

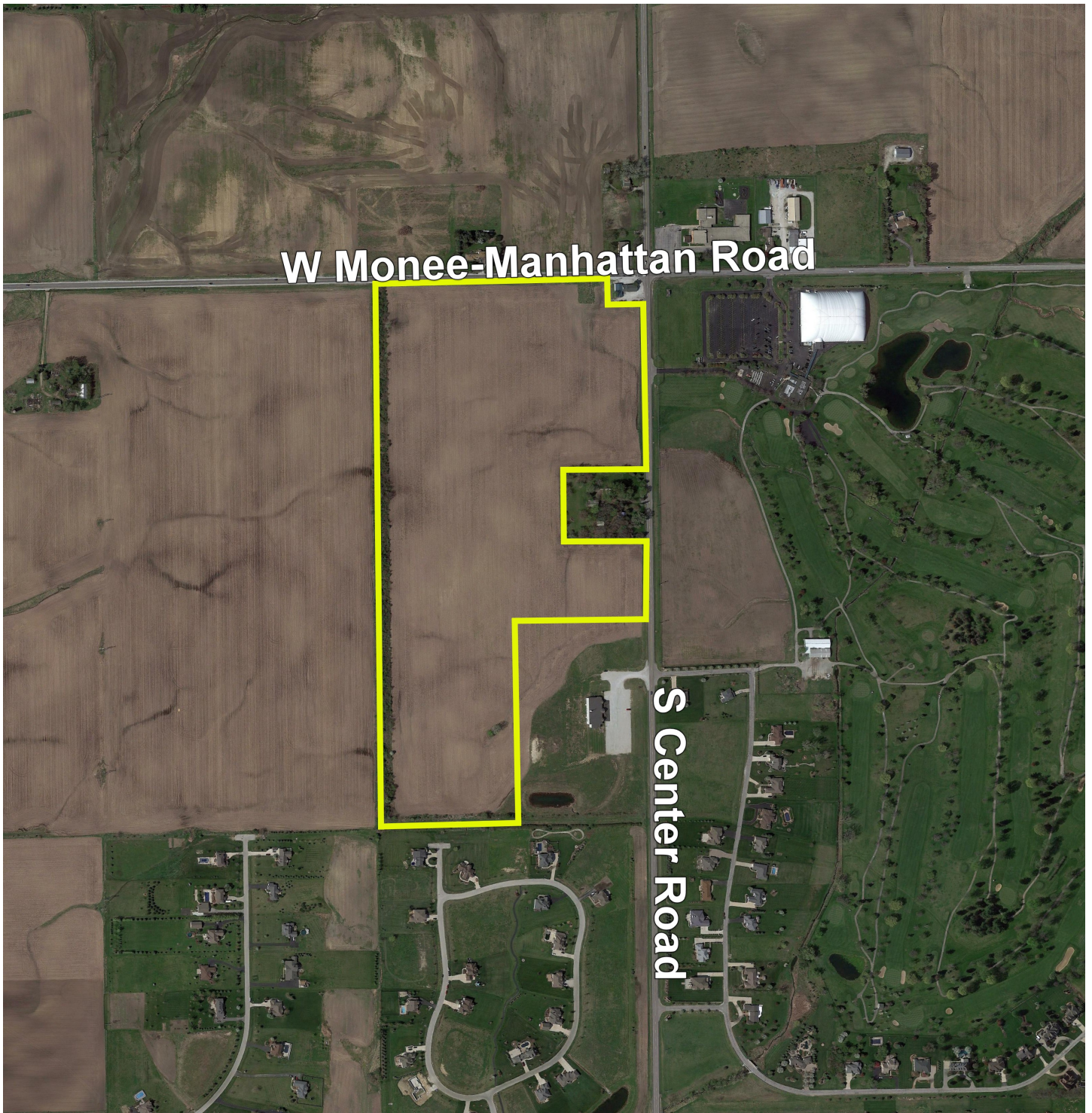
THE GREEN GARDEN FARM

62[±] Acres, Green Garden Township, Will County, Illinois



THE GREEN GARDEN FARM

Aerial Map



THE GREEN GARDEN FARM

Property Details

LOCATION	The subject farm is located approximately 38 miles south of Chicago O'Hare International Airport. Nearby cities include: Frankfort (3 1/3 miles north), Monee (3 1/2 miles east), and Peotone (6 miles southeast).
FRONTAGE	There is approximately 3/16 mile of road frontage on W Monee-Manhattan Road and 3/16 mile on S Center Road.
MAJOR HIGHWAYS	U.S. Route 45 is 1 3/4 miles west, Interstate 57 is 4 3/8 miles east, and U.S. Route 30 is 5 1/2 miles north of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Green Garden Farm is located in Part of the Northeast Quarter of Section 21, Township 34 North - Range 12 East (Green Garden Township), Will County, Illinois.
TOTAL ACRES	There are a total of 61.58 acres, more or less, according to the Will County Assessor's Of-
TILLABLE ACRES	There are approximately 55.75 tillable acres according to the Will County FSA.
SOIL TYPES	Major soil types found on this farm include Elliott silt loam and Ashkum silty clay loam.
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 own-
POSSESSION	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.
PRICE AND TERMS	The asking price is \$13,850 per acre. The owners are seeking a cash sale. 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 Green Garden Farm.

THE GREEN GARDEN FARM

Property Details

TAXES	The 2021 real estate taxes totaled \$1,462.42. The tax parcel number are 18-13-21-200-004-0000, 18-13-21-200-008-0000 & 18-13-21-200-011-0000.
ZONING	The property is zoned A-1 (Agriculture), C-2 (Local Commercial), & R-1 (Single-Family Residence).
COMMENTS	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.

