

THE BENCHLEY FARM

73[±] ACRES, KANE COUNTY, ILLINOIS



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Real Estate • Farm Management • Appraisals • Consulting

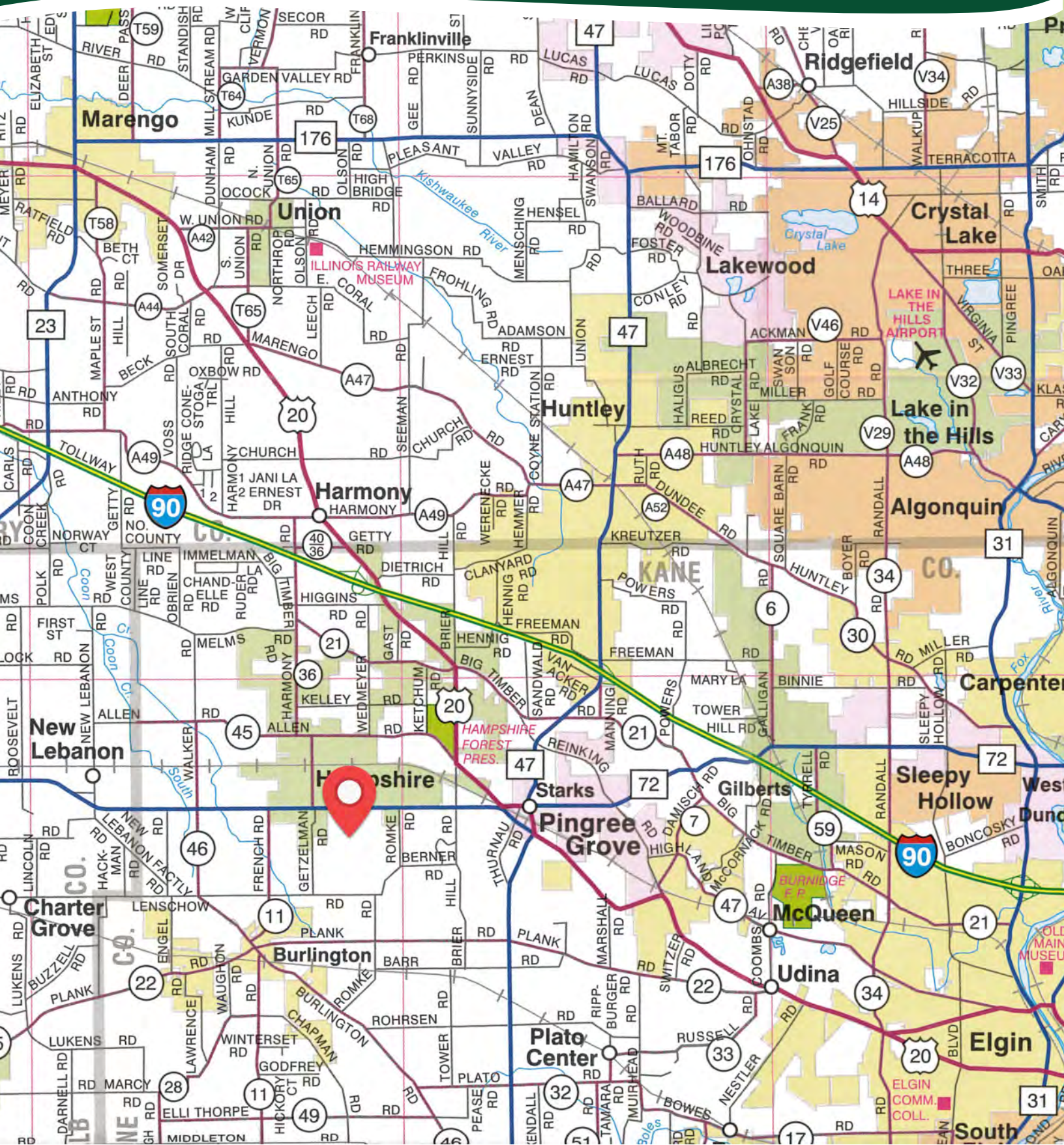
THE BENCHLEY FARM

AERIAL MAP



THE BENCHLEY FARM

HIGHWAY MAP



THE BENCHLEY FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 32 miles northwest of Chicago O'Hare International Airport and is contiguous to the village of Hampshire. Nearby cities include: Burlington (1 mile south), Huntley (4 1/4 miles northeast), and Elgin (5 miles east).
FRONTAGE	There is approximately 1/8 mile of road frontage on Illinois Route 72.
MAJOR HIGHWAYS	Illinois Route 72 is the north property border, U.S. Route 20 is 2 miles northeast, Illinois Route 47 is 3 miles east, and Interstate 90 is 4 miles north of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Benchley Farm is located in Part of the Southeast Quarter of Section 27, Township 42 North – Range 6 East (Hampshire Township), Kane County, Illinois.
