

# THE DONNA FARM

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



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REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

# THE DONNA FARM

## AERIAL MAP



1.82<sup>±</sup> ac  
building site

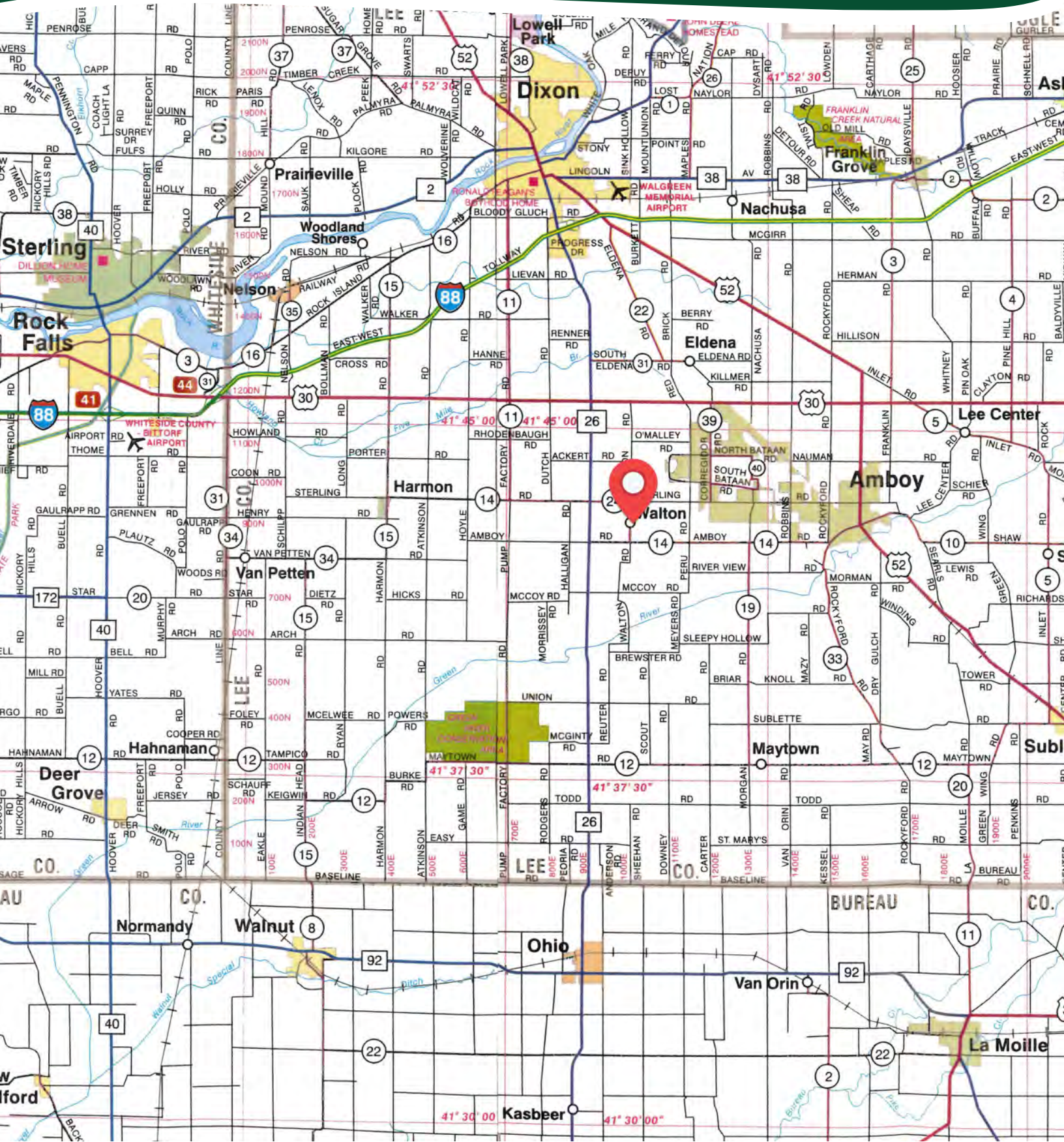
41.17<sup>±</sup> ac

Walton Road

Amboy Road

# THE DONNA FARM

## HIGHWAY MAP



# THE DONNA FARM

## PROPERTY DETAILS

<b>LOCATION</b>	The subject farm is located approximately 80 miles southwest of Chicago O'Hare International Airport. Nearby cities include: Amboy (1 1/2 mile northeast), Dixon (6 1/2 miles north) and Rock Falls (12 1/8 miles northwest).
<b>FRONTAGE</b>	There is approximately 1/4 mile of road frontage on Walton Road.
<b>MAJOR HIGHWAYS</b>	Illinois Route 26 is 1 mile west, U.S. Route 30 is 3 miles north, and Interstate 88 is 7 miles northwest of the property.
<b>LEGAL DESCRIPTION</b>	A brief legal description indicates The Donna Farm is located in Part of the Northwest Quarter of Section 23 and Part of the Southwest Quarter of Section 14, Township 20 North – Range 9 East (Marion Township), Lee County, Illinois.
<b>TOTAL ACRES</b>	There are a total of 42.99 acres, more or less, according to the Lee County Assessor.
<b>TILLABLE ACRES</b>	There are approximately 31.98 tillable acres, according to the Lee County FSA.
