

# THE FLEWELLYN FARM

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



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# THE FLEWELLYN FARM

AERIAL MAP



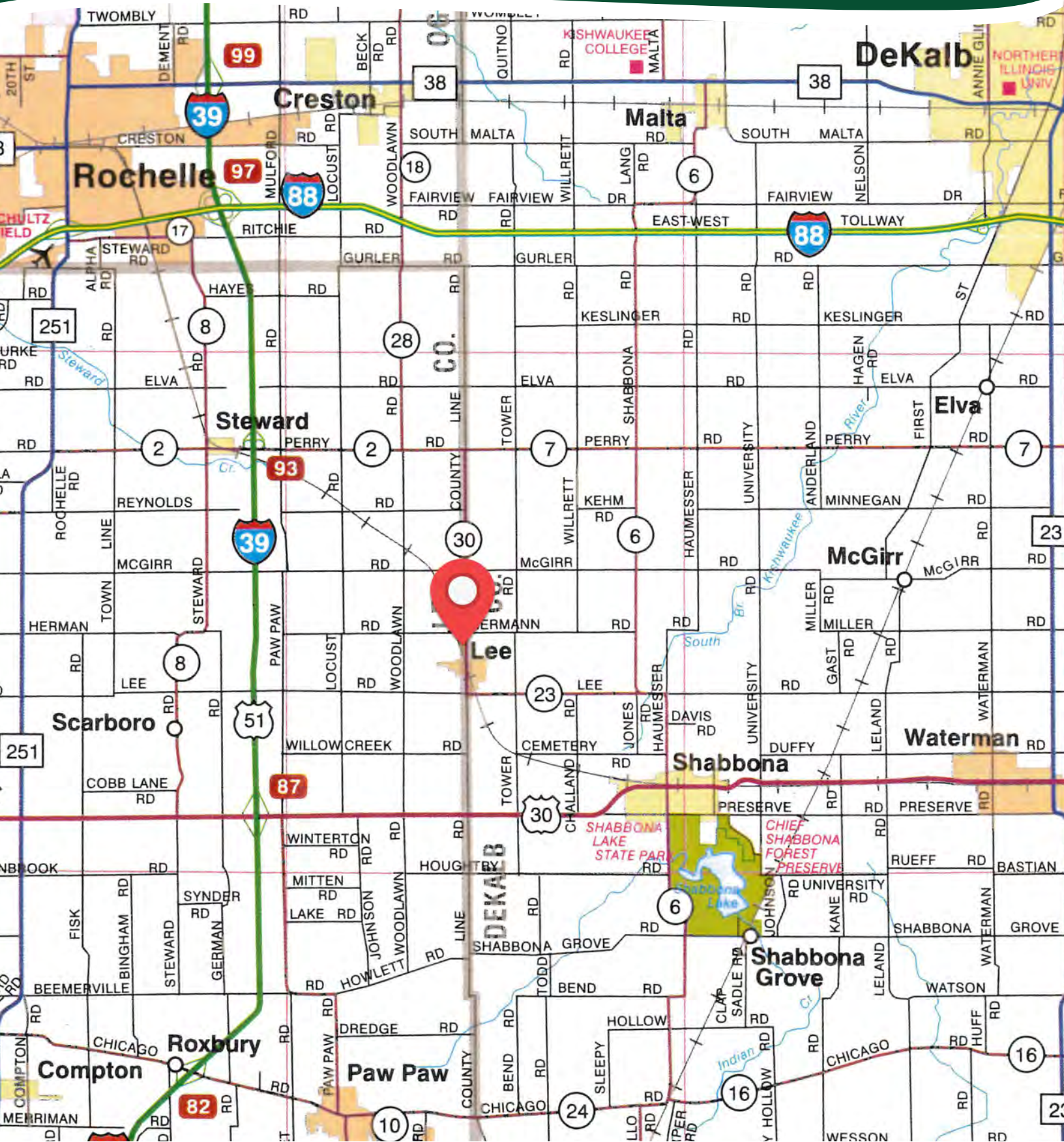
Herman Road

County Line Road

Lee

# THE FLEWELLYN FARM

## HIGHWAY MAP



# THE FLEWELLYN FARM

## PROPERTY DETAILS

<b>LOCATION</b>	The subject farm is located approximately 55 miles southwest of Chicago O'Hare International Airport and is partially within the Village of Lee. Nearby cities include: Shabbona (3 1/2 miles southeast), Rochelle (7 3/8 miles northwest), and DeKalb (10 1/2 miles northeast).
<b>FRONTAGE</b>	There is approximately 3/16 mile of road frontage on Herman Road and 1/4 mile on County Line Road.
<b>MAJOR HIGHWAYS</b>	U.S. Route 30 is 2 3/4 miles south, Interstate 39/U.S. Route 51 is 3 3/8 miles west, and Interstate 88/Illinois Route 110 is 6 1/2 miles north of the property.
<b>LEGAL DESCRIPTION</b>	A brief legal description indicates The Flewellyn Farm is located in Part of the Northeast Quarter of Section 1, Township 38 North – Range 2 East (Willow Creek Township), Lee County, Illinois.
<b>TOTAL ACRES</b>	There are a total of 20.94 acres, more or less, according to the Lee County Assessor.
<b>TILLABLE ACRES</b>	There are approximately 18.7 tillable acres according to the Lee County FSA.
<b>SOIL TYPES</b>	Major soil types found on this farm include Elpaso silty clay loam and Wyanet 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 \$10,900 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 Flewellyn Farm.

# THE FLEWELLYN FARM

## PROPERTY DETAILS

<b>TAXES</b>	The 2022 real estate taxes totaled \$882.38. The tax parcel numbers are: #21-12-01-200-008 & #21-12-01-200-012.
<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 FLEWELLYN FARM

