## PROPERTY DETAILS

|                 |                                                                                                                                                                                                                   |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TAXES</b>    | The 2025 real estate taxes totaled \$7,233.28. The tax parcel number is #04-22-300-002.                                                                                                                           |
| <b>ZONING</b>   | The property is zoned A-1, Agricultural.                                                                                                                                                                          |
| <b>COMMENTS</b> | 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\*

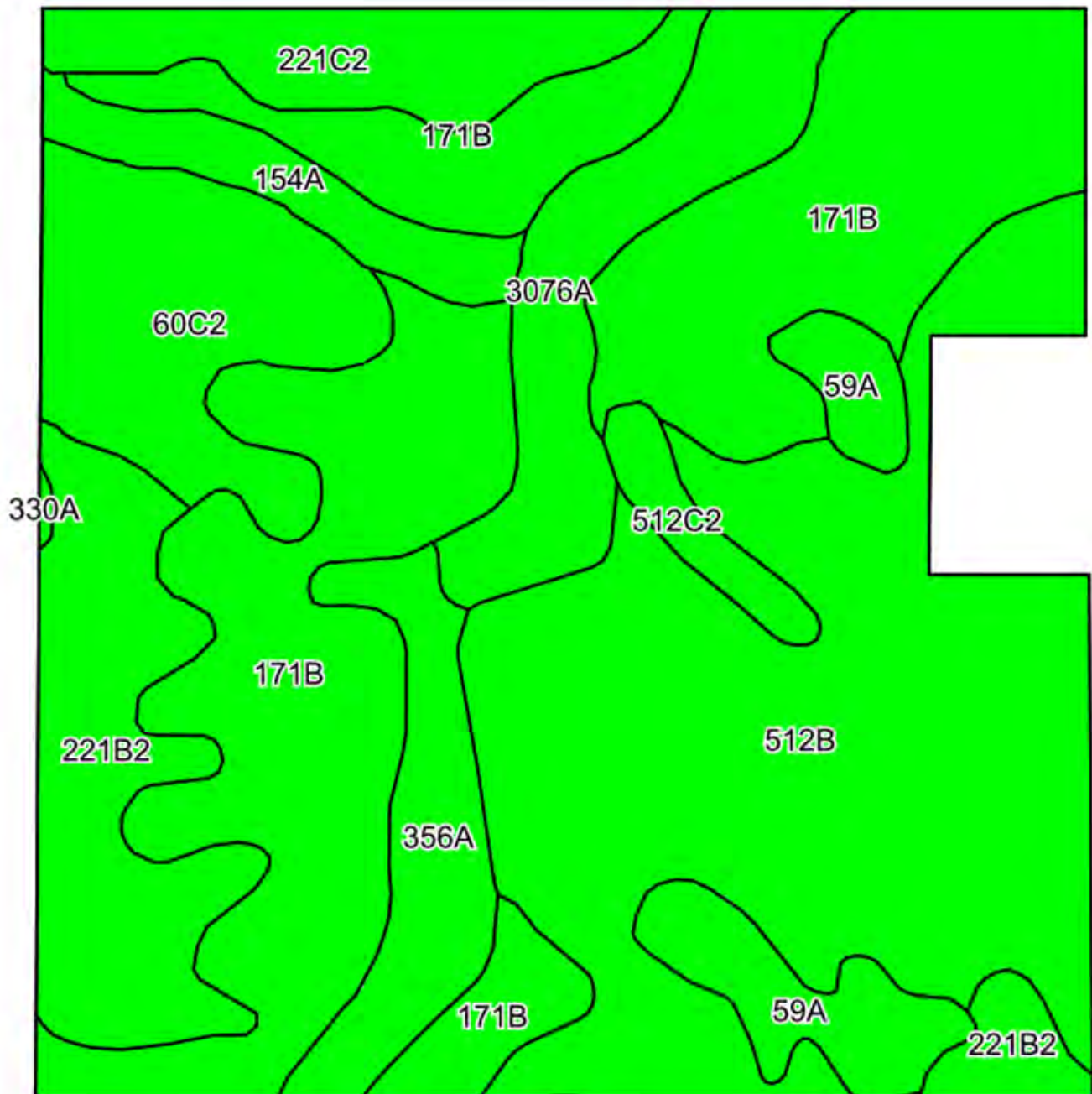
| SOIL #            | SOIL NAME               | APPROX. ACRES | PRODUCTIVITY INDEX (PI) |
|-------------------|-------------------------|---------------|-------------------------|
| 171B              | Catlin silt loam        | 47.33         | 137                     |
| 512B              | Danabrook 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

