# The Cottage Hill Road Farm

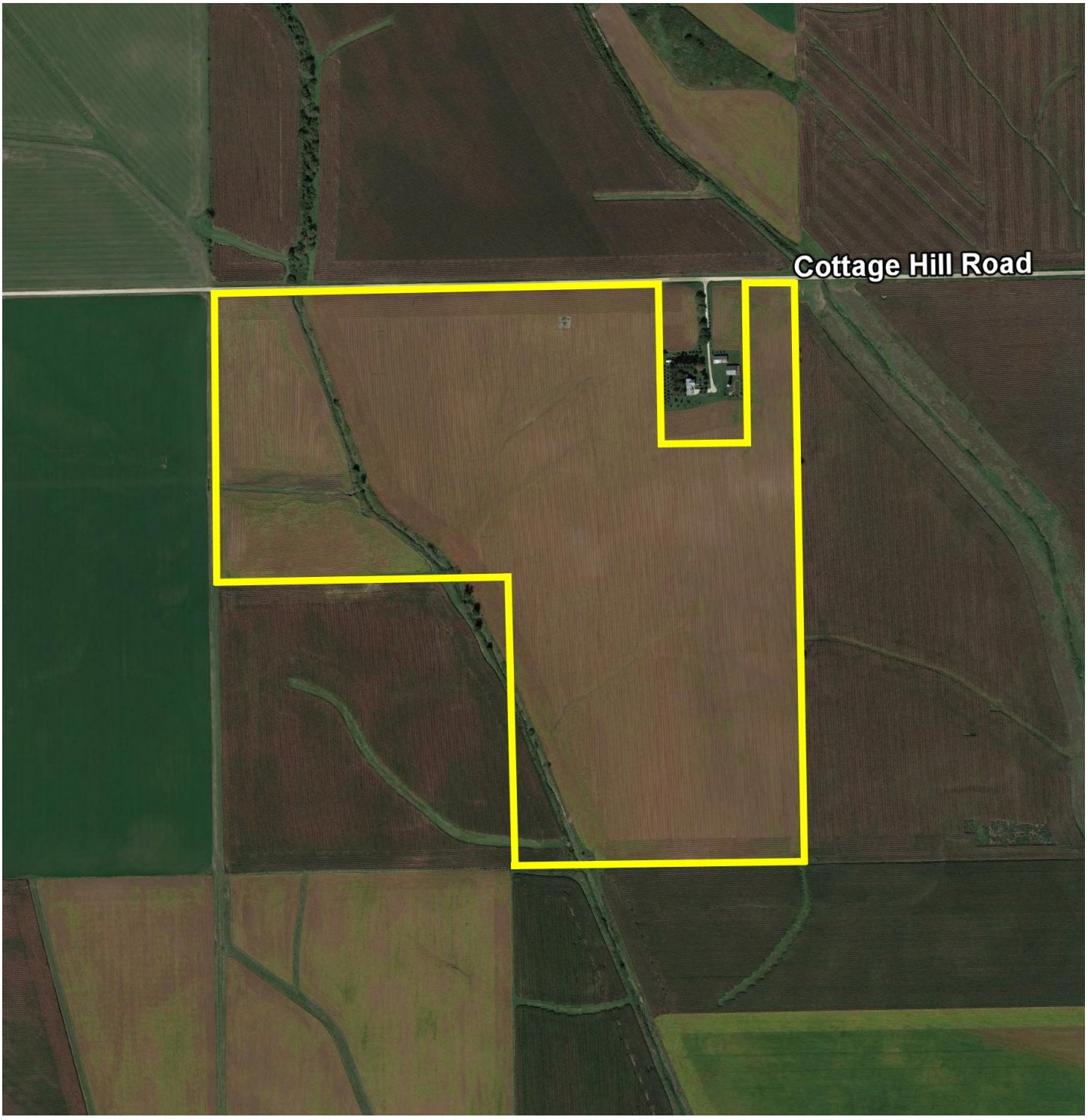
## 113± Acres, Wyoming Township, Lee County, Illinois

