

THE FLEWELLYN FARM

21[±] ACRES, LEE COUNTY, ILLINOIS



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

THE FLEWELLYN FARM

AERIAL MAP



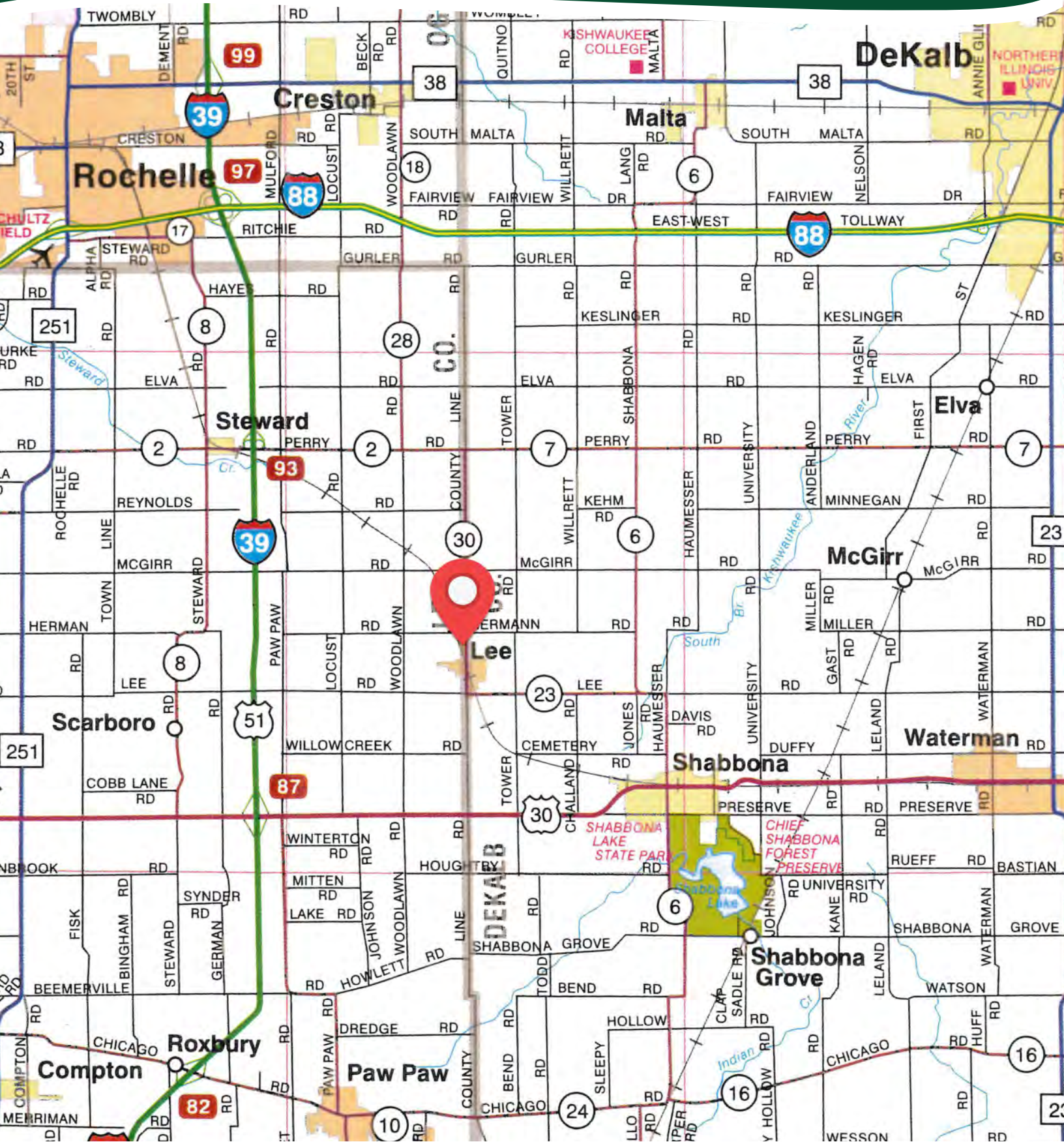
Herman Road

County Line Road

Lee

THE FLEWELLYN FARM

HIGHWAY MAP



THE FLEWELLYN FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 55 miles southwest of Chicago O'Hare International Airport and is partially within the Village of Lee. Nearby cities include: Shabbona (3 1/2 miles southeast), Rochelle (7 3/8 miles northwest), and DeKalb (10 1/2 miles northeast).
FRONTAGE	There is approximately 3/16 mile of road frontage on Herman Road and 1/4 mile on County Line Road.
MAJOR HIGHWAYS	U.S. Route 30 is 2 3/4 miles south, Interstate 39/U.S. Route 51 is 3 3/8 miles west, and Interstate 88/Illinois Route 110 is 6 1/2 miles north of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Flewellyn Farm is located in Part of the Northeast Quarter of Section 1, Township 38 North – Range 2 East (Willow Creek Township), Lee County, Illinois.
TOTAL ACRES	There are a total of 20.94 acres, more or less, according to the Lee County Assessor.
TILLABLE ACRES	There are approximately 18.7 tillable acres according to the Lee County FSA.
SOIL TYPES	Major soil types found on this farm include Elpaso silty clay loam and Wyanet silt loam.
TOPOGRAPHY	The topography of the subject farm is level to nearly level.
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 \$10,900 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 Flewellyn Farm.

