The Strenge Farm

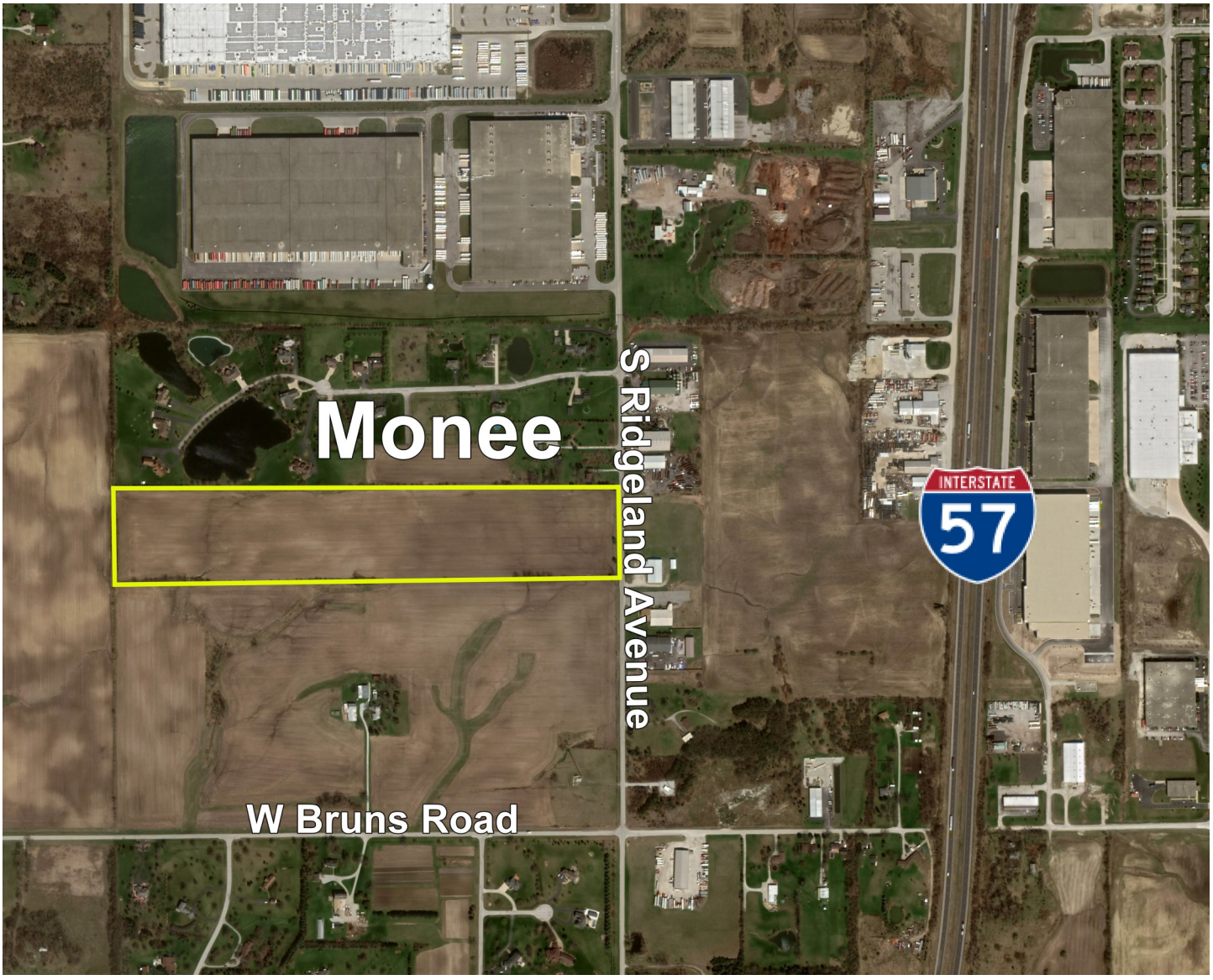
30± Acres, Monee Township, Will County, Illinois