MGW Martin, Goodrich & Waddell, Inc.
Real Estate Services

2020 Aberdeen Court, Sycamore, IL 60178
Phone: (815) 756-3606
Email: info@mgw.us.com

# The Cottage Hill Road Farm

## Aerial Map



# The Cottage Hill Road Farm

## Property Details

| | |
|---|---|
| **LOCATION** | The subject farm is located approximately 60 miles southwest of Chicago O'Hare International Airport. Nearby towns include: Paw Paw (2 3/4 miles north), Earlville (3 7/8 miles southeast), and Mendota (5 miles southwest). |
| **FRONTAGE** | There is approximately 7/16 mile of road frontage on Cottage Hill Road. |
| **MAJOR HIGHWAYS** | Interstate 39/U.S. Route 51 is 3 3/8 miles west, U.S. Route 34 is 4 miles south, U.S. Route 30 is 8 1/4 miles north, and Illinois Route 23 is 9 3/8 miles southeast of the property. |
| **LEGAL DESCRIPTION** | A brief legal description indicates The Cottage Hill Road Farm is located in Part of the Northwest Quarter of Section 34, Township 37 North – Range 2 East (Wyoming Township), Lee County, Illinois. |
| **TOTAL ACRES** | There are a total of 113.43 acres, more or less, according to the Lee County Assessor's Office. |
| **TILLABLE ACRES** | There are approximately 107.86 tillable acres according to the Lee County FSA. |
| **SOIL TYPES** | Major soil types found on this farm include Catlin silt loam and Elpaso 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 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 $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 10 miles of The Cottage Hill Road Farm. |

# The Cottage Hill Road Farm

## Property Details

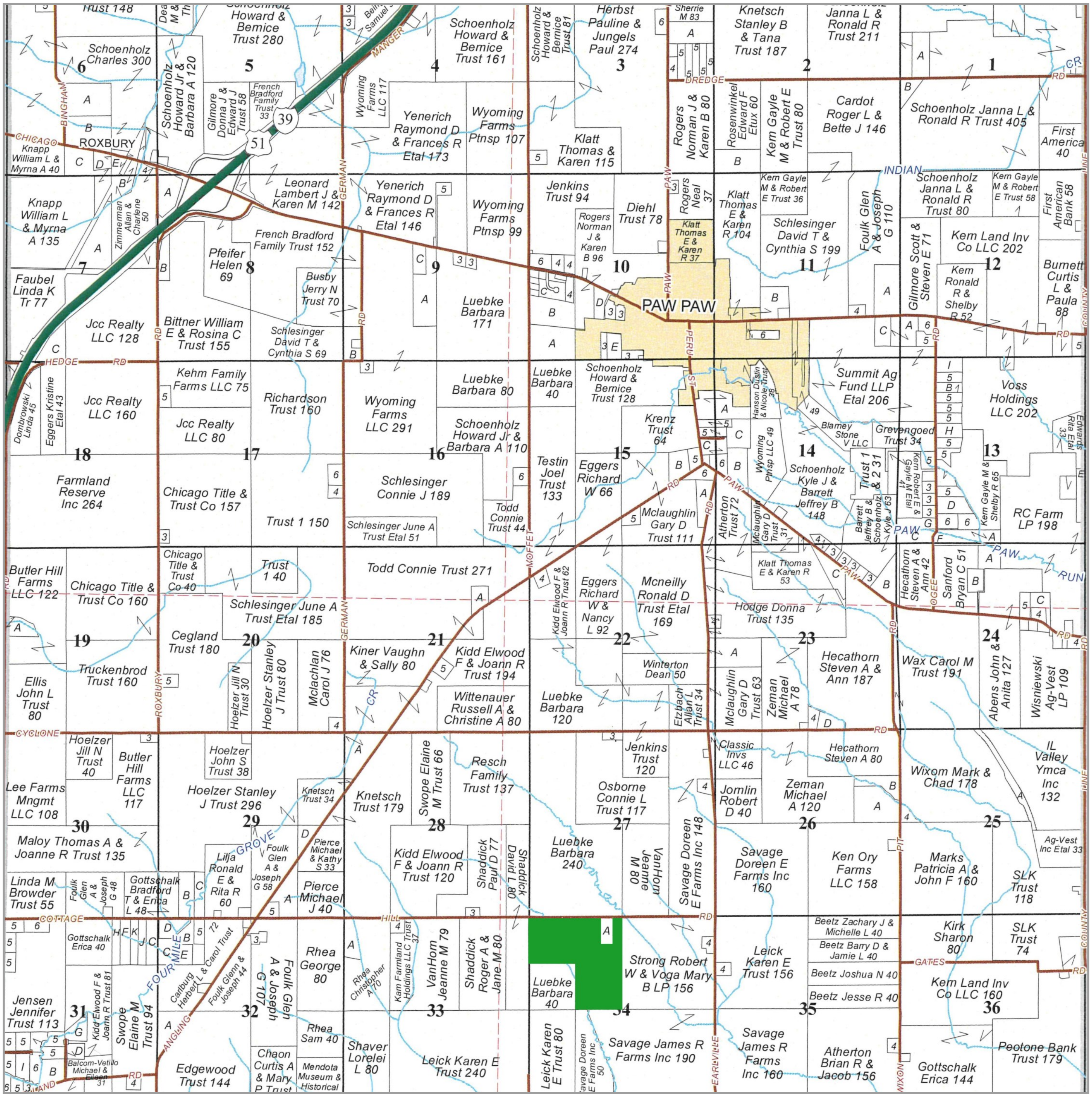
| | |
|---|---|
| **TAXES** | The 2020 real estate taxes totaled $5,327.92. The tax parcel numbers are #18-34-100-001 & #18-34-100-004. |
| **ZONING** | The property is zoned Agricultural. |
| **COMMENTS** | The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark T. Mommsen at Martin, Goodrich & Waddell, Inc. at 815-901-4269. |

