

# THE ROCKVILLE WEST FARM

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



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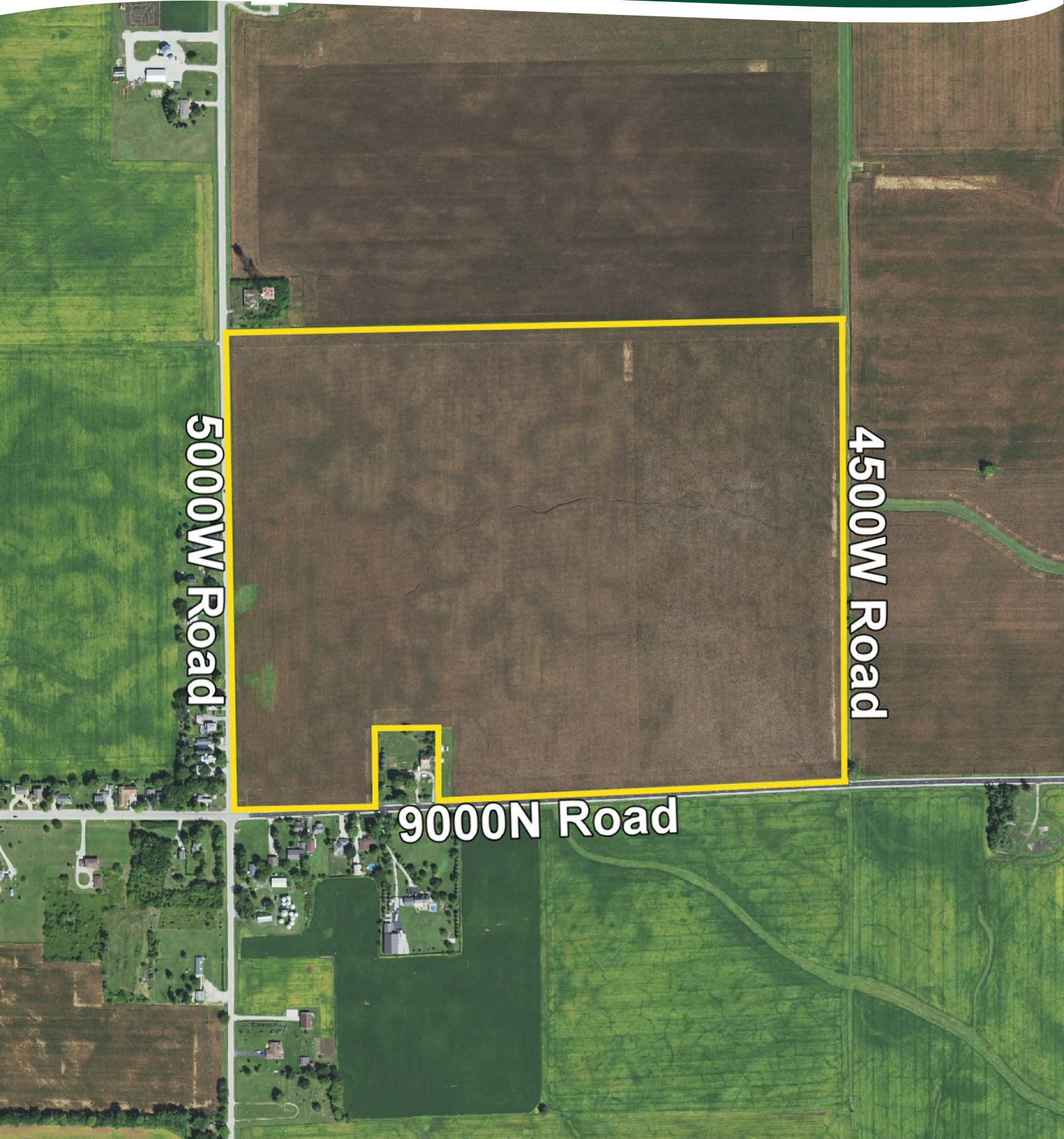
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# THE ROCKVILLE WEST FARM