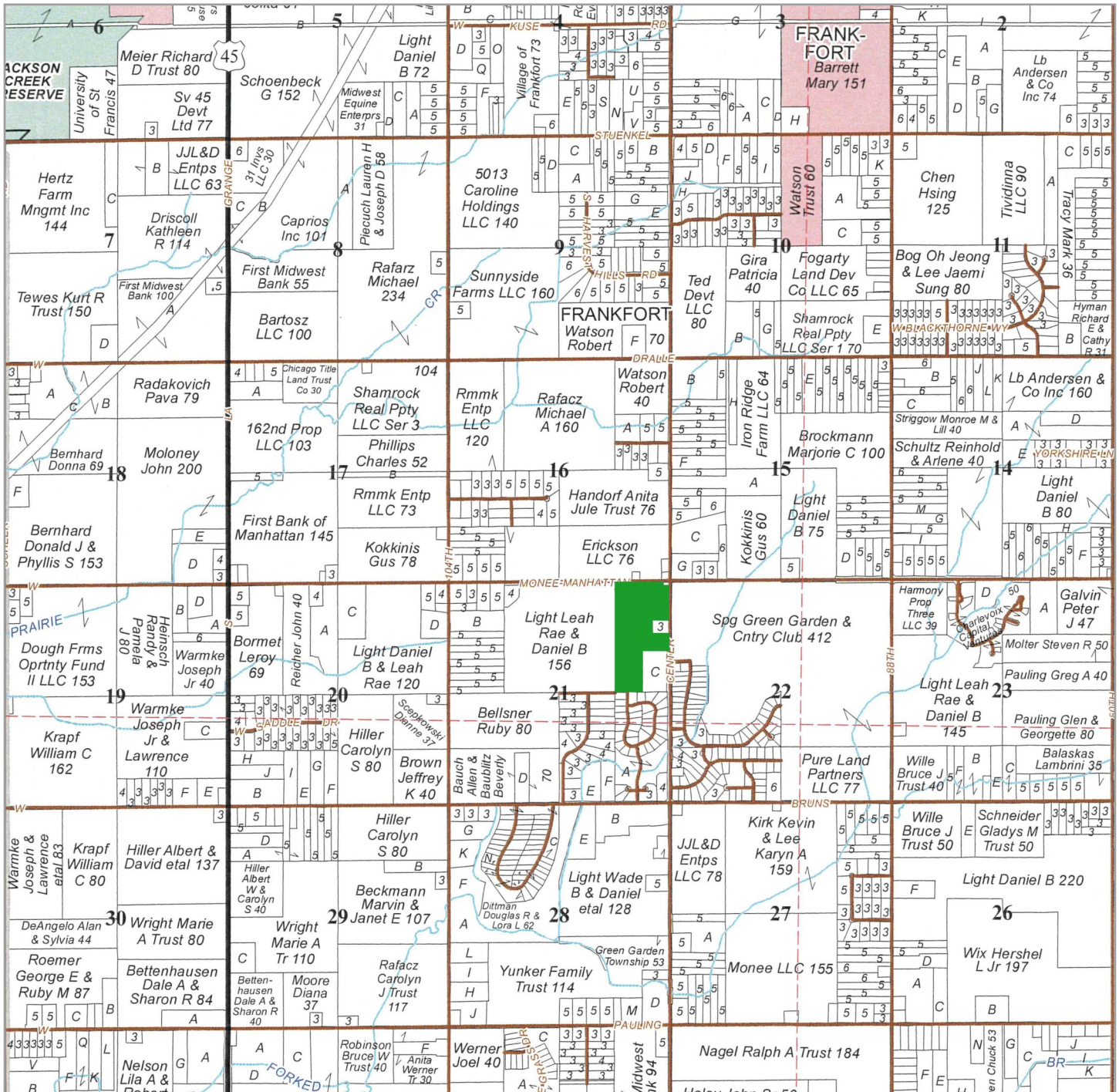
THE GREEN GARDEN FARM

Property Photos



THE GREEN GARDEN FARM

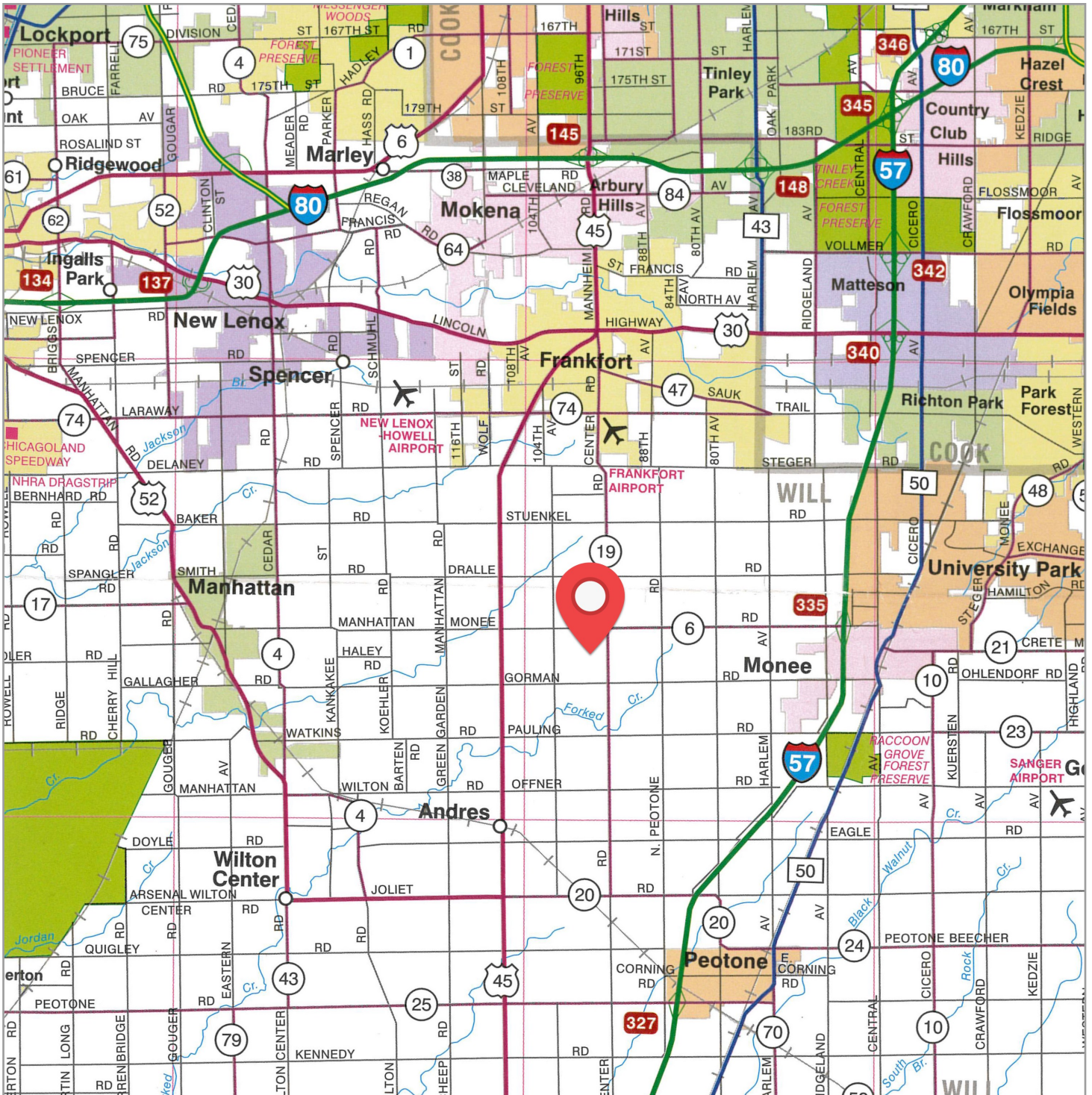
Plat Map



The Green Garden Farm is located in Part of the Northeast Quarter of Section 21, Township 34 North - Range 12 East (Green Garden Township), Will County, Illinois.

