

# THE STROYAN FARM

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



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Real Estate • Farm Management • Appraisals • Consulting



# THE STROYAN FARM

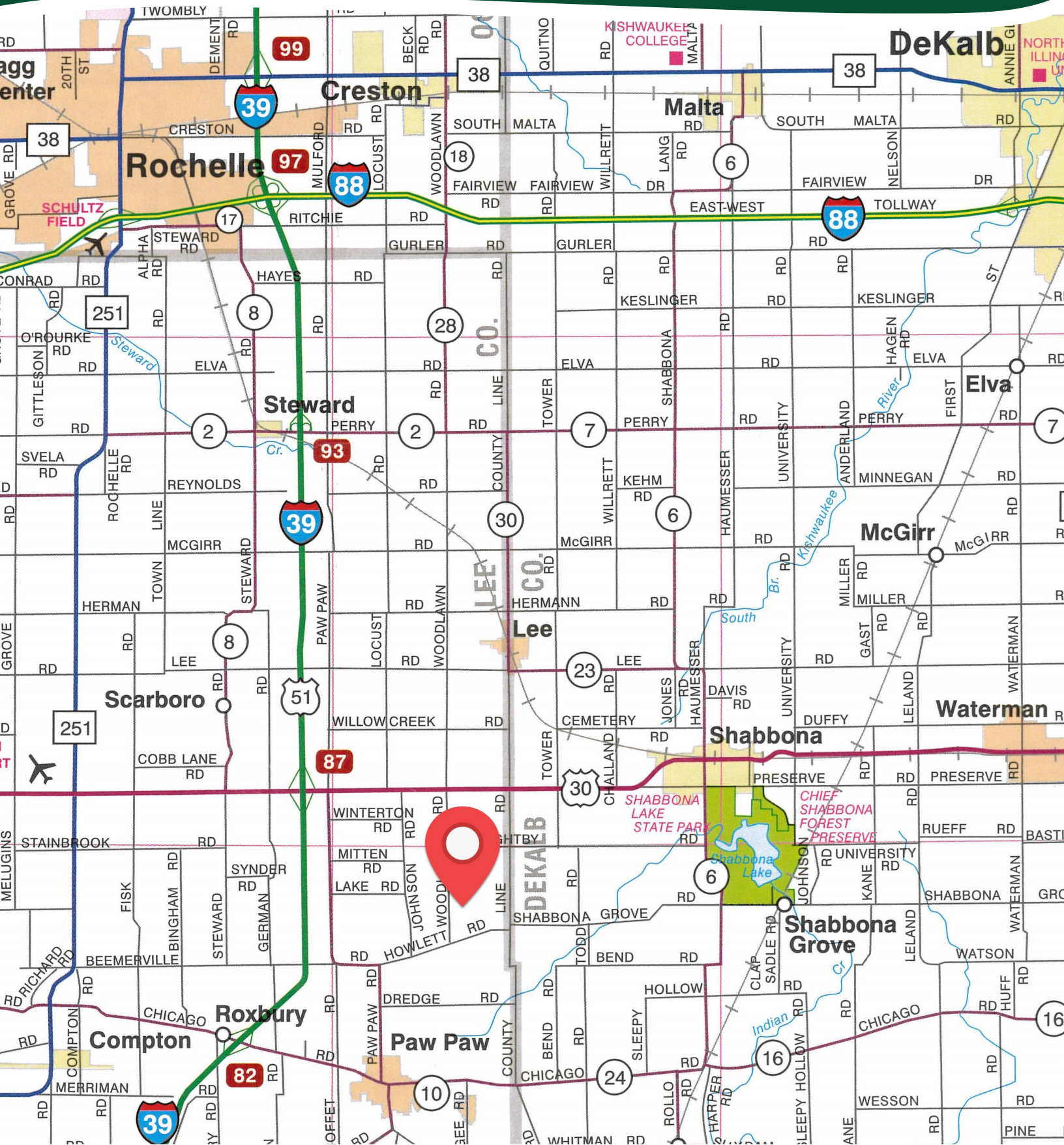
## AERIAL MAP





# 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 \$8,400 per acre. A 10% earnest money deposit should accompany any offer to purchase.



