

# THE PAW PAW FARM

368<sup>±</sup> ACRES, LEE COUNTY, ILLINOIS



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MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES

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# THE PAW PAW FARM

AERIAL MAP



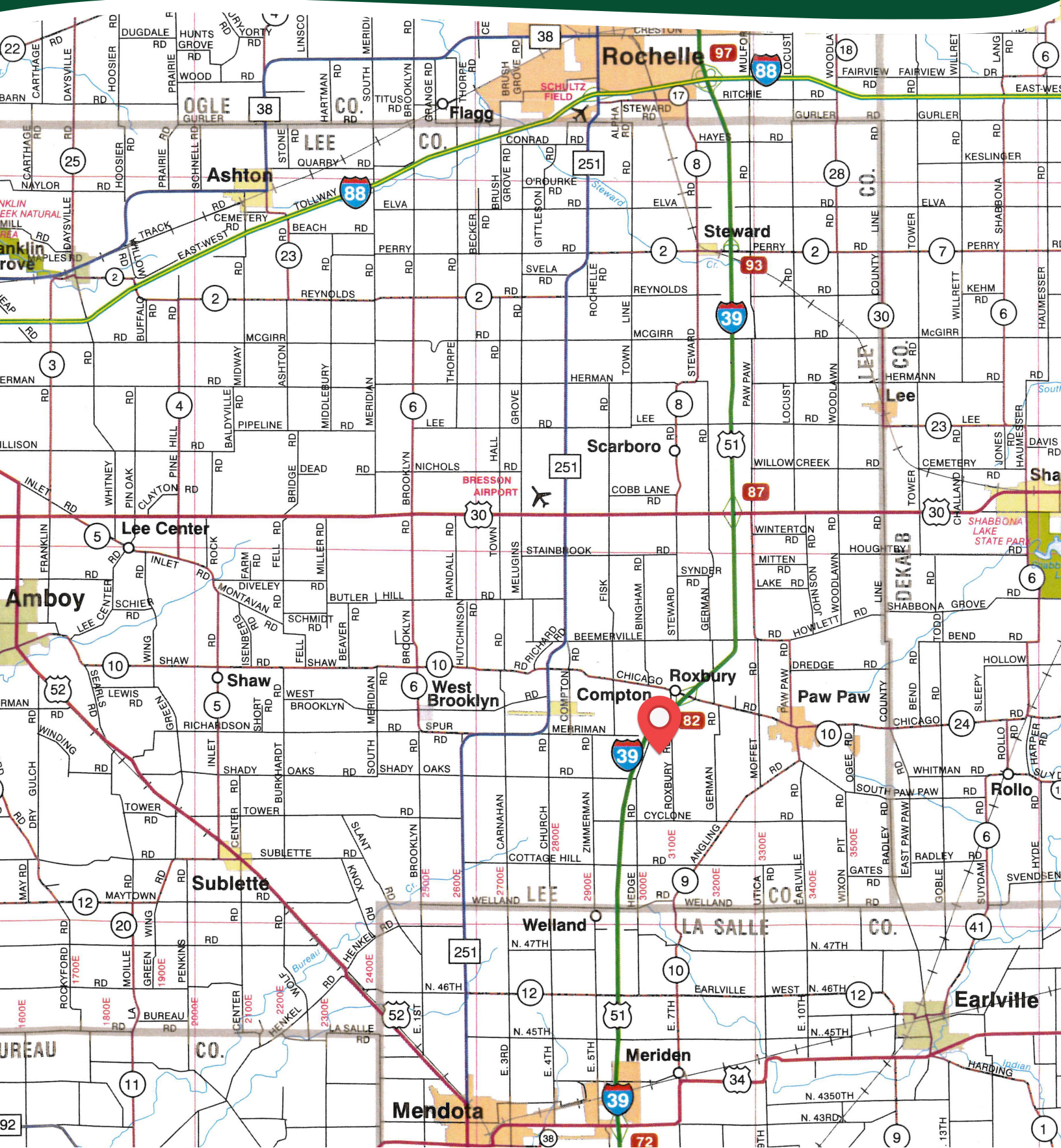
Roxbury Road

Hedge Road



# THE PAW PAW FARM

## HIGHWAY MAP



# THE PAW PAW FARM

## PROPERTY DETAILS

<b>LOCATION</b>	The subject farm is located approximately 61 miles southwest of Chicago O'Hare International Airport. Nearby cities include: Paw Paw (2 1/4 miles east), Mendota (7 miles south), and Rochelle (13 5/8 miles north).
<b>FRONTAGE</b>	There is approximately 7/16 mile of road frontage on Interstate 39/U.S. Route 51, 1/2 mile on Hedge Road, and 1 mile on Roxbury Road.
<b>MAJOR HIGHWAYS</b>	Interstate 39/U.S. Route 51 is the northwest border of the property, Illinois Route 251 is 2 3/8 miles west, U.S. 30 is 4 3/4 miles north, and U.S. 34 is 7 1/8 miles south of the property.
<b>LEGAL DESCRIPTION</b>	A brief legal description indicates the Paw Paw Farm is located in Part of the South Half of Section 7, Part of the Northwest Quarter of Section 17, and Part of the North Half of Section 18, Township 37 North – Range 2 East (Wyoming Township), Lee County, Illinois.
<b>TOTAL ACRES</b>	There are a total of 368.24 acres, more or less, according to the Lee County Assessor.
<b>TILLABLE ACRES</b>	There are approximately 350.27 tillable acres according to the Lee County FSA.
<b>SOIL TYPES</b>	Major soil types found on this farm include: Muscatune silt loam, Catlin silt loam, and Blackberry silt loam.
<b>TOPOGRAPHY</b>	The topography of the subject farm is level to gently rolling.
<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 \$17,200 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 Paw Paw Farm.



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## PROPERTY DETAILS

<b>TAXES</b>	The 2022 real estate taxes totaled \$19,626.68. The tax parcel numbers are: #22-18-07-400-003, #22-18-07-400-004, #22-18-07-400-006, #22-18-17-100-003, #22-18-17-100-004, #22-18-18-200-001 & #22-18-18-200-002.
<b>ZONING</b>	The property is zoned Ag-1 Rural/Agricultural District.
<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 PAW PAW FARM

