

# THE CROISANT FARM

80<sup>±</sup> ACRES, BUREAU COUNTY, ILLINOIS



[CLICK HERE TO SUBSCRIBE TO OUR \*FARMLAND SEASONS\* NEWSLETTER](#)



MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES

MGW.us.com  
info@mgw.us.com  
(815) 756-3606

[Real Estate](#) • [Farm Management](#) • [Appraisals](#) • [Consulting](#)



# THE CROISANT FARM

AERIAL MAP



2300 N Avenue

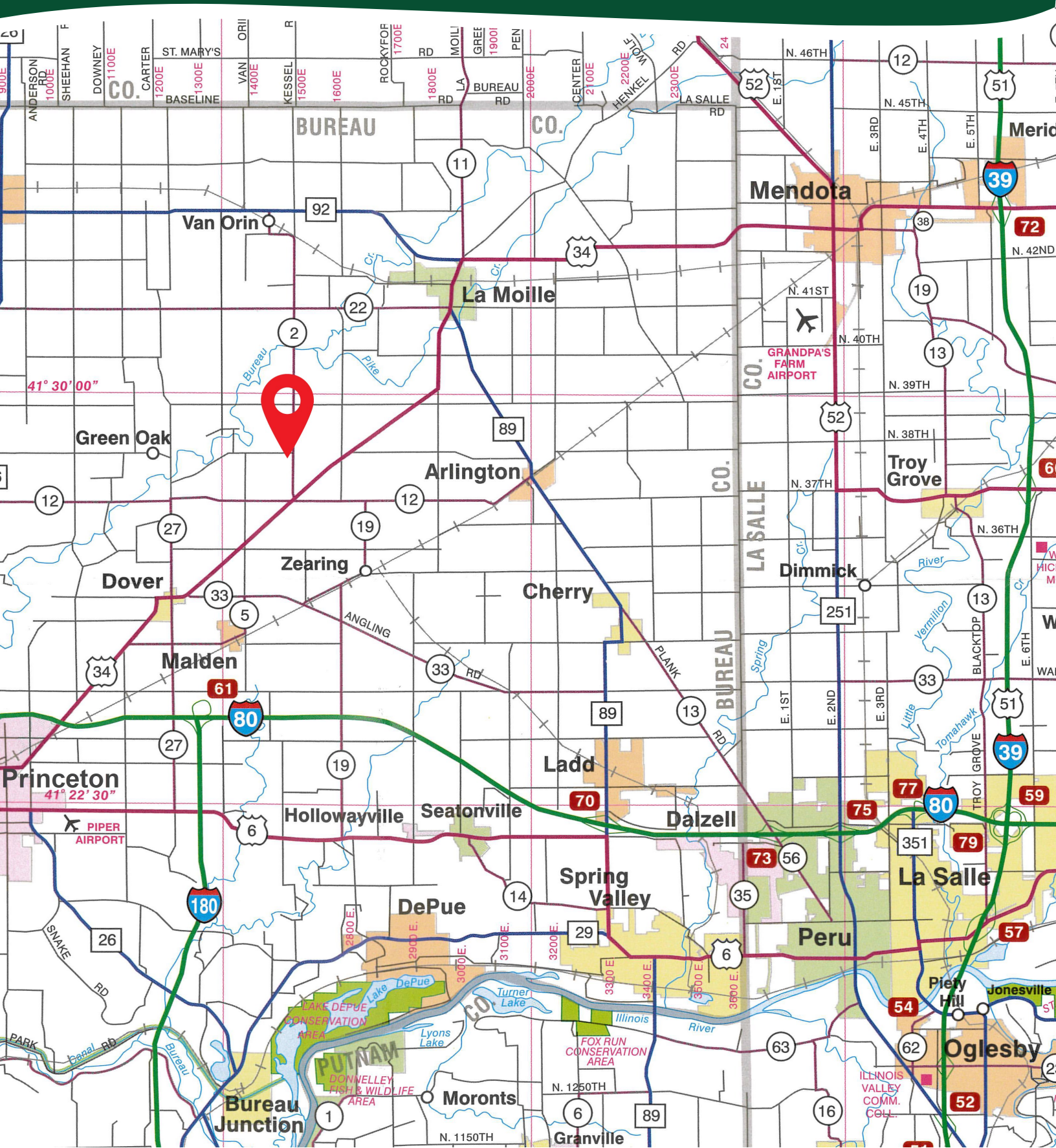
2650 E Street





# THE CROISANT FARM

## HIGHWAY MAP



# THE CROISANT FARM

## PROPERTY DETAILS

<b>LOCATION</b>	The subject farm is located approximately 81 miles southwest of Chicago O'Hare International Airport. Nearby cities include: Princeton (7 miles southwest), Mendota (11 3/8 miles northeast), and Peru (11 3/4 miles southeast).
<b>FRONTAGE</b>	There is approximately 1/2 mile of road frontage on 2300 N Avenue and 1/4 mile on 2650 E Street.
<b>MAJOR HIGHWAYS</b>	U.S. Route 34 is 1/2 mile southeast, Illinois Route 92 is 5 miles north, and Illinois Route 26 is 5 7/8 miles west of the property.
<b>LEGAL DESCRIPTION</b>	A brief legal description indicates the Croisant Farm is located in The North Half of the Northwest Quarter of Section 9, Township 17 North – Range 10 East (Berlin Township), Bureau County, Illinois.
<b>TOTAL ACRES</b>	There are a total of 80 acres, more or less, according to the Bureau County Assessor.
<b>TILLABLE ACRES</b>	There are approximately 76.82 tillable acres according to the Bureau County FSA.
<b>SOIL TYPES</b>	Major soil types found on this farm include Sable silty clay loam, Catlin silt loam, and Muscatune silt 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.
<b>PRICE &amp; TERMS</b>	The asking price is \$16,950 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 10 miles of The Croisant Farm.



# THE CROISANT FARM

## PROPERTY DETAILS

<b>TAXES</b>	The 2023 real estate taxes totaled \$4,124.98. The tax parcel number is #11-09-100-001.
<b>ZONING</b>	The property is zoned Agriculture.
<b>IMPROVEMENTS</b>	The Croisant Farm is improved with a machine shed that is approximately 33'x39'.
<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 CROISANT FARM

