

# THE MOSBACH 26 FARM

26<sup>±</sup> Acres, LaSalle Township, LaSalle County, Illinois



2020 Aberdeen Court, Sycamore, IL 60178

Phone: (815) 756-3606

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# THE MOSBACH FARMS

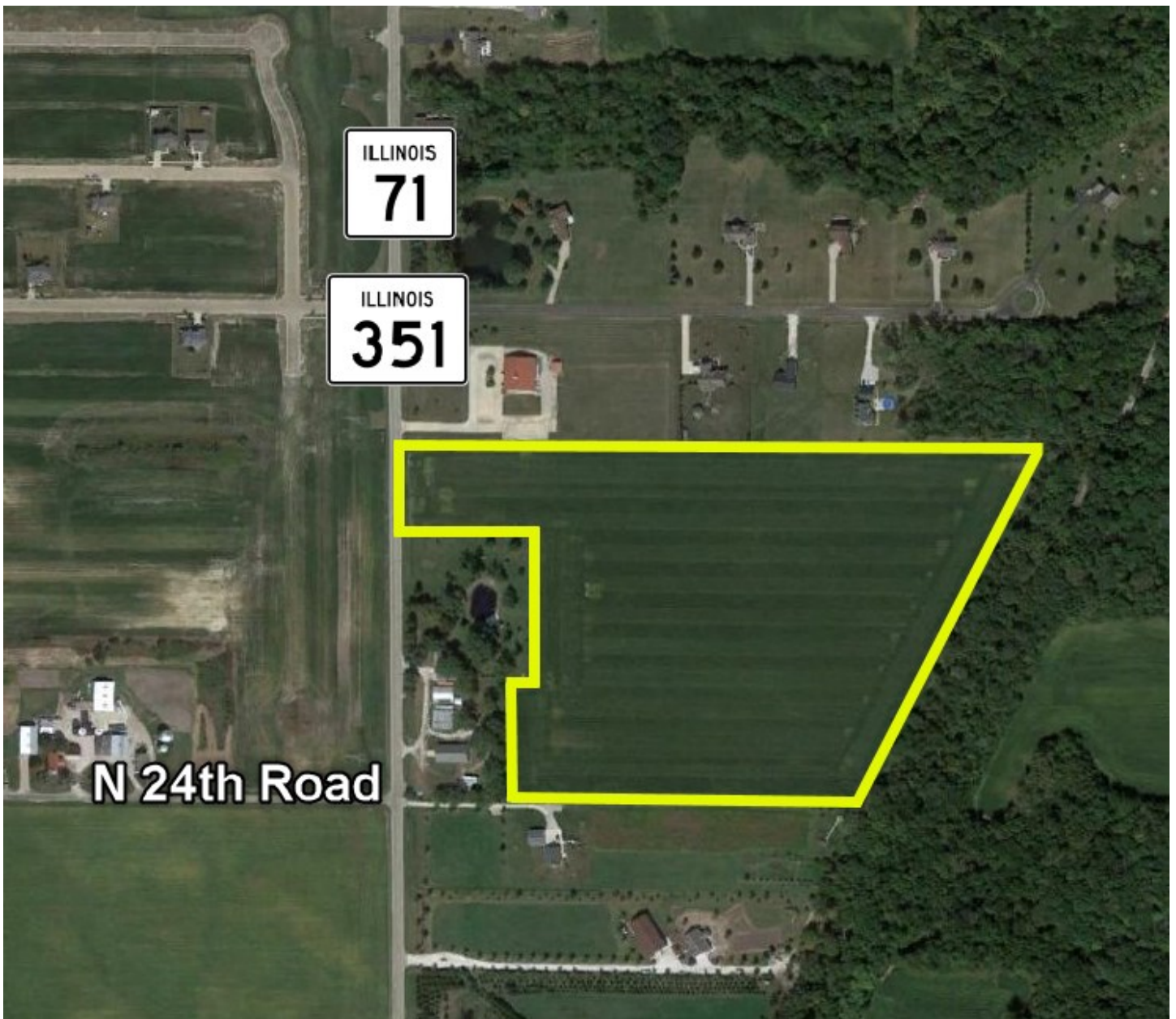
## Aerial Map





# THE MOSBACH 26 FARM

Aerial Map



# THE MOSBACH 26 FARM

## Property Details

<b>LOCATION</b>	The subject farm is located approximately 77 miles southwest of Chicago O'Hare International Airport and is contiguous to the city of Oglesby. Nearby cities include: LaSalle (2 1/2 miles northwest), Ottawa (10 3/4 miles northeast) and Streator (14 miles southeast).
<b>FRONTAGE</b>	There is approximately 1/16 mile of road frontage on Illinois Route 71/351.
<b>MAJOR HIGHWAYS</b>	Illinois Route 71/351 is the west border, Interstate 39/US Route 51 is 3/4 mile west, Illinois Route 251 is 3/4 mile southwest, and Illinois Route 178 is 2 3/4 miles east.
<b>LEGAL DESCRIPTION</b>	A brief legal description indicates The Mosbach 26 Farm is located in Part of the Southwest Quarter of Section 36, Township 33 North - Range 1 East (LaSalle Township), LaSalle County, Illinois.
<b>TOTAL ACRES</b>	There are a total of 25.71 acres, more or less, according to the LaSalle County Assessor's Office.
<b>TILLABLE ACRES</b>	There are approximately 24.5 tillable acres, estimated.
<b>SOIL TYPES</b>	Elpaso silty clay loam is the primary soil type on this farm.
<b>TOPOGRAPHY</b>	The topography of the subject farm is level to nearly level.
<b>MINERAL RIGHTS</b>	All mineral rights owned by the seller will be transferred in their entirety to the new owner.
<b>POSSESSION</b>	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.
<b>PRICE AND TERMS</b>	The asking price is \$16,450 per acre. The owners are seeking a cash sale. A 10% earnest money deposit should accompany any offer to purchase.
<b>FINANCING</b>	Mortgage financing is available from several sources. Names and addresses will be provided upon request.
<b>GRAIN MARKETS</b>	There are a number of grain markets located within 10 miles of The Mosbach 26 Farm.



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## Property Details

<b>TAXES</b>	The 2021 real estate taxes totaled \$1,290.40. The tax parcel number is #18-36-330-000.
<b>ZONING</b>	The property is zoned A-1, Agriculture District.
<b>COMMENTS</b>	The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark T. Mommsen at Martin, Goodrich & Waddell, Inc. at 815-901-4269.