# THE STROYAN FARM

## PROPERTY DETAILS

<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 Stroyan Farm.
<b>TAXES</b>	The 2023 real estate taxes totaled \$3,018.04. The tax parcel numbers are #21-12-25-300-001 & #21-12-25-300-003.
<b>ZONING</b>	The property is zoned Ag-1, Rural/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 STROYAN FARM

## PROPERTY PHOTOS





# THE STROYAN FARM

## PROPERTY PHOTOS





# THE STROYAN FARM

## SOILS INFORMATION

### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

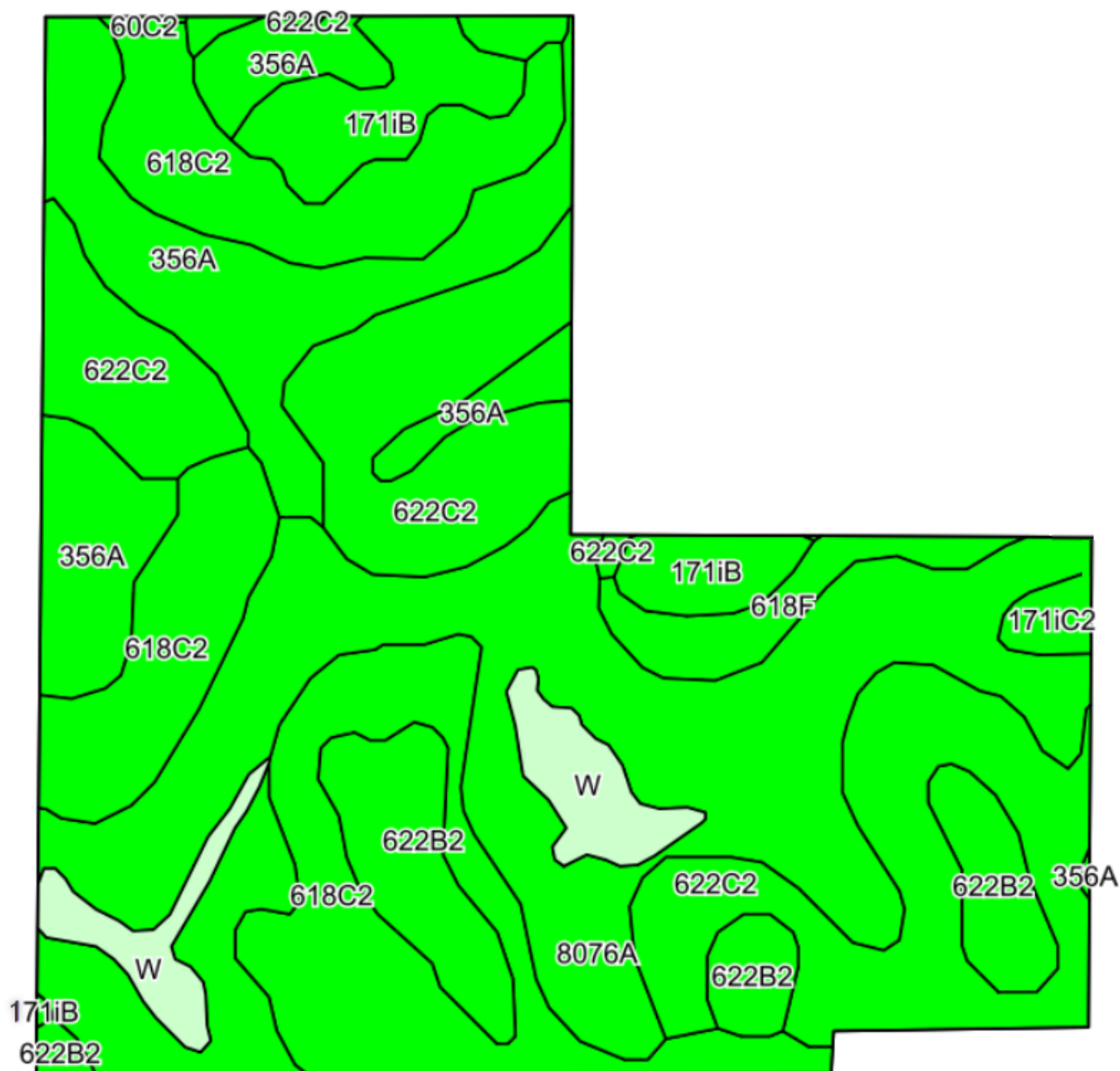
SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
622C2	Wyanet silt loam	20.12	112
356A	Elpaso silty clay loam	15.77	144
618C2	Senachwine silt loam	12.34	100
171iB	Catlin silt loam	4.19	137
622B2	Wyanet silt loam	3.77	114
8076A	Otter silt loam	0.88	139
60C2	La Rose silt loam	0.32	110
WEIGHTED AVERAGE: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

