The Mosbach 36 Farm

36± Acres, LaSalle Township, LaSalle County, Illinois

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

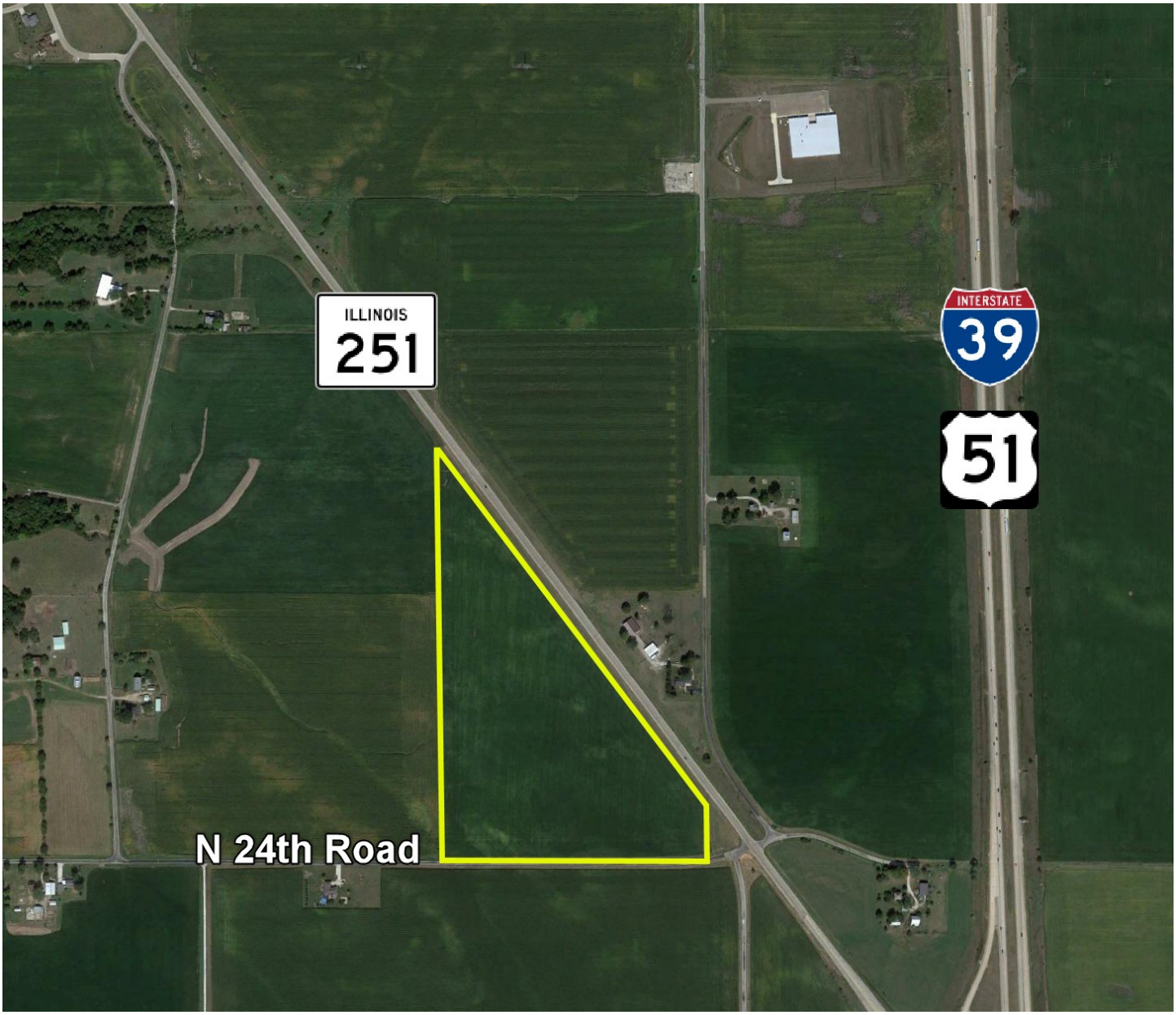
2020 Aberdeen Court, Sycamore, IL 60178
Phone: (815) 756-3606
Email: info@mgw.us.com

