

THE ROCKVILLE FARM

91[±] ACRES, KANKAKEE COUNTY, ILLINOIS



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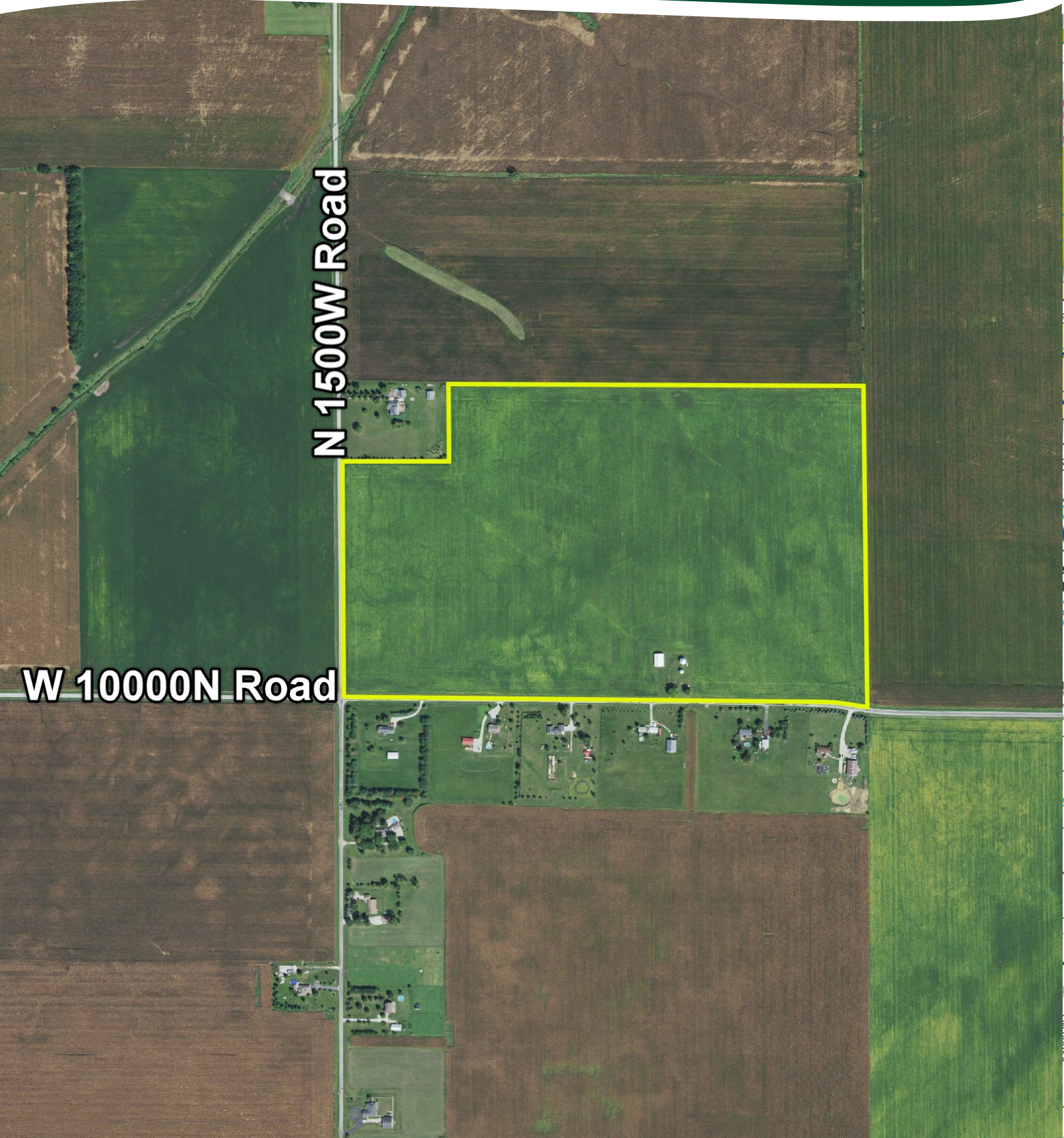
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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THE ROCKVILLE FARM