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



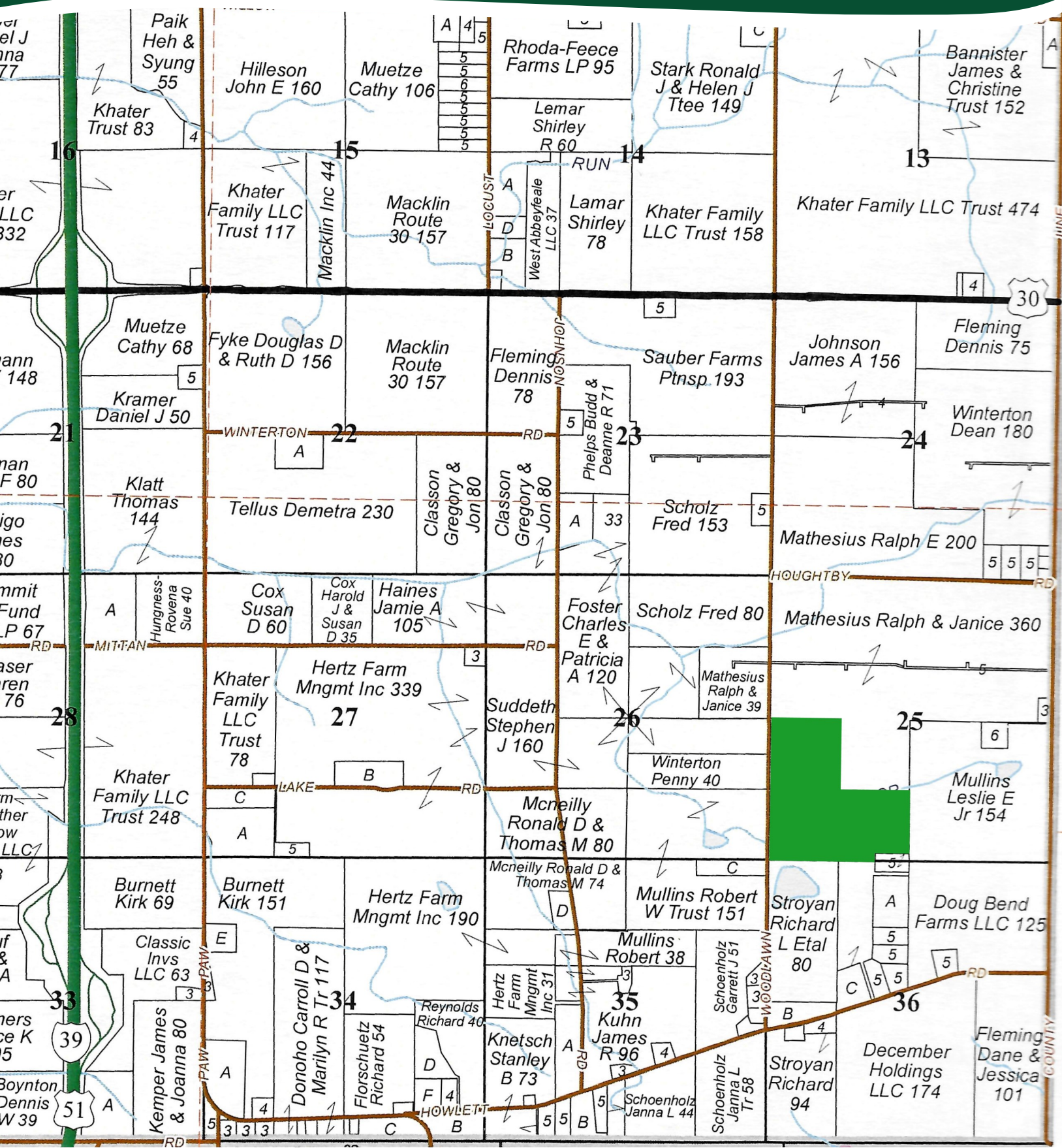
# THE STROYAN FARM

## SOILS MAP





# 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](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