

THE STROYAN FARM

118[±] ACRES, LEE COUNTY, ILLINOIS



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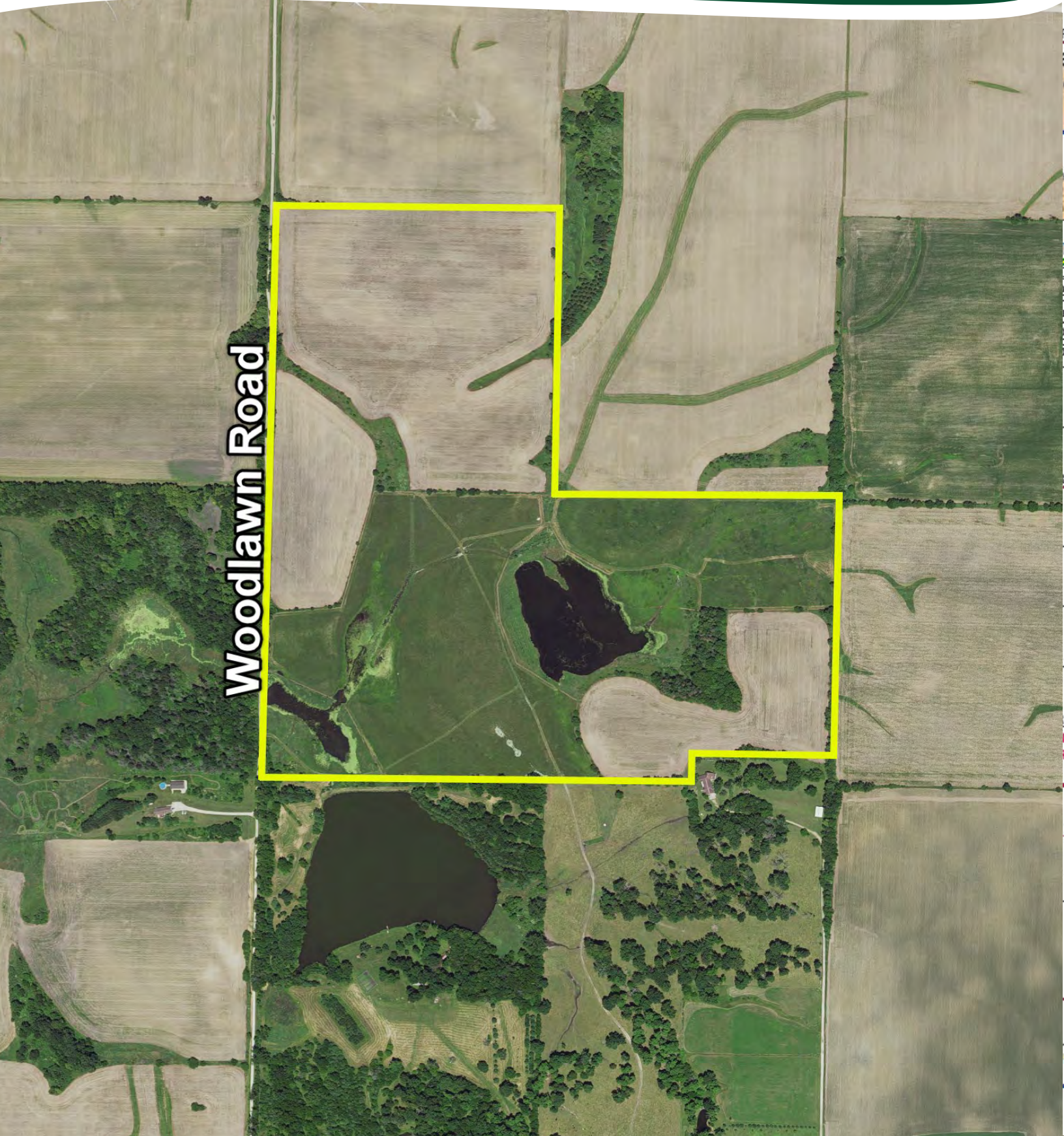
