

# THE HARMON FARM

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



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# THE HARMON FARM

AERIAL MAP



Sterling Road

Harmon

Henry Road

Ryan Road

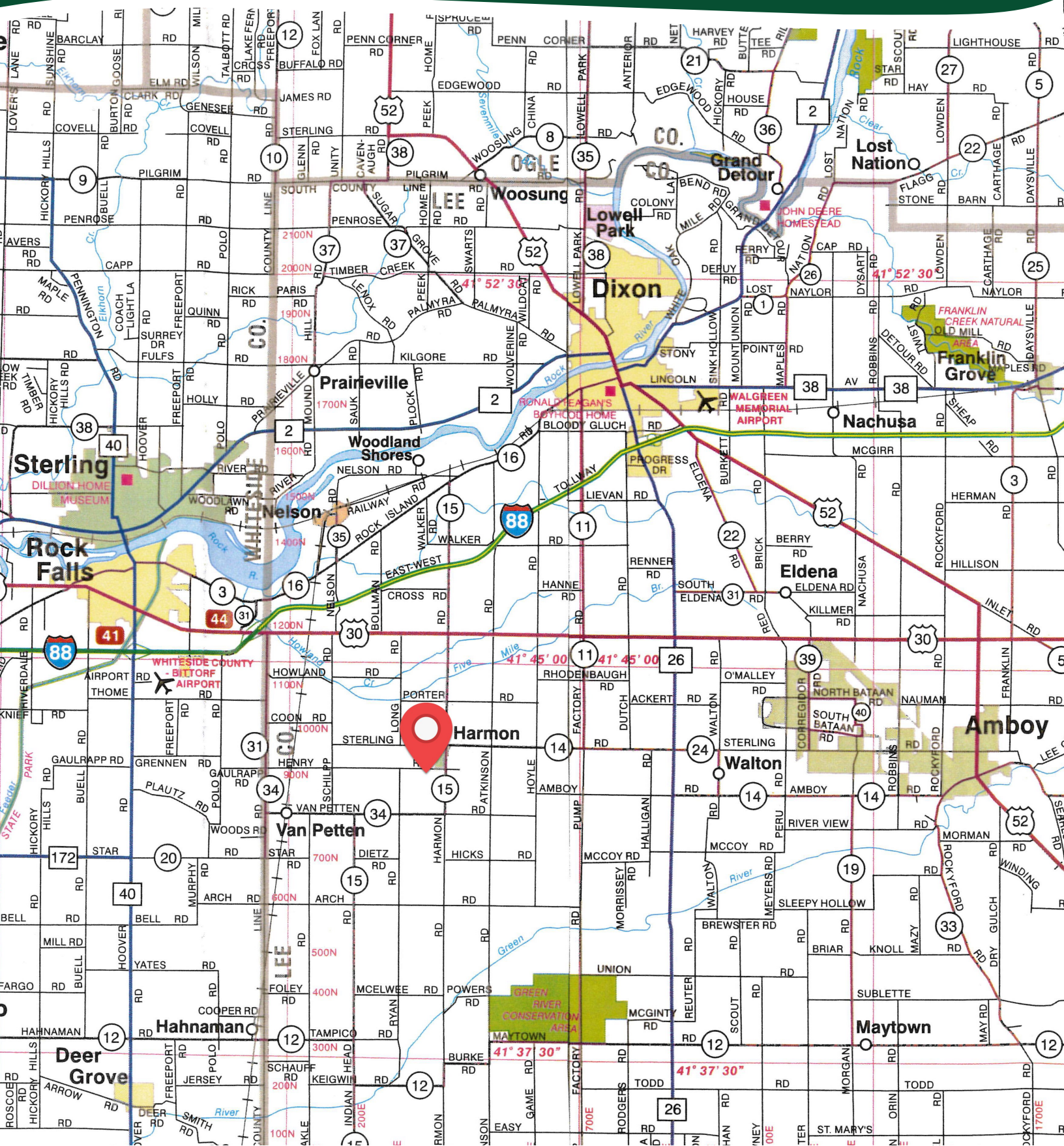
Van Petten Road

Harmon Road



# THE HARMON FARM

## HIGHWAY MAP



# THE HARMON FARM

## PROPERTY DETAILS

<b>LOCATION</b>	The subject farm is located approximately 87 miles southwest of Chicago O'Hare International Airport and partially within the Village of Harmon. Nearby cities include: Rock Falls (5 3/4 miles northwest), Dixon (6 3/4 miles northeast), and Amboy (7 miles east).
<b>FRONTAGE</b>	There is approximately 7/8 mile of road frontage on Henry Road, 3/4 mile on Ryan Road, and 1/8 mile on Harmon Road.
<b>MAJOR HIGHWAYS</b>	U.S. Route 30 is 2 3/4 miles north, Interstate 88 is 3 3/4 miles northwest, Illinois Route 26 is 5 miles east, and Illinois Route 40 is 6 miles west of the property.
<b>LEGAL DESCRIPTION</b>	A brief legal description indicates the Harmon Farm is located in Part of Sections 15 and 22, Township 20 North - Range 8 East (Harmon Township), Lee County, Illinois.
<b>TOTAL ACRES</b>	There are a total of 423.774 acres, according to a survey.
<b>TILLABLE ACRES</b>	There are approximately 415.63 tillable acres, according to the Whiteside County FSA. There has recently been a significant amount of drainage tile installed on the property, and a tile map is available upon request.
<b>SOIL TYPES</b>	Major soil types found on this farm include Clyde clay loam, Binghampton sandy loam, and Dakota sandy 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, and subject to the right of the tenant in possession. The farm is leased for the 2024 crop year.
<b>PRICE &amp; TERMS</b>	The asking price is \$12,900 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 Harmon Farm.



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## PROPERTY DETAILS

<b>TAXES</b>	The 2023 real estate taxes totaled \$14,064.08. The tax parcel numbers are: #10-13-15-451-004, #10-13-15-477-001, #10-13-15-477-002, #10-13-15-477-006, #10-13-22-100-003, #10-13-22-200-001, #10-13-22-300-001, & #10-13-22-400-001.
<b>ZONING</b>	The property is zoned AG-1, Agricultural District.
<b>IRRIGATION</b>	The property is improved with an irrigation well, well pump, and a Reinke 10-tower electric center pivot irrigator that waters approximately 238 acres, estimated.
<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 HARMON FARM

