

# THE KRAPF FARM

158<sup>±</sup> ACRES, WILL COUNTY, ILLINOIS



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# THE KRAPF FARM

AERIAL MAP



Manhattan

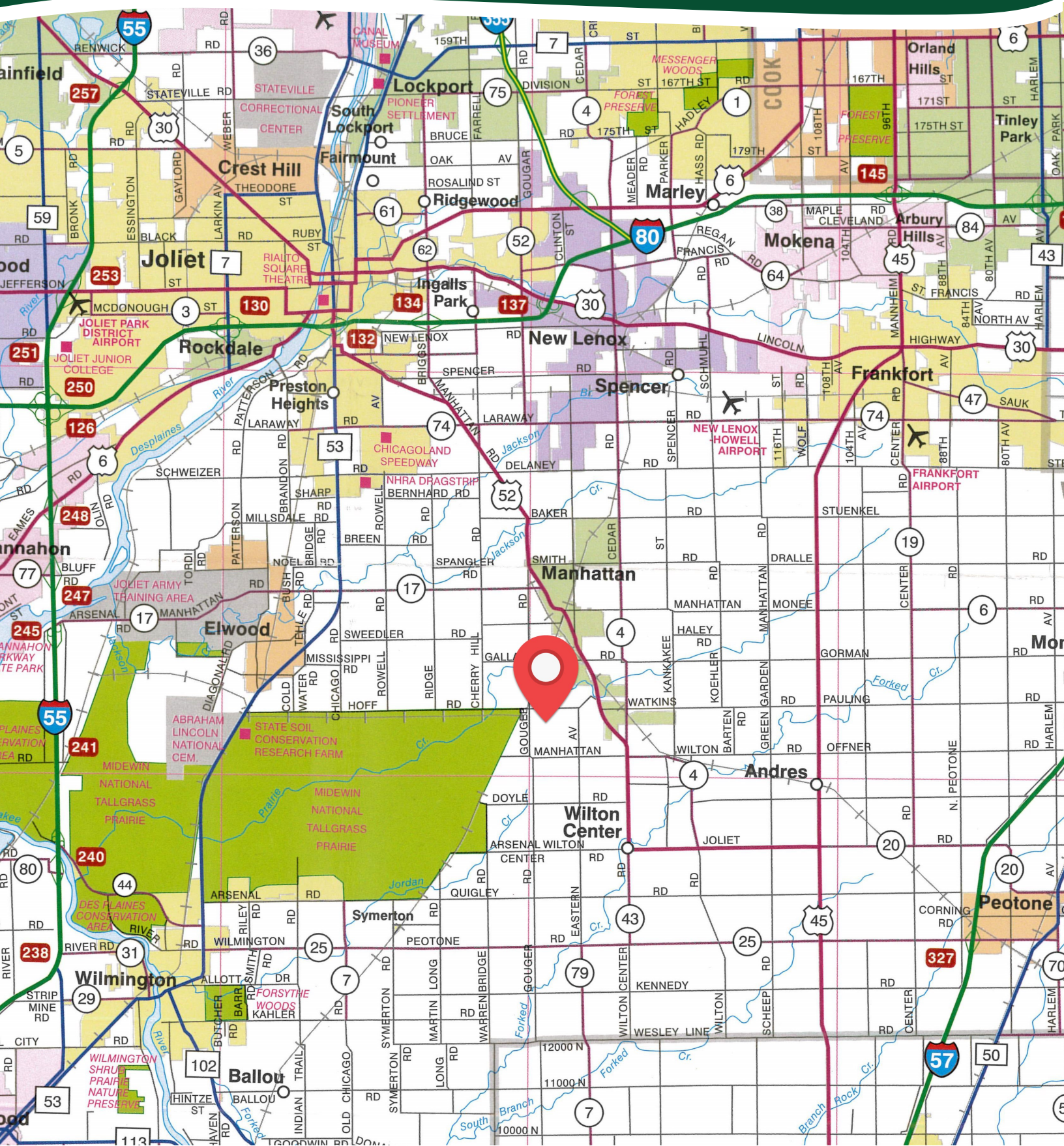
S Gougar Road

W Hoff Road



# THE KRAPF FARM

## HIGHWAY MAP



# THE KRAPF FARM

## PROPERTY DETAILS

<b>LOCATION</b>	The subject farm is located approximately 40 miles south of Chicago O'Hare International Airport. Nearby cities include: Manhattan (1 mile east), Elwood (5 miles west), and Joliet (3 1/4 miles northwest).
<b>FRONTAGE</b>	There is approximately 1/2 mile of road frontage on W Hoff Road and 7/16 mile on S Gougar Road.
<b>MAJOR HIGHWAYS</b>	U.S. Route 52 is 1 mile east, Illinois Route 53 is 4 1/2 miles northwest, and Interstate 80 is 8 1/4 miles north of the property.
<b>LEGAL DESCRIPTION</b>	A brief legal description indicates the Krapf Farm is located in Part of the Northwest Quarter of Section 32, Township 34 North – Range 11 East (Manhattan Township), Will County, Illinois.
<b>TOTAL ACRES</b>	There are a total of 157.71 acres, more or less, according to the Will County Assessor.
<b>TILLABLE ACRES</b>	There are approximately 154.20 tillable acres, according to the Will County FSA.
<b>SOIL TYPES</b>	Major soil types found on this farm include Ashkum silty clay loam and Elliott silt loam.
<b>TOPOGRAPHY</b>	The topography of the subject farm is level to nearly level.
<b>MINERAL RIGHTS</b>	All mineral rights owned by the seller will be transferred in their entirety to the new owner.
<b>POSSESSION</b>	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.
<b>PRICE &amp; TERMS</b>	The asking price is \$13,350 per acre. A 10% earnest money deposit should accompany any offer to purchase.
<b>FINANCING</b>	Mortgage financing is available from several sources. Names and addresses will be provided upon request.
<b>GRAIN MARKETS</b>	There are a number of grain markets located within 15 miles of The Krapf Farm.

# THE KRAPF FARM

## PROPERTY DETAILS

<b>TAXES</b>	The 2021 real estate taxes totaled \$3,949.42. The tax parcel numbers are: #14-12-32-100-003-0000 & 14-12-32-100-004-0000.
<b>ZONING</b>	The property is zoned A-1, Agricultural.
<b>COMMENTS</b>	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 KRAPF FARM