The Mosbach Farms

Aerial Map

The Mosbach 36 Farm

Aerial Map



The Mosbach 36 Farm

Property Details

LOCATION	The subject farm is located approximately 78 miles southwest of Chicago O'Hare International Airport and is contiguous to city of Oglesby. Nearby cities include: LaSalle (2 miles north), Ottawa (12 1/4 miles northeast) and Streator (15 1/4 miles southeast).
FRONTAGE	There is approximately 1/4 mile of road frontage on N 24th Road and 7/16 mile on Illinois Route 251.
MAJOR HIGHWAYS	Illinois Route 251 is the northeasterly border, Interstate 39/US Route 51 is 1/4 mile east, Illinois Route 71/351 is 1 mile east, and U.S. Route 6 is 3 1/4 miles north of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Mosbach 36 Farm is located in Part of the Southeast Quarter of Section 34, Township 33 North - Range 1 East (LaSalle Township),
TOTAL ACRES	There are a total of 36.06 acres, more or less, according to the LaSalle County Assessor.
TILLABLE ACRES	There are approximately 35.4 tillable acres according to the LaSalle County FSA.
SOIL TYPES	Elpaso silty clay loam is the primary soil type on this farm.
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 AND TERMS	The asking price is $16,450 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 Mosbach 36 Farm.

The Mosbach 36 Farm

Property Details

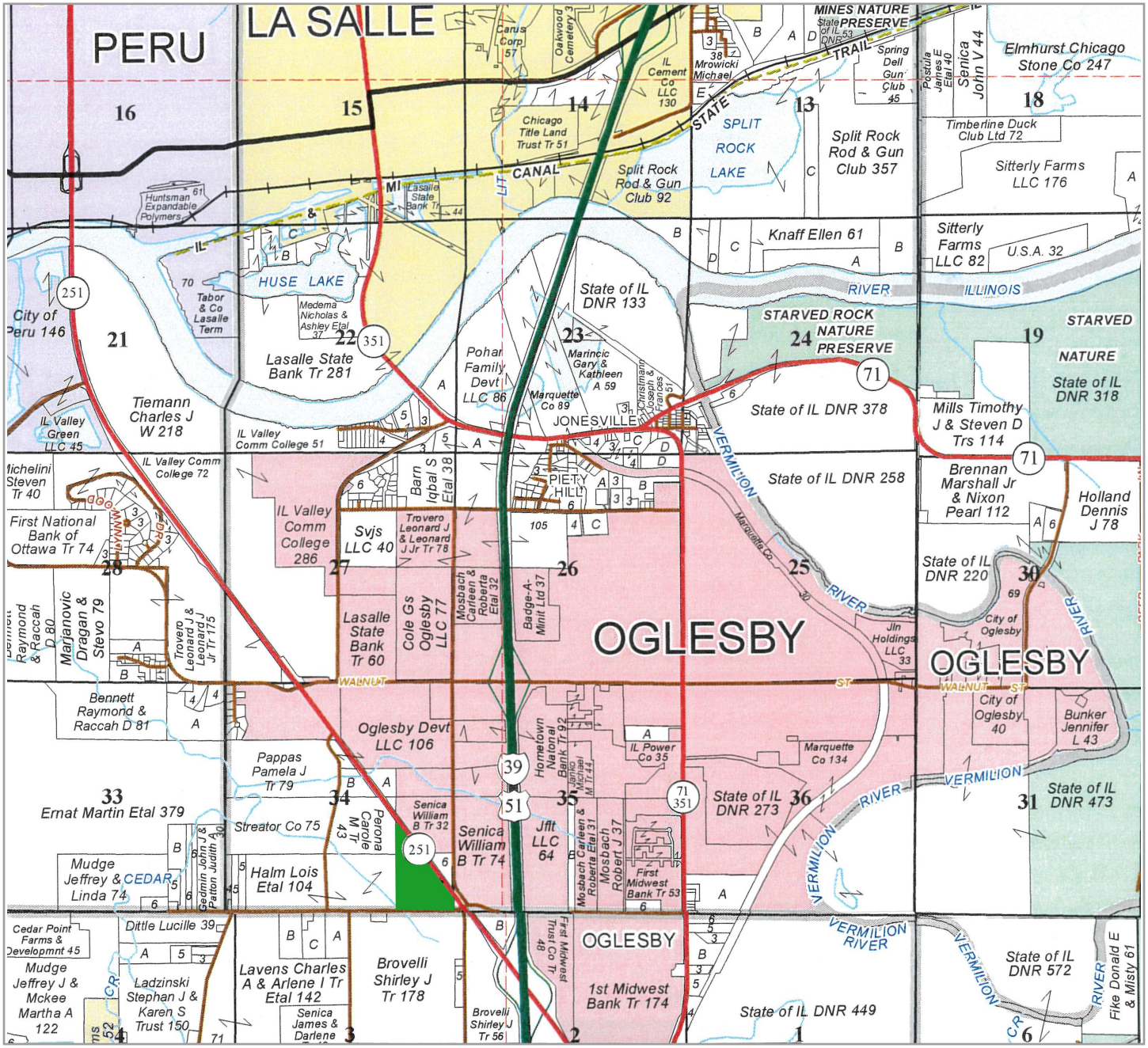
TAXES	The 2021 real estate taxes totaled $1,901.80. The tax parcel number is #18-34-406-000.
ZONING	The property is zoned A-1, Agriculture District.
COMMENTS	As of February 2023, Hickory Wind, LLC has submitted an application requesting approval for Special Use on multiple tracts of property, located south and west of the Mosbach 36 Farm, to place and operate up to 17 wind turbines. A map showing the proposed turbines is located in the Appendix. 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 Mosbach 36 Farm

