DeKalb County Forest Preserve District

RESOLUTION FP-R 2026 - 06

WHEREAS, The Dekalb County Forest Preserve District as per the Downstate Forest Preserve Act has agreed to sell .36 surveyed acres of land on Hunter Rd. in Kingston Illinois to Devin and Shelby Squires for the appraised value of $ 6,000.00.

WHEREAS, the DeKalb County Forest Preserve District Operations Committee has approved this land disposition along with the survey, appraisal, and map to be forwarded to the DeKalb County Forest Preserve District Commissioners and,

NOW, THEREFORE, The DeKalb County Forest Preserve District Commissioners do hereby approve this land sale.

APPROVED THIS 15th DAY OF APRIL, 2026 A.D.

ATTEST:

Tasha Sims, Secretary
DeKalb County Forest Preserve
District Commissioners

SIGNED:

John Frieders, President
DeKalb County Forest Preserve
District Commissioners

MGW APPRAISAL SERVICES, INC.

February 27, 2026

DeKalb County Forest Preserve District
Attention: Terry Hannan
200 N. Main Street
Sycamore, IL 60178

RE: The appraisal of the "DCFPD G2K Trail 0.36 Acre Site Value" – An unimproved 0.36 +/- acre property located on Hunter Road and just south of IL State Route 72, Kingston, and in Section 22 of Kingston Township, DeKalb County, IL.

Dear Mr. Hannan,

As requested, I have completed an appraisal of the 0.36 +/- acre site property situated in Section 22 of Kingston Township, DeKalb County. My research indicates that the property appraised involves the following PIN: Pt of 02-22-431-025.

I, Brad S. Waddell, inspected the subject property on February 18, 2026 and have completed all the necessary investigation and analysis contained in this appraisal. The value estimate is subject to the Statement of Assumptions and Limiting Conditions, as found in the report.

After consideration of the factors contained and discussed in this report, it is my opinion that the MARKET VALUE of the Fee Simple Interest of the farm property appraised as of February 18, 2026 is:

$6,000

Thank you for the opportunity to provide this service for you.

Respectfully Submitted

Brad S. Waddell

Brad S. Waddell
Certified General Appraiser
MGW Appraisal Services, Inc.
Enclosures

2020 ABERDEEN COURT. SYCAMORE, IL 60178
PHONE: 815.756.3606 FAX: 815.756.5929
INTERNET: WWW.MGW.US.COM E-MAIL: INFO@MGW.US.COM

Kingston Elementary School

X

State Route 72

Kingston

Hoppe Heritage Farmstead

1835 Miller-Ellwood Cabin

Genoa

Carrol Park

Genoa Kingston High School

Madison St

Hunter Rd

Pleasant Hill Rd

South Branch Prairie

Natural Resource Center

Russell Forest Preserve

Genoa Prairie

South Branch Kishwaukee River

Example of the G2K Trail corridor that was purchased west of Pleasant Hill Rd.

G2K Trail Surfacing Map and photo included

N

W E

S

DeKalb County Government
Information Management Office
200 North Main Street
Sycamore, IL 60178

Trail Surfacing - Limestone (1.7 miles)

Trail Surfacing - Asphalt (1,400 feet)

Completed Trail (1.5 miles)

X Sale (.36 acres)