TOTAL ACRES	There are a total of approximately 72.57 acres, according to the Kane County Assessor.
TILLABLE ACRES	There are approximately 54.35 tillable acres, estimated.
SOIL TYPES	Major soil types on this farm include Elpaso silty clay loam, Kidami silt loam, and Kidami
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 \$13,900 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 Benchley Farm.

THE BENCHLEY FARM

PROPERTY DETAILS

TAXES	The 2022 real estate taxes totaled \$2,218.88. The tax parcel number is 01-27-400-005.
ZONING	The property is zoned F - Farming District.
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 BENCHLEY FARM

PROPERTY PHOTOS



THE BENCHLEY FARM

PROPERTY PHOTOS



THE BENCHLEY FARM

SOILS INFORMATION

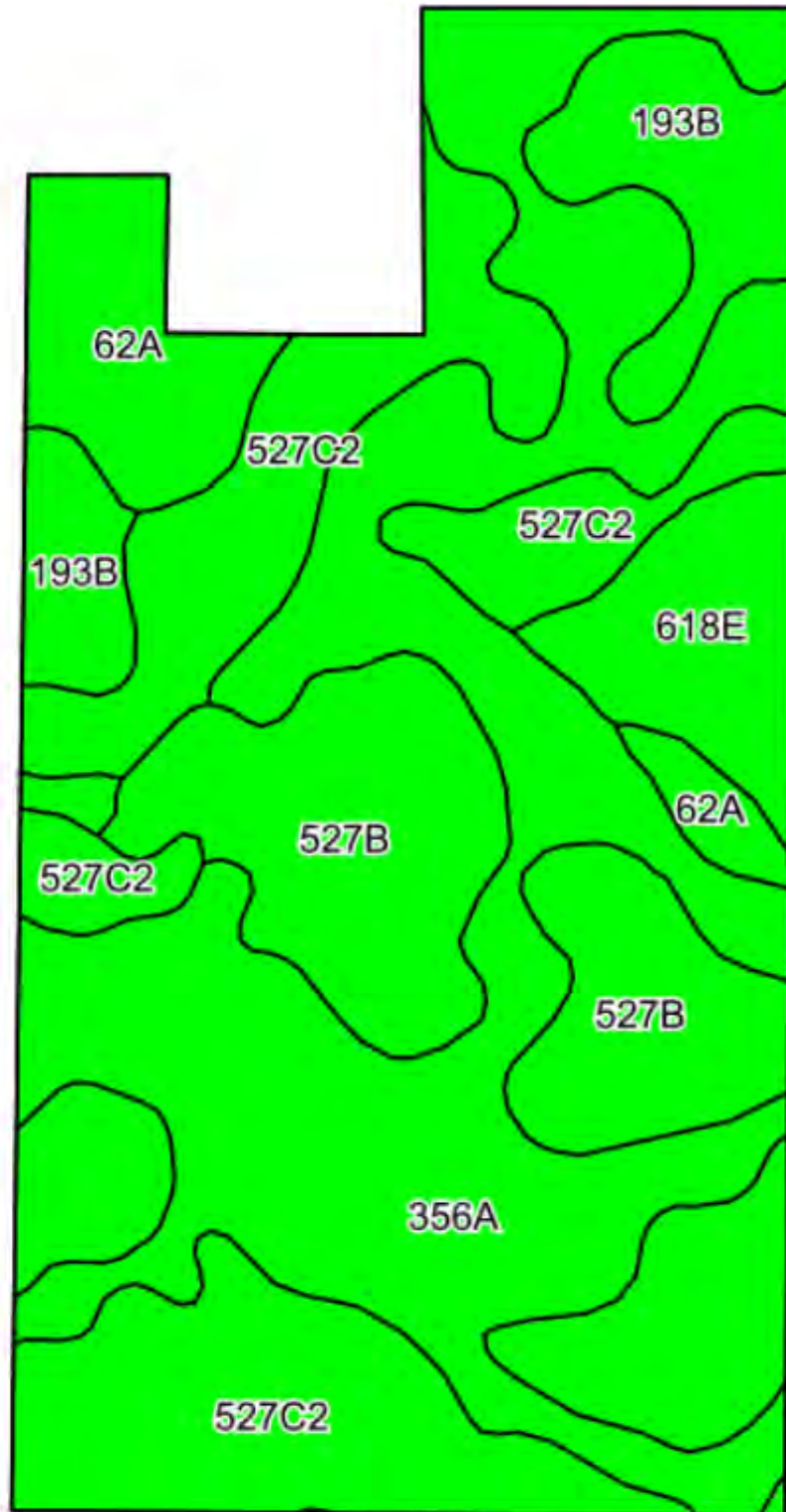
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
356A	Elpaso silty clay loam	20.60	144
527B	Kidami silt loam	10.09	114
527C2	Kidami loam	9.02	109
193B	Mayville silt loam	5.34	109
618E	Senachwine silt loam	4.72	93
62A	Herbert silt loam	4.58	131
WEIGHTED AVERAGE:			123.7