Property Photos

The Mosbach 36 Farm

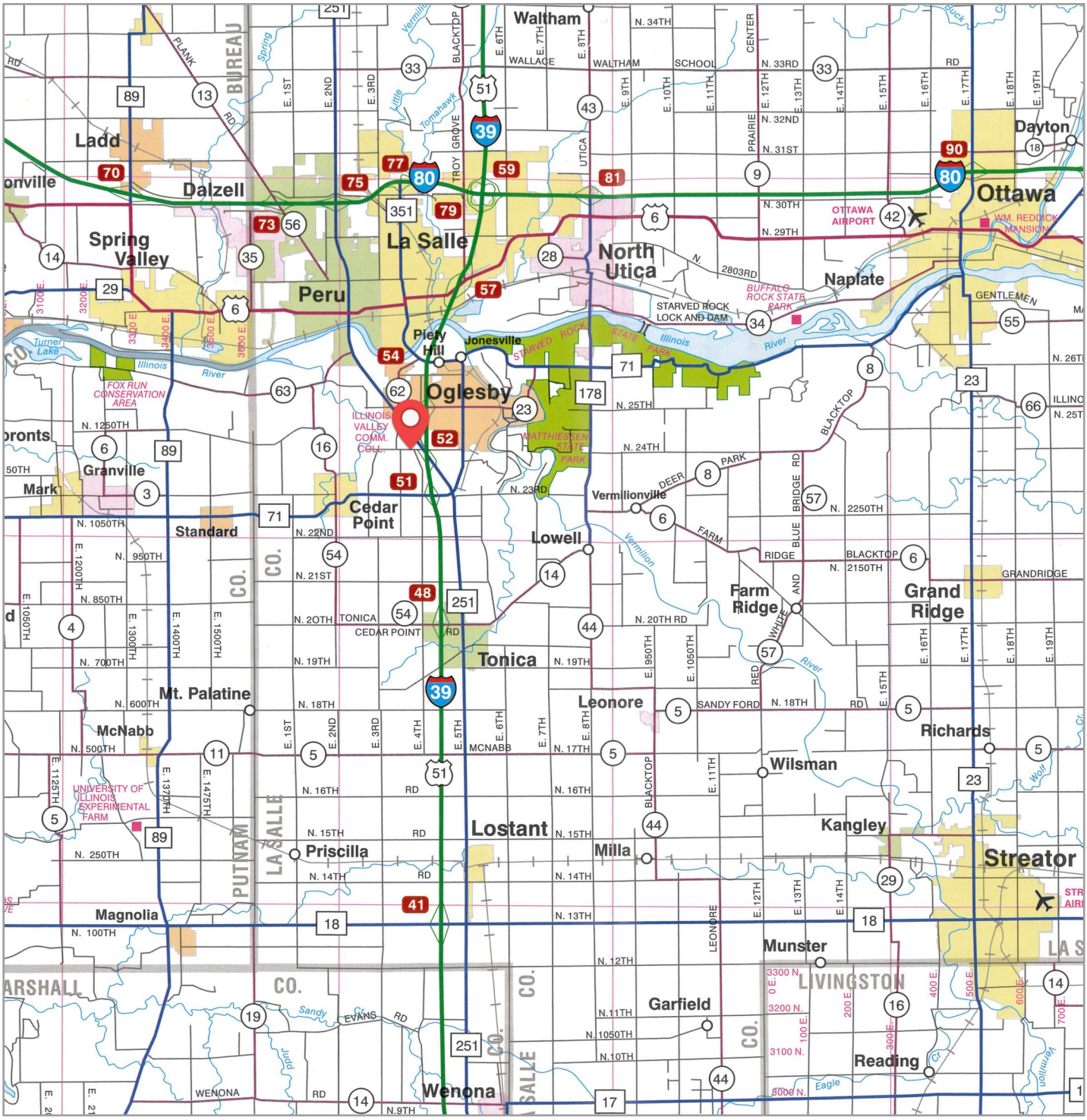
Plat Map



The Mosbach 36 Farm is located in Part of the Southeast Quarter of Section 34, Township 33 North - Range 1 East (LaSalle Township), LaSalle County, Illinois.

The Mosbach 36 Farm

Highway Map



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Topography Map

Topography Contours

MGW

Maps Provided By surety CUSTOMIZED ONLINE MAPPING

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Source:	USGS 10 meter dem
Interval(ft):	3.0
Min:	637.5
Max:	647.8
Range:	10.3
Average:	644.9
Standard Deviation:	1.71 ft

0ft 375ft 749ft

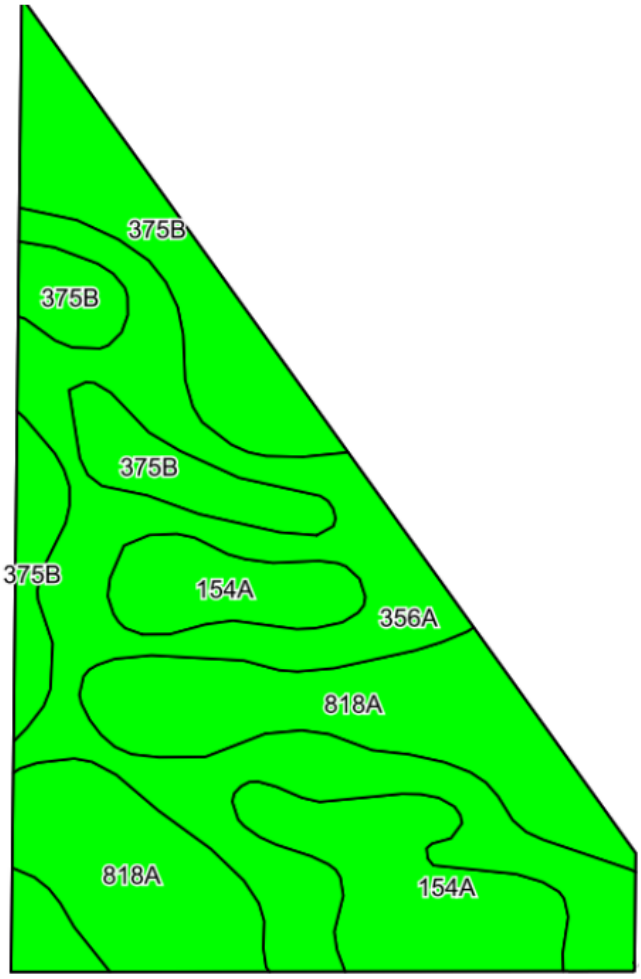
9/21/2022

34-33N-1E
LaSalle County
Illinois

Map Center: 41.283543, -89.090308

The Mosbach 36 Farm

Soils Information



SOILS DESCRIPTIONS & PRODUCTIVITY DATA

Soil #	Soil Name	Approx. Acres	Corn Yield Index (CYI)*	Productivity Index (PI)*
356A	Elpaso silty clay loam	13.02	195	144
818A	Flanagan-Catlin silt loams	8.86	191	142
375B	Rutland silty clay loam	7.94	178	132
154A	Flanagan silt loam	5.58	194	144
		Weighted Average:	**190**	**140.8**

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

The Mosbach 36 Farm

Appendix

The following pages contain these documents:

1. FSA Documents
2. Hickory Wind, LLC Map

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

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

USDA **LaSalle County, Illinois**

Common Land Unit

Cropland Non-cropland CRP

Farm **10258**
Tract **43815**

Wetland Determination Identifiers

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

2022 Crop Year

N
W E
S

Tract 1 of 3

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).