# The Cottage Hill Road Farm

## Property Photos

# THE COTTAGE HILL ROAD FARM

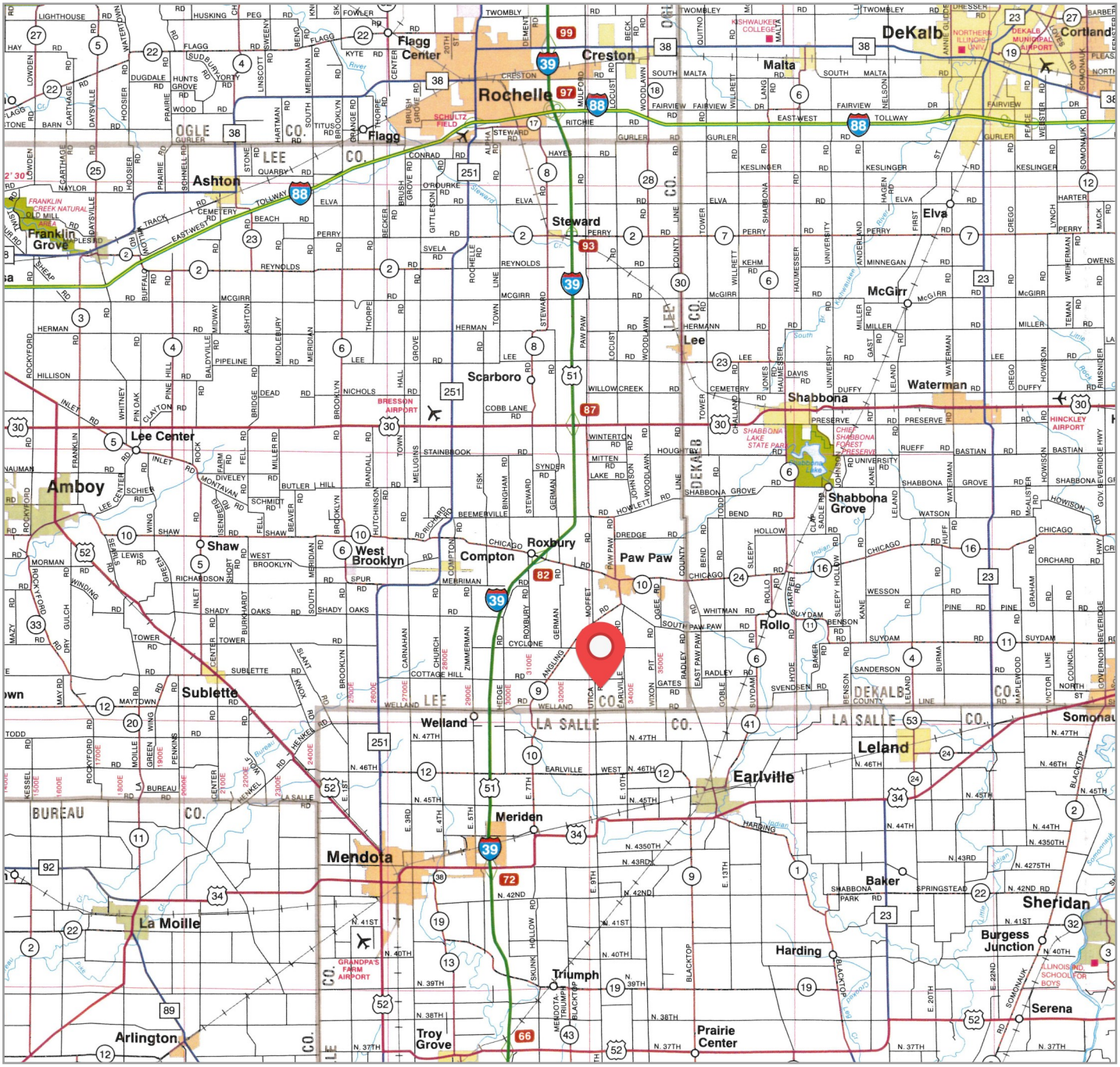
## Plat Map




The Cottage Hill Road Farm is located in Part of the Northwest Quarter of Section 34, Township 37 North – Range 2 East (Wyoming Township), Lee County, Illinois.