<b>SOIL TYPES</b>	Major soil types found on this farm include Ambraw loam, Clyde clay loam, and Nachusa 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 land and building site are being offered separately. The asking price for the 41.17 <sup>+/-</sup> acres of bare land is \$14,000 per acre. The asking price for the 1.82 <sup>+/-</sup> acre building site at 904 Walton Road, Dixon, IL 61021 is \$375,000. 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 Donna Farm.

# THE DONNA FARM

## PROPERTY DETAILS

<b>TAXES</b>	<p>The 2022 real estate taxes for PIN# 12-14-14-351-017 (1.53 acres including 3 sheds) totaled \$1,743.88.</p> <p>The 2022 real estate taxes for PINs 12-14-23-100-001 &amp; 12-14-23-100-002 (41.46 acres)</p>
<b>ZONING</b>	<p>The property is zoned Ag-1, Rural/Agricultural District.</p>
<b>IMPROVEMENTS</b>	<p>The property includes a 1.82<sup>+/-</sup> acre building site with two 40'x100' sheds &amp; one 50'x100' shed. All improvements are being sold as-is.</p>
<b>COMMENTS</b>	<p>The sale of the property is subject to the seller obtaining a variance from Lee County, so that the building site meets county setback requirements.</p> <p>The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Bob Olson at Martin,</p>