AERIAL MAP



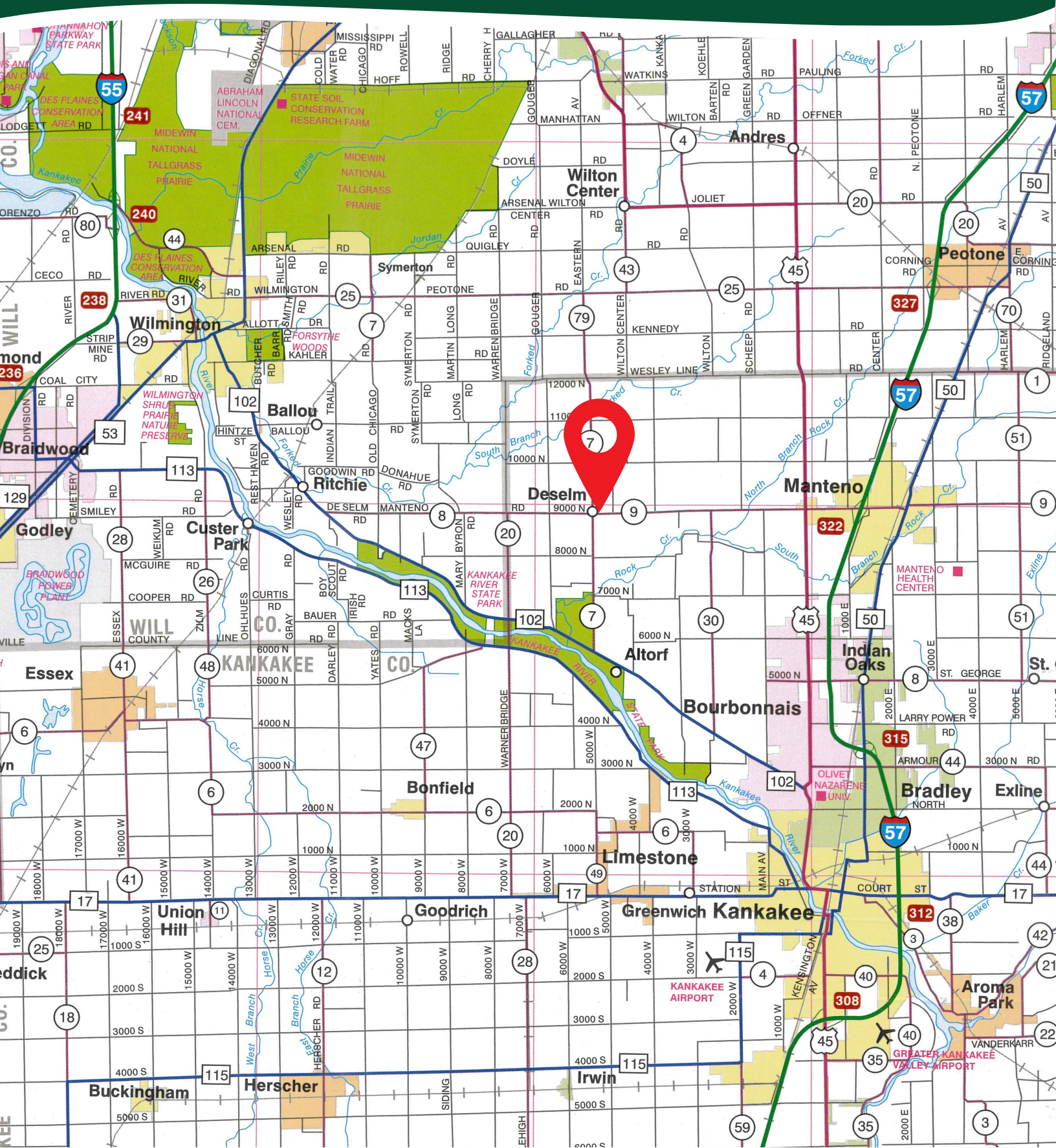
5000W Road

4500W Road

9000N Road

# THE ROCKVILLE WEST FARM

## HIGHWAY MAP



# THE ROCKVILLE WEST FARM

## PROPERTY DETAILS

<b>LOCATION</b>	The subject farm is located approximately 50 miles south of Chicago O'Hare International Airport. Nearby cities include: Manteno (4 1/2 miles east), Bourbonnais (4 3/8 miles southeast), and Peotone (8 5/8 miles northeast).
<b>FRONTAGE</b>	There is approximately 3/8 mile of road frontage on 5000W Road, 3/8 mile on 4500W Road, and 7/16 mile on 9000N Road.
<b>MAJOR HIGHWAYS</b>	Illinois Route 102 is 3 miles south, U.S. Route 52 is 4 1/2 miles east, and Interstate 57 is 5 1/2 miles southeast of the property.
<b>LEGAL DESCRIPTION</b>	A brief legal description indicates the Rockville West Farm is located in Part of the Southwest Quarter of Section 16, Township 32 North - Range 11 East (Rockville Township), Kankakee County, Illinois.
<b>TOTAL ACRES</b>	There are a total of 118.21 acres, more or less, according to the Kankakee County Assessor.
<b>TILLABLE ACRES</b>	There are approximately 119.11 cropland acres according to the Kankakee County FSA.
<b>SOIL TYPES</b>	Major soil types found on this farm include Elliott silt loam and Reddick clay 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 \$13,500 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 Rockville West Farm.

# THE ROCKVILLE WEST FARM

## PROPERTY DETAILS

<b>TAXES</b>	The 2023 real estate taxes totaled \$4,964.92. The tax parcel numbers are #04-01-16-300-003 & #04-01-16-300-005.
<b>ZONING</b>	The property is zoned A1 - Agricultural.
<b>IMPROVEMENTS</b>	The property is improved with two grain bins.
<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 ROCKVILLE WEST FARM