## PROPERTY PHOTOS



# THE KRAPF FARM

## PROPERTY PHOTOS



# THE KRAPF FARM

## SOILS INFORMATION

### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

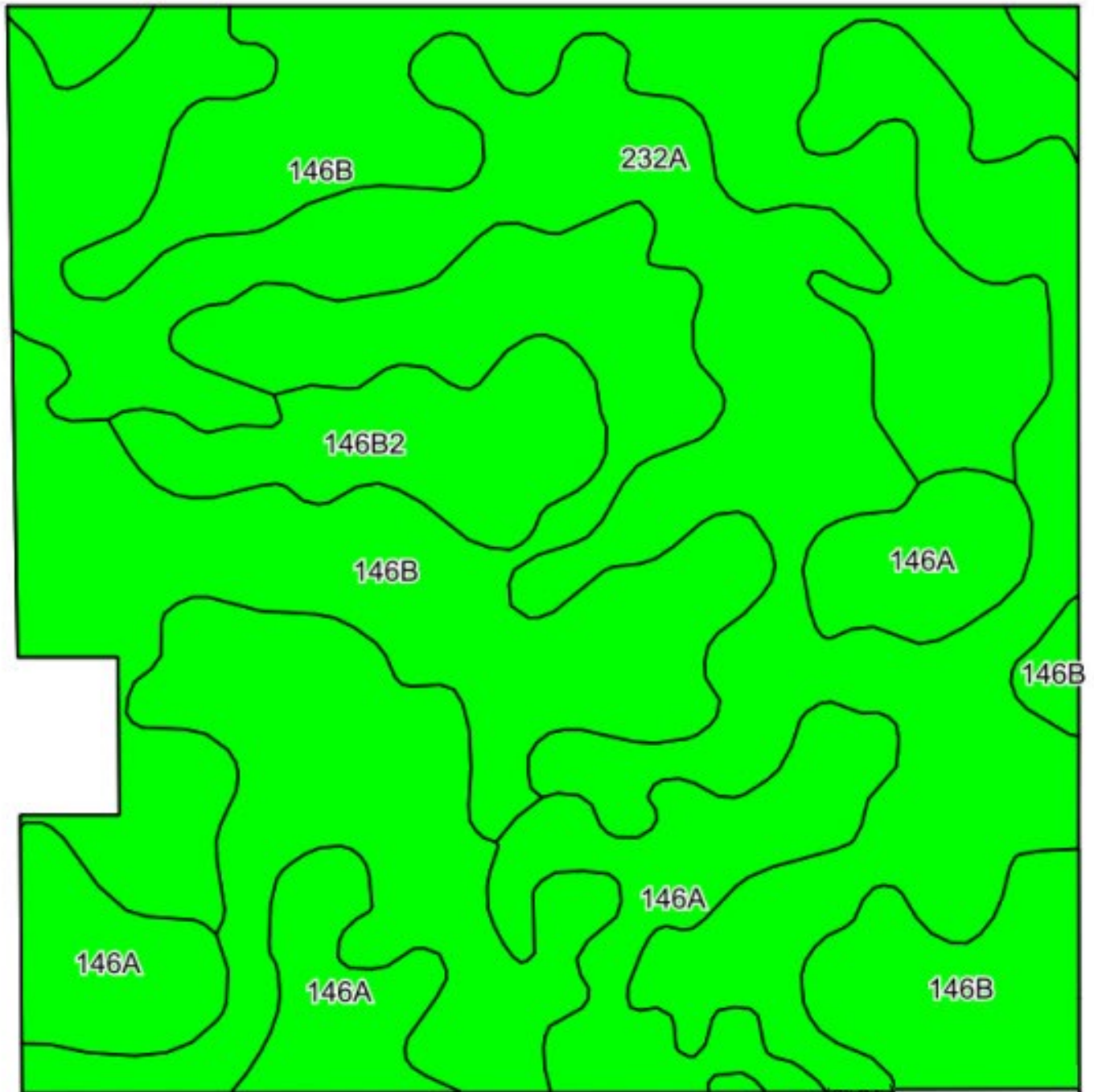
SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
232A	Ashkum silty clay loam	66.19	127
146B	Elliott silt loam	59.67	124
146A	Elliott silt loam	20.79	125
146B2	Elliott silty clay loam	7.55	119
WEIGHTED AVERAGE:			125.2

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



# THE KRAPF FARM

## SOILS MAP





# THE KRAPF FARM

## APPENDIX

### THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA-156EZ
2. TOPOGRAPHY MAP
3. NATIONAL PIPELINE MAP

For more information, please visit [MGW.us.com](http://MGW.us.com)

or contact:

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REAL ESTATE SERVICES

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 : 9313

Prepared : 4/12/23 1:10 PM CST

Crop Year : 2023

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
156.31	154.20	154.20	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	154.20	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	77.13	0.00	162	
Soybeans	77.07	0.00	50	0
<b>TOTAL</b>	<b>154.20</b>	<b>0.00</b>		

NOTES

Tract Number : 451

Description : MANHATTAN TWP SEC 32  
FSA Physical Location : ILLINOIS/WILL  
ANSI Physical Location : ILLINOIS/WILL  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
