

# THE WILLOW CREEK FARM

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



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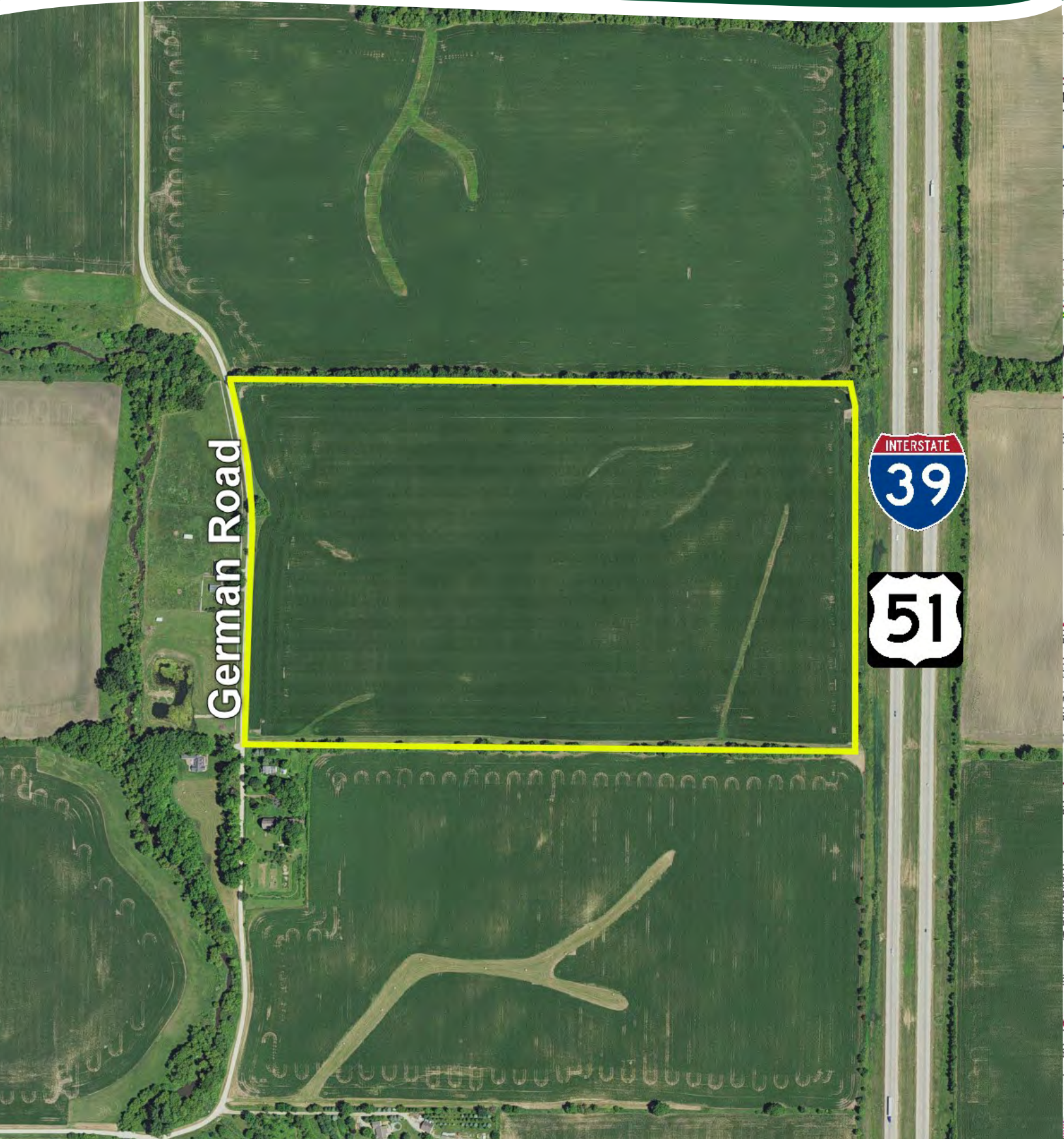
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# THE WILLOW CREEK FARM