## PROPERTY PHOTOS



# THE ROCKVILLE WEST FARM

## PROPERTY PHOTOS



# THE ROCKVILLE WEST FARM

## SOILS INFORMATION

### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

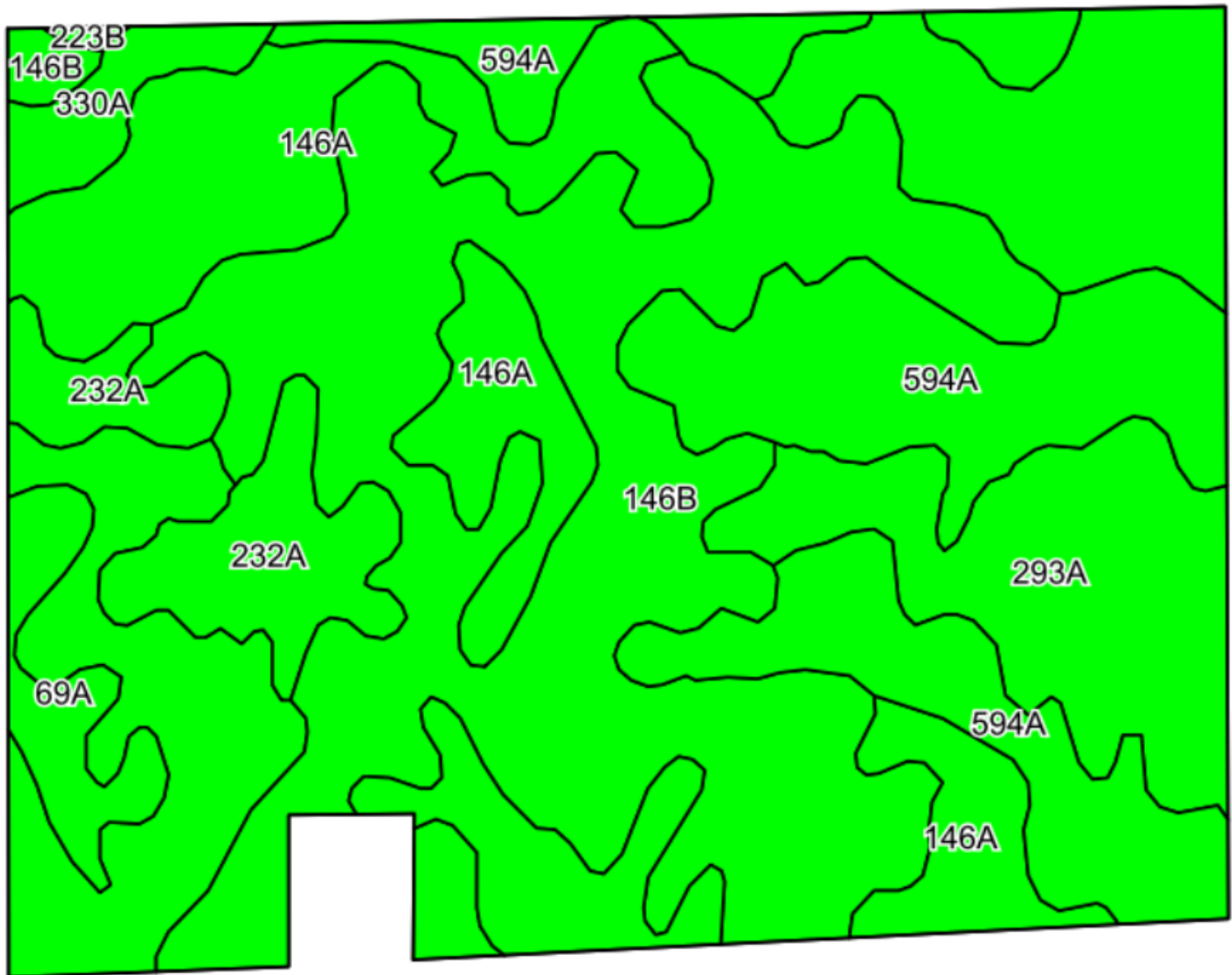
SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
146B	Elliott silt loam	36.98	124
146A	Elliott silt loam	25.89	125
594A	Reddick clay loam	24.83	126
293A	Andres silt loam	19.52	135
232A	Ashkum silty clay loam	6.53	127
69A	Milford silty clay loam	2.85	128
330A	Peotone silty clay loam	2.27	123
223B	Varna silt loam	0.24	115
WEIGHTED AVERAGE:			126.7