AERIAL MAP

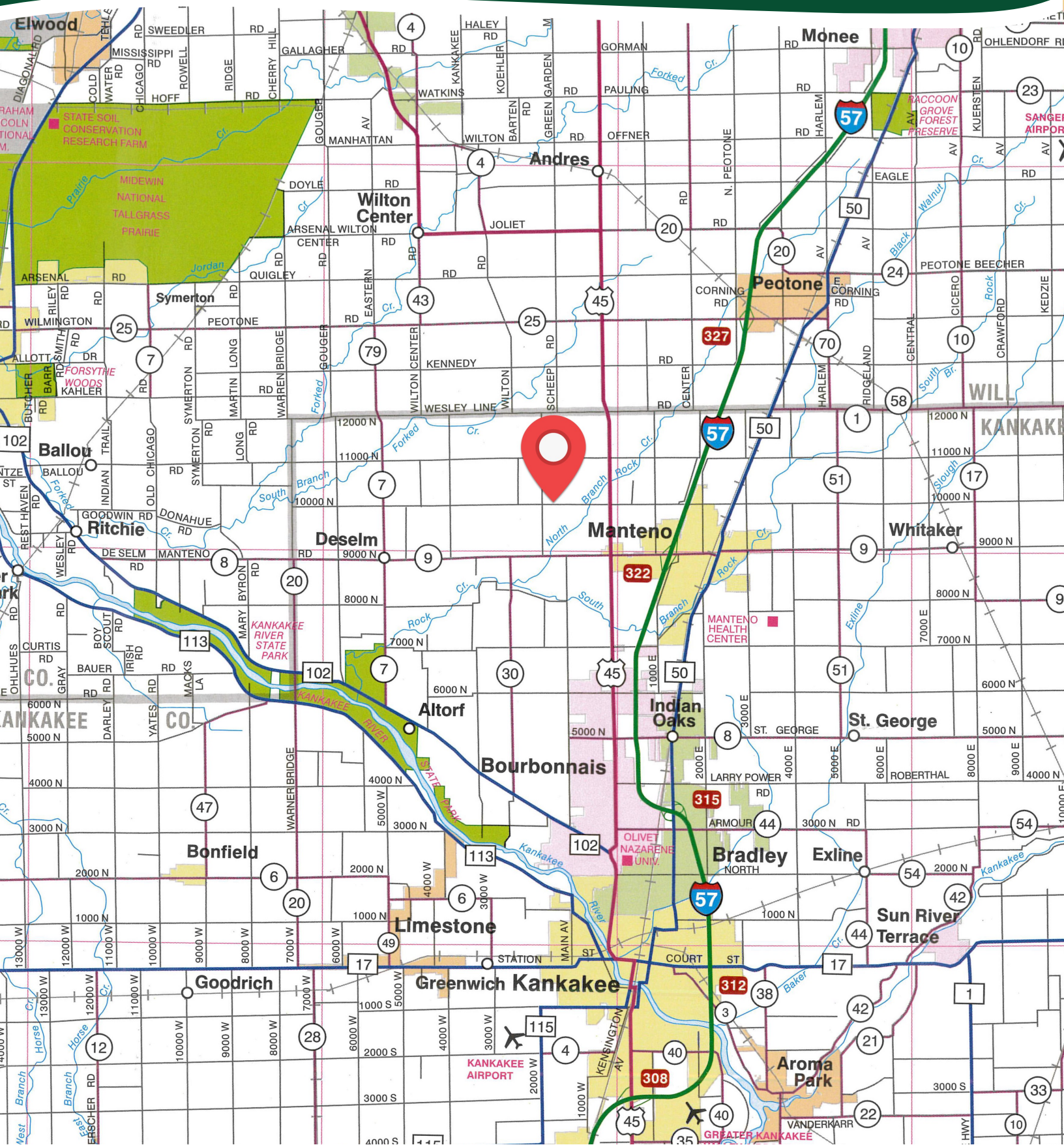


N 1500W Road

W 10000N Road

THE ROCKVILLE FARM

HIGHWAY MAP



THE ROCKVILLE FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 48 miles south of Chicago O'Hare International Airport. Nearby cities include: Manteno (1 miles southeast), Bourbonnais (3 3/4 miles south), and Peotone (5 3/8 miles northeast).
FRONTAGE	There is approximately 1/2 mile of road frontage on W 10000N Road and 1/4 mile on N 1500W Road.
MAJOR HIGHWAYS	U.S. Route 45/52 is 1 mile east, Interstate 57 is 2 1/2 miles southeast, and Illinois Route 102 is 5 1/2 miles southwest of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Rockville Farm is located in Part of the Southeast Quarter of Section 12, Township 32 North - Range 11 East (Rockville Township), Kankakee County, Illinois.
TOTAL ACRES	There are a total of 91 acres, more or less, according to the Kankakee County Assessor.
TILLABLE ACRES	There are approximately 89.43 tillable acres according to the Kankakee County Farm Service Agency.
SOIL TYPES	Major soil types found on this farm include Beecher silt loam, Milford silty clay loam and Ashkum silty clay loam.
TOPOGRAPHY	The topography of the subject farm is level.
MINERAL RIGHTS	All mineral rights owned by the seller will be transferred in their entirety to the new owner.
POSSESSION	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.
PRICE & TERMS	The asking price is \$12,750 per acre. A 10% earnest money deposit should accompany any offer to purchase.
FINANCING	Mortgage financing is available from several sources. Names and addresses will be provided upon request.
GRAIN MARKETS	There are a number of grain markets located within 15 miles of The Rockville Farm.

THE ROCKVILLE FARM

PROPERTY DETAILS

TAXES	The 2022 real estate taxes totaled \$3,961.14. The tax parcel number is #04-01-12-400-005.
ZONING	The property is zoned A1– Agricultural.
IMPROVEMENTS	The property includes a Morton pole building (approximately 44' x 60'), one grain drying bin, and one grain storage bin. All improvements are being sold as-is.
COMMENTS	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 ROCKVILLE FARM