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

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

The Strenge Farm

Aerial Map



The Strenge Farm

Property Details

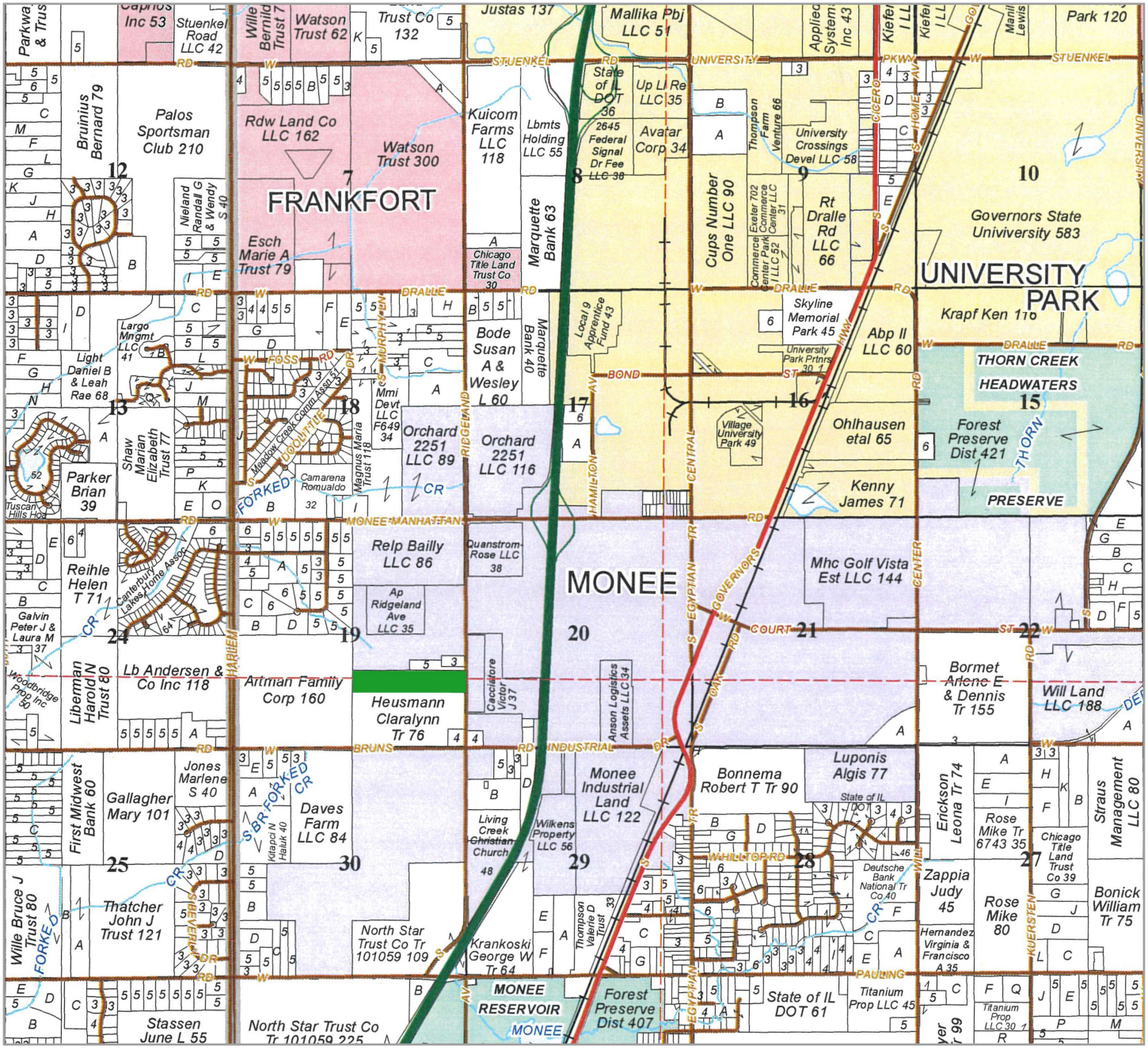
LOCATION	The subject farm is located approximately 39 miles south of Chicago O'Hare International Airport and is contiguous to the Village of Monee. Nearby cities include: University Park (7/8 mile northeast), Frankfort (1 5/8 miles north), and Peotone (5 1/4 miles south).
FRONTAGE	There is approximately 3/32 mile of road frontage on S Ridgeland Avenue.
MAJOR HIGHWAYS	Interstate 57 is 5/16 mile east, Illinois Route 50 is 1 mile east, U.S. 45 is 5 1/2 miles west, and U.S. 30 is 6 1/8 miles north of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Strenge Farm is located in Part of the Southeast Quarter of Section 19, Township 34 North – Range 13 East (Monee Township), Will County, Illinois.
TOTAL ACRES	There are a total of 30 acres, more or less, according to the Will County Assessor's Office.
TILLABLE ACRES	There are approximately 30.70 tillable acres according to the Will County FSA.
SOIL TYPES	Major soil types found on this farm include Frankfort silt loam and Frankfort 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 $10,900 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 20 miles of The Strenge Farm.
TAXES	The 2021 real estate taxes totaled $755.64 . The tax parcel number is #21-14-19-400-002-0000.
ZONING	The property is zoned A-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.