THE GREEN GARDEN FARM

Highway Map

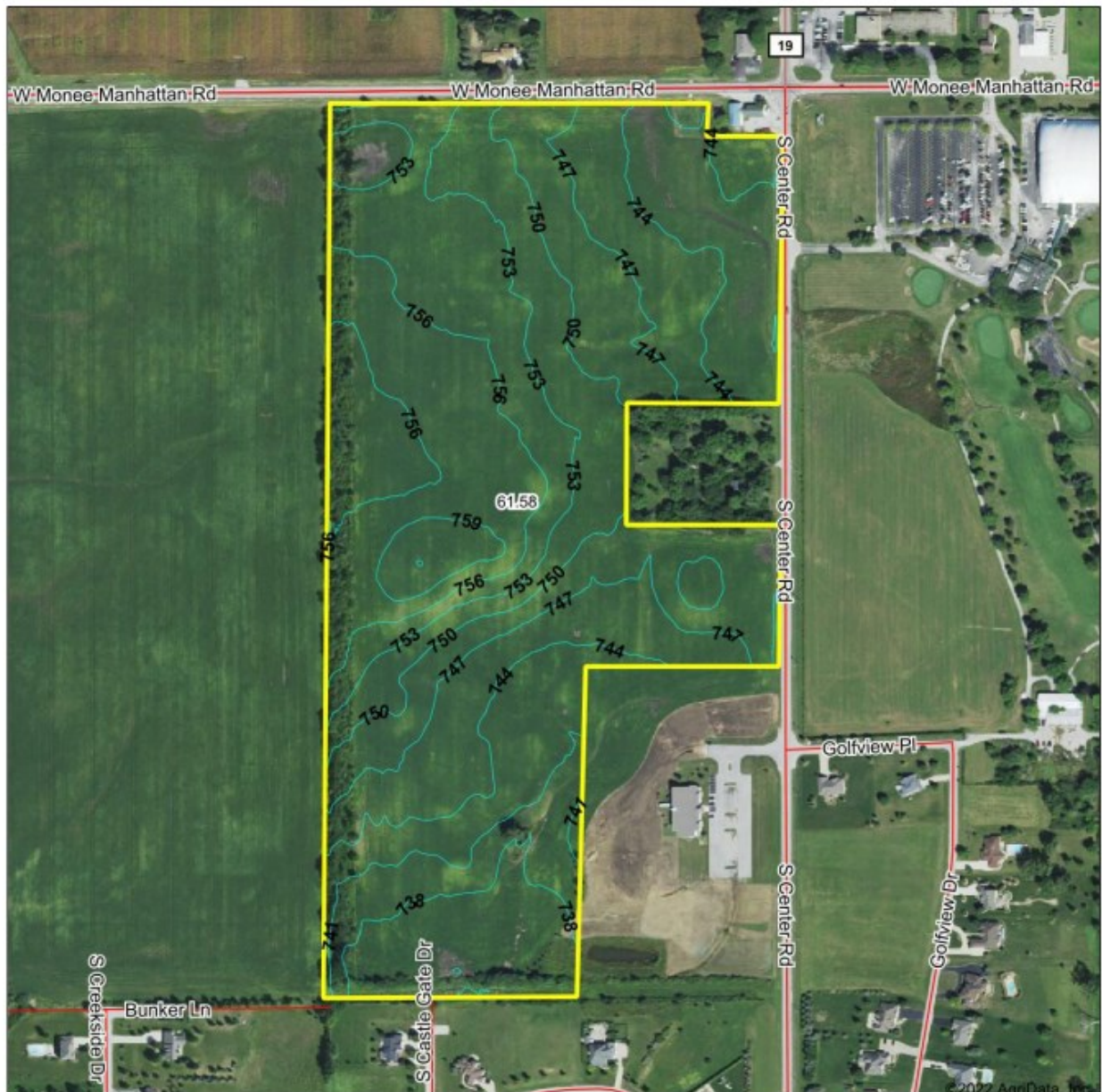


The Green Garden Farm is located approximately 38 miles south of Chicago O'Hare International Airport. Nearby cities include: Frankfort (3 1/3 miles north), Monee (3 1/2 miles east), and Peotone (6 miles southeast).

THE GREEN GARDEN FARM

Topography Map

Topography Contours



Source: USGS 3 meter dem
Interval(ft): 3.0
Min: 734.5
Max: 762.1
Range: 27.6
Average: 748.6
Standard Deviation: 6.36 ft