# The Cottage Hill Road Farm

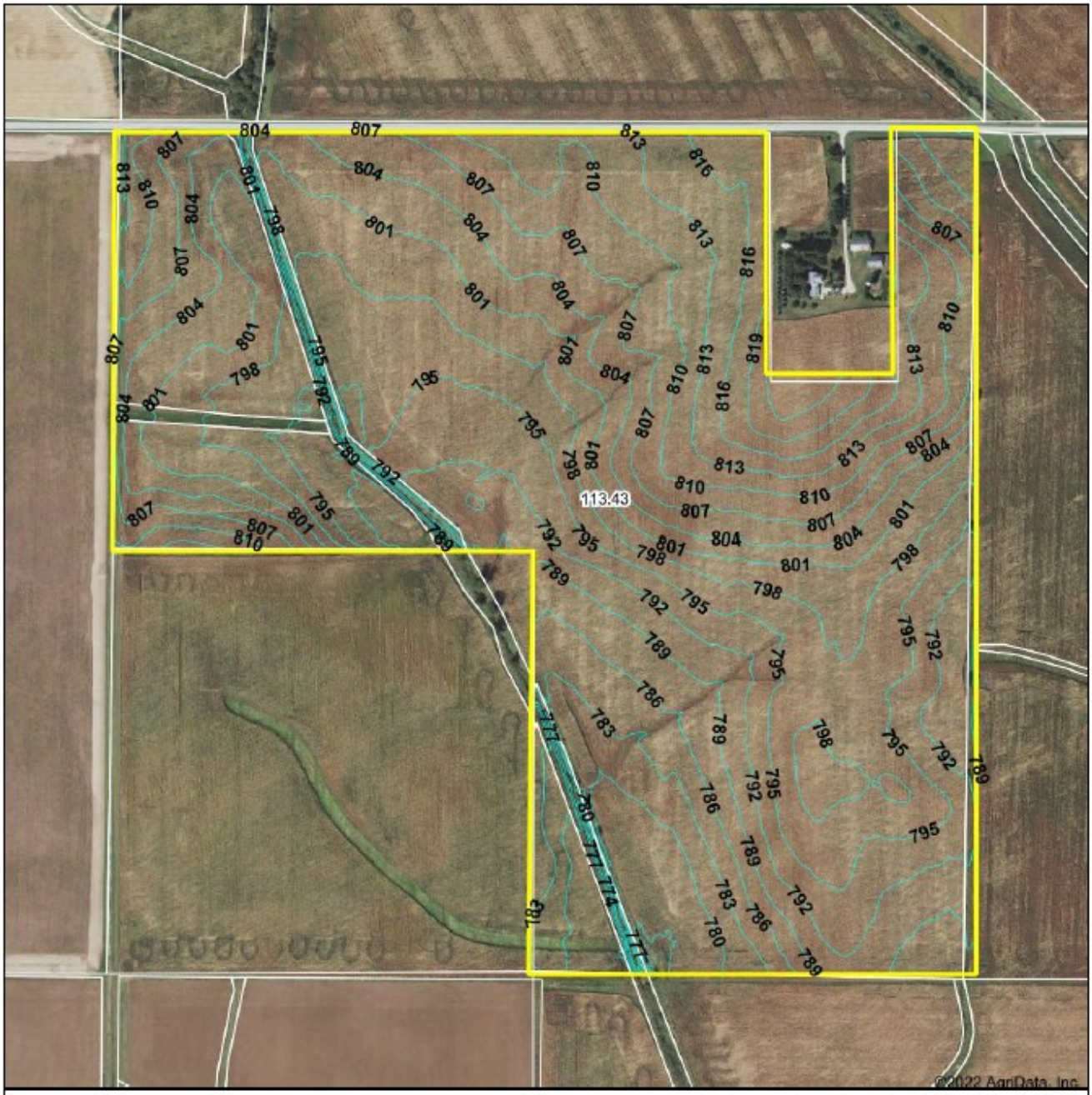
## Highway Map




The Cottage Hill Road Farm is located approximately 60 miles southwest of Chicago O'Hare International Airport. Nearby towns include: Paw Paw (2 3/4 miles north), Earlville (3 7/8 miles southeast), and Mendota (5 miles southwest).

# The Cottage Hill Road Farm

## Topography Map




MGW

Maps Provided By surety CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

**Source:** USGS 3 meter dem
**Interval(ft):** 3.0
**Min:** 764.6
**Max:** 824.9
**Range:** 60.3
**Average:** 798.9
**Standard Deviation:** 10.01 ft