## PROPERTY PHOTOS





# THE HARMON FARM

## PROPERTY PHOTOS





# THE HARMON FARM

## PROPERTY PHOTOS









# THE HARMON FARM

## SOILS INFORMATION

### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

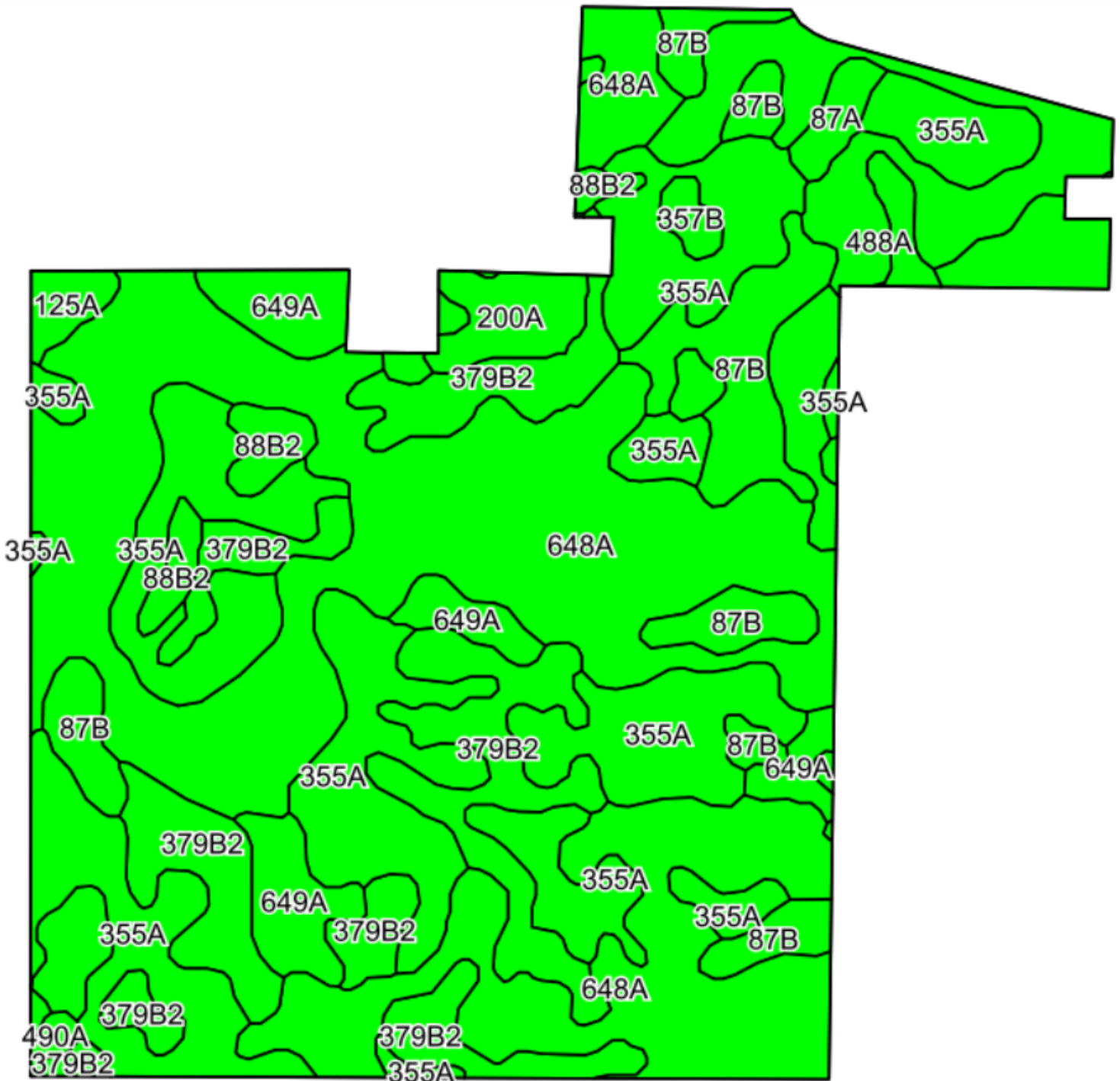
SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
648A	Clyde clay loam	157.32	139
355A	Binghampton sandy loam	104.44	104
379B2	Dakota sandy loam	53.27	100
87B	Dickinson sandy loam	29.59	102
488A	Hooppole loam	21.75	121
649A	Nachusa silt loam	19.14	137
200A	Orio loam	11.99	115
88B2	Sparta loamy sand	9.01	86
125A	Selma loam	3.05	129
87A	Dickinson sandy loam	3.00	103
357B	Vanpetten loam	1.90	106
490A	Odell silt loam	1.08	129
650B	Prairieville silt loam	0.09	130
WEIGHTED AVERAGE:			119.2

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



# THE HARMON FARM

## SOILS MAP





# THE HARMON FARM

## APPENDIX

### THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. TOPOGRAPHY & WETLANDS MAP
3. PIPELINE MAP

For more information, please visit [MGW.us.com](http://MGW.us.com)