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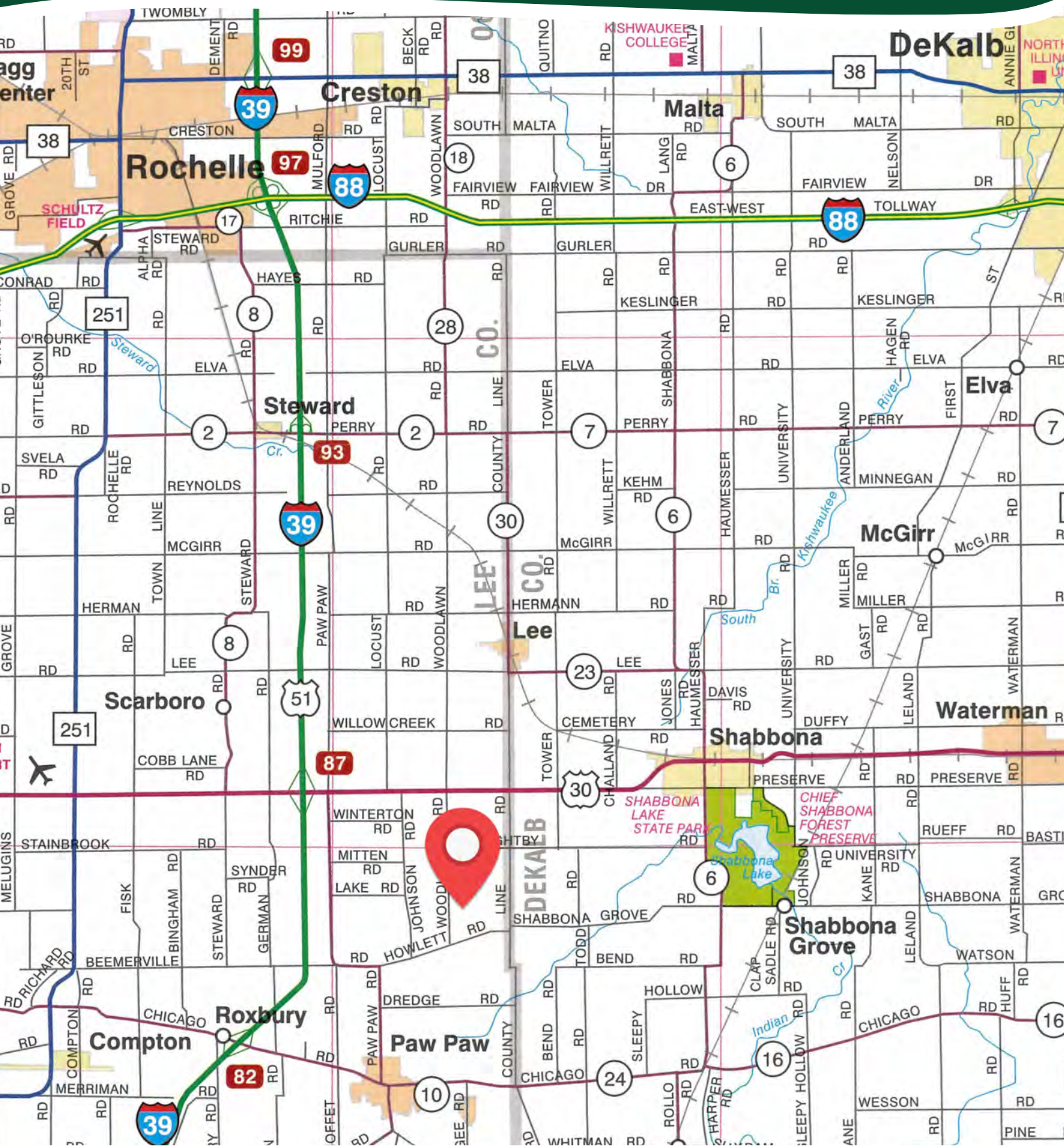
THE STROYAN FARM