The Strenge Farm

Property Photos

The Strenge Farm

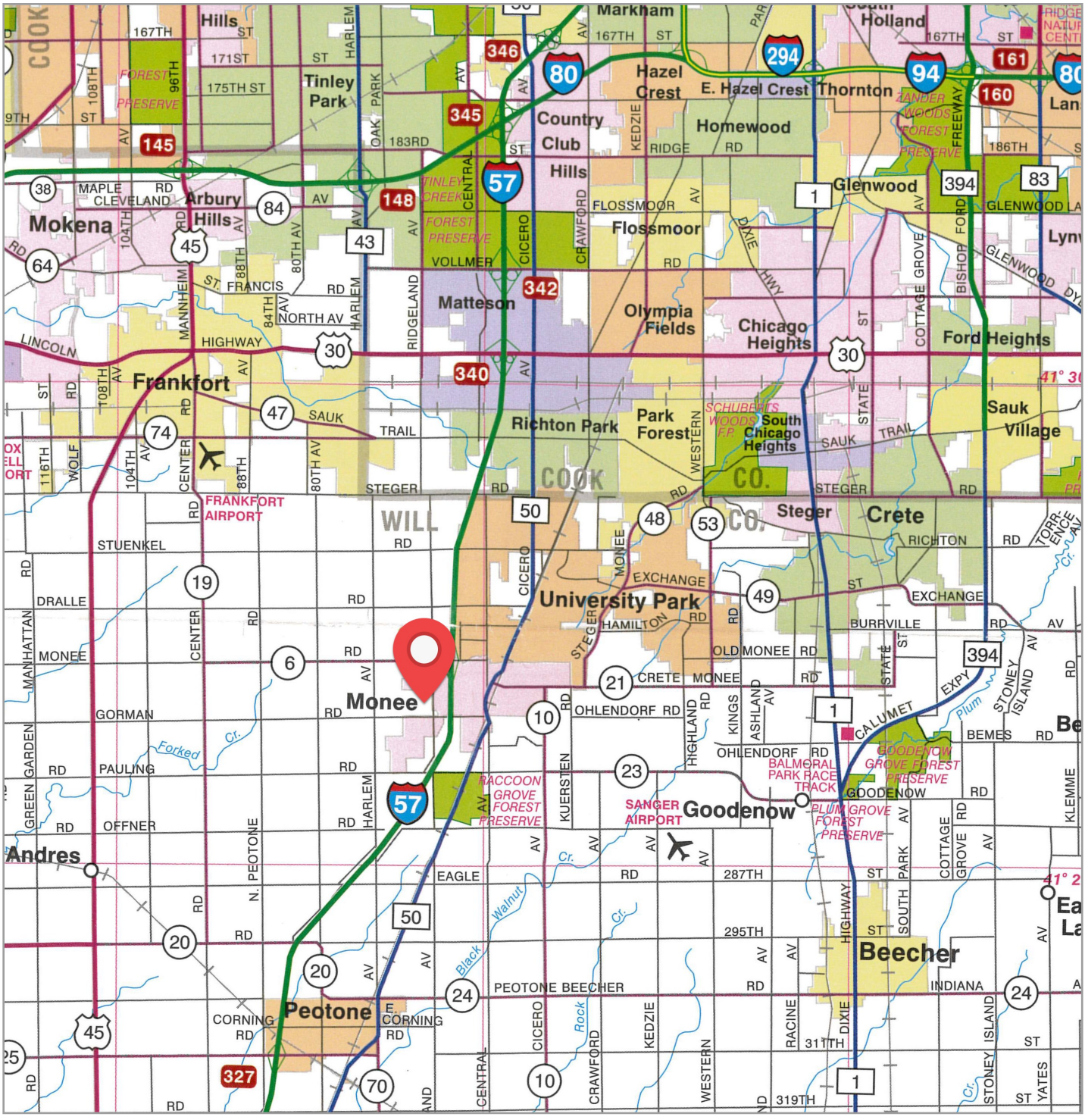
Plat Map



The Strenge Farm is Part of the Southeast Quarter of Section 19, Township 34 North – Range 