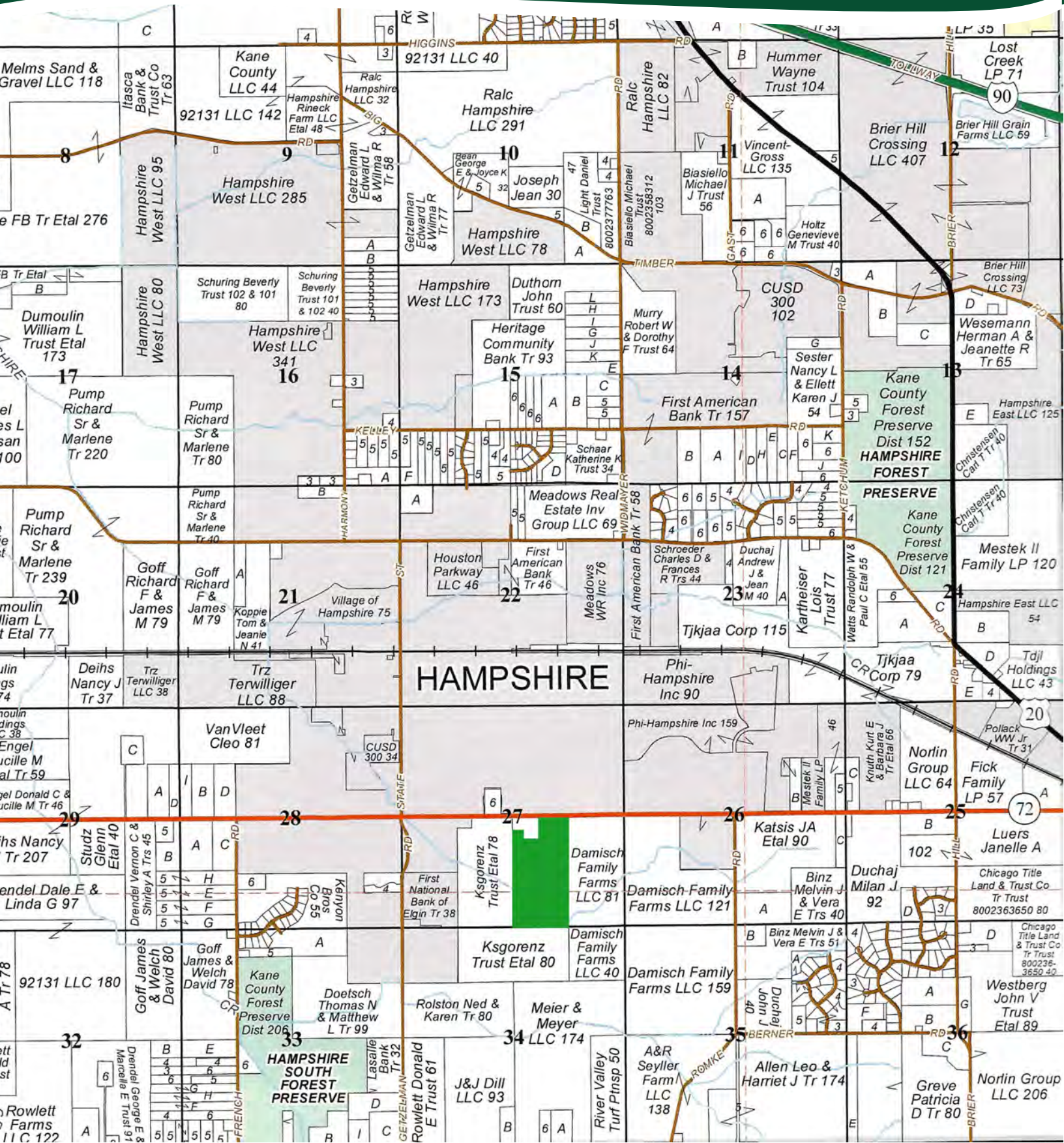
**Figures taken from the University of Illinois Bulletin 811, Optimum Crop Productivity Ratings for Illinois Soils.*