AERIAL MAP



THE STROYAN FARM

HIGHWAY MAP



THE STROYAN FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 56 miles southwest of Chicago O'Hare International Airport. Nearby cities include: Paw Paw (2 3/4 miles south), Shabbona (3 5/8 miles northeast), and Rochelle (11 miles north).
FRONTAGE	There is approximately 1/2 mile of road frontage on Woodlawn Road.
MAJOR HIGHWAYS	U.S. Route 30 is 1 1/2 miles north, Interstate 39/U.S. Route 51 is 2 1/2 miles west, and Illinois Route 23 is 10 1/2 miles east of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Stroyan Farm is located in Part of the Southwest Quarter of Section 25, Township 38 North – Range 2 East (Willow Creek Township), Lee County, Illinois.
TOTAL ACRES	There are a total of 118 acres, more or less, according to the Lee County Assessor.
ACREAGE OVERVIEW	There are approximately 57.39 tillable acres according to the Lee County FSA. There is an additional approximately 42.1 acres in pasture, 2.4 acres in woods, and a 5.2 acre pond, all estimated.
POND POTENTIAL	The Stroyan Farm includes natural features that offer the potential for developing a very large pond on the property. There are the beginnings of a natural dam in the southwest corner of the farm, which is situated below a broad watershed. The land north of the dam location, near Woodlawn Road, sits higher and provides a scenic view of the surrounding area. These unique features can be visualized on the map in the Appendix titled "Pond Potential."
SOIL TYPES	Major soil types found on this farm include Wyanet silt loam, Elpaso silty clay loam, and Senachwine silt loam.
TOPOGRAPHY	The topography of the subject farm is level to gently rolling.
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 \$9,400 per acre. A 10% earnest money deposit should accompany any offer to purchase.

THE STROYAN FARM

PROPERTY DETAILS

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 Stroyan Farm.
TAXES	The 2022 real estate taxes totaled \$2,908.16. The tax parcel numbers are #21-12-25-300-001 & #21-12-25-300-003.
ZONING	The property is zoned Ag-1, Rural/Agricultural District.
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 STROYAN FARM

