

# THE PAW PAW FARM

368<sup>±</sup> ACRES, LEE COUNTY, ILLINOIS



[CLICK HERE TO SUBSCRIBE TO OUR \*FARMLAND SEASONS\* NEWSLETTER](#)



MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES

MGW.us.com  
info@mgw.us.com  
(815) 756-3606

Real Estate • Farm Management • Appraisals • Consulting



# THE PAW PAW FARM

## AERIAL MAP





# HIGHWAY MAP



# THE PAW PAW FARM

## PROPERTY DETAILS

|                   |   |
|-------------------|---|
| LOCATION          | The subject farm is located approximately 61 miles southwest of Chicago O'Hare International Airport. Nearby cities include: Paw Paw (2 1/4 miles east), Mendota (7 miles south), and Rochelle (13 5/8 miles north).  |
| FRONTAGE          | There is approximately 7/16 mile of road frontage on Interstate 39/U.S. Route 51, 1 /2 mile on Hedge Road, and 1 mile on Roxbury Road.  |
| MAJOR HIGHWAYS    | Interstate 39/U.S. Route 51 is the northwest border of the property, Illinois Route 251 is 2 3/8 miles west, U.S. 30 is 4 3/4 miles north, and U.S. 34 is 7 1/8 miles south of the property.  |
| LEGAL DESCRIPTION | A brief legal description indicates the Paw Paw Farm is located in Part of the South Half of Section 7, Part of the Northwest Quarter of Section 17, and Part of the North Half of Section 18, Township 37 North – Range 2 East (Wyoming Township), Lee County, Illinois. |
| TOTAL ACRES       | There are a total of 368.24 acres, more or less, according to the Lee County Assessor.  |
| TILLABLE ACRES    | There are approximately 350.27 tillable acres according to the Lee County FSA.  |
| SOIL TYPES        | Major soil types found on this farm include: Muscatune silt loam, Catlin silt loam, and Blackberry silt 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 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 \$17,200 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 Paw Paw Farm.  |



# THE PAW PAW FARM

## PROPERTY DETAILS

|                 |   |
|-----------------|---|
| <b>TAXES</b>    | The 2022 real estate taxes totaled \$19,626.68. The tax parcel numbers are: #22-18-07-400-003, #22-18-07-400-004, #22-18-07-400-006, #22-18-17-100-003, #22-18-17-100-004, #22-18-18-200-001 & #22-18-18-200-002. |
| <b>ZONING</b>   | The property is zoned Ag-1 Rural/Agricultural District.   |
| <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 PAW PAW FARM