0ft 453ft 905ft

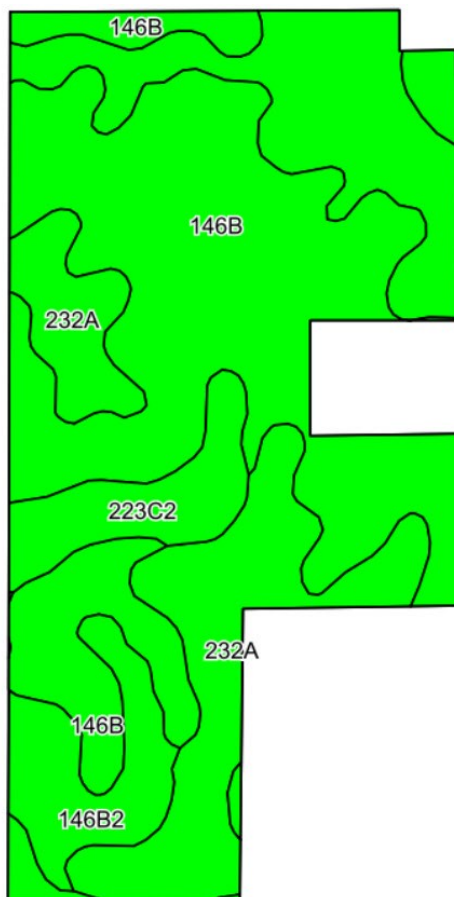


21-34N-12E
Will County
Illinois

Map Center: 41.422477, -87.848798

THE GREEN GARDEN FARM

Soils Information



SOILS DESCRIPTIONS & PRODUCTIVITY DATA

Soil #	Soil Name	Approx. Acres	Corn Yield Index (CYI)*	Productivity Index (PI)*
146B	Elliott silt loam	29.05	166	124
232A	Ashkum silty clay loam	19.28	170	127
146B2	Elliott silty clay loam	3.90	160	119
223C2	Varna silt loam	3.52	150	110
Weighted Average:			166	123.8