PROPERTY PHOTOS



THE STROYAN FARM

PROPERTY PHOTOS



THE STROYAN FARM

SOILS INFORMATION

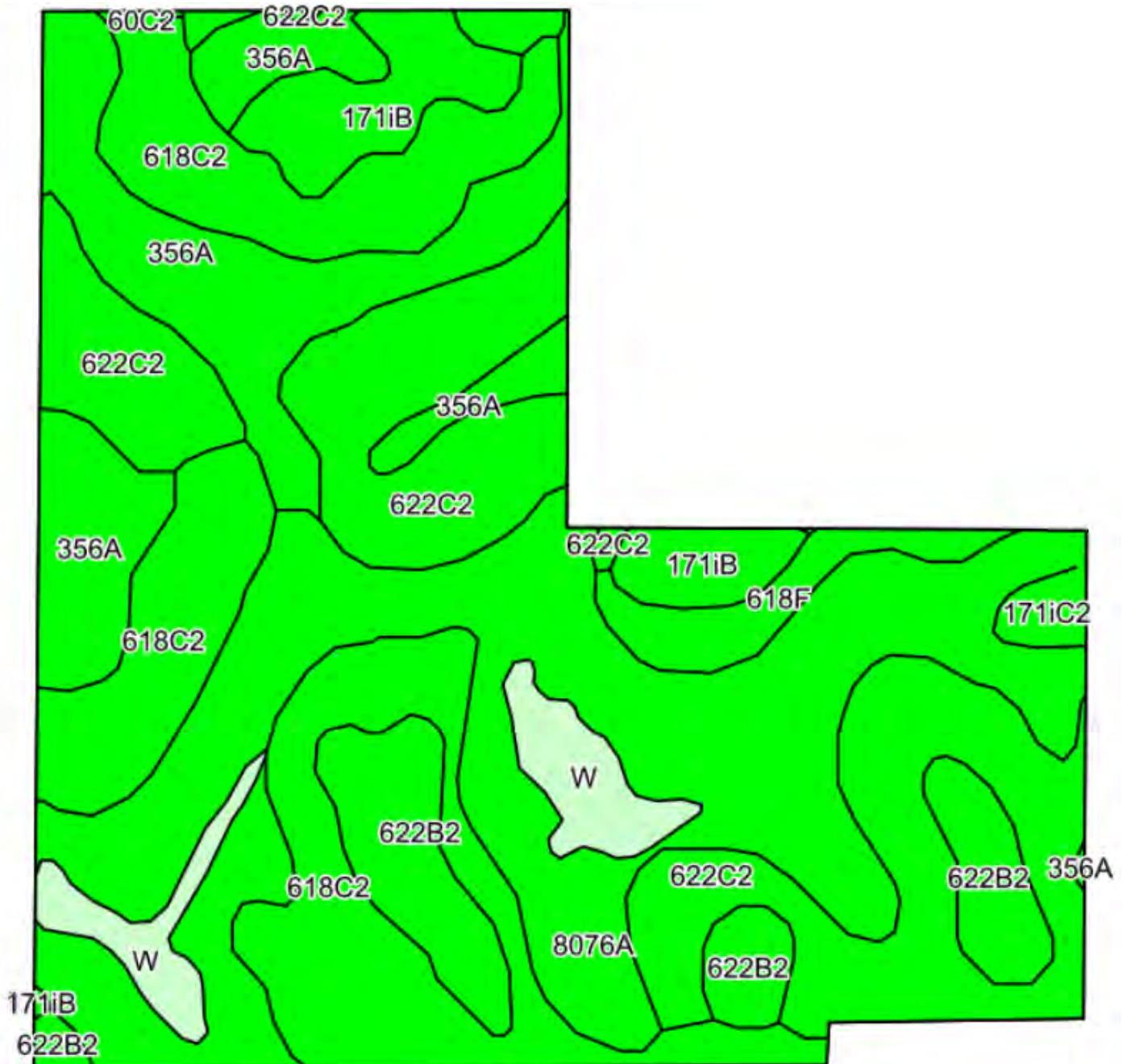
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
622C2	Wyanet silt loam	20.12	112
356A	Elpaso silty clay loam	15.77	144
618C2	Senachwine silt loam	12.34	100
171iB	Catlin silt loam	4.19	137
622B2	Wyanet silt loam	3.77	114
8076A	Otter silt loam	0.88	139
60C2	La Rose silt loam	0.32	110
WEIGHTED AVERAGE:			120.6