## AERIAL MAP



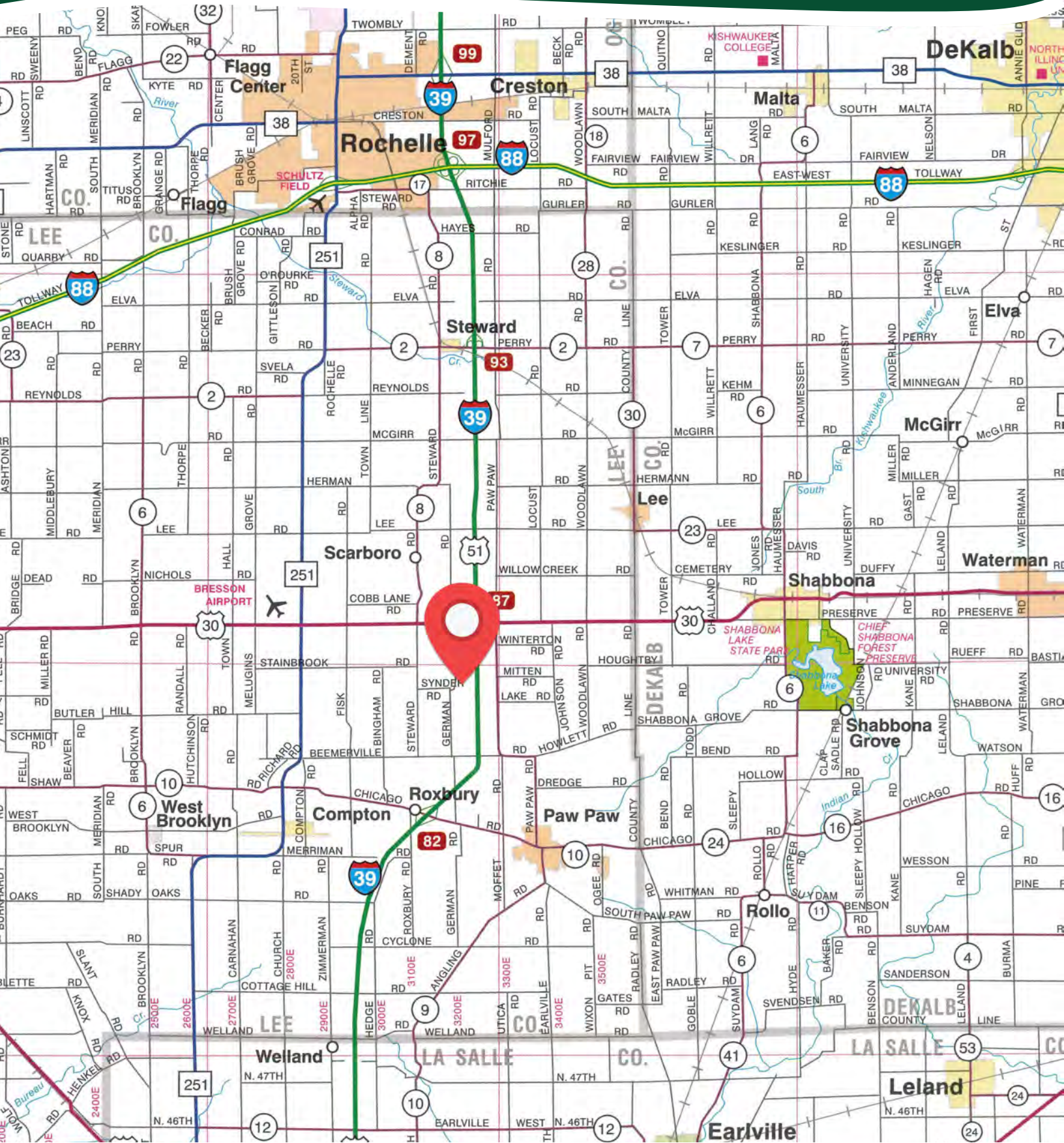
German Road





# THE WILLOW CREEK FARM

## HIGHWAY MAP



# THE WILLOW CREEK FARM

## PROPERTY DETAILS

<b>LOCATION</b>	The subject farm is located approximately 59 miles southwest of Chicago O'Hare International Airport. Nearby cities include: Paw Paw (3 5/8 miles southeast), Rochelle (10 miles north), and DeKalb (15 3/4 miles northeast).
<b>FRONTAGE</b>	There is approximately 1/4 mile of road frontage on German Road and 1/4 mile on Interstate 39/U.S. Route 51.
<b>MAJOR HIGHWAYS</b>	Interstate 39/U.S. Route 51 is the west border of the property, U.S. Route 30 is 1 mile north, and Illinois Route 251 is 3 3/8 miles west of the property.
<b>LEGAL DESCRIPTION</b>	A brief legal description indicates the Willow Creek Farm is located in Part of the Northwest Quarter of Section 28, Township 38 North – Range 2 East (Willow Creek Township), Lee County, Illinois.
<b>TOTAL ACRES</b>	There are a total of 69.017 acres according to a survey.
<b>TILLABLE ACRES</b>	There are approximately 66.09 tillable acres according to the Lee County FSA.