0 500 1000
Feet

Updated: April 2, 2026 BH

Aerials: Spring 2019

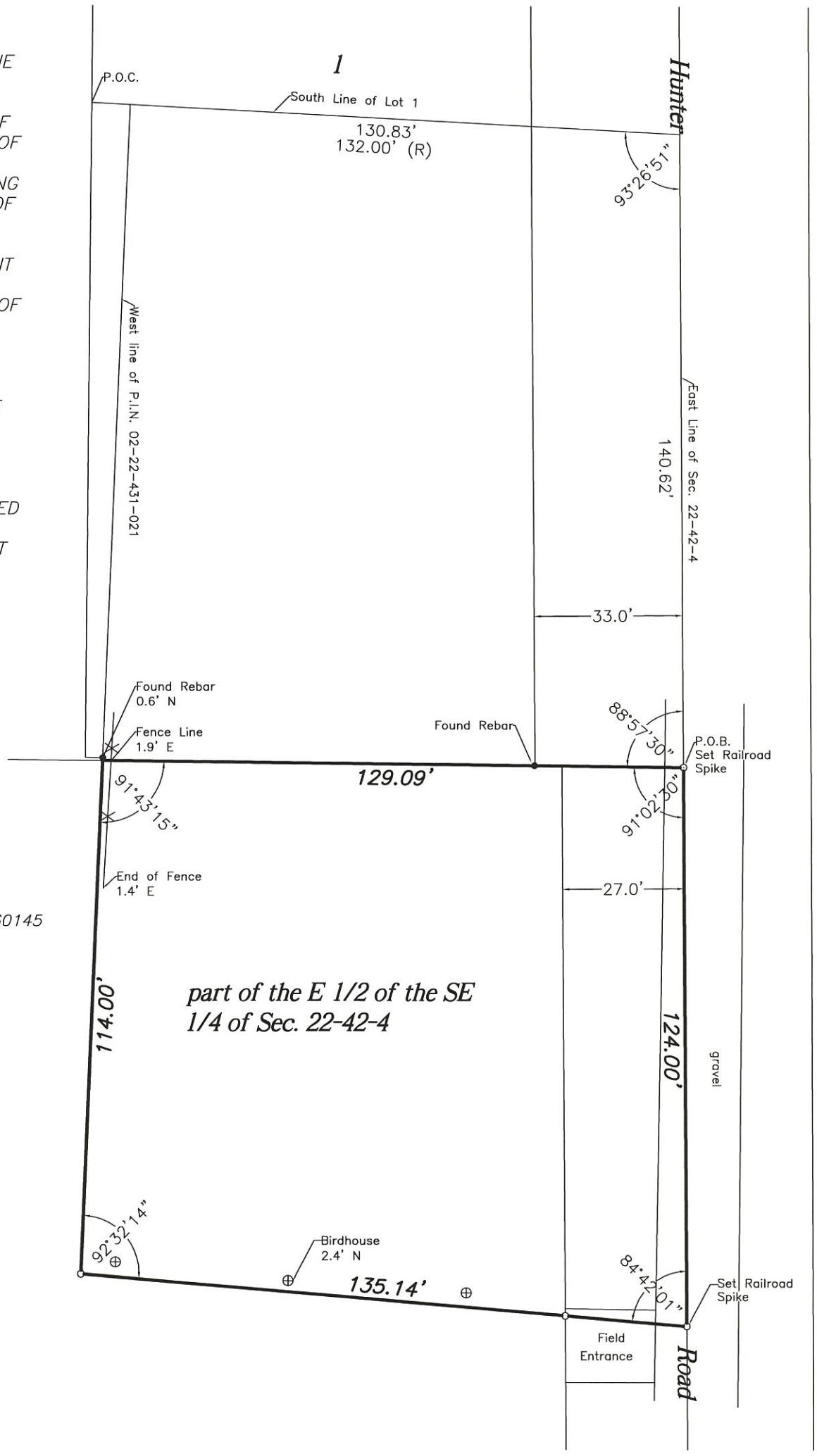
PLAT AND CERTIFICATE OF SURVEY

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 5 OF THE PLATTED TOWN OF CHAPMAN RECORDED IN DEKALB COUNTY, ILLINOIS IN PLAT BOOK "B", PAGE 9; RUNNING THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 1 AND THE SOUTH LINE OF LOT 1 EXTENDED EASTERLY FOR A DISTANCE OF 130.83 FEET (132 FEET RECORD) TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE SOUTHERLY ALONG SAID EAST LINE OF SAID SECTION 22, A DISTANCE OF 140.62 FEET TO A POINT THAT IS 1372.13 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID SECTION 22, FOR THE POINT OF BEGINNING; THENCE WESTERLY, AT AN ANGLE OF 88 DEGREES 57 MINUTES 30 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 129.09 FEET; THENCE SOUTHERLY, AT AN ANGLE OF 91 DEGREES 43 MINUTES 15 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 114.00 FEET; THENCE EASTERLY, AT AN ANGLE OF 92 DEGREES 32 MINUTES 14 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 135.14 FEET TO SAID EAST LINE; THENCE NORTHERLY, AT AN ANGLE OF 84 DEGREES 42 MINUTES 01 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID EAST LINE, 124.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 15,698 SQ. FT. GROSS
12,377 SQ. FT. NET

PROPERTY ADDRESS: HUNTER ROAD, KINGSTON, IL 60145

part of PIN: 02-22-431-025



SCALE 1"=30'

==========LEGEND==========

———	Boundary of property surveyed
•	Found iron pipe
o	Set iron pipe
⊕	Birdhouse
P.O.C.	Point of commencement
P.O.B.	Point of beginning
(R)	Record distance

STATE OF ILLINOIS)
)SS
COUNTY OF DEKALB)

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREON SHOWN AND DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FIELD WORK COMPLETED NOVEMBER 10TH, 2025, WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS 14TH DAY OF NOVEMBER, 2025.

L. A. Doogs

LESLIE AARON DOOGS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833
LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2026

LESLIE AARON DOOGS
035-003833
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
DEKALB ILLINOIS

JADE Hanna Surveyors
155 N 3rd Street
Dekalb, IL 60115
(815) 756-2189
Info@Hannasurveyors.com
License No. 184006622

FOR: DEKALB COUNTY FOREST PRESERVE
JOB NO. 17981