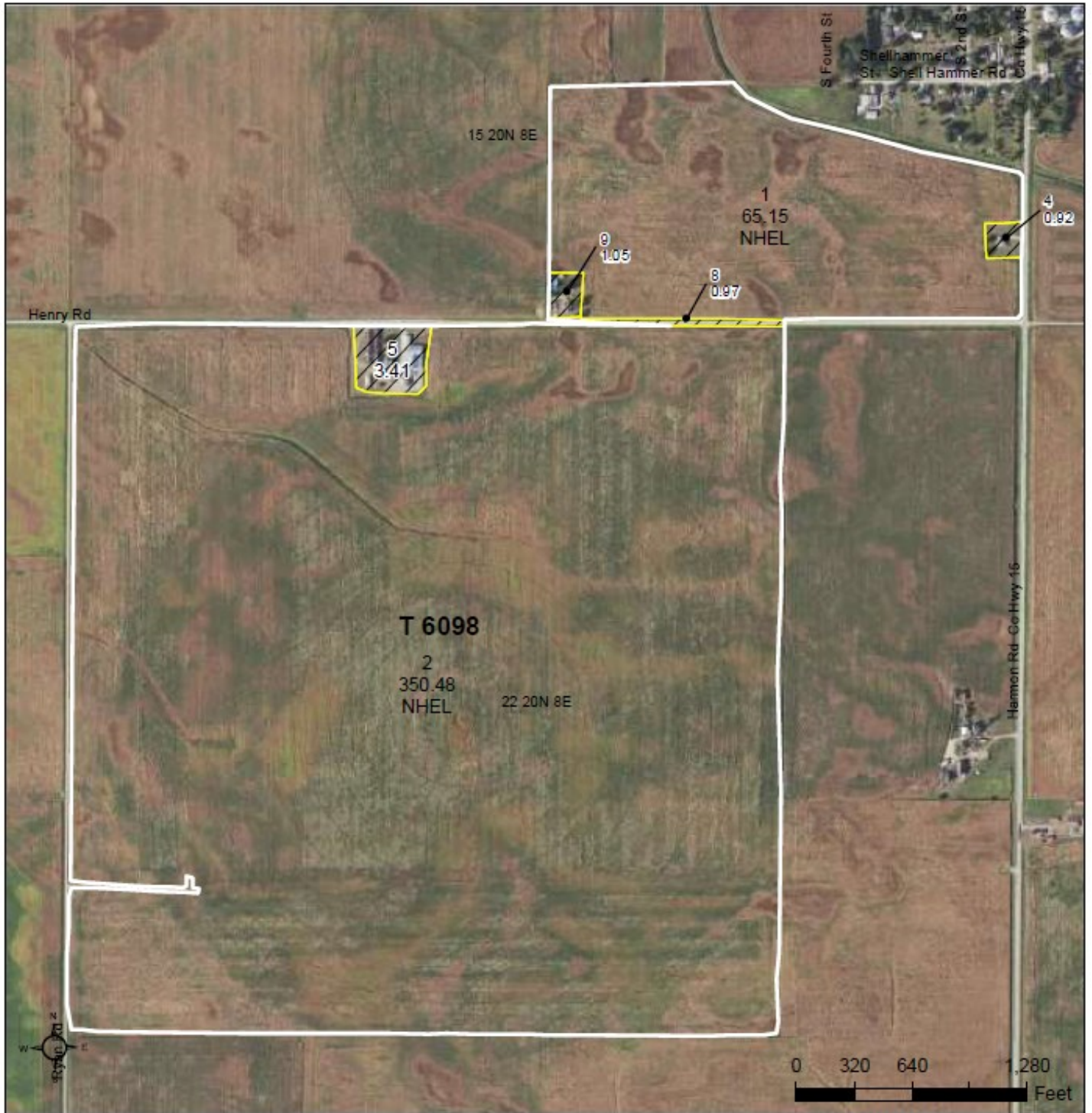
or contact:

Mark Mommsen (815) 901-4269 | [Mark.Mommsen@mgw.us.com](mailto:Mark.Mommsen@mgw.us.com)



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**Common Land Unit**  Tract Boundary

Non-Cropland

Cropland

- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation
  - Compliance Provisions