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

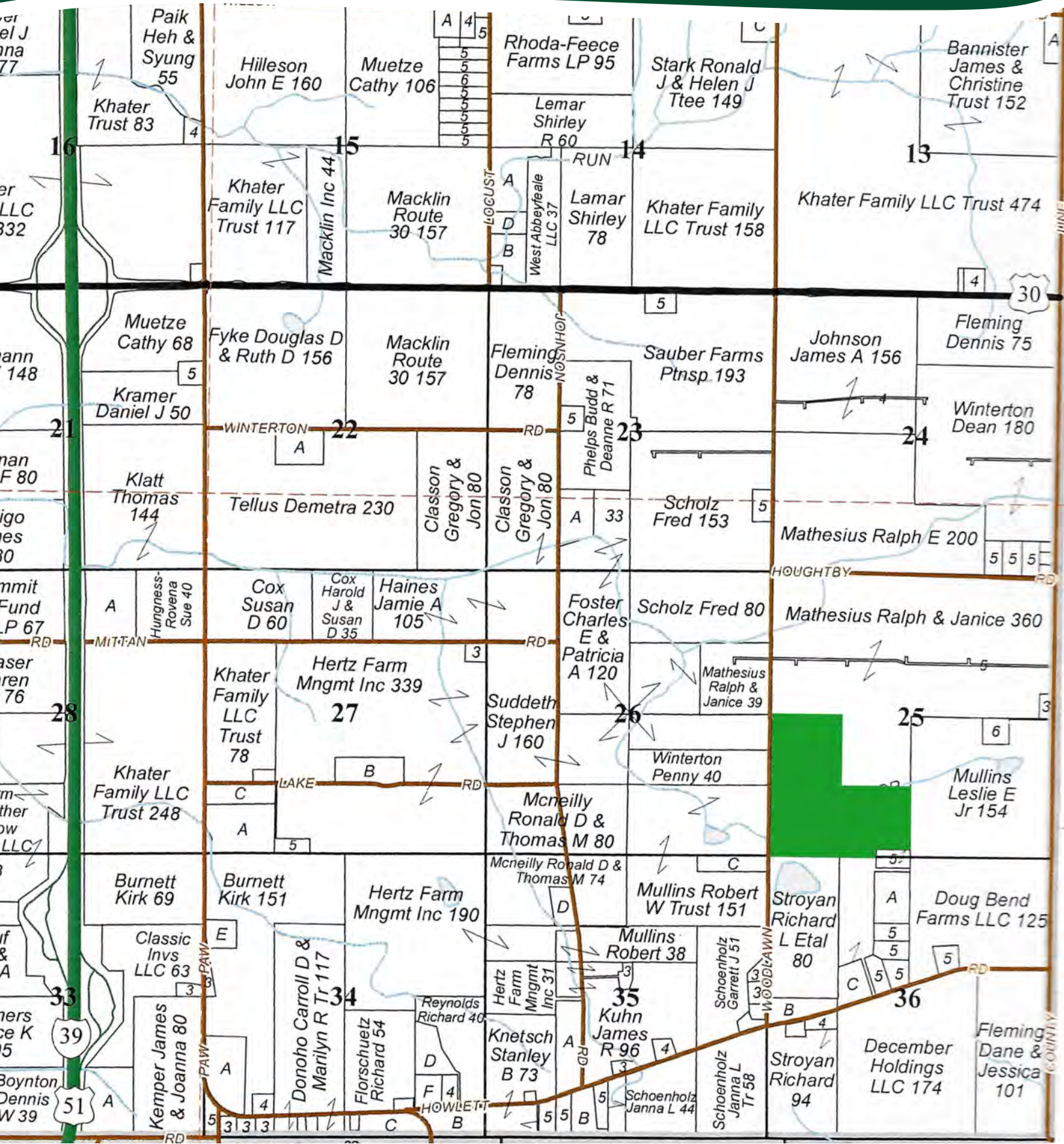
THE STROYAN FARM

SOILS MAP



THE STROYAN FARM

PLAT MAP



THE STROYAN FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP (PRIOR TO RECONSTITUTION)
2. FSA-156EZ (PRIOR TO RECONSTITUTION)
3. POND POTENTIAL
4. TOPOGRAPHY MAP
5. WETLANDS MAP