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

THE GREEN GARDEN FARM

Appendix

The following pages contain these documents:

1. FSA Documents
2. Pipeline Map
3. Zoning Map

For more information, visit mgw.us.com
or contact:

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



United States
Department of
Agriculture

Will County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary
plss_a_il

0 285 570 1,140
Feet

2022 Program Year

Map Created December 01, 2021

Farm 11750

Tract 11329

IL197_T11329

Wetland Determination Identifiers

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

Tract Cropland Total: 43.55 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).



United States
Department of
Agriculture

Will County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary
plss_a_il

0 285 570 1,140
Feet

2022 Program Year

Map Created December 01, 2021

Farm 11750

Tract 13101

IL197_T13101

Wetland Determination Identifiers

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

Tract Cropland Total: 12.20 acres

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ILLINOIS

WILL

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 11750

Prepared : 10/11/22 9:16 AM CST

Crop Year : 2023

Operator Name :
 CRP Contract Number(s) : None
 Recon ID : 17-197-2017-15
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
64.91	55.75	55.75	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	55.75	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	48.83	0.00	123	
Soybeans	5.70	0.00	41	0
TOTAL	54.53	0.00		

NOTES

Tract Number : 11329

Description : GREEN GARDEN TWP SEC 21
 FSA Physical Location : ILLINOIS/WILL
 ANSI Physical Location : ILLINOIS/WILL
 BIA Unit Range Number :
 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 : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
50.16	43.55	43.55	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	43.55	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	36.70	0.00	123

ILLINOIS

WILL

Form: FSA-156EZ


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 11750

Prepared : 10/11/22 9:16 AM CST

Crop Year : 2023

Tract 11329 Continued ...

Soybeans	5.70	0.00	41
TOTAL	42.40	0.00	

NOTES

Tract Number : 13101

Description : GREEN GARDEN TWP SEC 21

FSA Physical Location : ILLINOIS/WILL

ANSI Physical Location : ILLINOIS/WILL

BIA Unit Range Number :

HEL Status : NHLE: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners :

Other Producers : None

Recon ID : 17-197-2016-165

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
14.75	12.20	12.20	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	12.20	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	12.13	0.00	123
TOTAL	12.13	0.00	

NOTES

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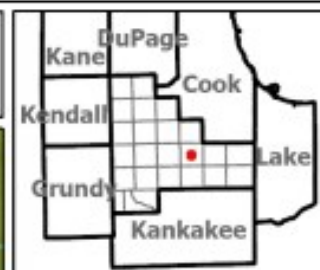
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NATIONAL PIPELINE MAPPING SYSTEM





Legend

- Parcels
- Townships
- Zoning
 - * Special Use Permit ** Court Order
 - Agricultural (A-1s)
 - Rural Residence (A-2s)
 - Local Commercial (C-1s)
 - Local Commercial (C-2s)
 - General Commercial (C-3s)
 - Highway Commercial (C-4s)
 - Business Park Commercial (C-5s)
 - Recreation Commercial (C-6s)
 - CHECK
 - Residential Rural Estate (E-1s)
 - Residential Estate (E-2s)
 - Limited Industrial (I-1s)
 - General Industrial (I-2s)
 - Intensive Industrial (I-3s)
 - Municipal
 - Single-Family Residence (R-1s)
 - Single-Family Residence (R-2s)
 - Single-Family Residence (R-2As)
 - Single-Family Residence (R-3s)
 - Single-Family Residence (R-4s)
 - Single-Family Residence (R-5s)
 - Multi-Family Residence (R-6s)

Notes

Date: 11/4/2022

1: 9,028



0 0.14 0.28 Miles

Projection

WGS_1984_Web_Mercator_Auxiliary_Sphere

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