## PROPERTY PHOTOS





# THE PAW PAW FARM

## PROPERTY PHOTOS





# THE PAW PAW FARM

## SOILS INFORMATION

### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

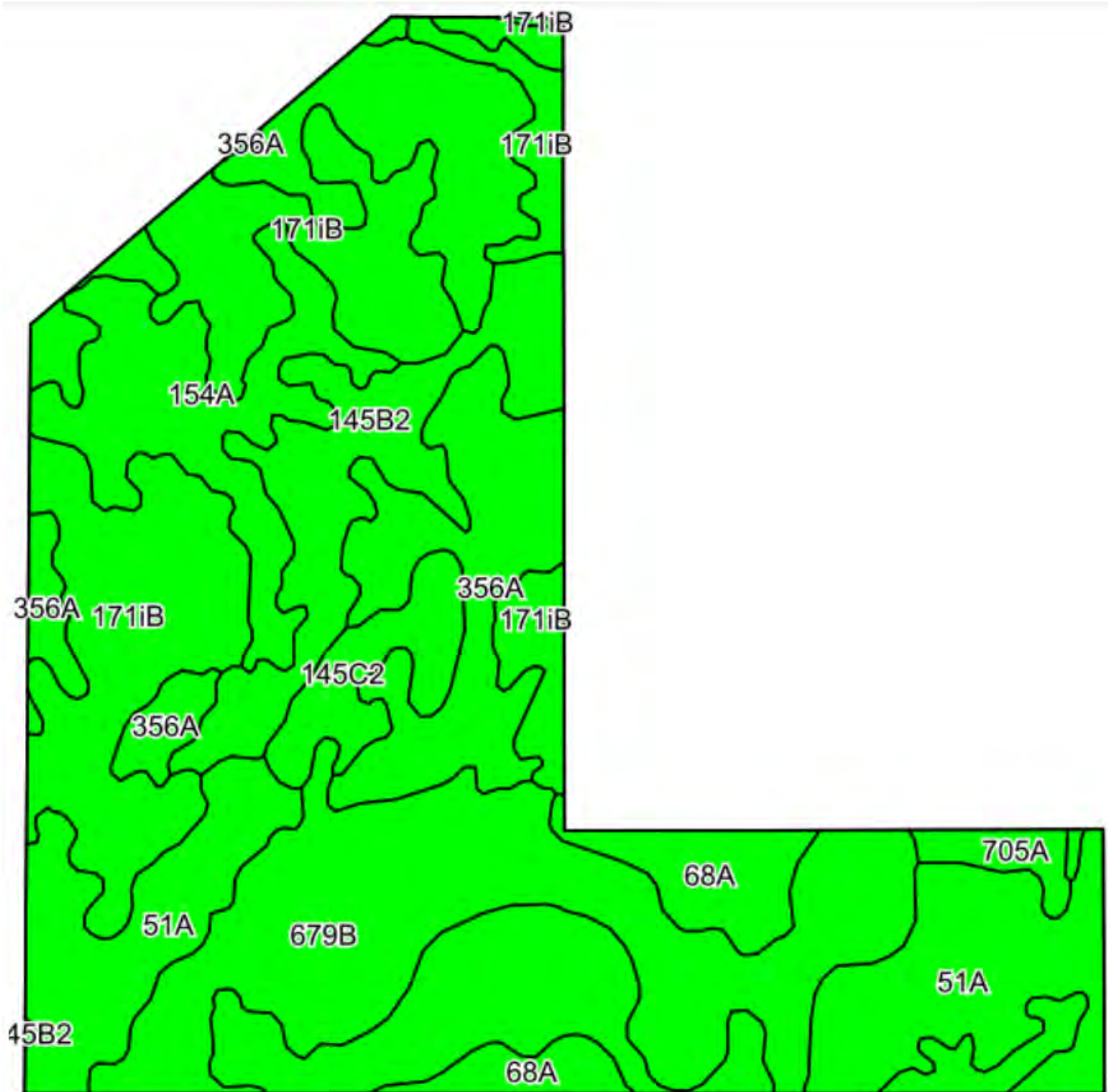
| SOIL #            | SOIL NAME              | APPROX. ACRES | PRODUCTIVITY INDEX (PI)* |
|-------------------|------------------------|---------------|--------------------------|
| 51A               | Muscatune silt loam    | 74.79         | 147                      |
| 171iB             | Catlin silt loam       | 66.44         | 137                      |
| 679B              | Blackberry silt loam   | 60.74         | 141                      |
| 154A              | Flanagan silt loam     | 46.00         | 144                      |
| 356A              | Elpaso silty clay loam | 41.48         | 144                      |
| 145B2             | Saybrook silt loam     | 27.46         | 125                      |
| 68A               | Sable silty clay loam  | 19.18         | 143                      |
| 145C2             | Saybrook silt loam     | 10.56         | 123                      |
| 705A              | Buckhart silt loam     | 3.62          | 142                      |
| WEIGHTED AVERAGE: |                        |               | 140.6                    |