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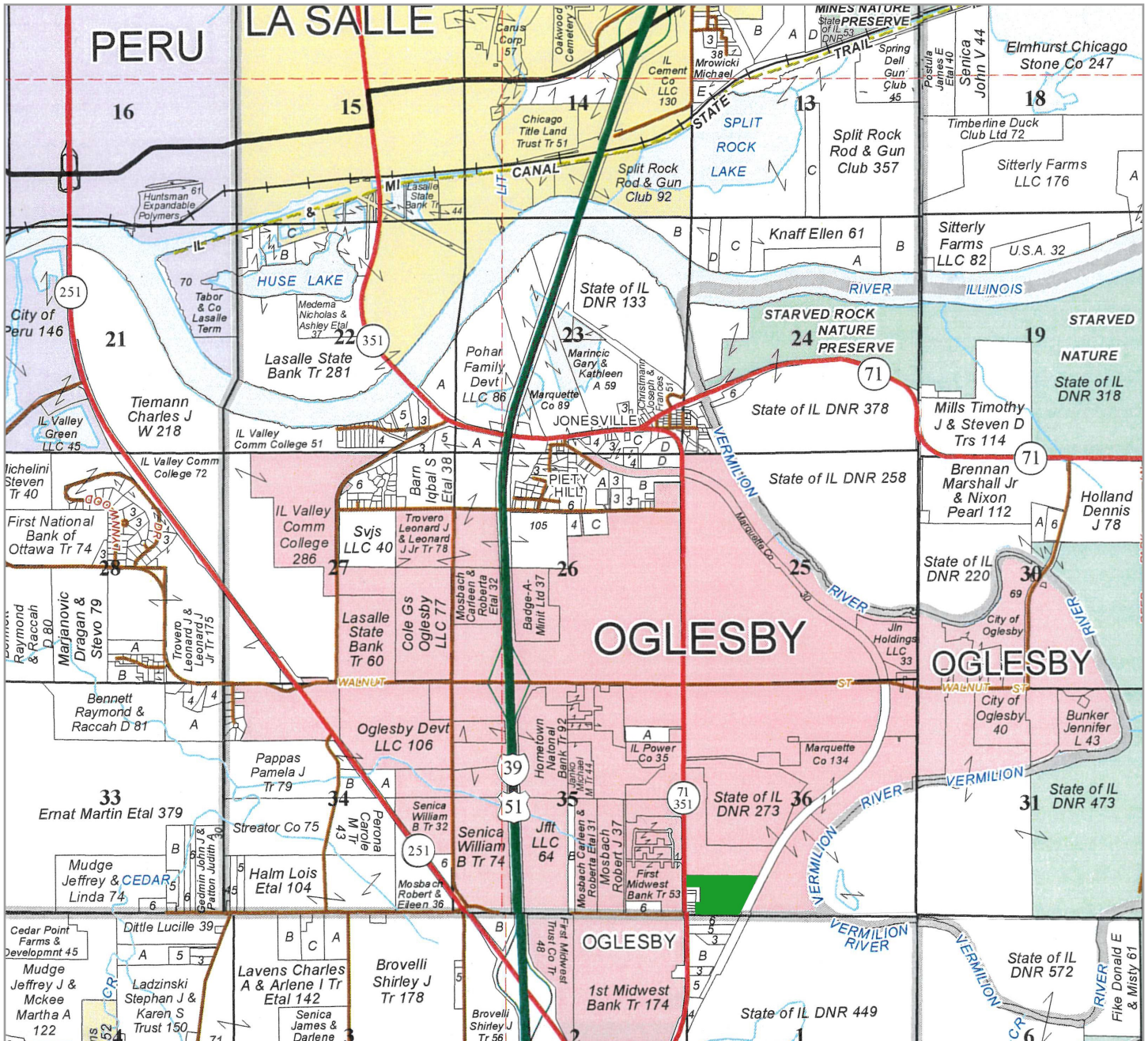
## Property Photos