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PROPERTY DETAILS

TAXES	The 2024 real estate taxes totaled \$956.94. The tax parcel numbers are: #21-12-01-200-008 & #21-12-01-200-012.
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 FLEWELLYN FARM

PROPERTY PHOTOS



THE FLEWELLYN FARM

PROPERTY PHOTOS



THE FLEWELLYN FARM

SOILS INFORMATION

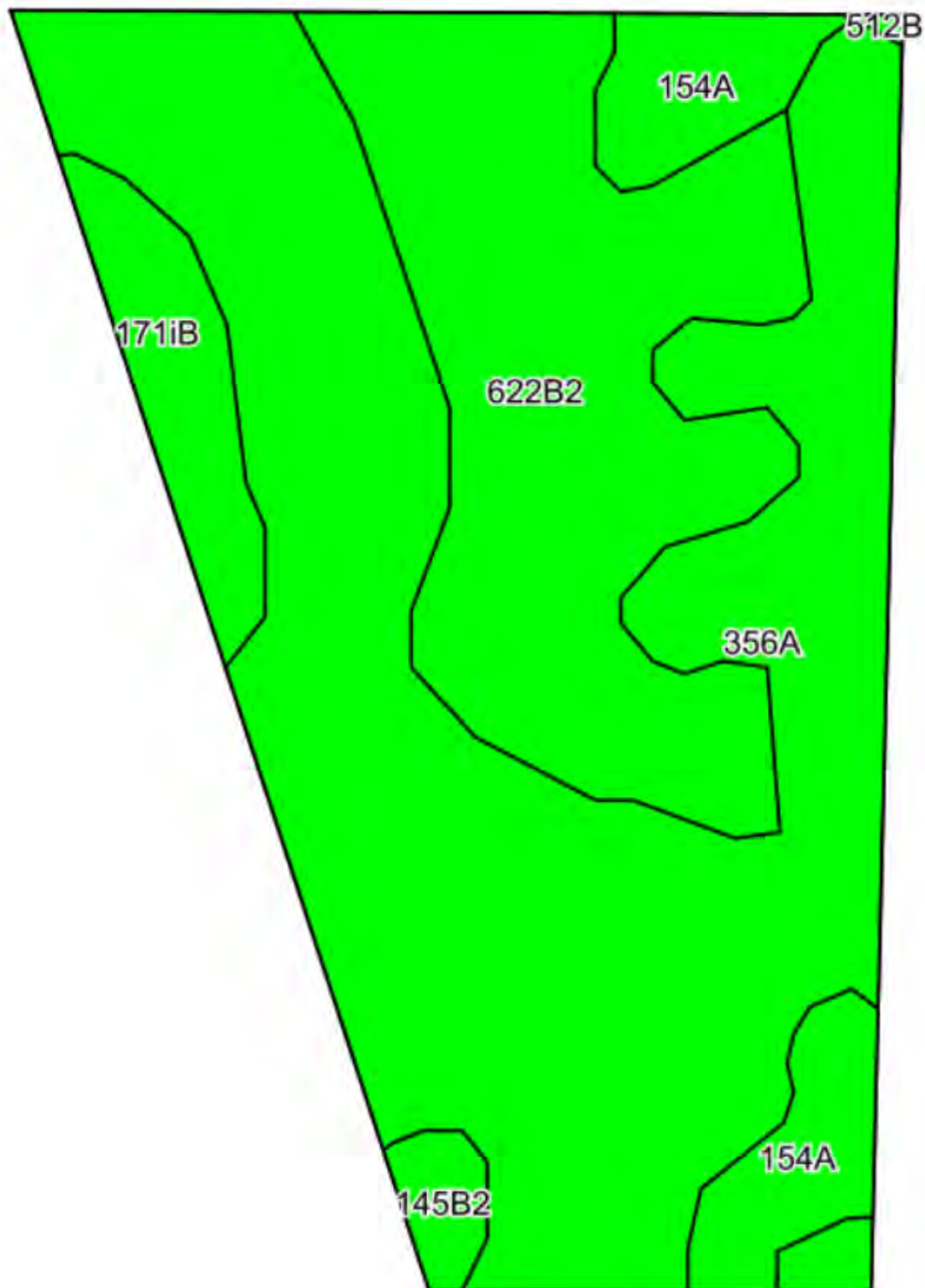
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
356A	Elpaso silty clay loam	10.23	144
622B2	Wyanet silt loam	5.78	114
154A	Flanagan silt loam	1.33	144
171iB	Catlin silt loam	1.02	137
145B2	Saybrook silt loam	0.34	124
WEIGHTED AVERAGE:			134