PROPERTY PHOTOS



THE ROCKVILLE FARM

PROPERTY PHOTOS



THE ROCKVILLE FARM

SOILS INFORMATION

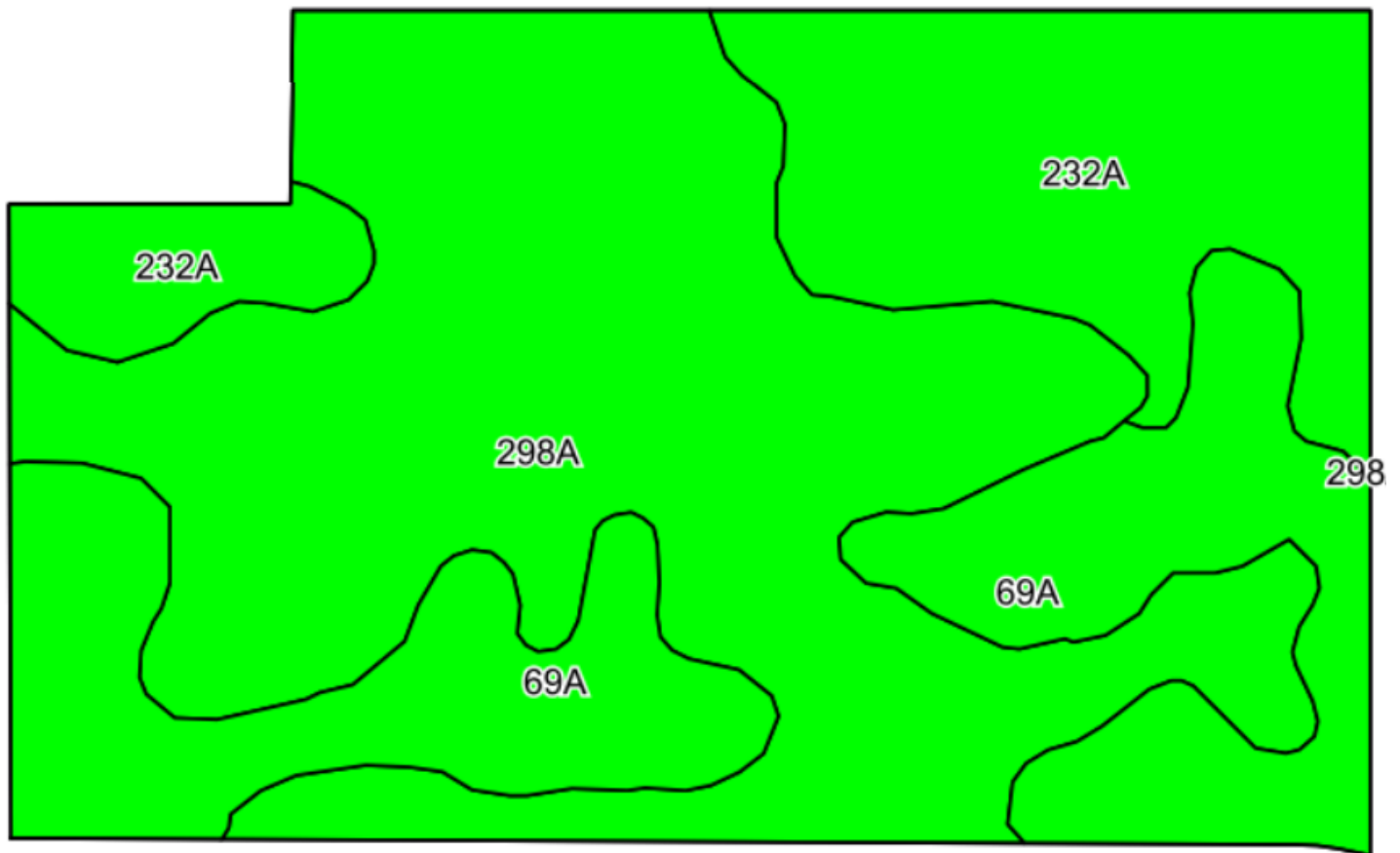
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
298A	Beecher silt loam	45.65	114
69A	Milford silty clay loam	24.04	128
232A	Ashkum silty clay loam	19.74	127
WEIGHTED AVERAGE:			120.6

