THE QUICK FARM

212 +/- Acres • Lee County, Illinois
The Quick Farm
Property Details

Location: The subject farm is located approximately 65 miles west of Chicago O'Hare International Airport. Nearby cities include: Rochelle (3 miles northeast), Oregon (11 1/2 miles northwest), and Dixon (13 3/8 miles west).

Frontage: There is approximately 3/16 mile of road frontage on Interstate 88, 3/8 mile on Meridian Road, and 5/8 mile on Quarry Road.

Major Highways: Interstate 88 is the southerly border of the property, Illinois Route 38 is 1 3/4 miles west, and Interstate 39 is 8 1/8 miles east of the property.

Legal Description: A brief legal description indicates The Quick Farm is located in Part of Section 25, Township 22 North – Range 11 East (Ashton Township), Lee County, Illinois.

Total Acres: There are a total of 211.59 acres, more or less, according to the Lee County Assessor’s Office.

Tillable Acreage: There are approximately 209.84 tillable acres according to the Lee County FSA.

Soil Types: Hoopeston sandy loam is the primary soil type on this farm.

Climate/Growing Season: Lee County has a continental climate typical of northern Illinois. The average length of the growing season is nearly 173 days. On average we expect about 2,750 growing degree days from April 23 through October 15. Annual precipitation averages about 35” with over two thirds of this coming during the growing season. Snowfall averages about 35” per year. Prevailing winds are from the west-northwest.

Topography: The topography of the subject farm is level to gently rolling.

FSA Data: Detailed FSA information is available at the end of this brochure.
**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 and Terms:**
The asking price is $7,400 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.

**School Districts:**
The Quick Farm lies within Ashton-Franklin Center Community Unit School District #275.

**Grain Markets:**
There are a number of grain markets located within 10 miles of The Quick Farm.

**Taxes:**
The 2018 real estate taxes totaled $3,201.92. The tax parcel numbers are #03-04-25-100-002, #03-04-25-100-004, #03-04-25-200-009, #03-04-25-200-010, #03-04-25-200-011 & #03-04-25-300-004.

**Zoning:**
The Quick Farm is zoned Ag-1, Agricultural.

**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.
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THE QUICK FARM
MIDWEST CLIMATE MAPS

Spring Freeze
Median Date Of Last 32°F Freeze
Based on 1981-2010 Average

Fall Freeze
Median Date Of 32°F Freeze
Based on 1981-2010 Average

Average MGDD, Apr to Oct, 1981-2010
**THE QUICK FARM**

**AERIAL MAP, TOPOGRAPHY MAP, SOILS MAP & DATA**

![Aerial Map of The Quick Farm with labeled roads and fields.](image)

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**SOILS DESCRIPTIONS & PRODUCTIVITY DATA**

<table>
<thead>
<tr>
<th>Soil #</th>
<th>Soil Name</th>
<th>Approx. Acres</th>
<th>Corn Yield Index (CYI)*</th>
<th>Productivity Index (PI)*</th>
</tr>
</thead>
<tbody>
<tr>
<td>172A</td>
<td>Hoopston sandy loam</td>
<td>102.38</td>
<td>147</td>
<td>109</td>
</tr>
<tr>
<td>201A</td>
<td>Gilcrest fine sandy loam</td>
<td>39.55</td>
<td>148</td>
<td>110</td>
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<tr>
<td>125A</td>
<td>Selma loam</td>
<td>37.86</td>
<td>176</td>
<td>129</td>
</tr>
<tr>
<td>88B2</td>
<td>Sparta loamy sand</td>
<td>6.89</td>
<td>113</td>
<td>87</td>
</tr>
<tr>
<td>102A</td>
<td>La Hoze loam</td>
<td>6.68</td>
<td>162</td>
<td>121</td>
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<tr>
<td>379B2</td>
<td>Dakota sandy loam</td>
<td>6.40</td>
<td>143</td>
<td>106</td>
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<tr>
<td>355A</td>
<td>Binghamton sandy loam</td>
<td>6.24</td>
<td>142</td>
<td>105</td>
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<tr>
<td>742B2</td>
<td>Dickinson sandy loam</td>
<td>2.33</td>
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<td>103</td>
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<tr>
<td>440B</td>
<td>Jasper loam</td>
<td>1.05</td>
<td>173</td>
<td>129</td>
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<tr>
<td>802A</td>
<td>Otterbein, loamy</td>
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<td></td>
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<tr>
<td>488A</td>
<td>Hooppole loam</td>
<td>0.32</td>
<td>163</td>
<td>121</td>
</tr>
</tbody>
</table>

*Figures taken from the University of Illinois Bulletin 617, Optimum Crop Productivity Ratings for Illinois Soils.

**TOTAL ACRES:** 211.59 acres, more or less

**TILLABLE ACRES:** 209.84 acres, or 99.2% of FSA figures

Weighted Average CYI 154.4 bushels per acre, based on tillable acres

PI 112.1
**FSA Information**

CRP: None

Base Acreage: 170.85 acres corn

PLC Yield: 152 bushels corn