## PROPERTY PHOTOS





# THE CROISANT FARM

## PROPERTY PHOTOS





# THE CROISANT FARM

## SOILS INFORMATION

### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

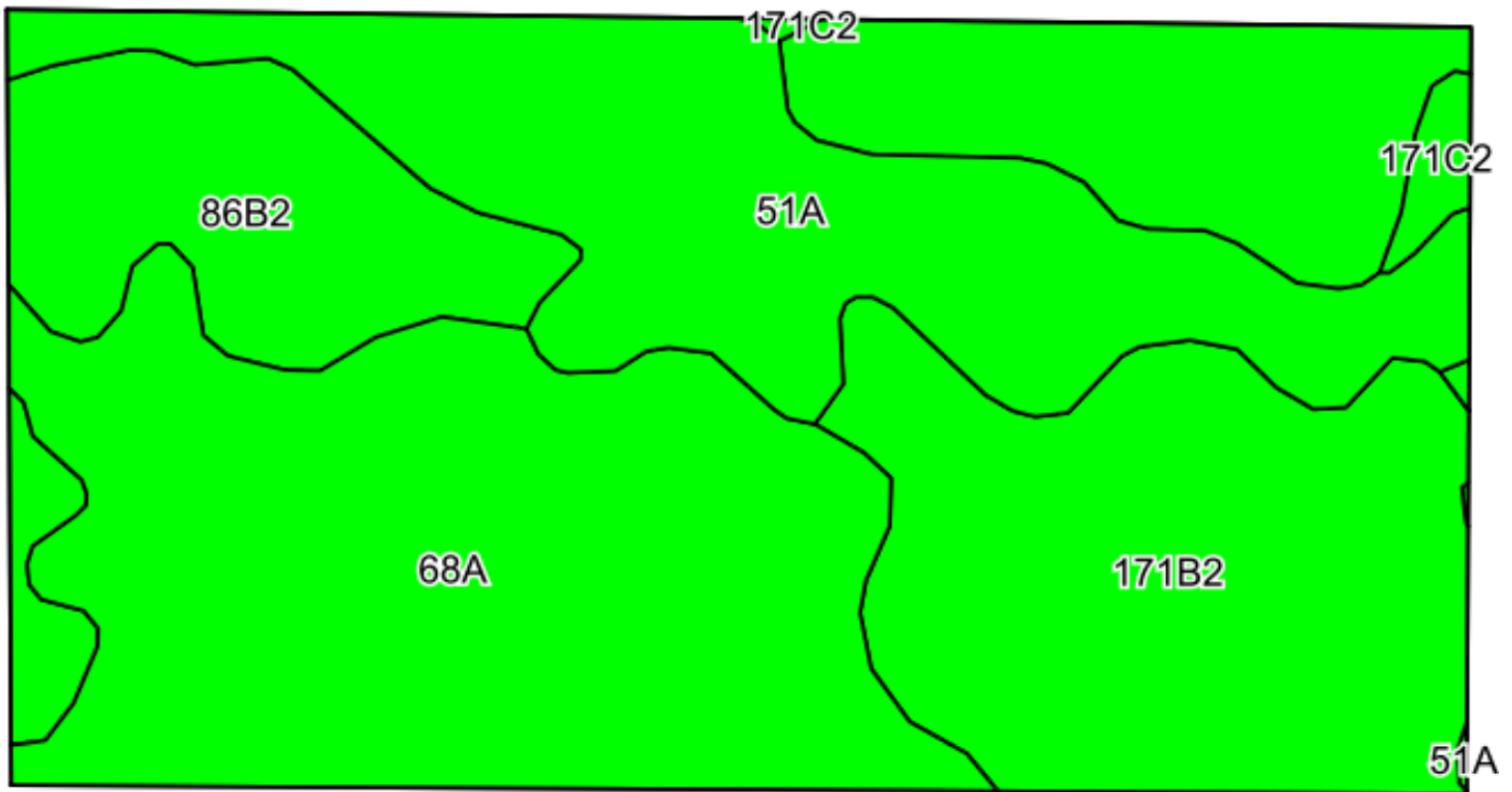
SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
68A	Sable silty clay loam	26.06	143
171B2	Catlin silt loam	24.43	131
51A	Muscatune silt loam	15.96	147
86B2	Oscos silt loam	9.58	133
171C2	Catlin silt loam	0.79	128
WEIGHTED AVERAGE:			138.6

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



# THE CROISANT FARM

## SOILS MAP









# THE CROISANT 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)



MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES





**Legend**

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2024 Program Year  
Map Created March 18, 2024

Farm 5028  
Tract 7926

Tract Cropland Total: 77.45 acres

IL011\_T7926

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).



ILLINOIS

BUREAU

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5028

Prepared : 12/27/24 9:59 AM CST

Crop Year : 2025

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
77.45	77.45	77.45	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	77.45	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	75.80	0.00	162	0
<b>TOTAL</b>	<b>75.80</b>	<b>0.00</b>		

NOTES

--

Tract Number : 7926

Description : SEC 9 Berlin Twp  
FSA Physical Location : ILLINOIS/BUREAU  
ANSI Physical Location : ILLINOIS/BUREAU  
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 : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.45	77.45	77.45	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	77.45	0.00	0.00	0.00	0.00	0.00



ILLINOIS  
BUREAU  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5028  
Prepared : 12/27/24 9:59 AM CST  
Crop Year : 2025

Tract 7926 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	75.80	0.00	162
<b>TOTAL</b>	<b>75.80</b>	<b>0.00</b>	