13 East (Monee Township), Will County, Illinois.

The Strenge Farm

Highway Map



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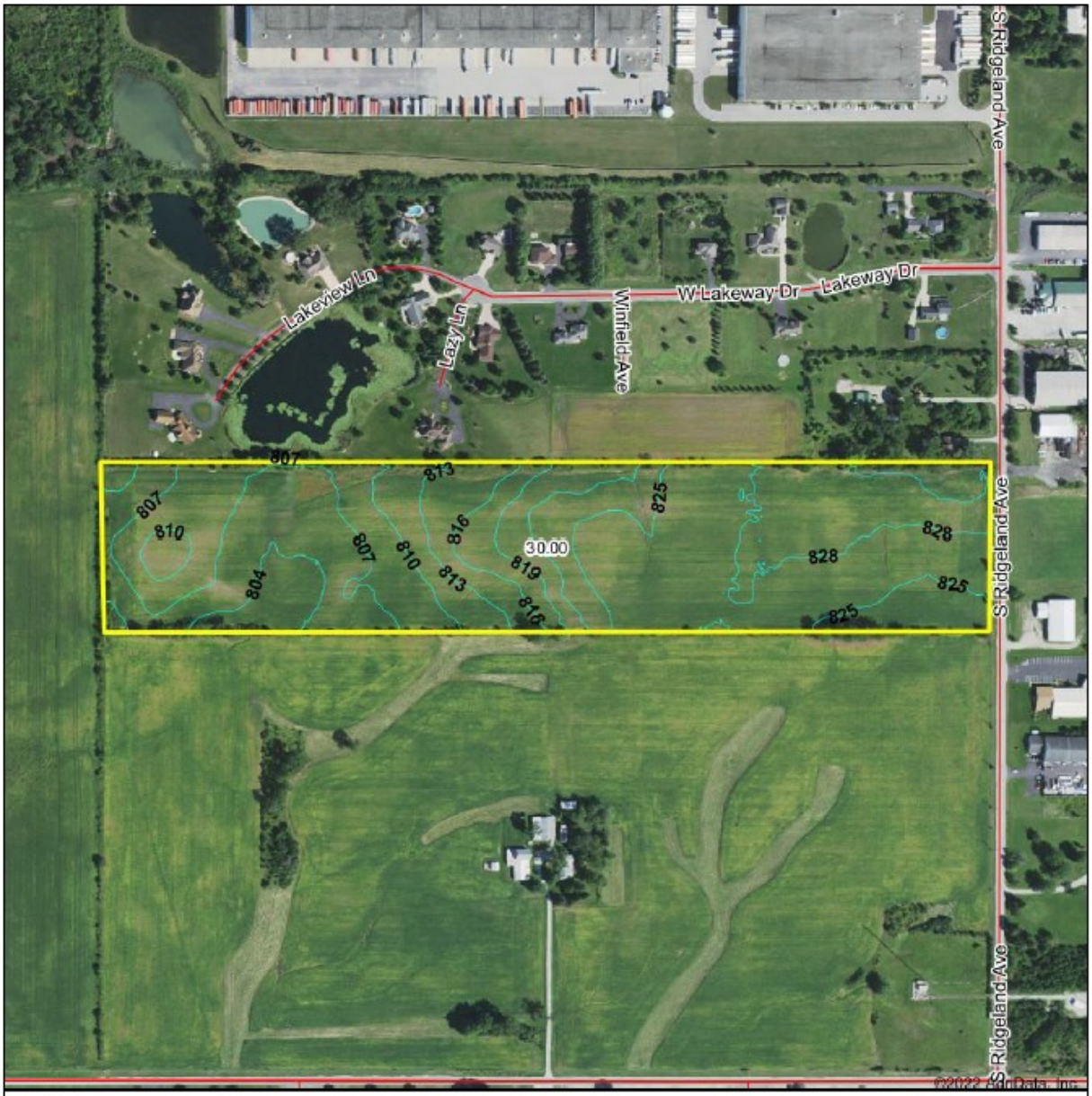
The Strenge Farm