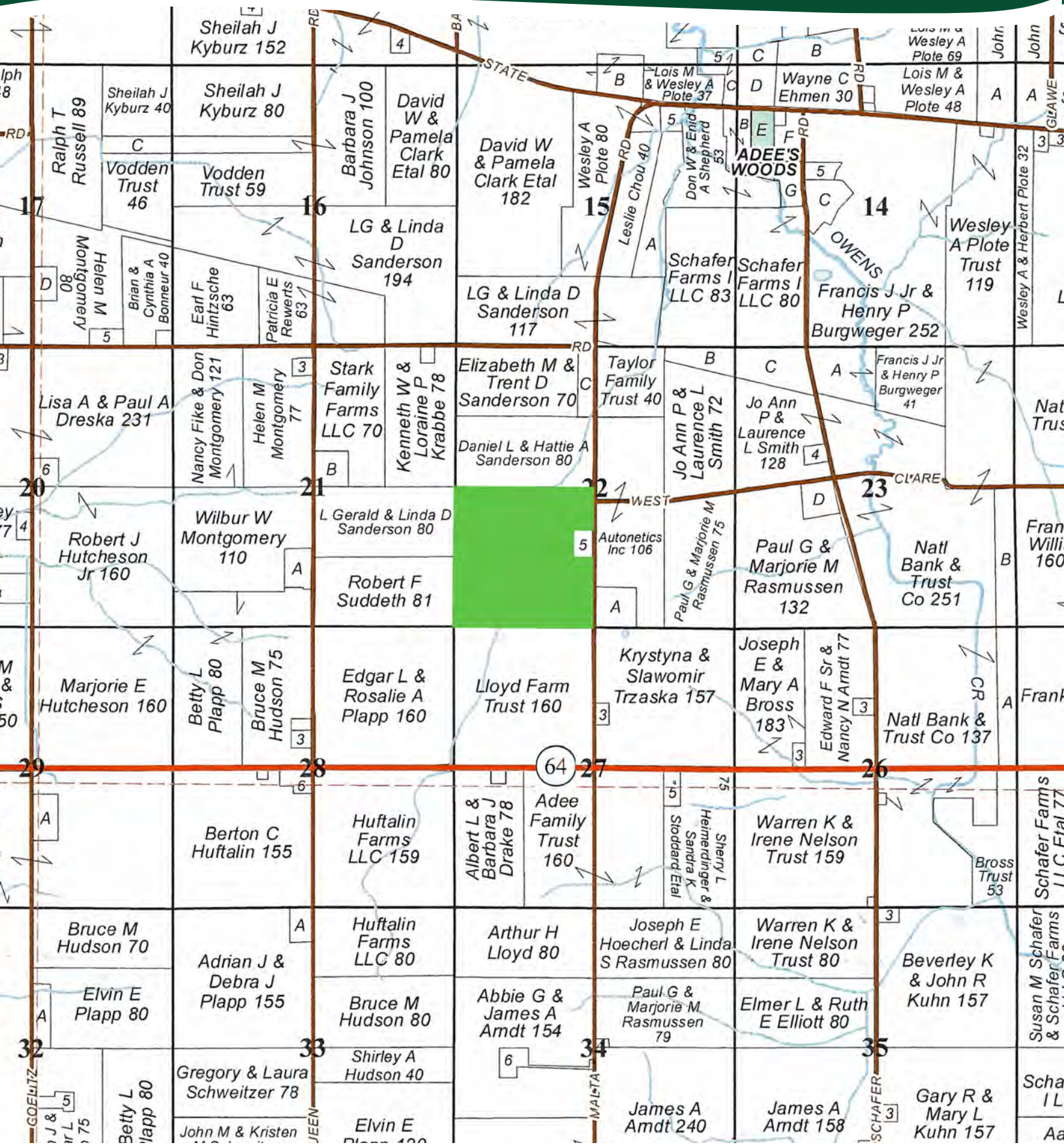
## SOILS MAP





# 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](http://MGW.us.com)

or contact:

Mark Mommsen (815) 901-4269 | [Mark.Mommsen@mgw.us.com](mailto:Mark.Mommsen@mgw.us.com)



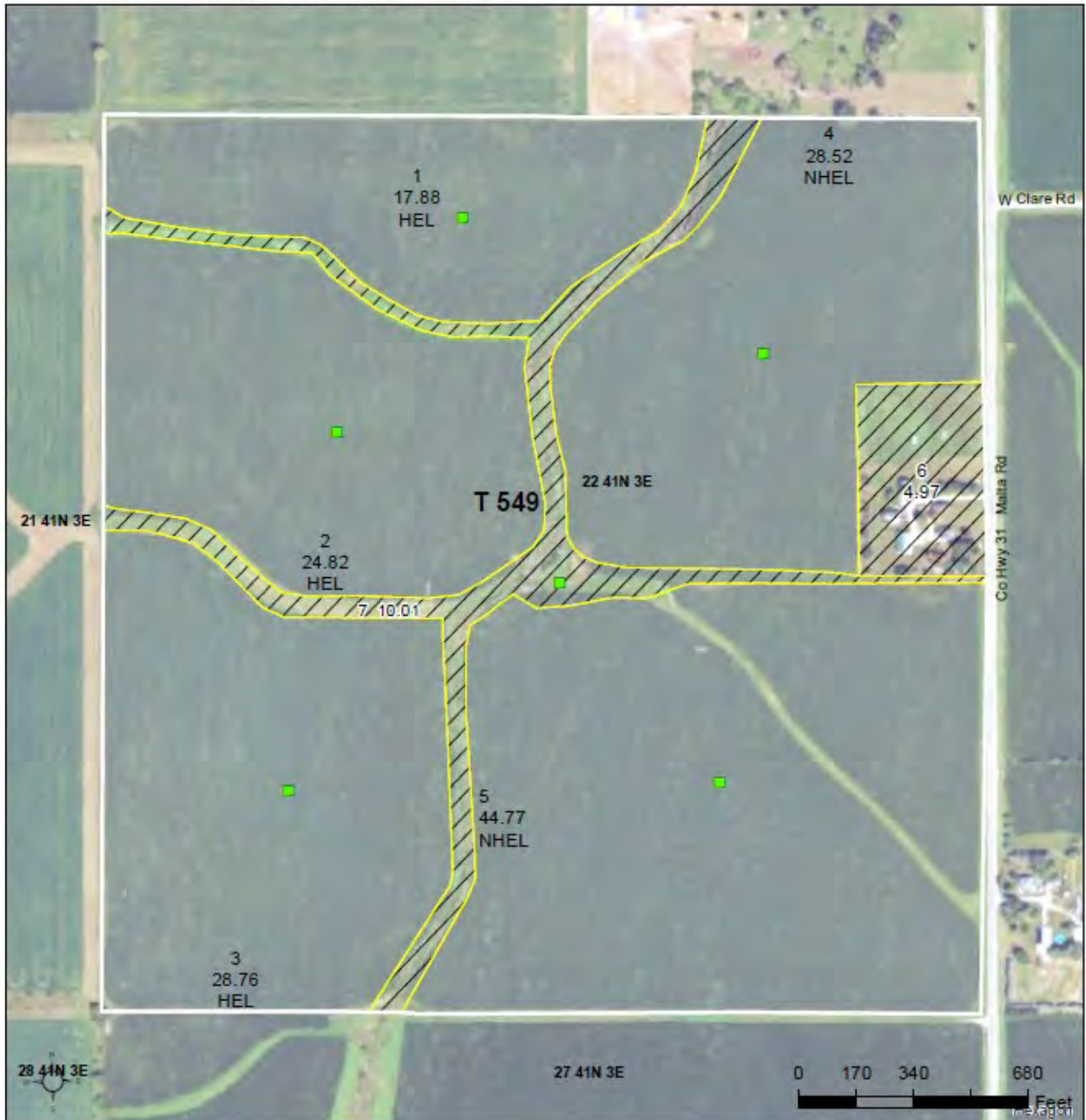
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REAL ESTATE SERVICES





United States  
Department of  
Agriculture

## DeKalb County, Illinois



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



©2026 AgriData, Inc.



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



3/6/2026

22-41N-3E  
DeKalb County  
Illinois

Boundary Center: 42.011930, -88.883080





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