## PROPERTY PHOTOS



# THE FLEWELLYN FARM

## PROPERTY PHOTOS



# THE FLEWELLYN FARM

## SOILS INFORMATION

### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

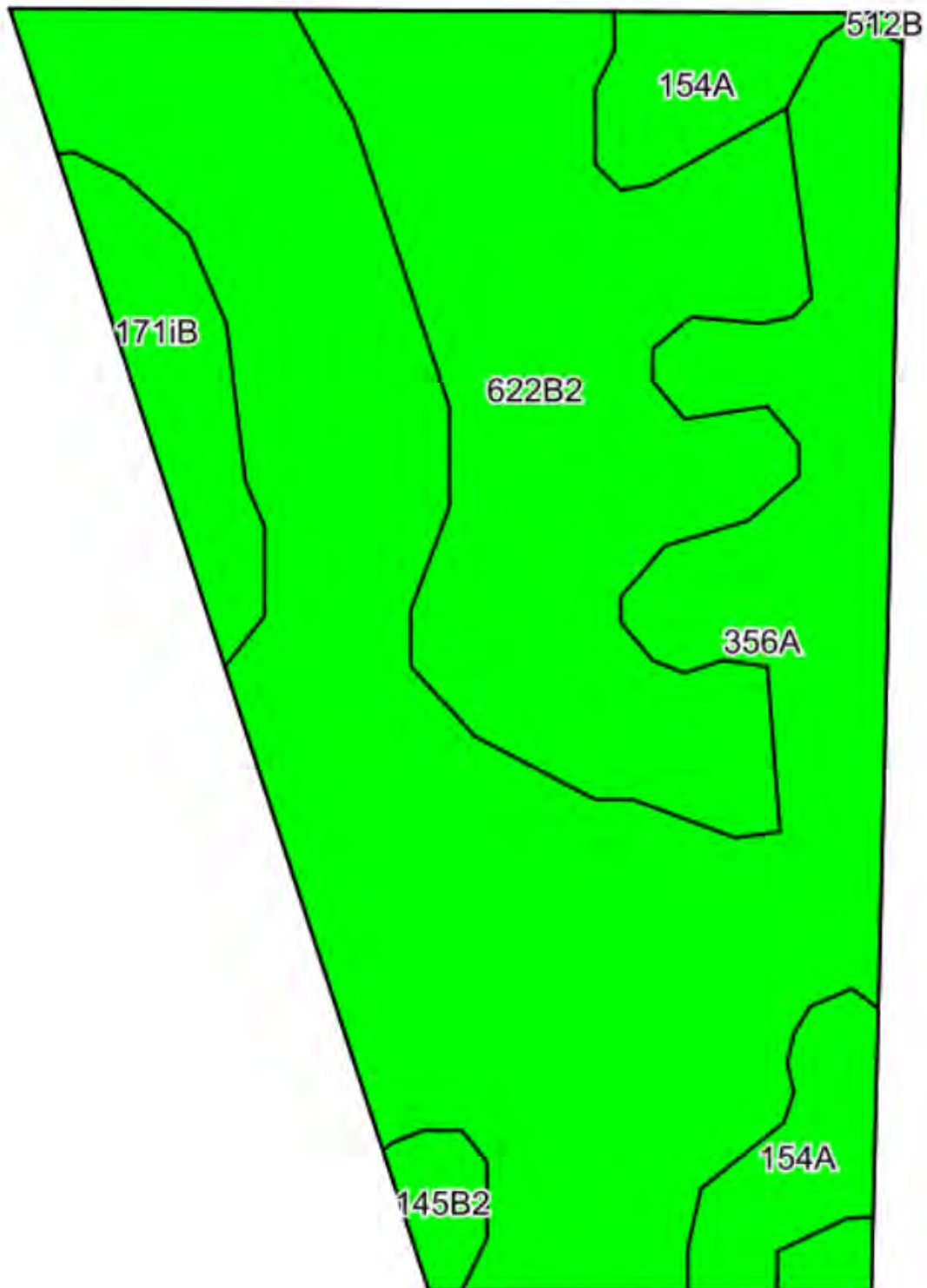
SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
356A	Elpaso silty clay loam	10.23	144
622B2	Wyanet silt loam	5.78	114
154A	Flanagan silt loam	1.33	144
171iB	Catlin silt loam	1.02	137
145B2	Saybrook silt loam	0.34	124
WEIGHTED AVERAGE:			134