For more information, please visit MGW.us.com

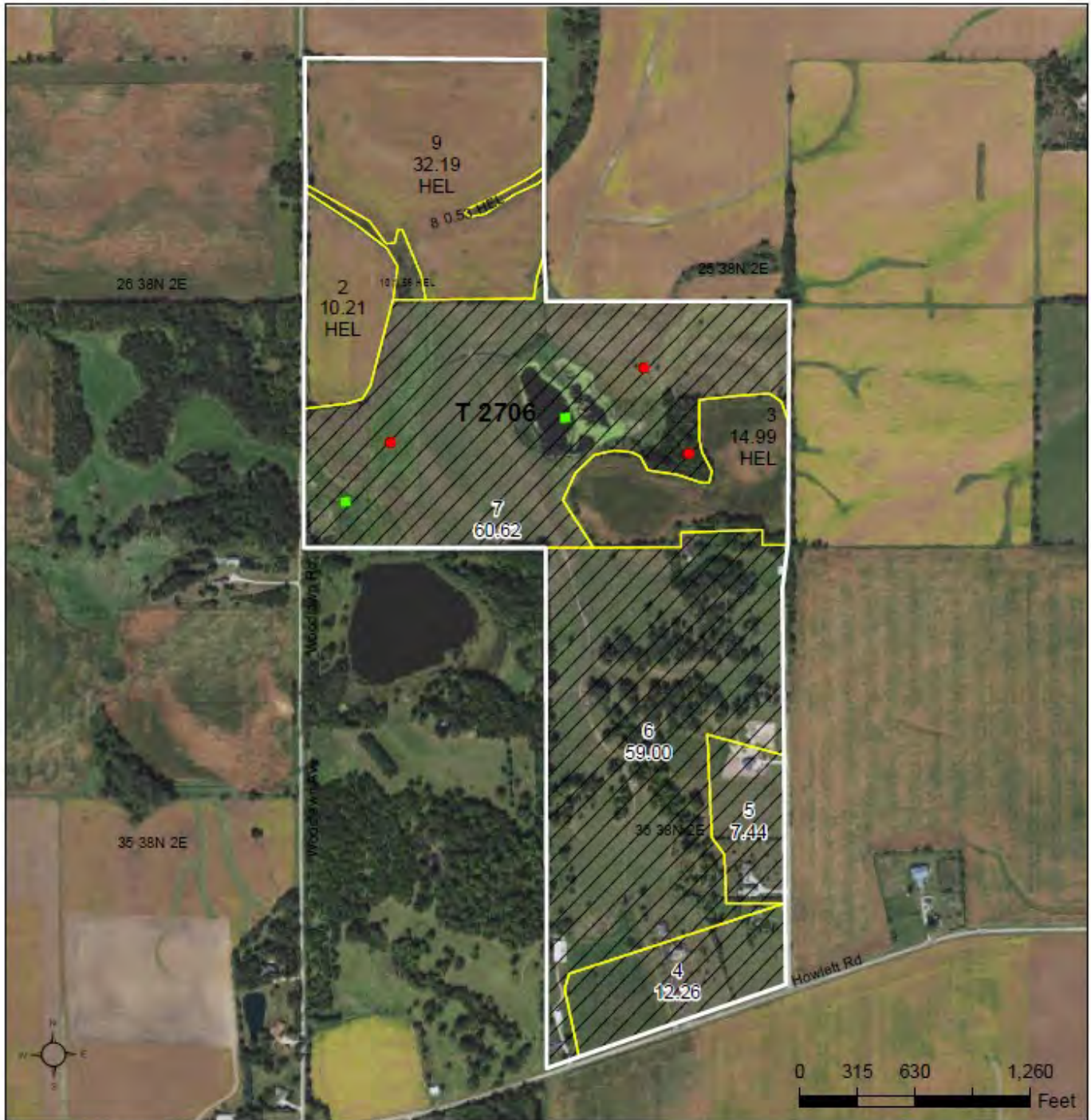
or contact:

Mark Mommsen (815) 901-4269 | Mark.Mommsen@mgw.us.com



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PRIOR TO RECONSTITUTION



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 1851
Tract 2706

Tract Cropland Total: 59.48 acres

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PRIOR TO RECONSTITUTION

ILLINOIS
LEE



United States Department of Agriculture
Farm Service Agency

FARM : 1851

Prepared : 12/15/23 9:33 AM CST

Form: FSA-156EZ

Crop Year : 2024

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/VF Eligibility : Eligible

Farm Land Data

Famland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
198.80	59.48	59.48	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	59.48	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	27.10	0.00	149	
Soybeans	31.10	0.00	47	
TOTAL	58.20	0.00		

NOTES

Tract Number : 2706

Description : G 22 SEC 25/36 Willow Creek twp
FSA Physical Location : ILLINOIS/LEE
ANSI Physical Location : ILLINOIS/LEE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
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
198.80	59.48	59.48	0.00	0.00	0.00	0.00	0.0

PRIOR TO RECONSTITUTION

ILLINOIS
LEE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1851
Prepared : 12/15/23 9:33 AM CST
Crop Year : 2024