## PROPERTY PHOTOS





# THE PAW PAW FARM

## PROPERTY PHOTOS





# THE PAW PAW FARM

## SOILS INFORMATION

### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

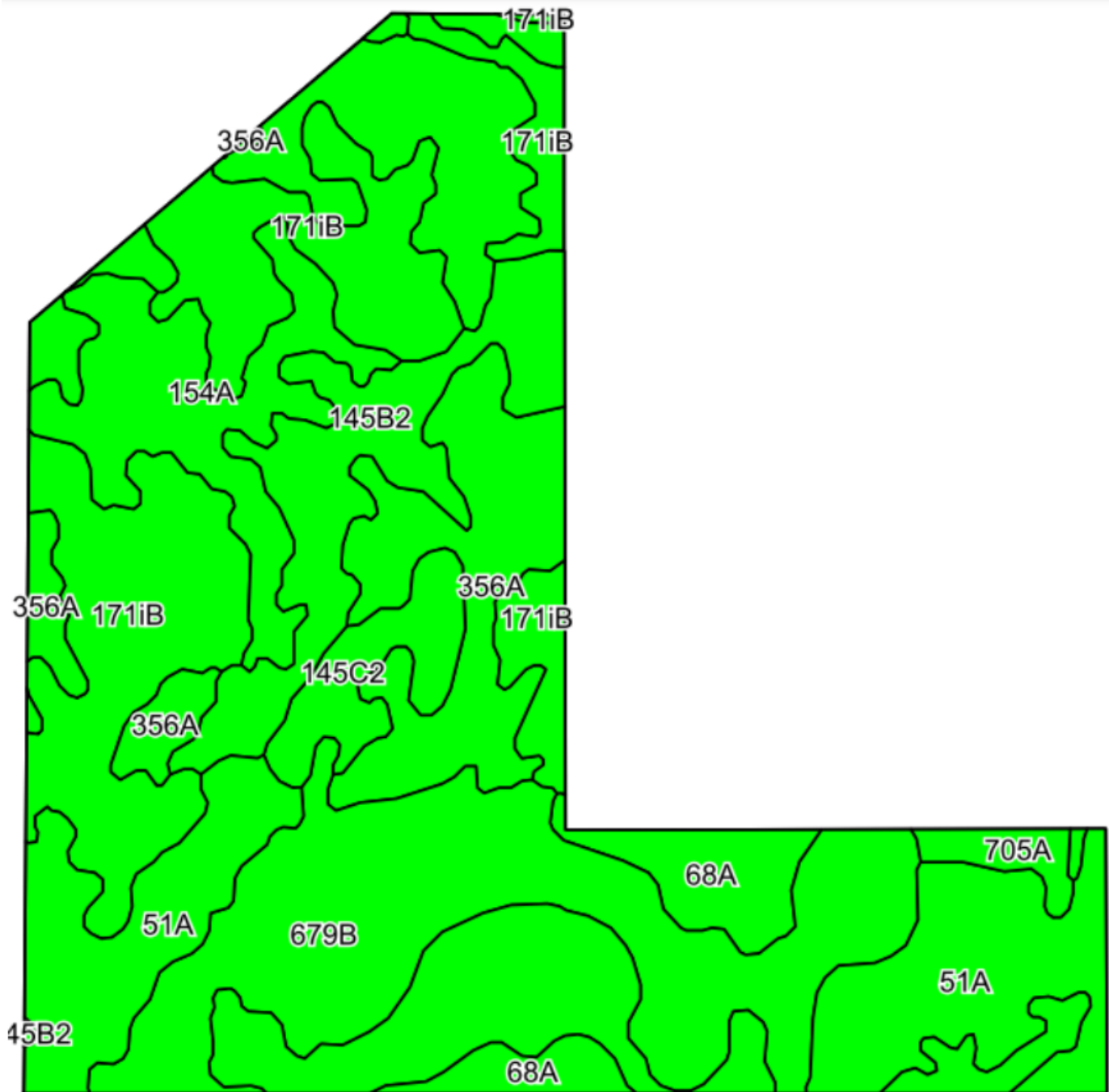
SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
51A	Muscataune silt loam	74.79	147
171iB	Catlin silt loam	66.44	137
679B	Blackberry silt loam	60.74	141
154A	Flanagan silt loam	46.00	144
356A	Elpaso silty clay loam	41.48	144
145B2	Saybrook silt loam	27.46	125
68A	Sable silty clay loam	19.18	143
145C2	Saybrook silt loam	10.56	123
705A	Buckhart silt loam	3.62	142
WEIGHTED AVERAGE:			140.6