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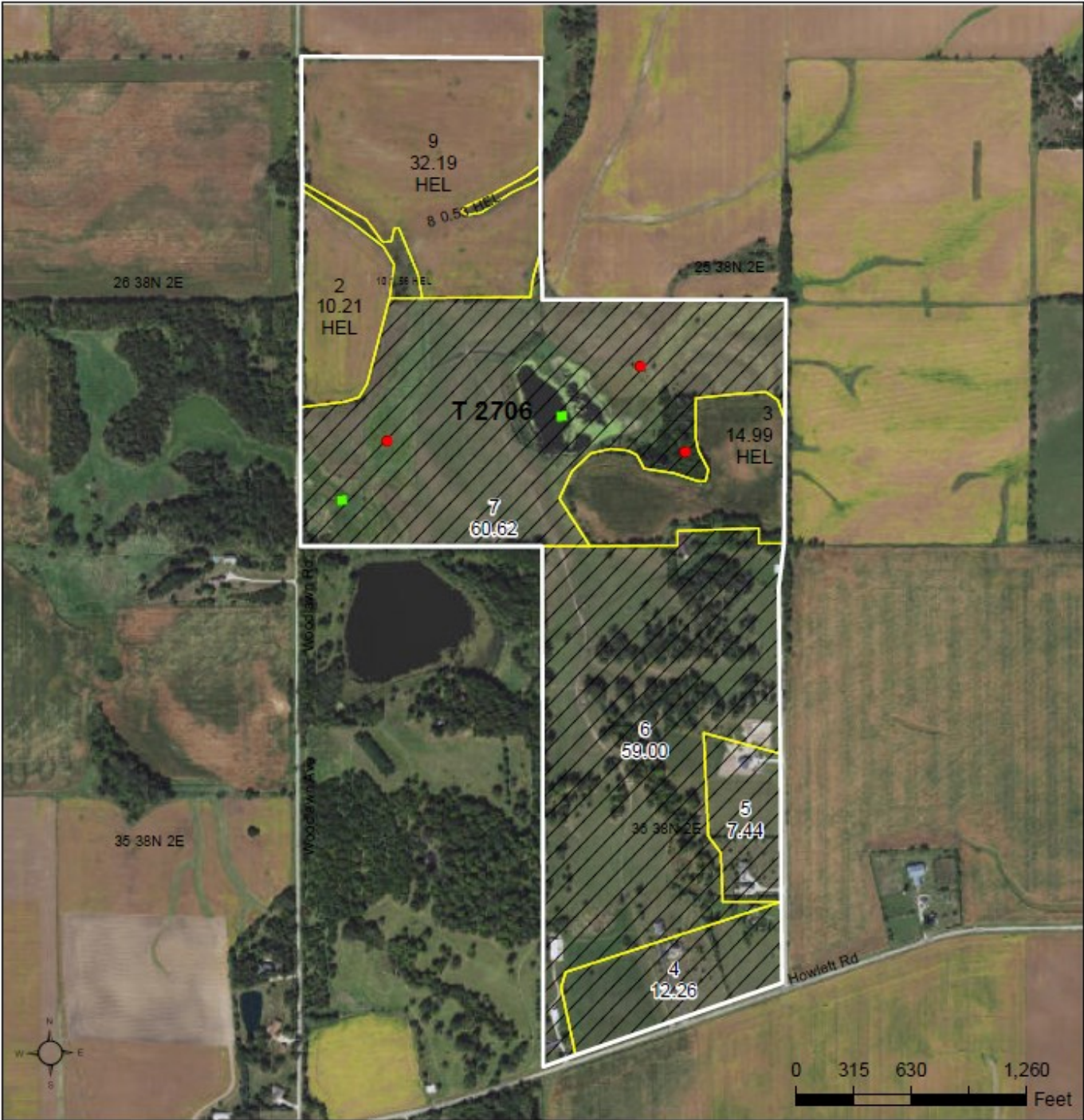


PRIOR TO RECONSTITUTION



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

Tract Cropland Total: 59.48 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).