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

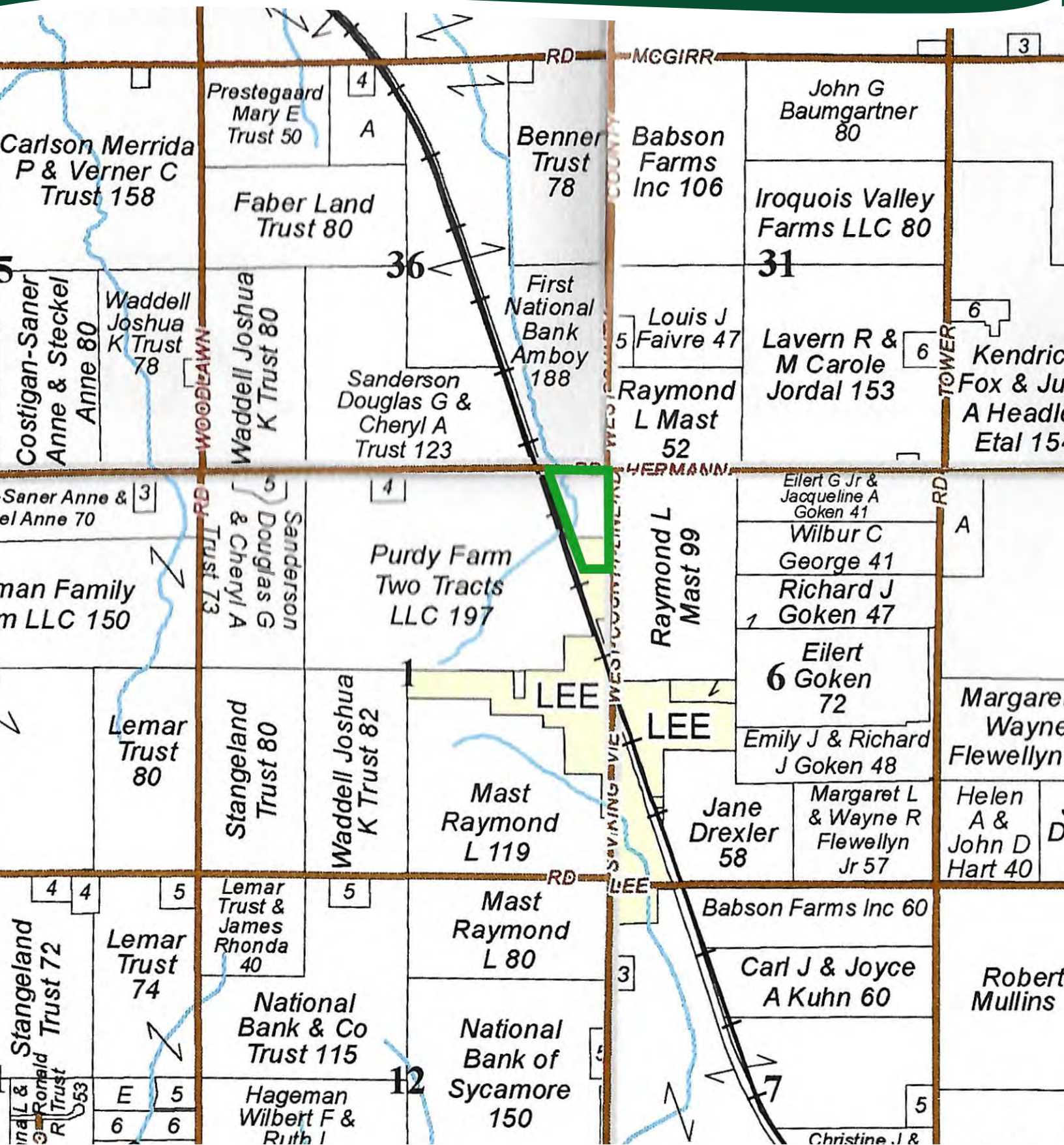
THE FLEWELLYN FARM

SOILS MAP



THE FLEWELLYN FARM

PLAT MAP



THE FLEWELLYN 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

or contact:

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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: 18.70 acres

2023 Program Year

Map Created December 07, 2022

Farm 7947
Tract 6858

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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 : 7947

Prepared : 10/27/23 2:24 PM CST

Crop Year : 2024

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-103-2011-125
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
20.08	18.70	18.70	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	18.70	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	18.70	0.00	132	
TOTAL	18.70	0.00		

NOTES

Tract Number : 6858

Description : Sec 1 Willow Creek 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 does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : 17-103-2011-124

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
20.08	18.70	18.70	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	18.70	0.00	0.00	0.00	0.00	0.00

ILLINOIS
LEE
Form: FSA-156EZ



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FARM : 7947
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Tract 6858 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	18.70	0.00	132
TOTAL	18.70	0.00	

NOTES

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TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 2.0

Min: 912.8

Max: 927.7

Range: 15.1

Average: 921.0

Standard Deviation: 3.31 ft

0ft 268ft 536ft



11/2/2023

1-38N-2E
Lee County
Illinois

Boundary Center: 41.802661, -88.943038



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