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



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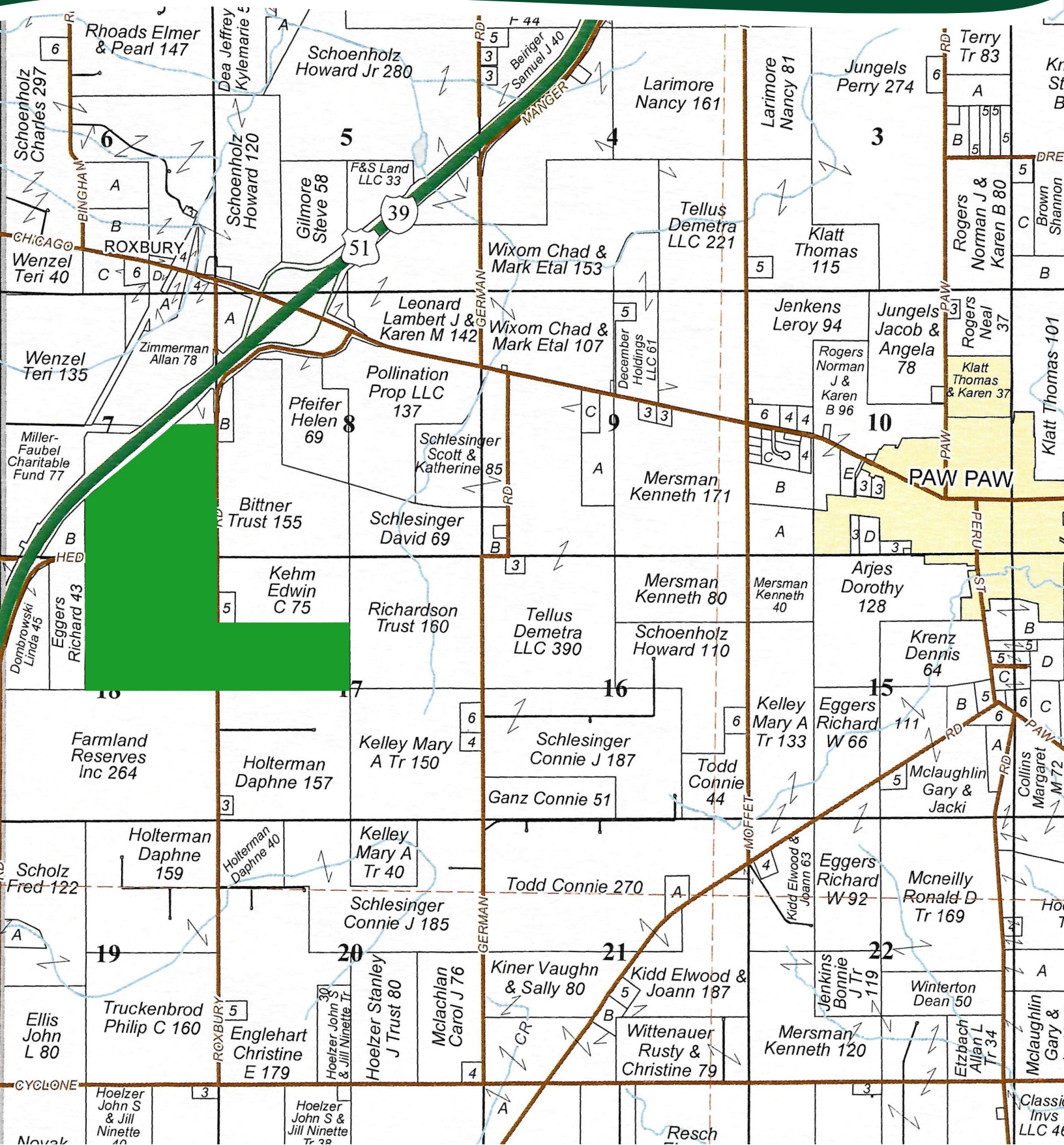
## SOILS MAP