Topography Map

Topography Contours



MGW

Maps Provided By surety CUSTOMIZED ONLINE MAPPING

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Source:	USGS 3 meter dem
Interval(ft):	3.0
Min:	802.4
Max:	832.8
Range:	30.4
Average:	817.9
Standard Deviation:	9.51 ft

0ft 458ft 916ft

N W E S

11/2/2022

19-34N-13E
Will County
Illinois

Map Center: 41.417030, -87.771887

The Strenge Farm

Soils Information

SOILS DESCRIPTIONS & PRODUCTIVITY DATA

Soil #	Soil Name	Approx. Acres	Corn Yield Index (CYI)*	Productivity Index (PI)*
320B	Frankfort silt loam	11.35	133	100
320C2	Frankfort silty clay loam	10.02	125	94
531C2	Markham silt loam	3.64	147	108
232A	Ashkum silty clay loam	3.14	170	127
298B	Beecher silt loam	1.57	150	113
235A	Bryce silty clay	0.98	162	121
		Weighted Average:	**137.6**	**103.1**

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

The Strenge Farm

Appendix

The following pages contain these documents:

1. FSA Documents

2. Pipeline Map

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

Will 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

0 285 570 1,140 Feet

2022 Program Year
Map Created December 01, 2021

Farm 186
Tract 3366

Tract Cropland Total: 30.70 acres

IL197_T3366

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
WILL

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 186
Prepared : 10/25/22 3:44 PM CST
Crop Year : 2023

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
30.93	30.70	30.70	0.00	0.00	0.00	0.00	0.00	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	30.70	0.00	0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP

NOTES

Tract Number : 3366

Description : MONEE TWP SEC 19
FSA Physical Location : ILLINOIS/WILL
ANSI Physical Location : ILLINOIS/WILL
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system not being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
30.93	30.70	30.70	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	30.70	0.00	0.00	0.00	0.00	0.00