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



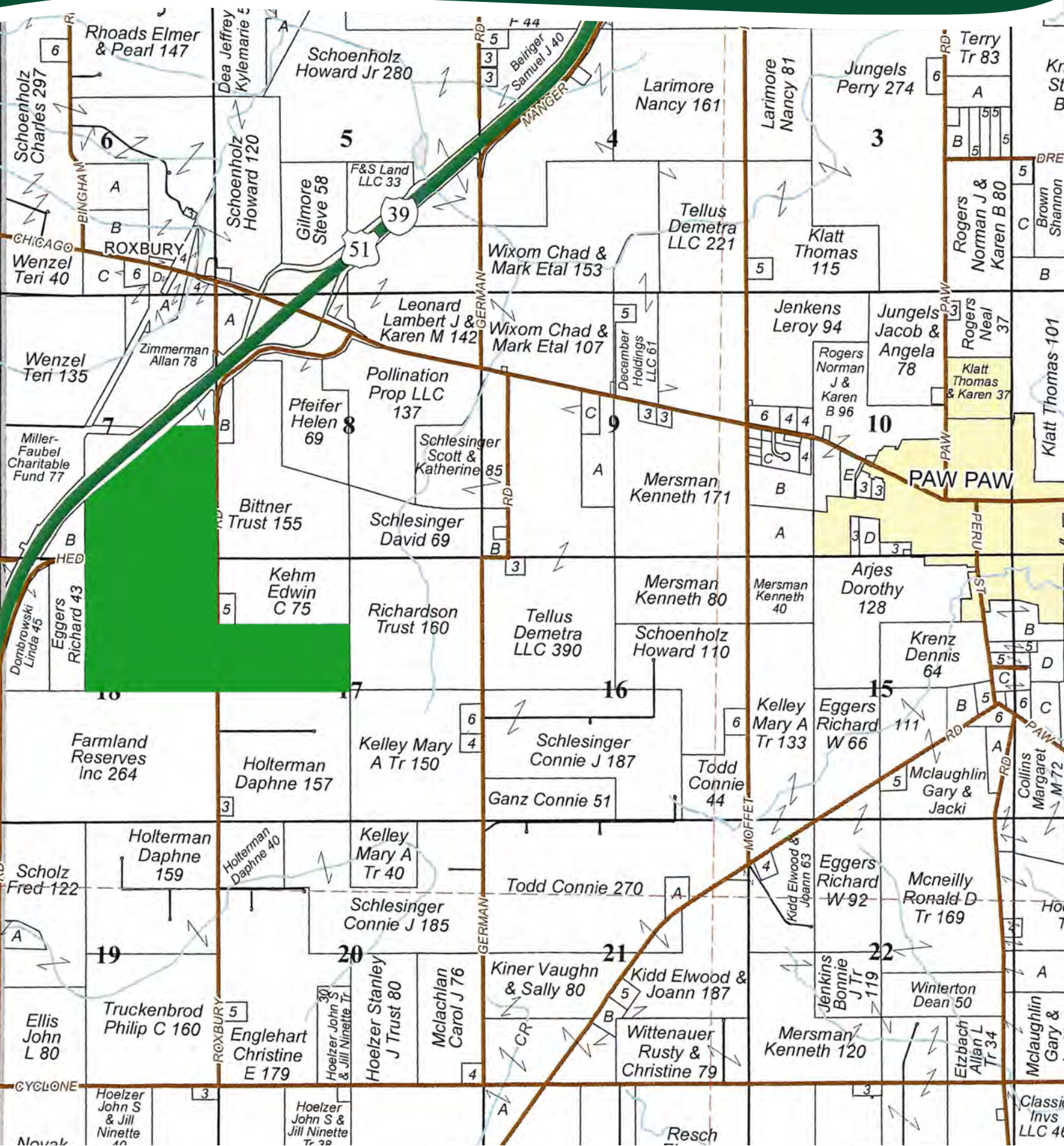
# THE PAW PAW FARM

## SOILS MAP





# PLAT MAP





# THE PAW PAW 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)



MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES





United States  
Department of  
Agriculture

## Lee County, Illinois



**Common Land Unit** Tract Boundary

Non-Cropland

Cropland

### Wetland Determination Identifiers

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

Tract Cropland Total: 350.27 acres

2023 Program Year  
Map Created December 07, 2022

**Farm 6982**  
**Tract 2614**

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

LEE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture  
 Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 6982

Prepared : 6/28/23 1:22 PM CST

Crop Year : 2023

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

## Farm Land Data

| Farmland           | Cropland           | DCP Cropland           | WBP  | EWP            | WRP  | GRP  | Sugarcane | Farm Status          | Number Of Tracts |
|--------------------|--------------------|------------------------|------|----------------|------|------|-----------|----------------------|------------------|
| 359.68             | 350.27             | 350.27                 | 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               | 350.27                 |      | 0.00           |      | 0.00 | 0.00      | 0.00                 | 0.00             |

## Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|------------|---------------------|
| None           | None       | CORN                |

## DCP Crop Data

| Crop Name    | Base Acres    | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|---------------|-----------------------------|-----------|-----|
| Corn         | 350.20        | 0.00                        | 169       |     |
| <b>TOTAL</b> | <b>350.20</b> | <b>0.00</b>                 |           |     |

## NOTES

|  |
|--|
|  |
|--|

Tract Number : 2614

Description : H 19 SEC 7/17/18 WYOMING TWP  
 FSA Physical Location : ILLINOIS/LEE  
 ANSI Physical Location : ILLINOIS/LEE  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Tract contains a wetland or farmed wetland  
 WL Violations : None  
 Owners :  
 Other Producers : None  
 Recon ID : None

## Tract Land Data

| Farm Land          | Cropland           | DCP Cropland           | WBP            | EWP  | WRP  | GRP                  | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|-----------|
| 359.68             | 350.27             | 350.27                 | 0.00           | 0.00 | 0.00 | 0.00                 | 0.0       |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP  | MPL  | DCP Ag. Rel Activity | SOD       |
| 0.00               | 0.00               | 350.27                 | 0.00           | 0.00 | 0.00 | 0.00                 | 0.00      |

ILLINOIS  
LEE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6982  
Prepared : 6/28/23 1:22 PM CST  
Crop Year : 2023

Tract 2614 Continued ...

DGP Crop Data

| Crop Name    | Base Acres    | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|---------------|-----------------------------|-----------|
| Corn         | 350.20        | 0.00                        | 169       |
| <b>TOTAL</b> | <b>350.20</b> | <b>0.00</b>                 |           |

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.



# TOPOGRAPHY MAP



©2023 AgriData, Inc.



Maps Provided By:  
 **surety**<sup>®</sup>  
CUSTOMER-ONLINE MAPPING  
© AgriData, Inc. 2023 [www.AgriDataInc.com](http://www.AgriDataInc.com)

Source: USGS 3 meter dem  
Interval(ft): 4.0  
Min: 911.4  
Max: 958.1  
Range: 46.7  
Average: 937.9  
Standard Deviation: 10.37 ft

0ft 862ft 1724ft



7/6/2023

**17-37N-2E**  
**Lee County**  
**Illinois**

Boundary Center: 41.684816, -89.036627





MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES

Real Estate

Farm Management

Appraisals

Consulting



[CLICK HERE TO SUBSCRIBE TO OUR \*FARMLAND SEASONS\* NEWSLETTER](#)

MGW.us.com  
info@mgw.us.com  
(815) 756-3606