# THE MOSBACH 26 FARM

## Plat Map

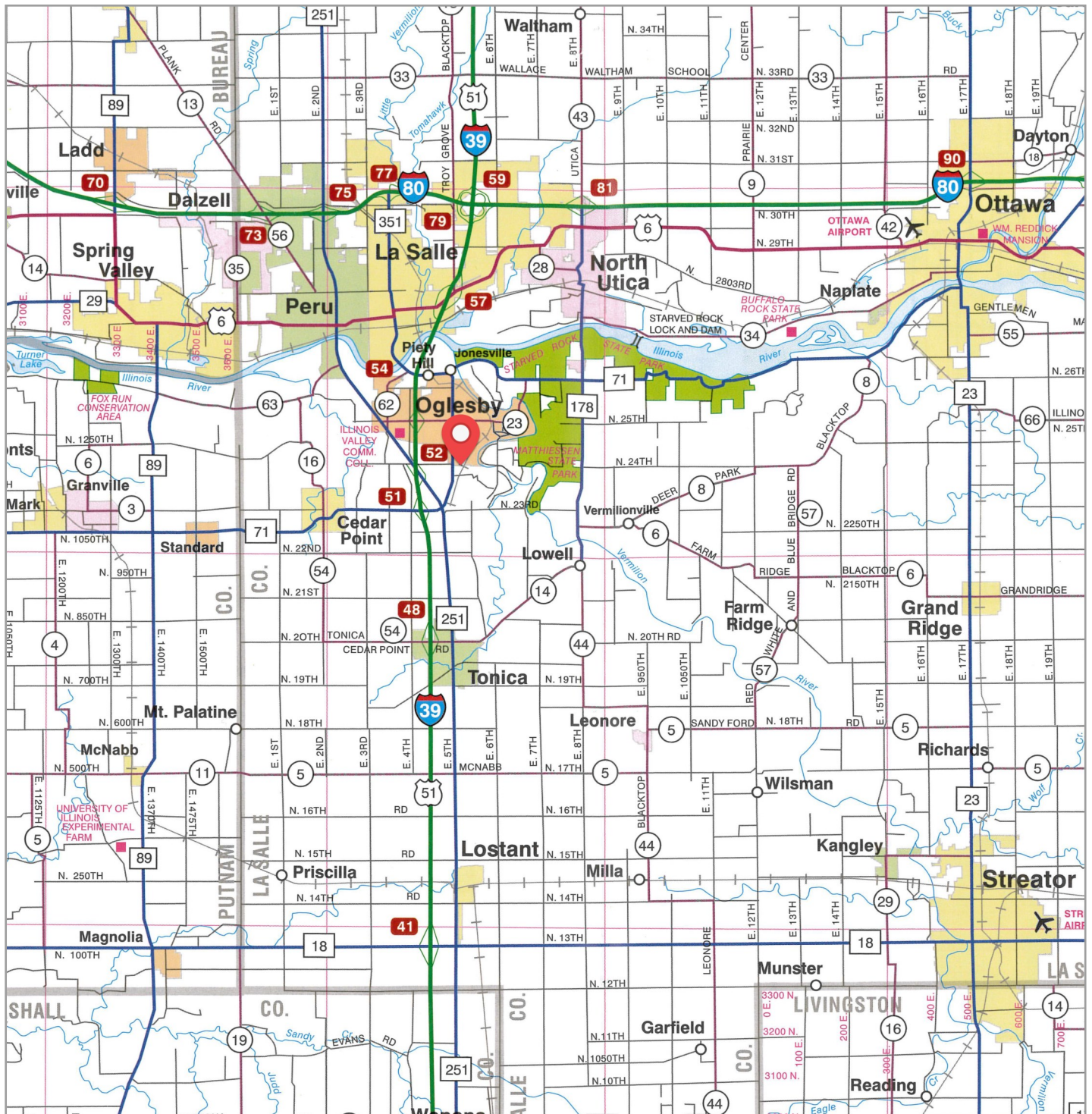


The Mosbach 26 Farm is located in Part of the Southwest Quarter of Section 36, Township 33 North - Range 1 East (LaSalle Township), LaSalle County, Illinois.