2023 Program Year  
Map Created December 07, 2022

Farm 1851  
Tract 2706

# PRIOR TO RECONSTITUTION

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 : 1851

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

Crop Year : 2024

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : None  
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
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

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	27.10	0.00	149
Soybeans	31.10	0.00	47
<b>TOTAL</b>	<b>58.20</b>	<b>0.00</b>	

### NOTES

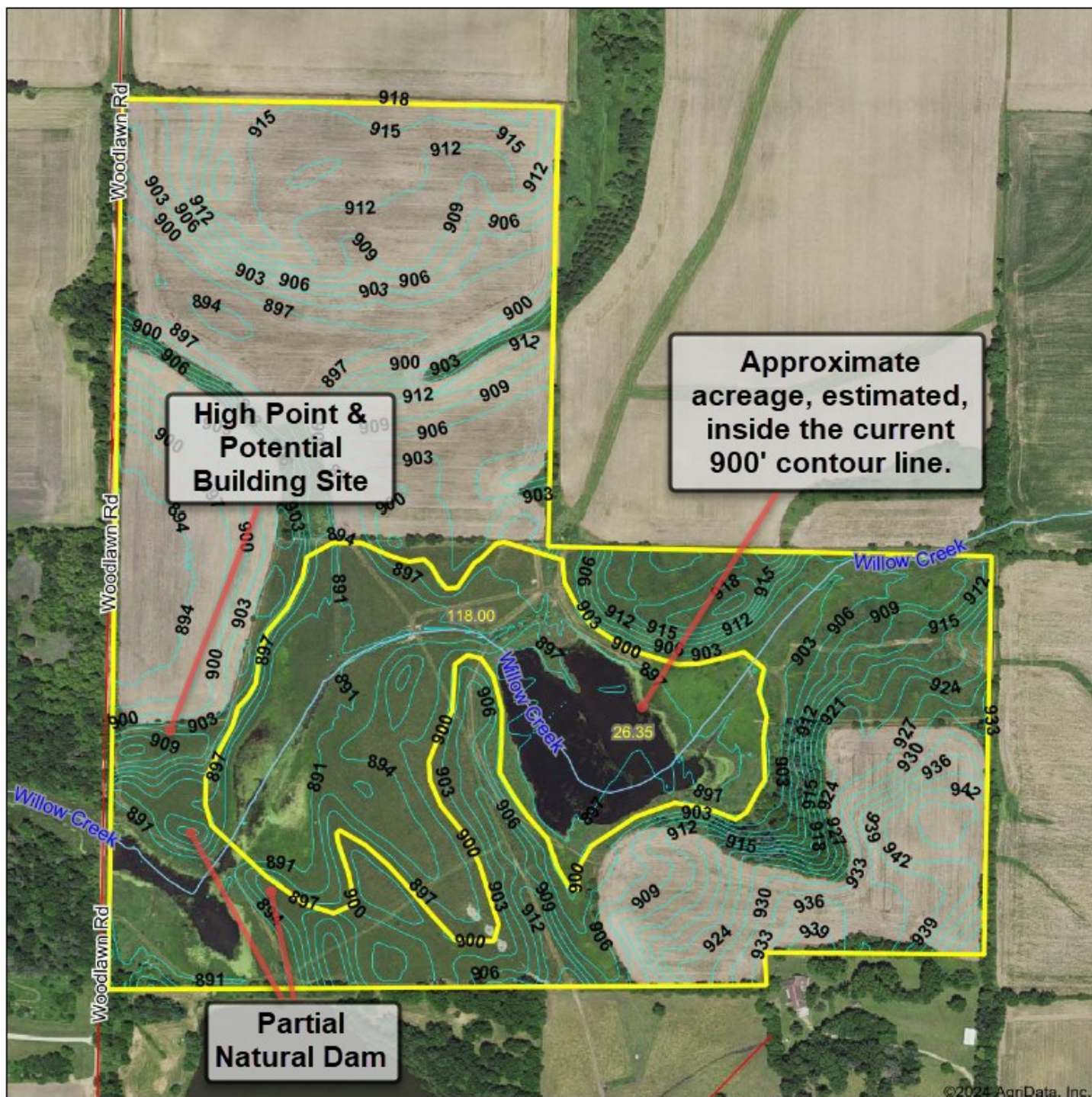
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# POND POTENTIAL



Maps Provided By:



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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

0ft 468ft 937ft



3/8/2024

25-38N-2E  
Lee County  
Illinois

Boundary Center: 41.735316, -88.956251



# TOPOGRAPHY MAP



©2024 AgriData, Inc.



Maps Provided By:



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

0ft 471ft 941ft



2/26/2024

25-38N-2E

Lee County

Illinois

Boundary Center: 41.735397, -88.956245



WETLANDS MAP

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.
- National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper





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