<b>SOIL TYPES</b>	The primary soil type found on this farm is Catlin 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 \$13,400 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 Willow Creek Farm.

# THE WILLOW CREEK FARM

## PROPERTY DETAILS

<b>TAXES</b>	The 2022 real estate taxes totaled \$3,232.80. The tax parcel number is #21-12-28-100-002.
<b>ZONING</b>	The property is zoned Ag-1, 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 WILLOW CREEK FARM

## PROPERTY PHOTOS





# THE WILLOW CREEK FARM

## PROPERTY PHOTOS



# THE WILLOW CREEK FARM

## SOILS INFORMATION

### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

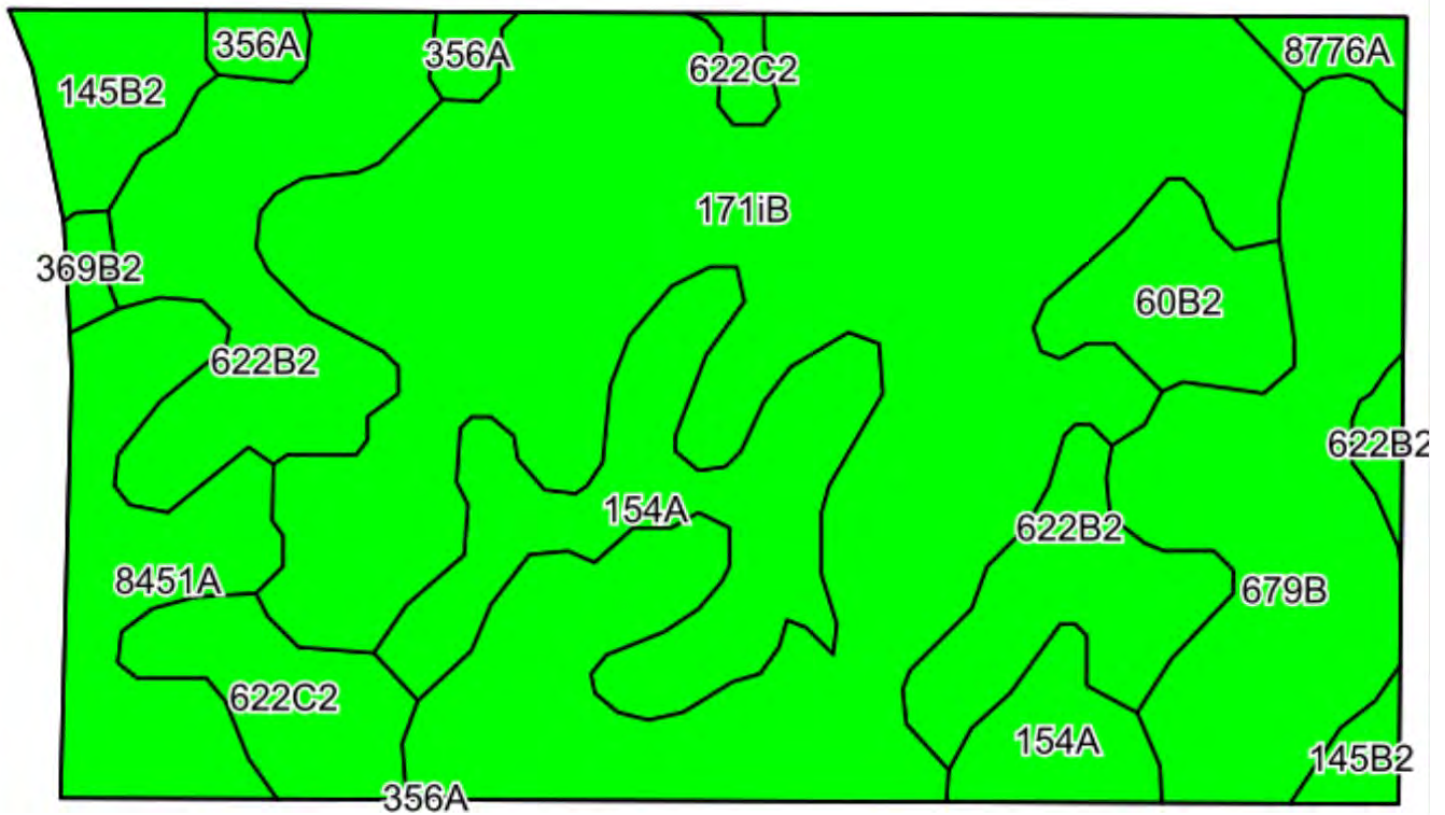
SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
171iB	Catlin silt loam	31.16	137
622B2	Wyanet silt loam	8.31	114
154A	Flanagan silt loam	7.36	144
679B	Blackberry silt loam	6.73	141
8451A	Lawson silt loam	4.42	140
622C2	Wyanet silt loam	2.58	112
60B2	La Rose silt loam	2.14	112
145B2	Saybrook silt loam	1.95	124
356A	Elpaso silty clay loam	0.81	144
8776A	Comfrey loam	0.37	141
369B2	Waupecan silt loam	0.26	131
WEIGHTED AVERAGE:			133.4