THE BENCHLEY FARM

SOILS MAP



PLAT MAP



THE BENCHLEY FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP (PRIOR TO RECONSTITUTION)
2. FSA-156EZ (PRIOR TO RECONSTITUTION)
3. TOPOGRAPHY MAP
4. WETLANDS & FLOODPLAIN MAP

For more information, please visit MGW.us.com

or contact:

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



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REAL ESTATE SERVICES

PRIOR TO RECONSTITUTION



United States
Department of
Agriculture

Kane County, Illinois



Common Land Unit	Tract Boundary
Non-Cropland	Tract Boundary
Cropland	

Wetland Determination Identifiers

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

Tract Cropland Total: 59.30 acres

2023 Program Year

Map Created May 01, 2023

Farm 1096

Tract 188

IL089_T188

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).

PRIOR TO RECONSTITUTION

ILLINOIS

KANE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1096

Prepared : 5/18/23 9:31 AM CST

Crop Year : 2023

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.98	59.30	59.30	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	59.30	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	58.00	0.00	172	
Soybeans	0.80	0.00	49	
TOTAL	58.80	0.00		

NOTES

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Tract Number : 188

Description : G3 SEC 27 HAMPSHIRE TWP
FSA Physical Location : ILLINOIS/KANE
ANSI Physical Location : ILLINOIS/KANE
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	EWP	WRP	GRP	Sugarcane
79.98	59.30	59.30	0.00	0.00	0.00	0.00	0.0

PRIOR TO RECONSTITUTION

ILLINOIS
KANE
Form: FSA-156EZ



United States Department of Agriculture
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Tract 188 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	59.30	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	58.00	0.00	172
Soybeans	0.80	0.00	49
TOTAL	58.80	0.00	