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

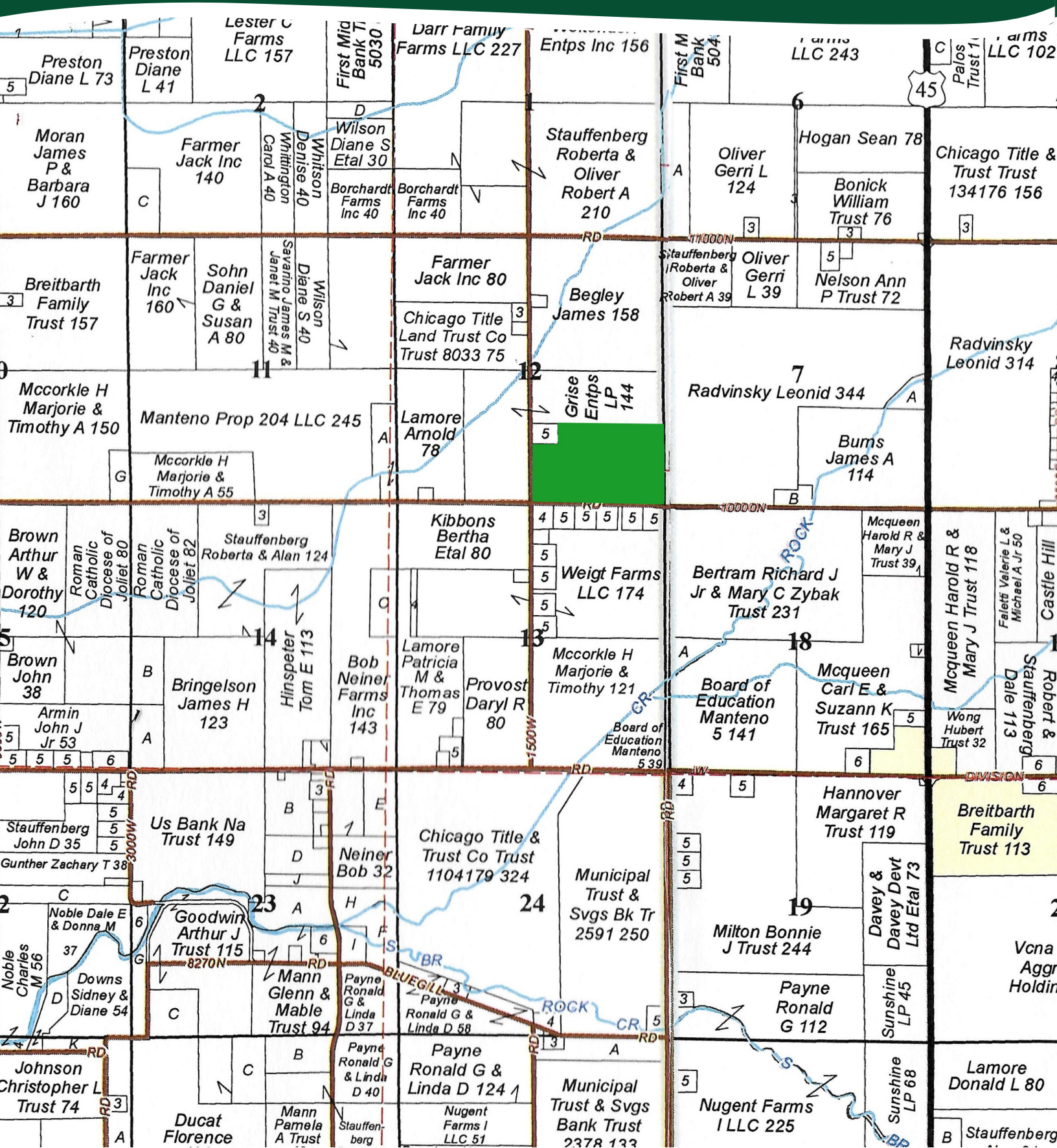
THE ROCKVILLE FARM

SOILS MAP



THE ROCKVILLE FARM

PLAT MAP



THE ROCKVILLE 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

or contact:

Mark Mommsen (815) 901-4269 | Mark.Mommsen@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

2023 Program Year
Map Created November 17, 2022

Farm 9020
Tract 289

Tract Cropland Total: 89.43 acres

IL091_T289

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).

NOTES

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Tract Number : 289

Description : SEC 12 ROCKVILLE TWP
FSA Physical Location : ILLINOIS/KANKAKEE
ANSI Physical Location : ILLINOIS/KANKAKEE
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 :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
95.29	89.43	89.43	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	89.43	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	46.00	0.00	145
Soybeans	43.40	0.00	33
TOTAL	89.40	0.00	

NOTES

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TOPOGRAPHY MAP



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Map Provided By:

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Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 657.2
Max: 668.4
Range: 11.2
Average: 663.9
Standard Deviation: 2.76 ft

0ft 465ft 930ft



1/31/2024

12-32N-11E
Kankakee County
Illinois

Boundary Center: 41.268971, -87.901718



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