Tract 2706 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	59.48	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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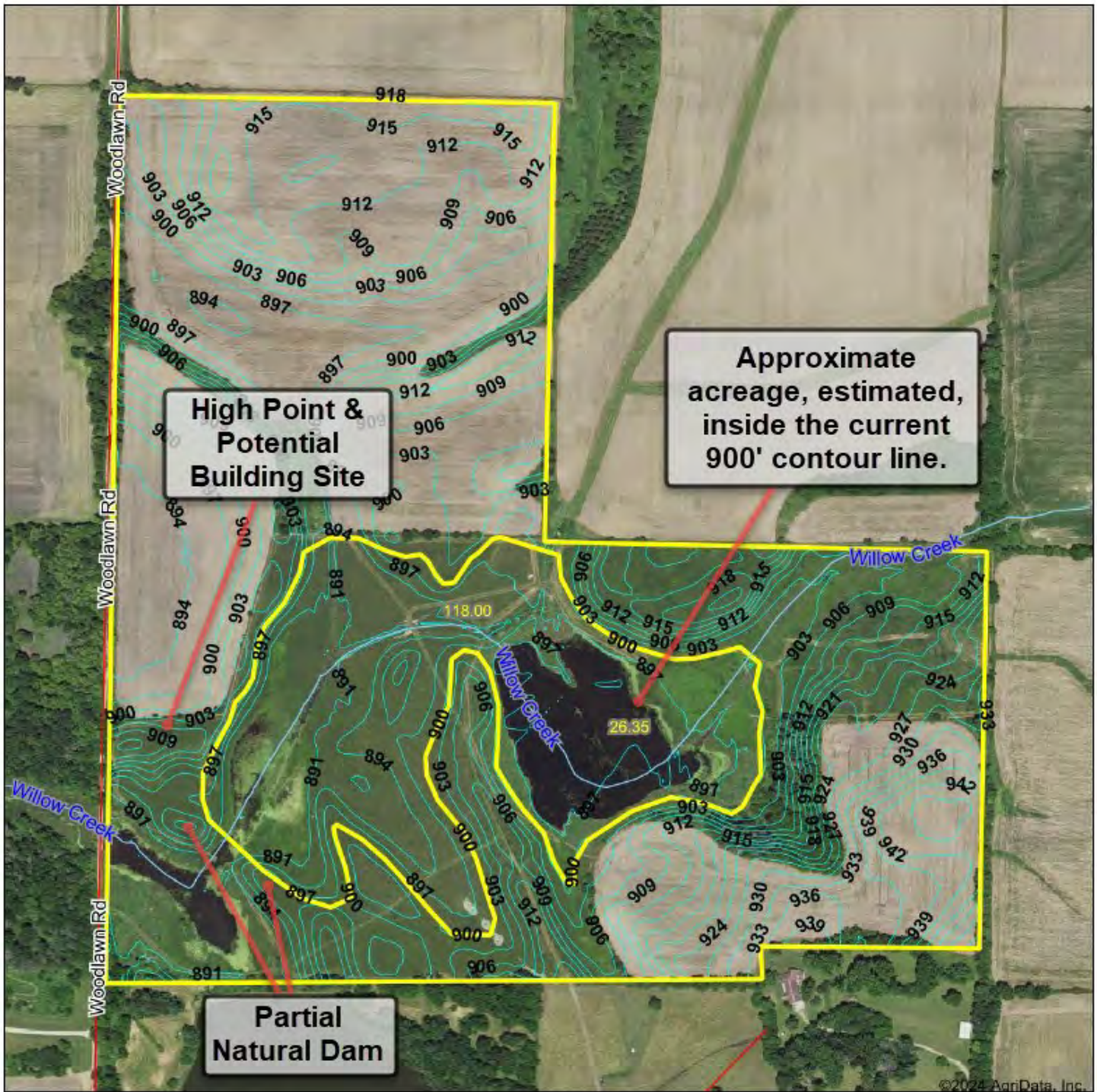
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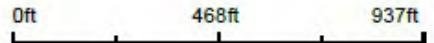
POND POTENTIAL



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Source: USGS 3 meter dem
 Interval(ft): 3.0
 Min: 887.8
 Max: 954.9
 Range: 67.1
 Average: 907.9
 Standard Deviation: 12.5 ft