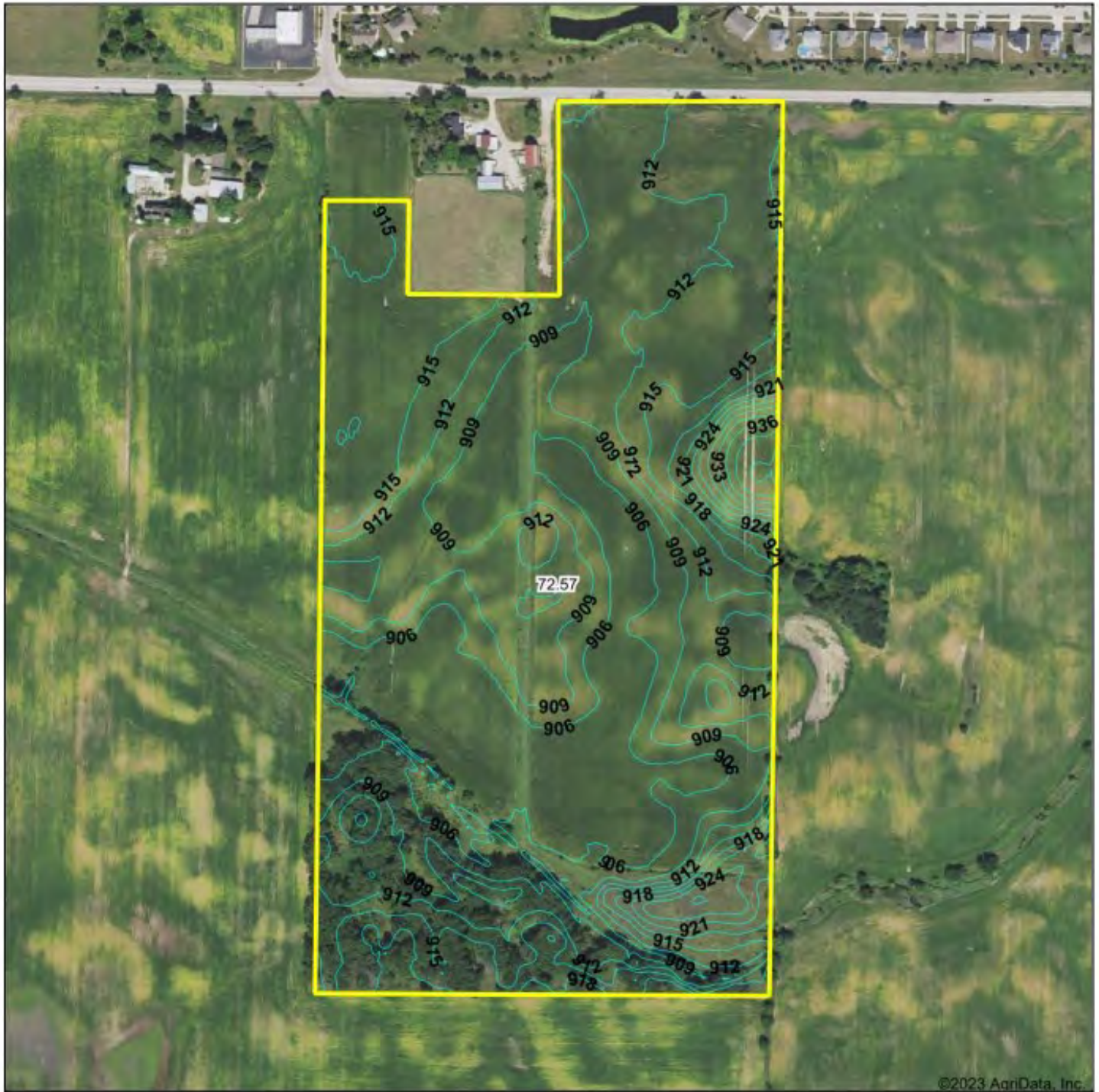
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TOPOGRAPHY MAP



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Maps Provided By



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 901.5

Max: 942.5

Range: 41.0

Average: 911.3

Standard Deviation: 5.61 ft

0ft 454ft 909ft



5/26/2023

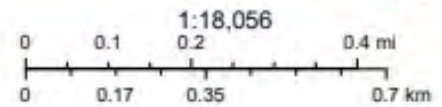
27-42N-6E
Kane County
Illinois

Map Center: 42.085396, -88.518553

WETLANDS & FLOODPLAIN MAP



May 26, 2023



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Resource Management Mapping Service (<https://www.rmmis.klniols.edu/>)



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