NOTES

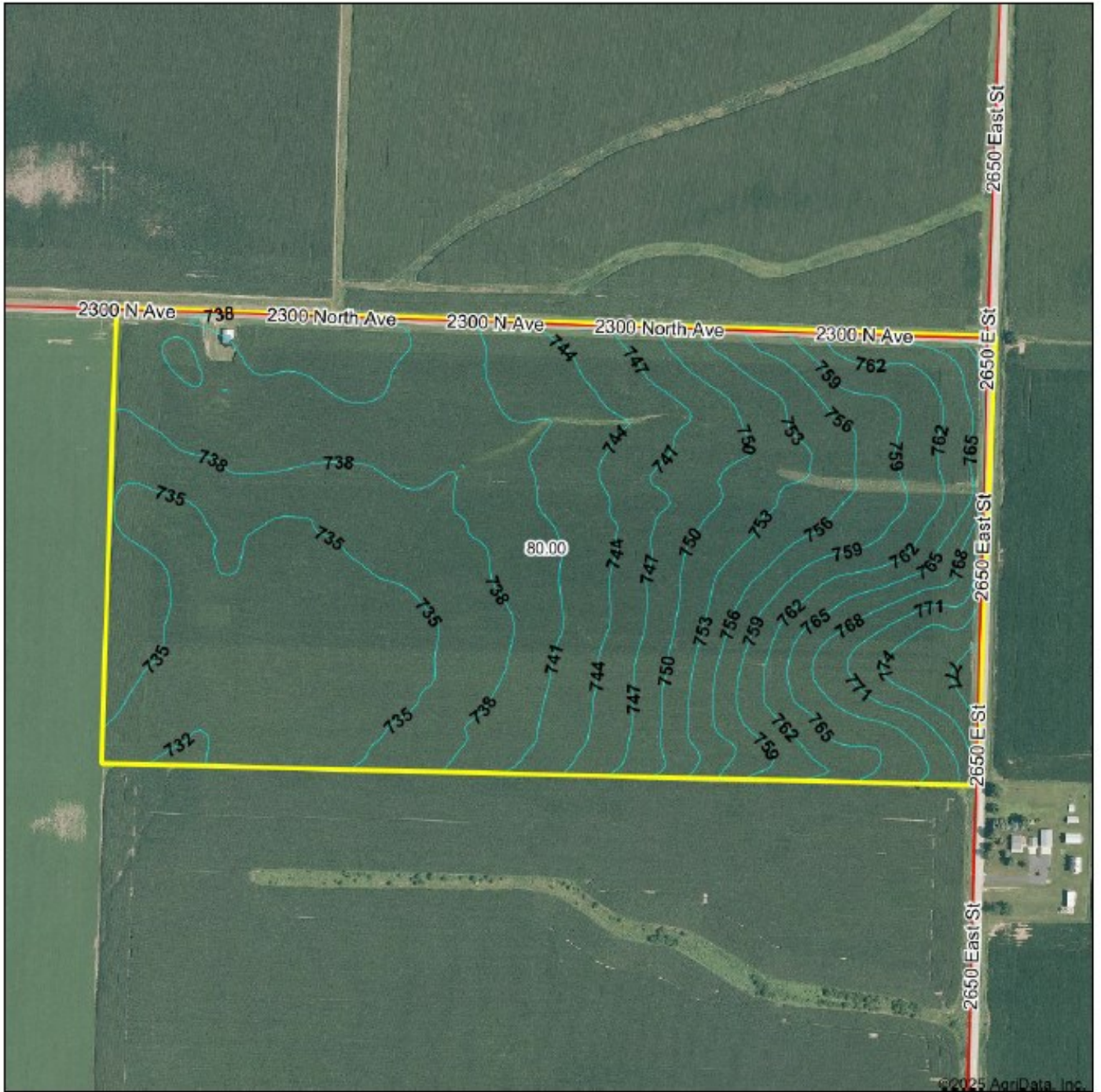
In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.



# TOPOGRAPHY MAP



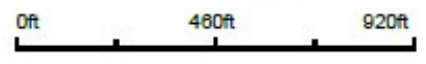
©2025 AgriData, Inc.



Map Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 [www.AgriDataInc.com](http://www.AgriDataInc.com)

Source: USGS 10 meter dem  
Interval(ft): 3.0  
Min: 731.6  
Max: 778.6  
Range: 47.0  
Average: 746.2  
Standard Deviation: 11.81 ft

0ft 480ft 920ft



9-17N-10E  
Bureau County  
Illinois  
1/2/2025  
Boundary Center: 41.479027, -89.349481





MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES

Real Estate

Farm Management

Appraisals

Consulting



[CLICK HERE TO SUBSCRIBE TO OUR \*FARMLAND SEASONS\* NEWSLETTER](#)

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