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	EWP	WRP	GRP	Sugarcane
156.31	154.20	154.20	0.00	0.00	0.00	0.00	0.0

ILLINOIS  
WILL  
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 9313  
Prepared : 4/12/23 1:10 PM CST  
Crop Year : 2023

Tract 451 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	154.20	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	77.13	0.00	162
Soybeans	77.07	0.00	50
<b>TOTAL</b>	<b>154.20</b>	<b>0.00</b>	

NOTES

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# TOPOGRAPHY MAP



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Source: USGS 3 meter dem

Interval(ft): 3.0

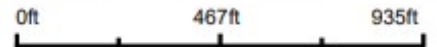
Min: 652.5

Max: 670.2

Range: 17.7

Average: 663.8

Standard Deviation: 3.38 ft



4/12/2023

32-34N-11E  
Will County  
Illinois

Map Center: 41.392460, -87.996908

# NATIONAL PIPELINE MAP

## NATIONAL PIPELINE MAPPING SYSTEM



### Legend

- Gas Transmission Pipelines
- Hazardous Liquid Pipelines



Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

**This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.**

Questions regarding this map or its contents can be directed to [rpnms@dot.gov](mailto:rpnms@dot.gov).

Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application at [www.rpnms.phmsa.dot.gov](http://www.rpnms.phmsa.dot.gov)

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Date Printed: Apr 12, 2023





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