# THE DONNA FARM

## PROPERTY PHOTOS



# 904 WALTON ROAD

## PROPERTY PHOTOS



# THE DONNA FARM

## SOILS INFORMATION

### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

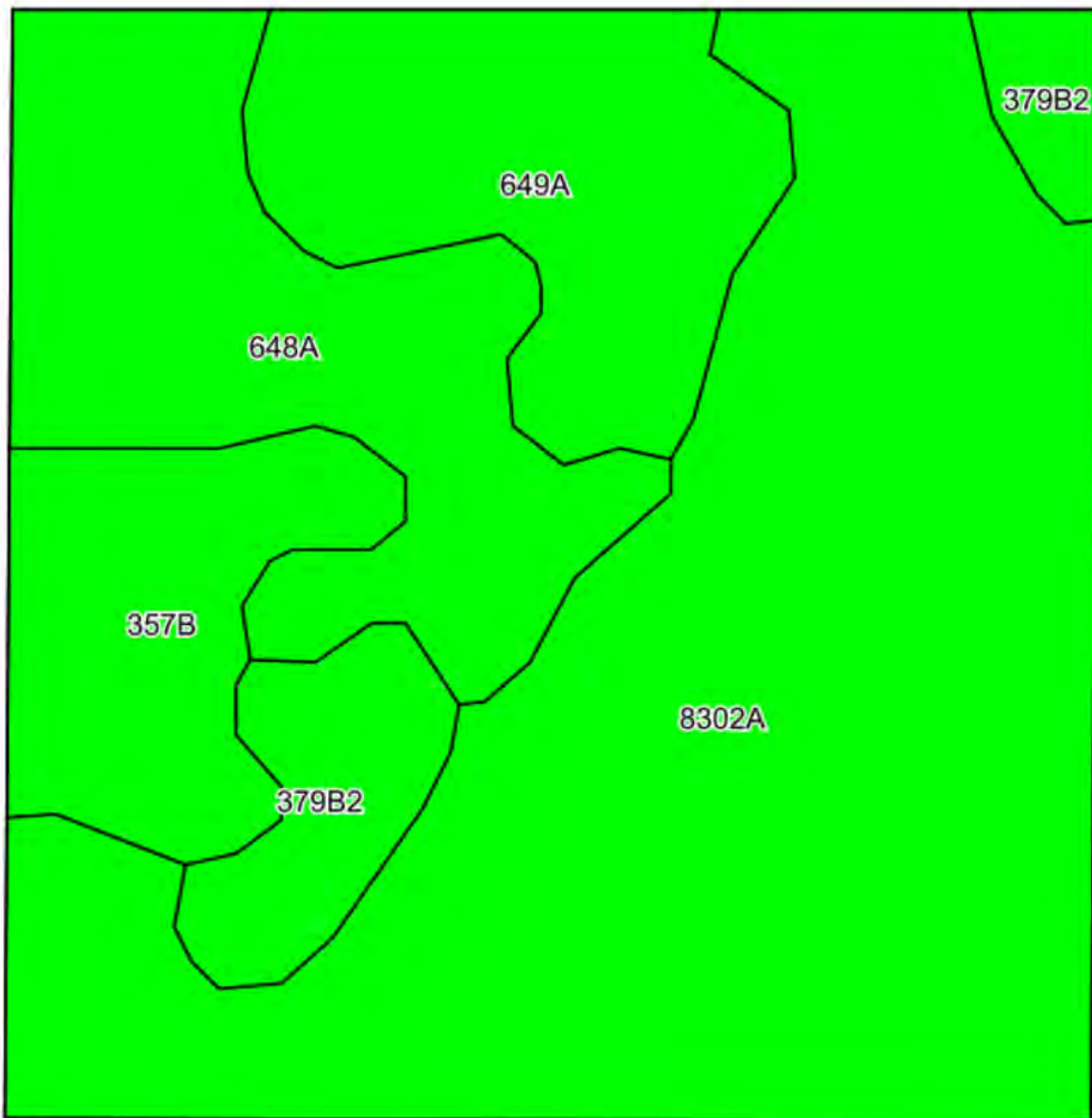
SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
8302A	Ambraw loam	14.90	117
648A	Clyde clay loam	5.86	139
649A	Nachusa silt loam	5.07	137
357B	Vanpetten loam	3.65	106
379B2	Dakota sandy loam	2.50	100
WEIGHTED AVERAGE:			121.6