# THE MOSBACH 26 FARM

## Highway Map



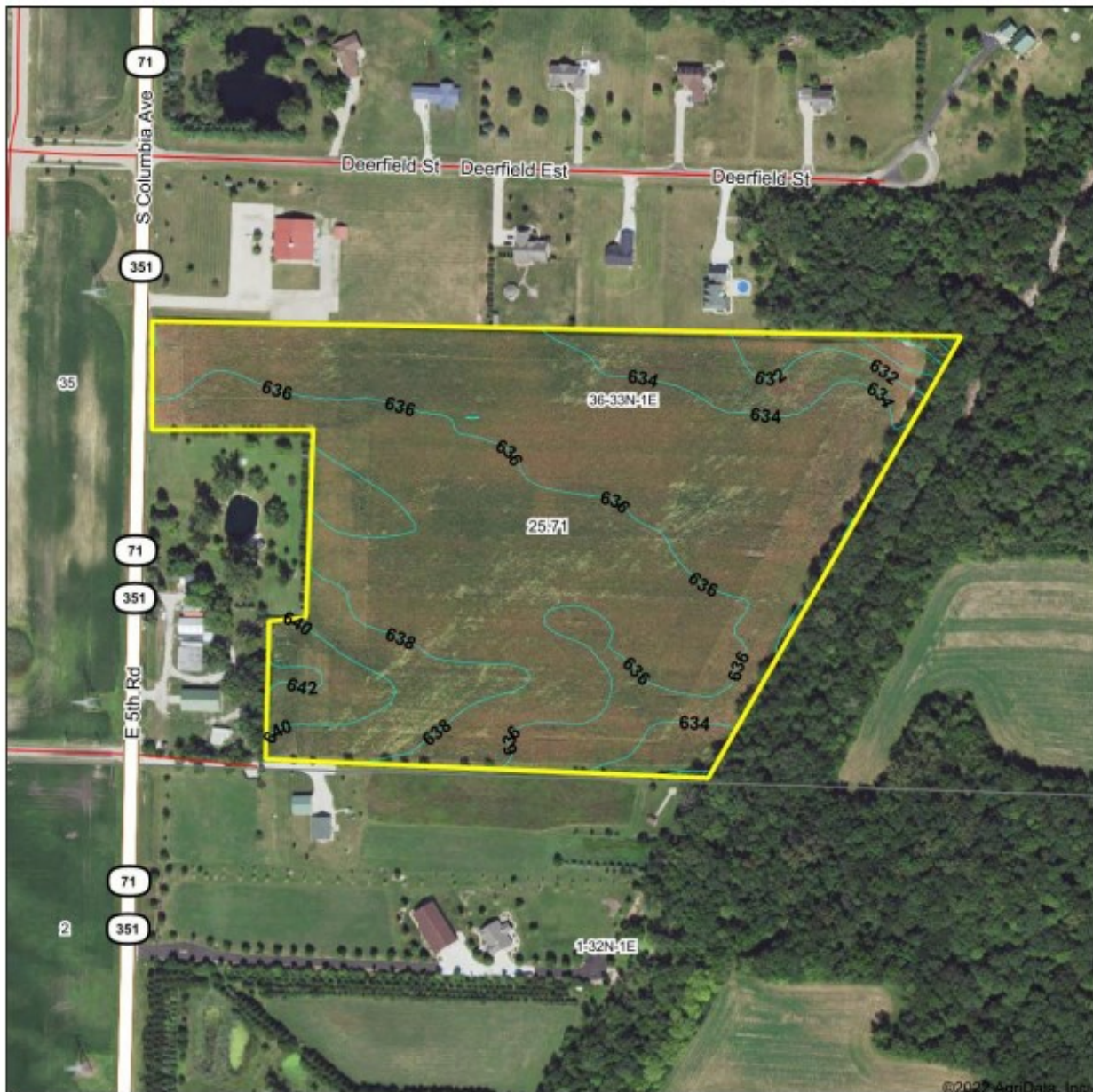
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# THE MOSBACH 26 FARM

## Topography Map

### Topography Contours



Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021 [www.AgriDataInc.com](http://www.AgriDataInc.com)