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WILL
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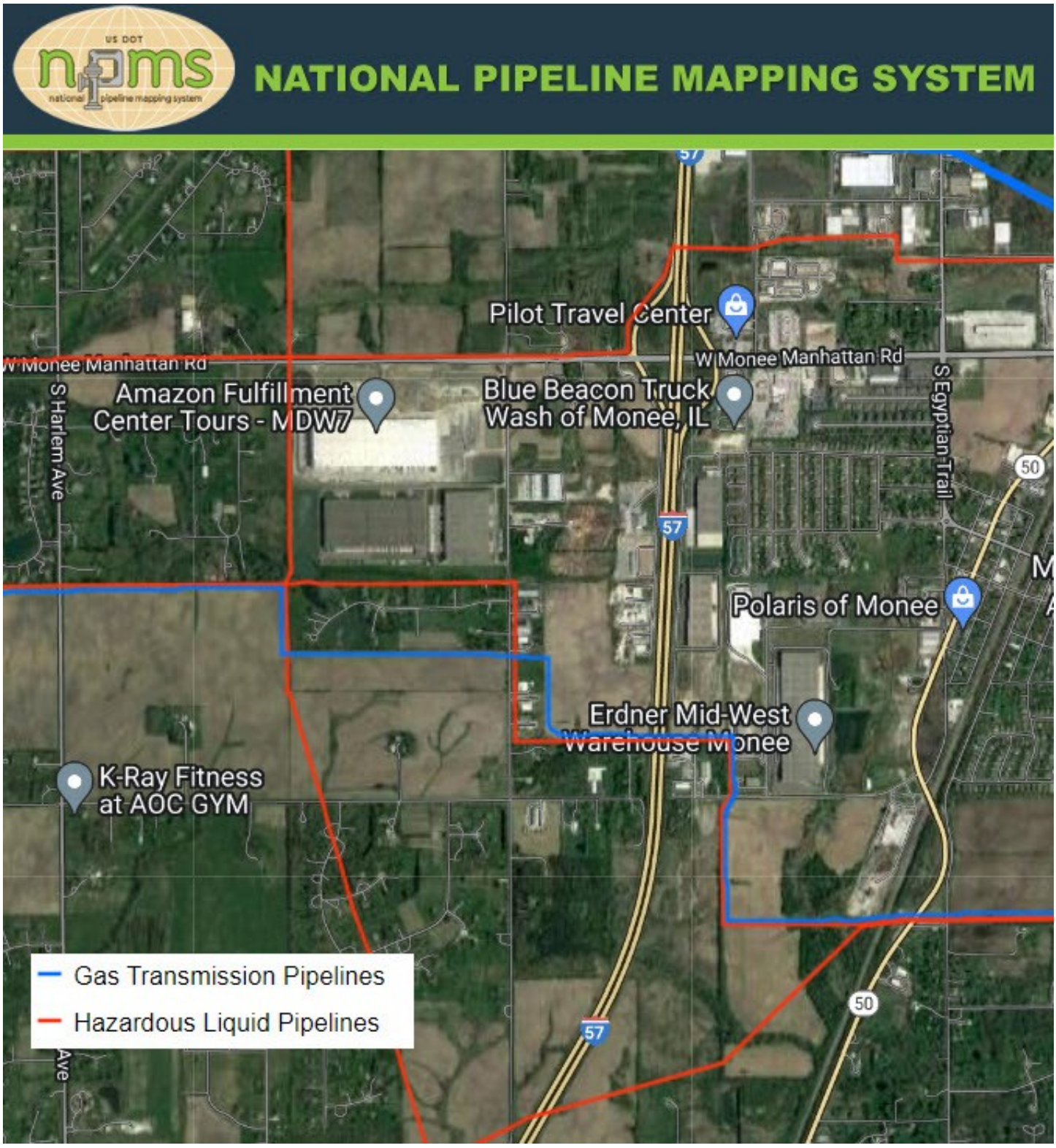
US DOT
npms
national pipeline mapping system
NATIONAL PIPELINE MAPPING SYSTEM
Pilot Travel Center
W Monee Manhattan Rd
W Monee Manhattan Rd
Amazon Fulfillment Center Tours - MDW7
Blue Beacon Truck Wash of Monee, IL
S Harlem Ave
S Egyptian Trail
57
50
Polaris of Monee
Erdner Mid-West Warehouse Monee
K-Ray Fitness at AOC GYM
Gas Transmission Pipelines
Hazardous Liquid Pipelines
57
50