0ft 479ft 957ft

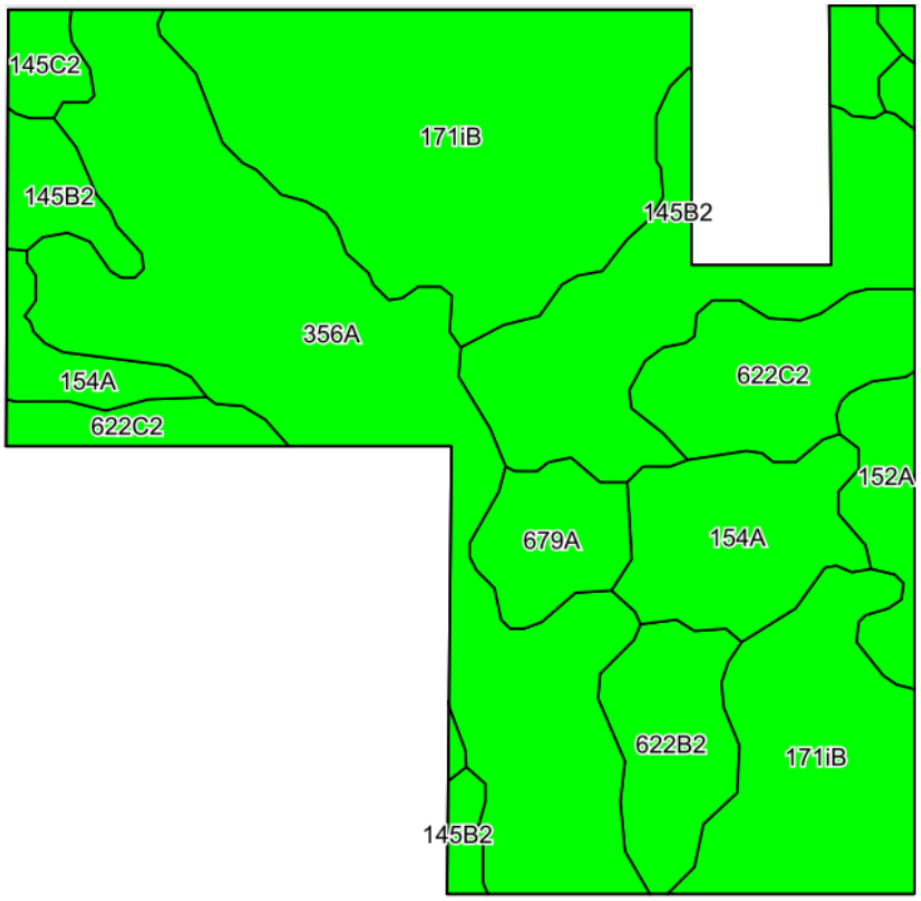
3/29/2022

34-37N-2E
Lee County
Illinois

Map Center: 41.638658, -88.991575

# The Cottage Hill Road Farm

## Soils Information




## SOILS DESCRIPTIONS & PRODUCTIVITY DATA

| Soil # | Soil Name | Approx. Acres | Corn Yield Index (CYI)* | Productivity Index (PI)* |
|---|---|---|---|---|
| 171iB | Catlin silt loam | 34.64 | 185 | 137 |
| 356A | Elpaso silty clay loam | 26.08 | 195 | 144 |
| 145B2 | Saybrook silt loam | 15.31 | 170 | 125 |
| 622C2 | Wyanet silt loam | 9.12 | 150 | 112 |
| 154A | Flanagan silt loam | 9.08 | 194 | 144 |
| 622B2 | Wyanet silt loam | 5.26 | 153 | 114 |
| 679A | Blackberry silt loam | 3.75 | 194 | 142 |
| 152A | Drummer silty clay loam | 3.14 | 195 | 144 |
| 145C2 | Saybrook silt loam | 1.48 | 166 | 123 |
| | **Weighted Average:** | | **181.9** | **134.5** |

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

# The Cottage Hill Road Farm

## Appendix

### The following pages contain these documents:

1. FSA Documents

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

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

USDA United States Department of Agriculture

# Lee County, Illinois

**Common Land Unit**
- Non-Cropland
- Cropland

**Wetland Determination Identifiers**
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Boundary
plss_a_il

0 170 340 680 Feet

2022 Program Year
Map Created December 02, 2021

**Farm 9142**
**Tract 2880**

Tract Cropland Total: 108.51 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).

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 : 9142**
Prepared : 3/30/22 9:23 AM
Crop Year : 2022

| | | |
|---|---|---|
| **Operator Name** | : | |
| **Farms Associated with Operator** | : | |
| **CRP Contract Number(s)** | : | None |
| **Recon ID** | : | 17-103-2019-119 |
| **Transferred From** | : | None |
| **ARCPLC G/I/F Eligibility** | : | Eligible |

| **Tract Number** | : | **2880** |
|---|---|---|
| **Description** | : | J 21 SEC 34 Wyoming Twp |
| **FSA Physical Location** | : | ILLINOIS/LEE |
| **ANSI Physical Location** | : | ILLINOIS/LEE |
| **BIA Unit Range Number** | : | |
| **HEL Status** | : | HEL field on tract.Conservation system being actively applied |
| **Wetland Status** | : | Tract does not contain a wetland |
| **WL Violations** | : | None |
| **Owners** | : | |
| **Other Producers** | : | None |
| **Recon ID** | : | None |

**Tract Land Data**

| Farm Land | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane |
|---|---|---|---|---|---|---|---|
| 111.17 | 108.51 | 108.51 | 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 | 108.51 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

## DCP Crop Data

**Tract 2880 Continued ...**

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|---|---|---|---|
| Corn | 55.40 | 0.00 | 136 |
| Soybeans | 51.60 | 0.00 | 44 |
| **TOTAL** | **107.00** | **0.00** | |

## NOTES

## NOTES

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