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



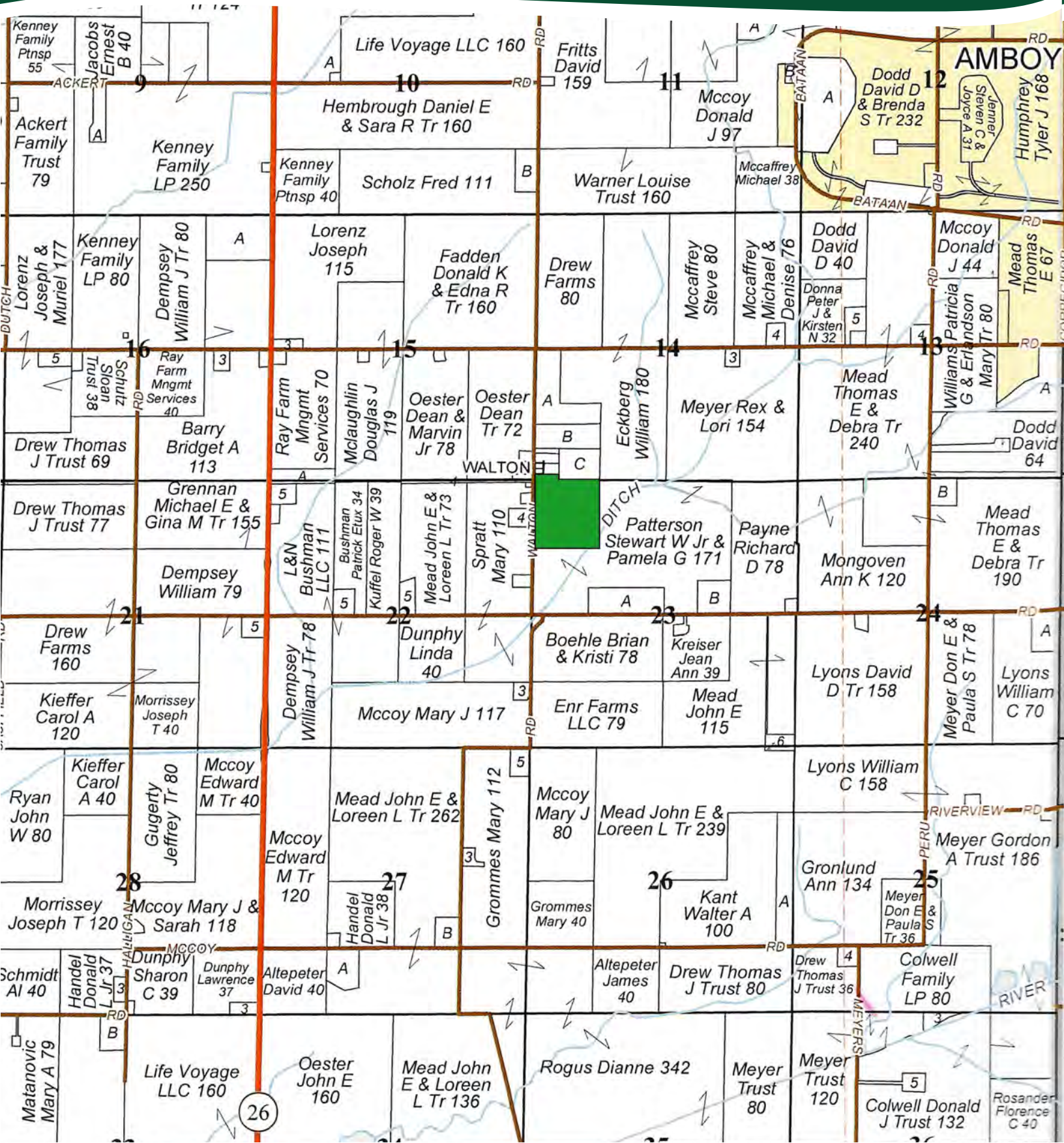
# THE DONNA FARM

## SOILS MAP



# THE DONNA FARM

## PLAT MAP



# THE DONNA 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:

Bob Olson (815) 973-2700 | [info@mgw.us.com](mailto:info@mgw.us.com)



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**Common Land Unit**  Tract Boundary

Non-Cropland

Cropland

**Wetland Determination Identifiers**

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

Tract Cropland Total: 33.53 acres

2023 Program Year  
Map Created December 07, 2022

**Farm 9259**  
**Tract 7909**

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 : 9259

Prepared : 10/27/23 2:14 PM CST

Crop Year : 2024

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 17-103-2020-82  
Transferred From : None  
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
38.68	33.53	33.53	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	33.53	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	16.50	0.00	152	0
Soybeans	16.00	0.00	45	0
<b>TOTAL</b>	<b>32.50</b>	<b>0.00</b>		

NOTES

Empty box for notes.

Tract Number : 7909

Description : Sec 23 Marion 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 : Wetland determinations not complete  
WL Violations : None  
Owners :  
Other Producers : None  
Recon ID : 17-103-2020-85

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
38.68	33.53	33.53	0.00	0.00	0.00	0.00	0.0

ILLINOIS  
LEE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9259  
Prepared : 10/27/23 2:14 PM CST  
Crop Year : 2024

Tract 7909 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	33.53	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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Soybeans	16.00	0.00	45
<b>TOTAL</b>	<b>32.50</b>	<b>0.00</b>	

NOTES

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# TOPOGRAPHY MAP



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Maps Provided By



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Source: USGS 3 meter dem

Interval(ft): 2.0

Min: 699.0

Max: 728.3

Range: 29.3

Average: 713.3

Standard Deviation: 5.84 ft

0ft 288ft 576ft



11/2/2023

23-20N-9E

Lee County

Illinois

Boundary Center: 41.713125, -89.436709



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