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



# THE WILLOW CREEK FARM

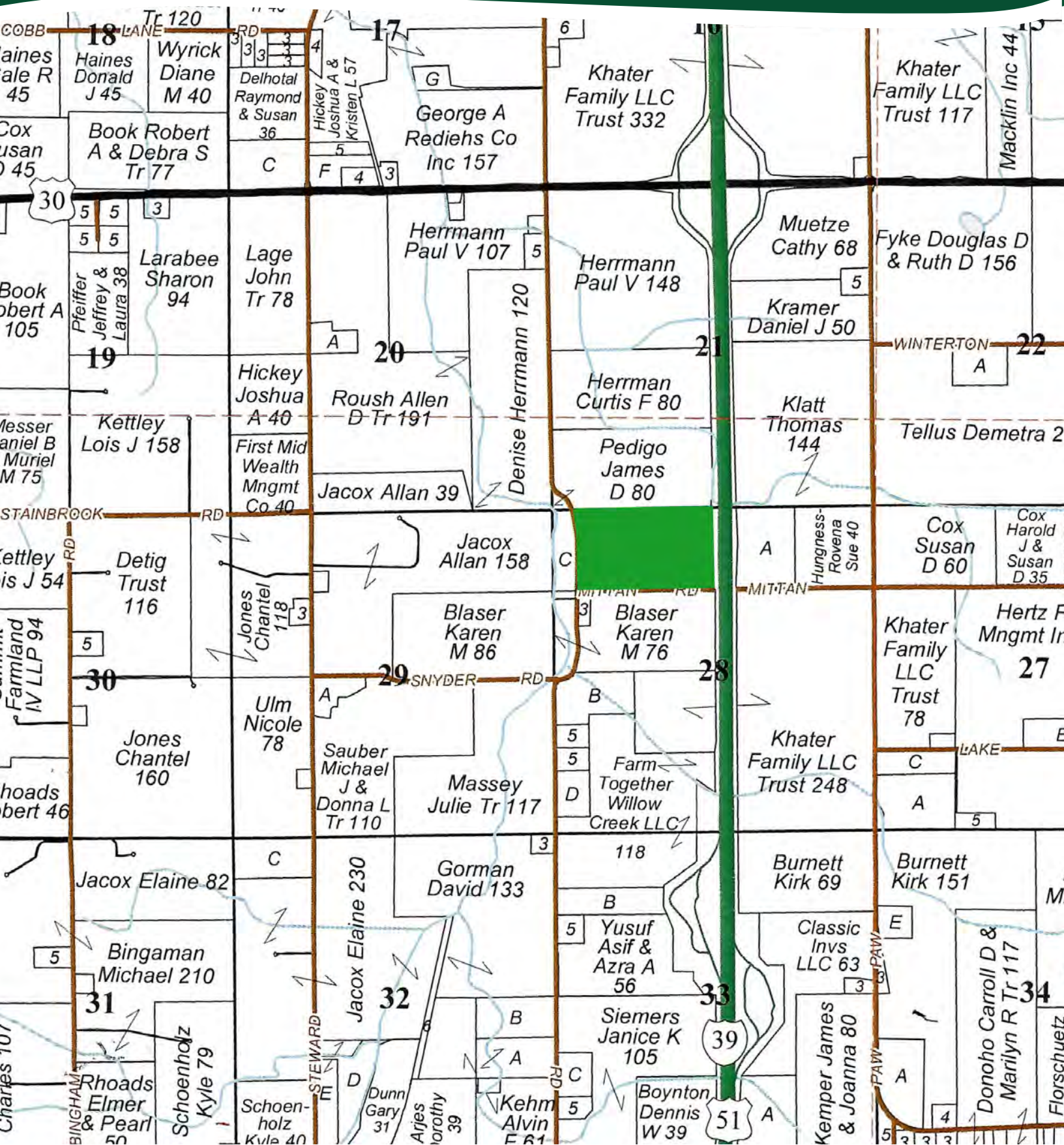
## SOILS MAP





# THE WILLOW CREEK FARM

## PLAT MAP





# THE WILLOW CREEK 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	
Non-Cropland	Conservation Reserve Program
clu_classification_code	
Cropland	Tract Boundary
street100k_j_t_utm	

### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation



### Compliance Provisions

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).

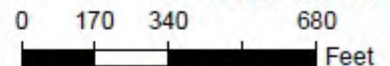
Tract Cropland Total: 67.42 acres

2023 Program Year

Map Created September 15, 2023

Farm 9385

Tract 2725



ILLINOIS  
LEE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 9385  
Prepared : 12/15/23 9:06 AM CST  
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 17-103-2021-79  
Transferred From : None  
ARCPLC G//F Eligibility : Elig ble

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
69.32	67.42	67.42	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	67.42	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	50.56	0.00	180	0
Soybeans	16.85	0.00	51	0
<b>TOTAL</b>	<b>67.41</b>	<b>0.00</b>		