# THE PAW PAW FARM

## PLAT MAP





# THE PAW PAW FARM

## APPENDIX

### THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP

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

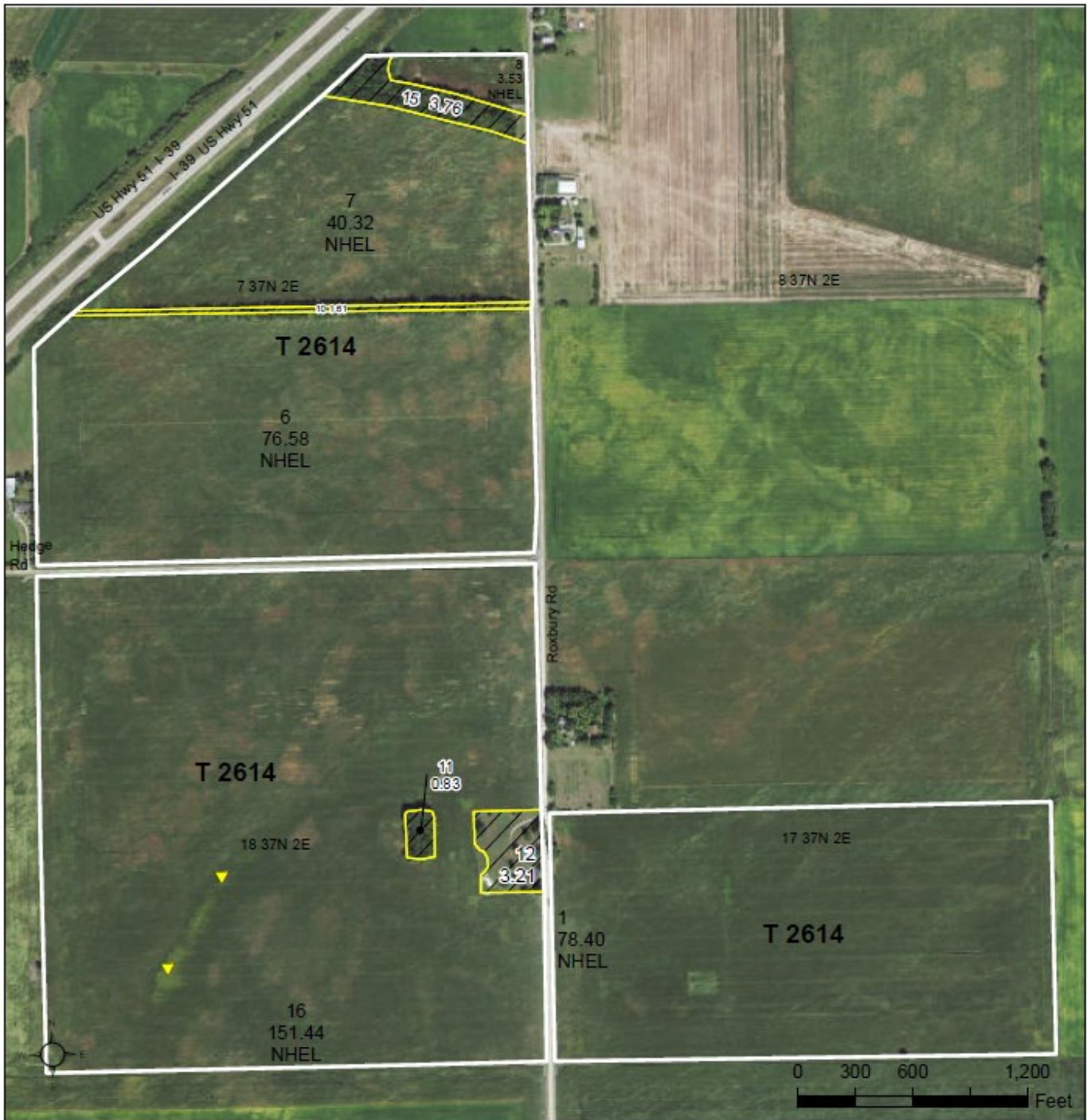
or contact:

Mark Mommsen (815) 901-4269 | [Mark.Mommsen@mgw.us.com](mailto:Mark.Mommsen@mgw.us.com)



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**Common Land Unit**  Tract Boundary

Non-Cropland

Cropland

2023 Program Year  
Map Created December 07, 2022

**Farm 6982**  
**Tract 2614**

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

**Tract Cropland Total: 350.27 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



United States Department of Agriculture  
Farm Service Agency

FARM : 6982  
Prepared : 6/28/23 1:22 PM CST  
Crop Year : 2023

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

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

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
359.68	350.27	350.27	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	350.27	0.00		0.00	0.00	0.00	0.00	

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	350.20	0.00	169	
<b>TOTAL</b>	<b>350.20</b>	<b>0.00</b>		

**NOTES**

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**Tract Number : 2614**

Description : H 19 SEC 7/17/18 WYOMING TWP  
FSA Physical Location : ILLINOIS/LEE  
ANSI Physical Location : ILLINOIS/LEE  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners :  
Other Producers : None  
Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
359.68	350.27	350.27	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	350.27	0.00	0.00	0.00	0.00	0.00



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LEE  
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United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

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Tract 2614 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	350.20	0.00	169
<b>TOTAL</b>	<b>350.20</b>	<b>0.00</b>	