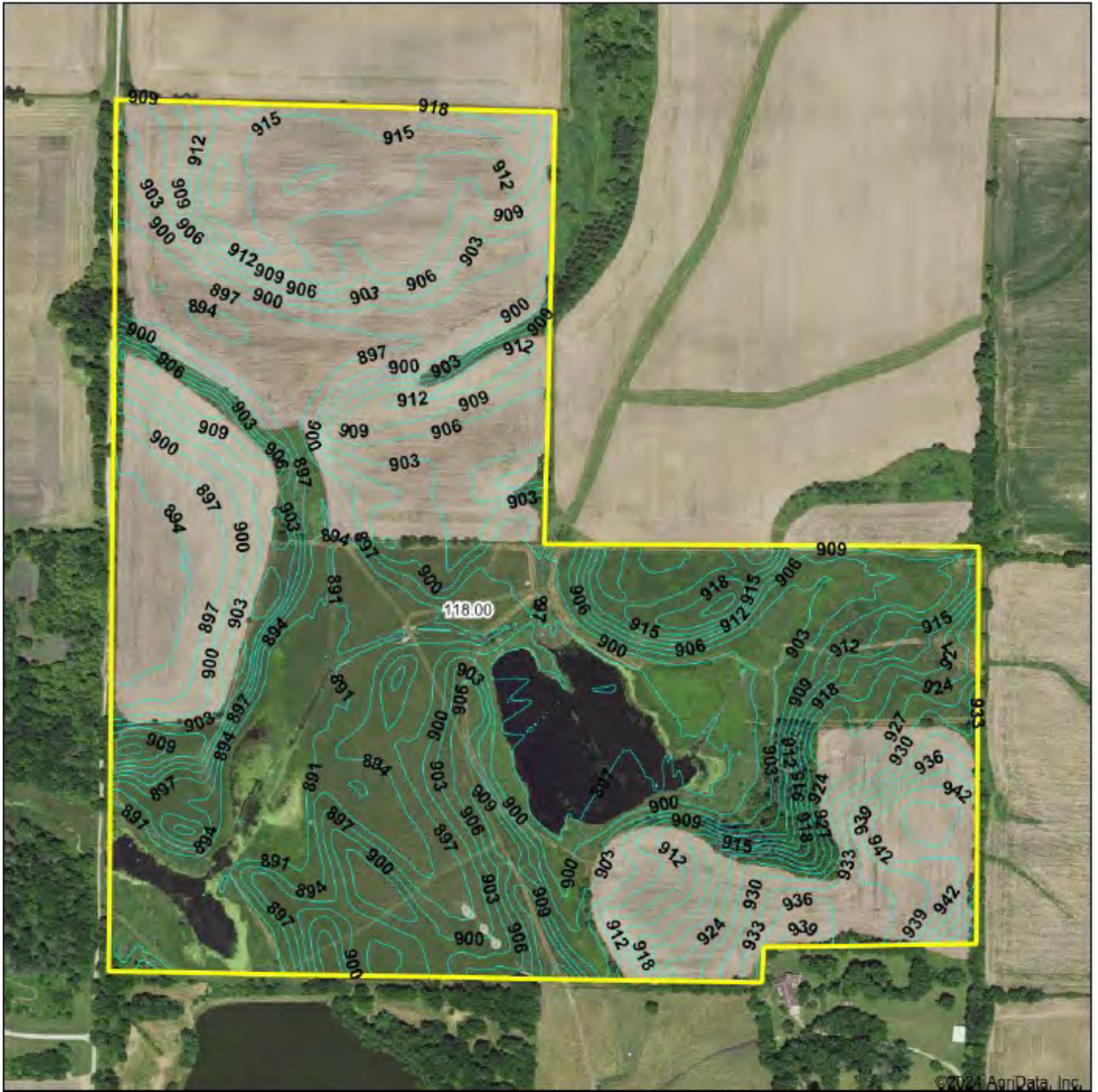


3/8/2024

25-38N-2E
 Lee County
 Illinois

Boundary Center: 41.735316, -88.956251

TOPOGRAPHY MAP



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Source: USGS 3 meter dem

Interval(ft): 3.0

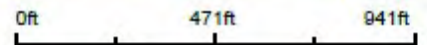
Min: 887.8

Max: 954.4

Range: 66.6

Average: 905.1

Standard Deviation: 12.27 ft



2/26/2024

25-38N-2E

Lee County

Illinois

Boundary Center: 41.735397, -88.956245

WETLANDS MAP



U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands



- February 26, 2024
- Wetlands**
- Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

U.S. Fish and Wildlife Service, National Standards and Support Team
wetlands_team@fws.gov



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