**NOTES**

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Tract Number : 2725

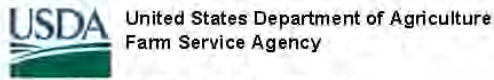
Description : F 20 SEC 28 Willow Creek Twp  
FSA Physical Location : ILLINOIS/LEE  
ANSI Physical Location : ILLINOIS/LEE  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners :  
Other Producers : None  
Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
69.32	67.42	67.42	0.00	0.00	0.00	0.00	0.0



ILLINOIS  
LEE  
Form: FSA-156EZ



**Abbreviated 156 Farm Record**

**FARM : 9385**  
Prepared : 12/15/23 9:06 AM CST  
Crop Year : 2024

**Tract 2725 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	67.42	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	50.56	0.00	180
Soybeans	16.85	0.00	51

**TOTAL 67.41 0.00**

**NOTES**

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# TOPOGRAPHY MAP



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 843.9

Max: 888.0

Range: 44.1

Average: 864.5

Standard Deviation: 8.86 ft

0ft 420ft 840ft



12/15/2023

28-38N-2E  
Lee County  
Illinois

Boundary Center: 41.744122, -89.014091





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MGW.us.com  
Mark Mommsen  
Sycamore, IL 815-756-3606 • DeWitt, IA 563-659-6565  
[info@mgw.us.com](mailto:info@mgw.us.com)