NOTES

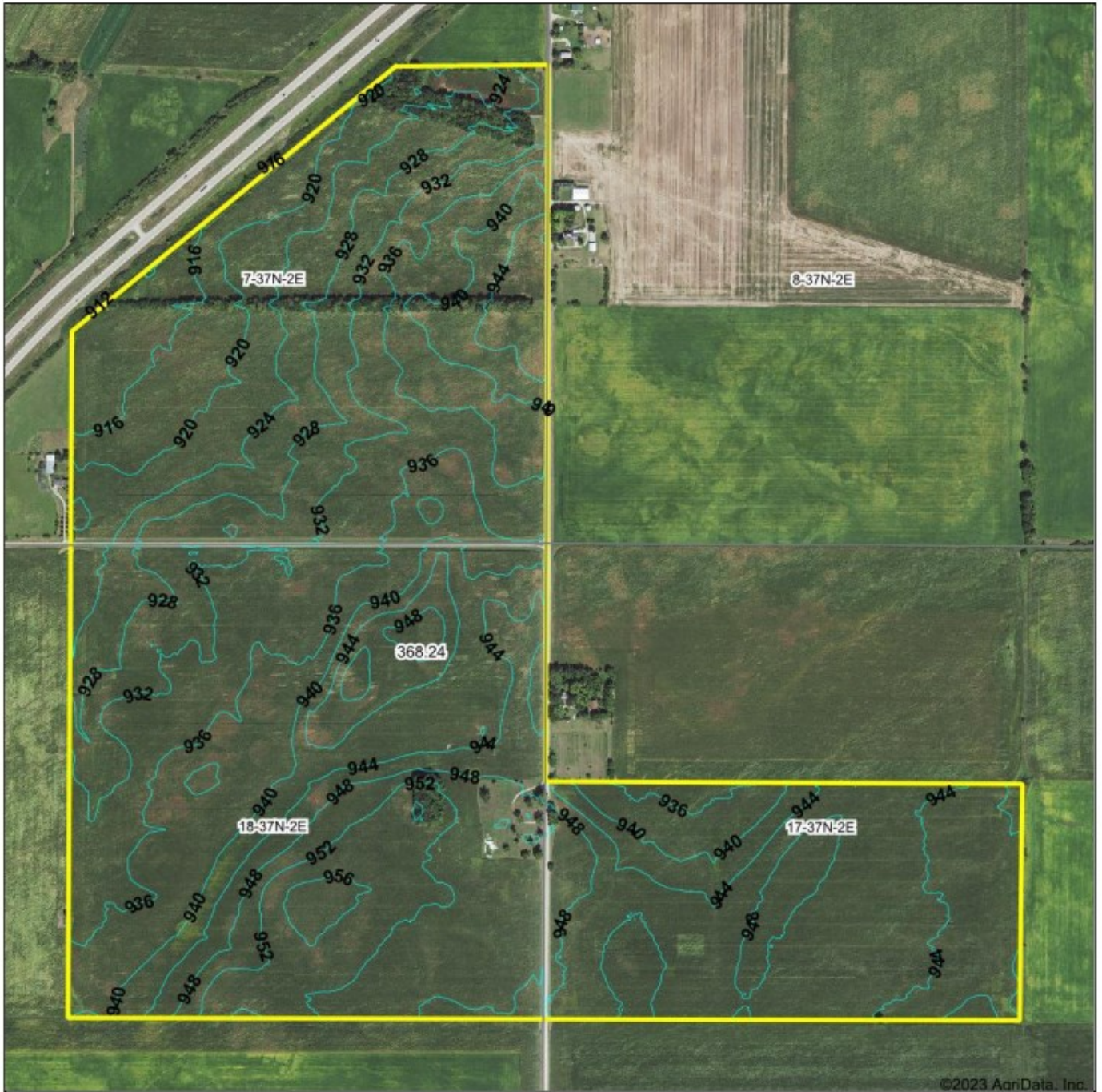
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# TOPOGRAPHY MAP



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Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 3 meter dem  
Interval(ft): 4.0  
Min: 911.4  
Max: 958.1  
Range: 46.7  
Average: 937.9  
Standard Deviation: 10.37 ft

0ft 862ft 1724ft



7/6/2023

17-37N-2E  
Lee County  
Illinois

Boundary Center: 41.684816, -89.036627





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