Tract Cropland Total: 415.63 acres

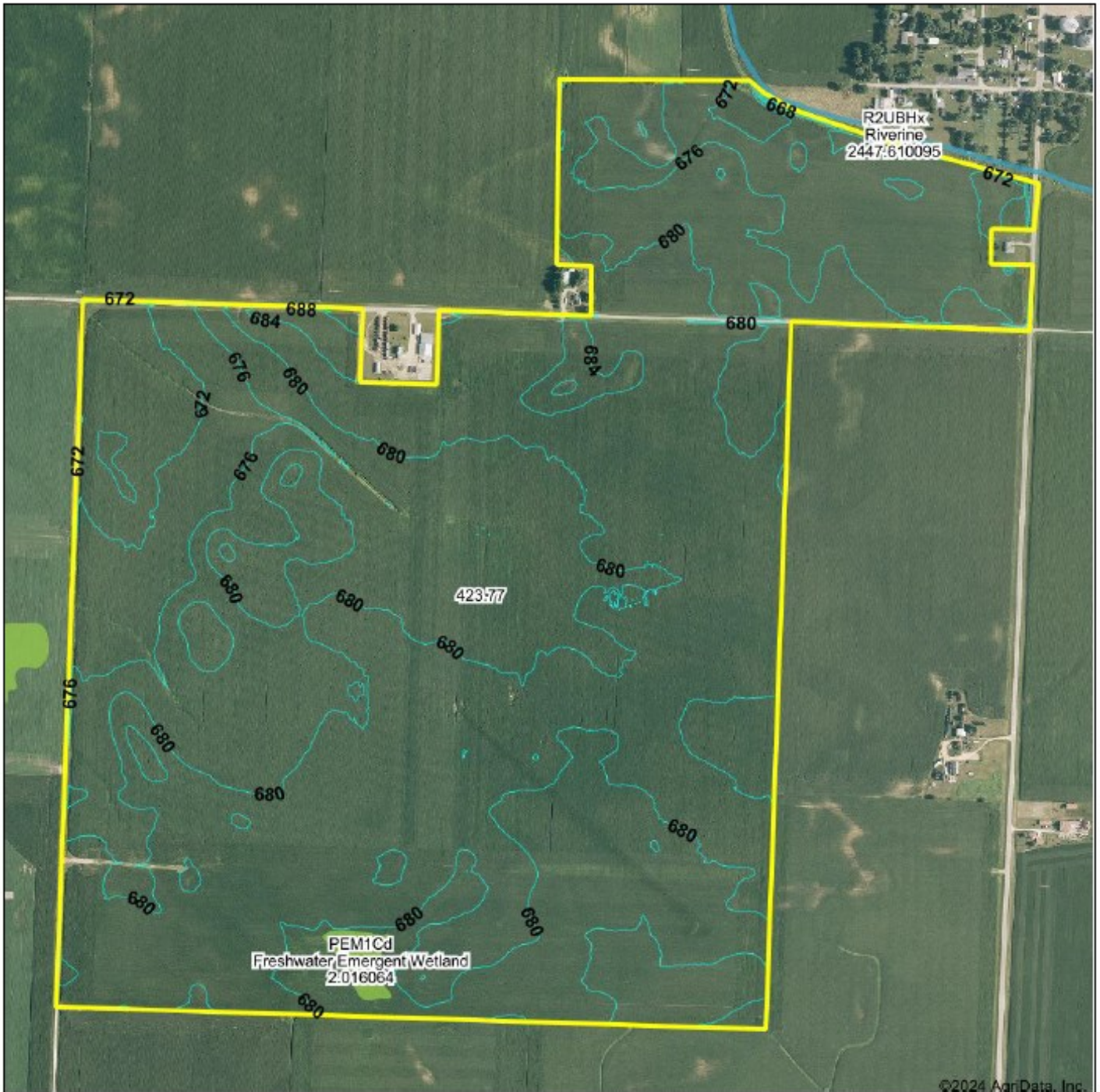
2023 Program Year  
Map Created December 01, 2022

**Farm 7770**  
**Tract 6098**

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# TOPOGRAPHY & WETLANDS MAP



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Maps Provided By



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Source: USGS 3 meter dem

Interval(ft): 4.0

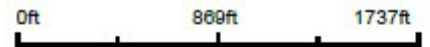
Min: 0.0

Max: 0.0

Range: .0

Average: .0

Standard Deviation: 0 ft



5/1/2024

22-20N-8E  
Lee County  
Illinois

Boundary Center: 41.711532, -89.584357

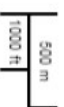


# NATIONAL PIPELINE MAPPING SYSTEM



## Legend

- Gas Transmission Pipelines
- Hazardous Liquid Pipelines
- LNG Plants
- Breakout Tanks



Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.

Questions regarding this map or its contents can be directed to [npmns@doh.gov](mailto:npmns@doh.gov).

Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application at [www.npmns.phtmsa.doh.gov](http://www.npmns.phtmsa.doh.gov)

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