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



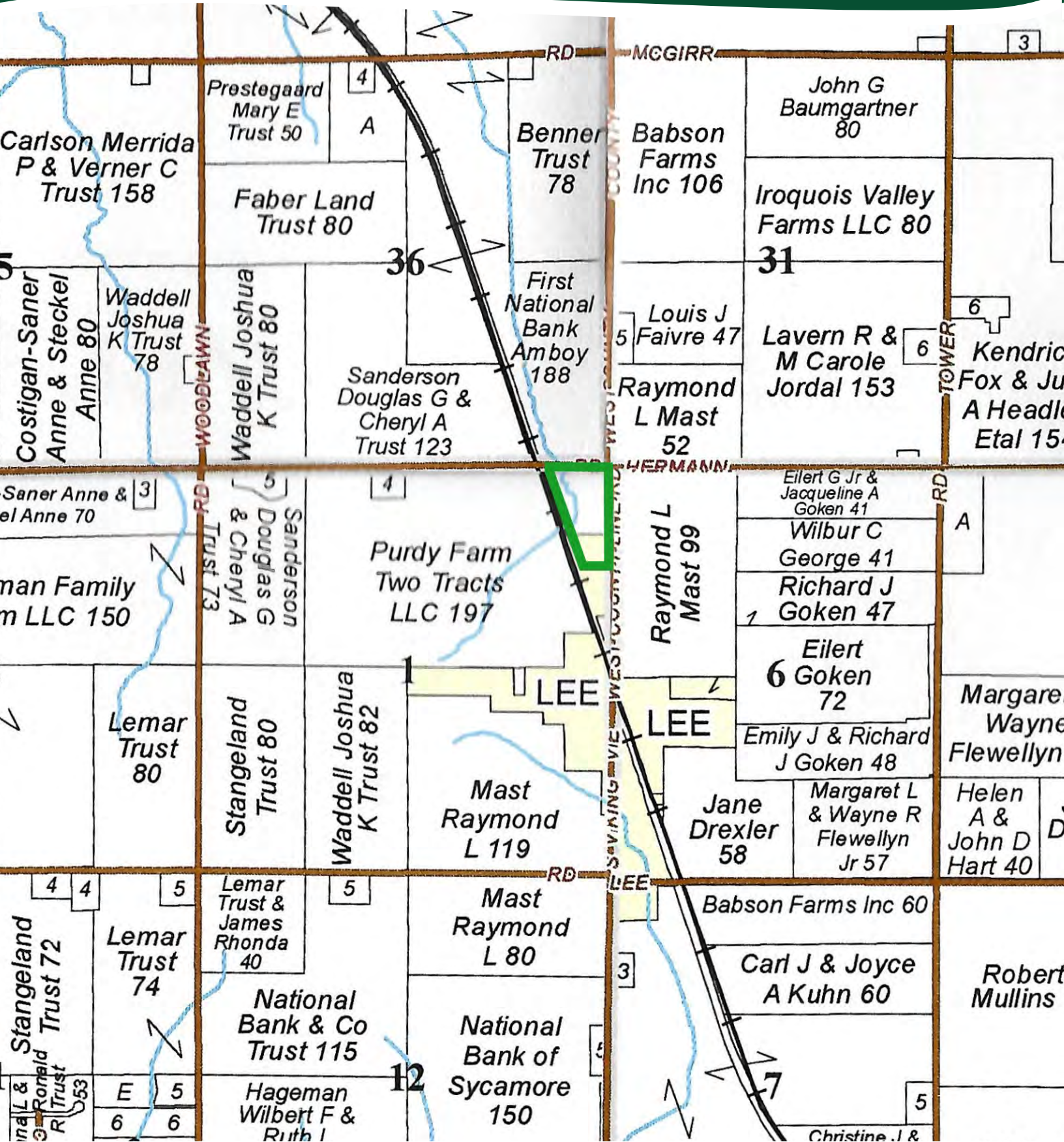
# THE FLEWELLYN FARM

## SOILS MAP



# THE FLEWELLYN FARM

## PLAT MAP



# THE FLEWELLYN 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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REAL ESTATE SERVICES



United States  
Department of  
Agriculture

# Lee County, Illinois



**Common Land Unit**

- Tract Boundary
- Non-Cropland
- Cropland

**Wetland Determination Identifiers**

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

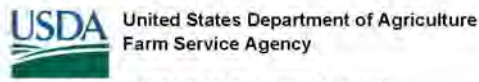
2023 Program Year  
Map Created December 07, 2022

**Farm 7947**  
**Tract 6858**

**Tract Cropland Total: 18.70 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



FARM : 7947  
Prepared : 10/27/23 2:24 PM CST  
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 17-103-2011-125  
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
20.08	18.70	18.70	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	18.70	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	18.70	0.00	132	
<b>TOTAL</b>	<b>18.70</b>	<b>0.00</b>		

NOTES

Tract Number : 6858

Description : Sec 1 Willow Creek 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 does not contain a wetland  
WL Violations : None  
Owners :  
Other Producers : None  
Recon ID : 17-103-2011-124

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
20.08	18.70	18.70	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	18.70	0.00	0.00	0.00	0.00	0.00

ILLINOIS  
LEE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7947  
Prepared : 10/27/23 2:24 PM CST  
Crop Year : 2024

Tract 6858 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	18.70	0.00	132
<b>TOTAL</b>	<b>18.70</b>	<b>0.00</b>	

NOTES

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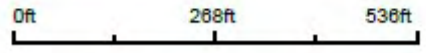
# TOPOGRAPHY MAP



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Source: USGS 10 meter dem  
Interval(ft): 2.0  
Min: 912.8  
Max: 927.7  
Range: 15.1  
Average: 921.0  
Standard Deviation: 3.31 ft



11/2/2023

1-38N-2E  
Lee County  
Illinois

Boundary Center: 41.802661, -88.943038



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