Source: USGS 10 meter dem

Interval(ft): 2.0

Min: 628.5

Max: 642.3

Range: 13.8

Average: 636.2

Standard Deviation: 1.8 ft

0ft 326ft 652ft



9/21/2022

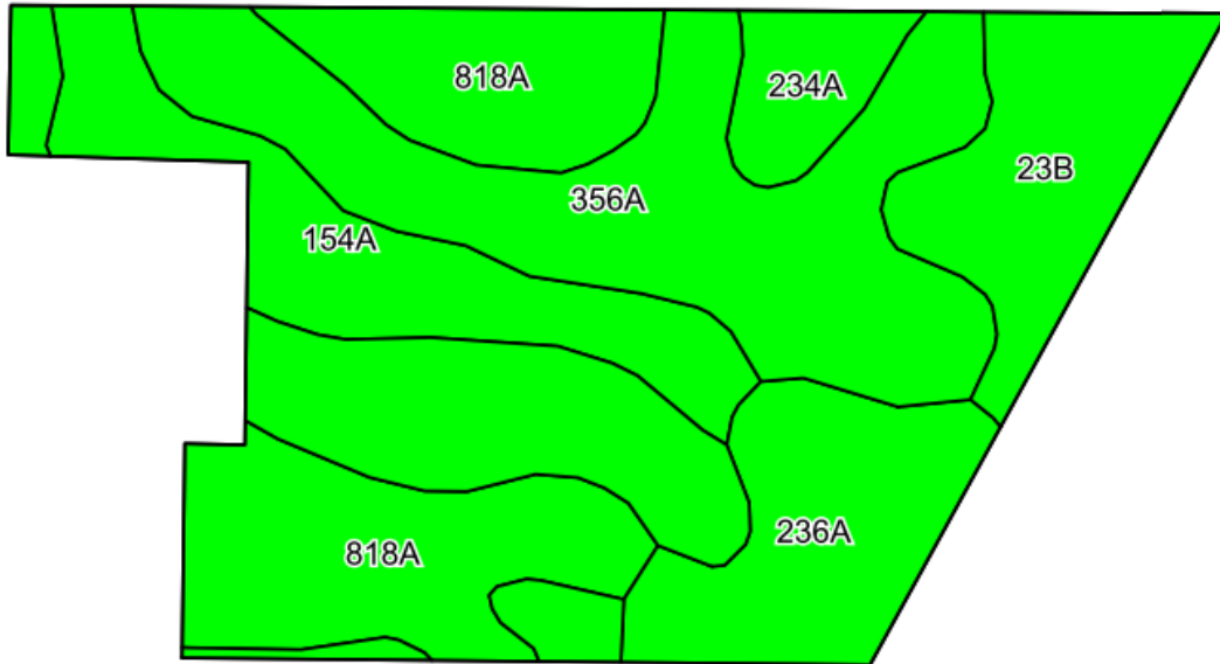
**36-33N-1E**  
**LaSalle County**  
**Illinois**

Map Center: 41.281661, -89.064093



# THE MOSBACH 26 FARM

## Soils Information



### SOILS DESCRIPTIONS & PRODUCTIVITY DATA

Soil #	Soil Name	Approx. Acres	Corn Yield Index (CYI)*	Productivity Index (PI)*
356A	Elpaso silty clay loam	9.97	195	144
818A	Flanagan-Catlin silt loams	5.49	191	142
154A	Flanagan silt loam	3.17	194	144
236A	Sabina silt loam	2.61	168	122
23B	Blount silt loam	2.28	138	104
234A	Sunbury silt loam	0.98	179	131
Weighted Average:			185.2	137

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

# THE MOSBACH 26 FARM

## Appendix

The following pages contain these documents:

1. FSA Documents
2. Pipeline Map

For more information, visit [mgw.us.com](http://mgw.us.com) or contact:

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





Common Land Unit

Cropland Non-cropland CRP

Farm 10258

Tract 46468

Wetland Determination Identifiers

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

2022 Crop Year



Tract 3 of 3

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

LaSalle

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM: 10258**

Prepared: 9/20/22 10:47 AM

Crop Year: 2022

Page: 2 of 3

**DISCLAIMER:** This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Other Producers: None

Tract Number: 46468 Description C12-E1/2 SEC 35 D12-W1/2 SEC 36 T33N R1E

FSA Physical Location : LaSalle, IL ANSI Physical Location: LaSalle, IL

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
30.12	25.51	25.51	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	25.51	0.0	0.0			
	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	19.7	158	0.00				
SOYBEANS	5.8	55	0.00				
Total Base Acres:	25.5						





## NATIONAL PIPELINE MAPPING SYSTEM