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name

Farm Identifier
Not Applicable

Farms Associated with Operator:

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Tract Number: 43815 **Description** C12-E1/2 SE1/4 Sec 34 T33N R1E

FSA Physical Location : LaSalle, IL **ANSI Physical Location:** LaSalle, IL

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

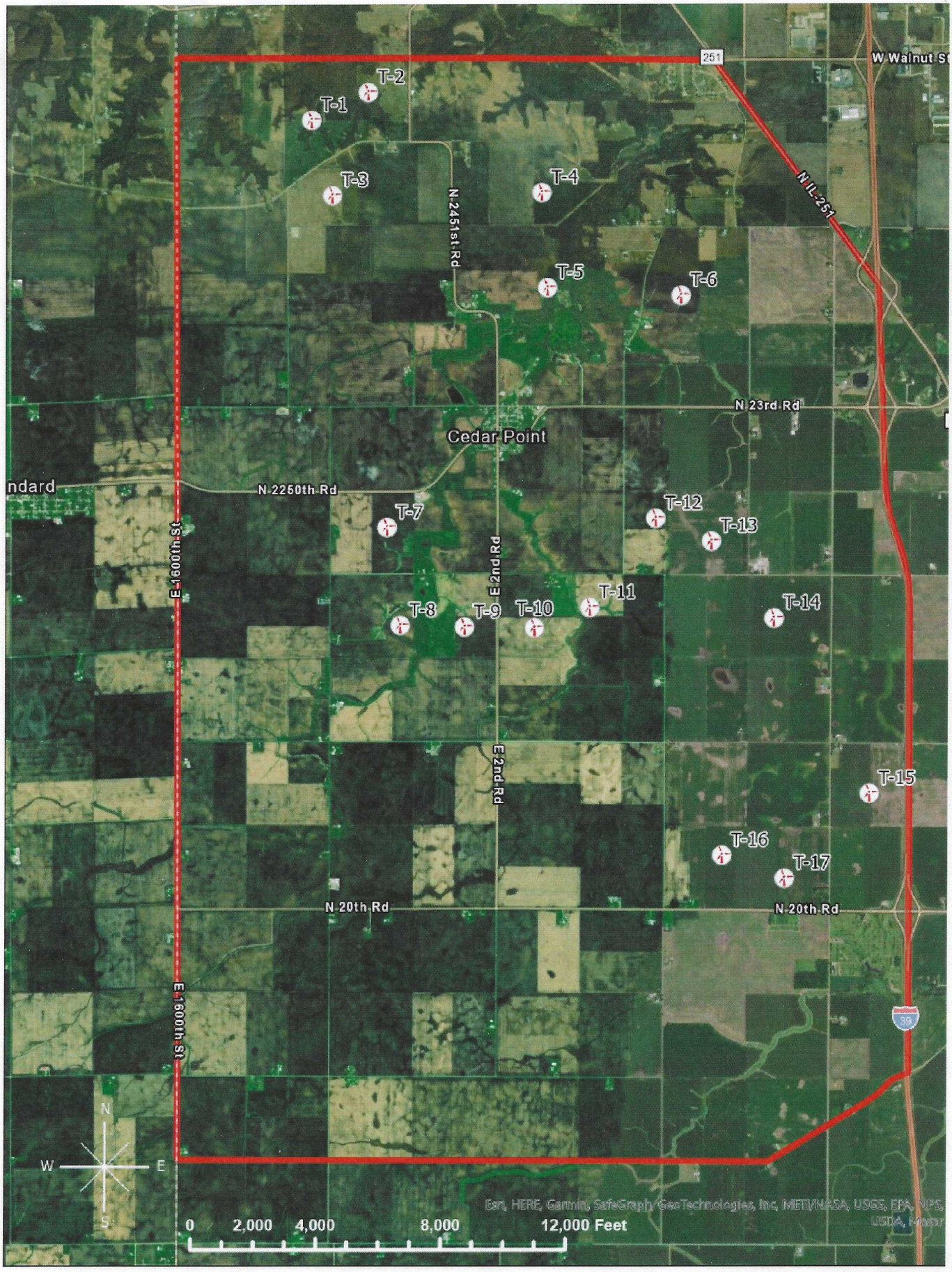
Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
35.4	35.4	35.4	0.0	0.0	0.0	0.0	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP
0.0	0.0	35.4	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	26.3	158	0.00
SOYBEANS	9.1	55	0.00
Total Base Acres:	35.4		

Owners:

LASALLE COUNTY NOTICE OF PUBLIC HEARING