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



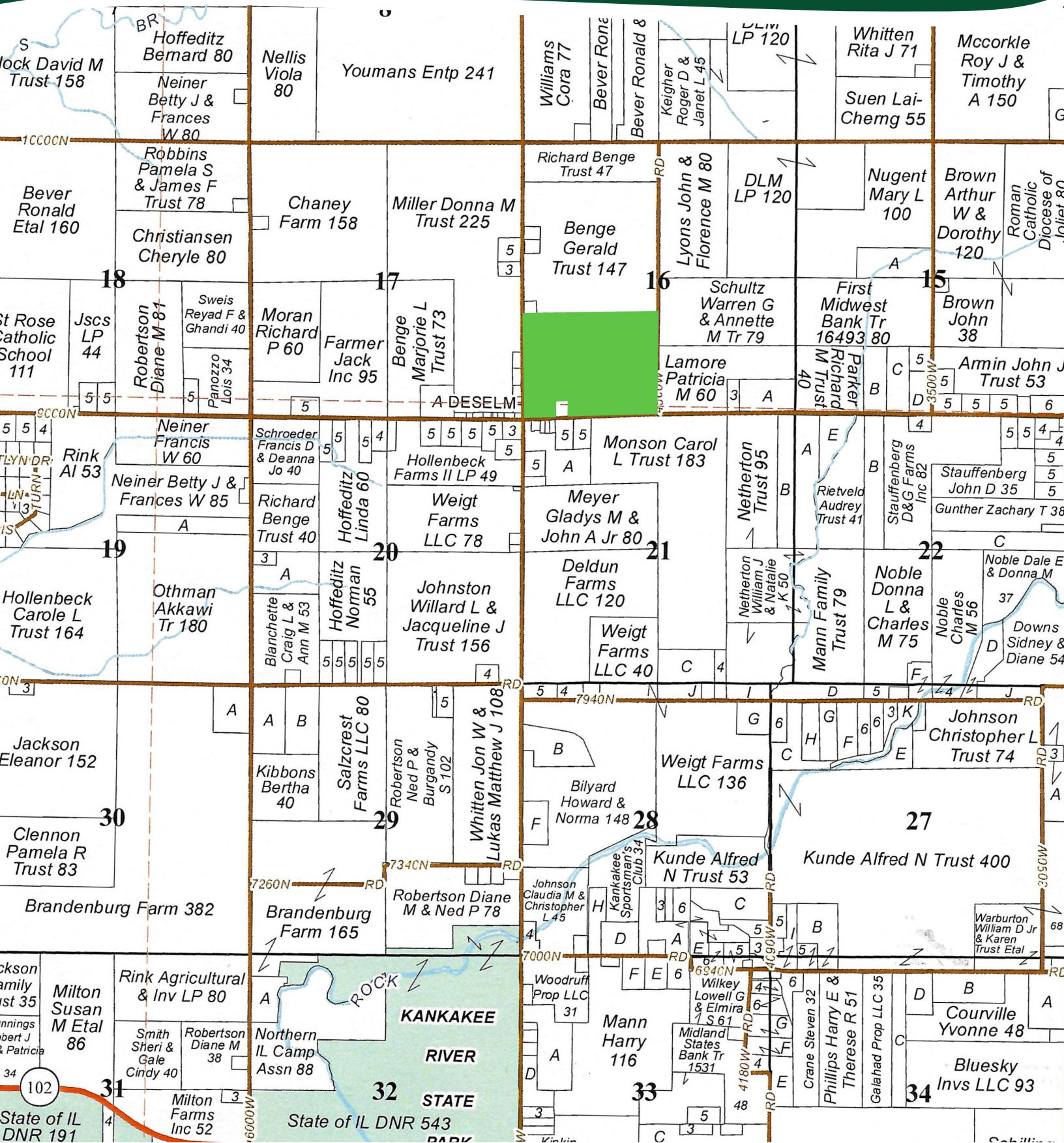
# THE ROCKVILLE WEST FARM

## SOILS MAP



# THE ROCKVILLE WEST FARM

## PLAT MAP



# THE ROCKVILLE WEST 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)



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REAL ESTATE SERVICES



United States  
Department of  
Agriculture

# Kankakee County, Illinois



Common Land Unit	
Non-Cropland clu_classification_code	Conservation Reserve Program
Cropland street10k_i_u_atn	Tract Boundary

### Wetland Determination Identifiers

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



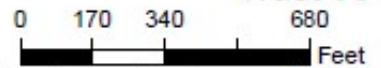
Tract Cropland Total: 119.11 acres

2024 Program Year

Map Created May 20, 2024

**Farm 11214**

**Tract 79**



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ILLINOIS  
KANKAKEE



United States Department of Agriculture  
Farm Service Agency

FARM : 11214

Prepared : 1/22/25 11:38 AM CST

Form: FSA-156EZ

Crop Year : 2025

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 17-091-2024-77  
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
121.57	119.11	119.11	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	119.11	0.00		0.00	0.00	0.00	0.00	

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	59.40	0.00	145	
Soybeans	59.50	0.00	39	0
<b>TOTAL</b>	<b>118.90</b>	<b>0.00</b>		

**NOTES**

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**Tract Number : 79**

Description : SEC 16 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
121.57	119.11	119.11	0.00	0.00	0.00	0.00	0.0

ILLINOIS  
KANKAKEE  
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 11214  
Prepared : 1/22/25 11:38 AM CST  
Crop Year : 2025

Tract 79 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	119.11	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

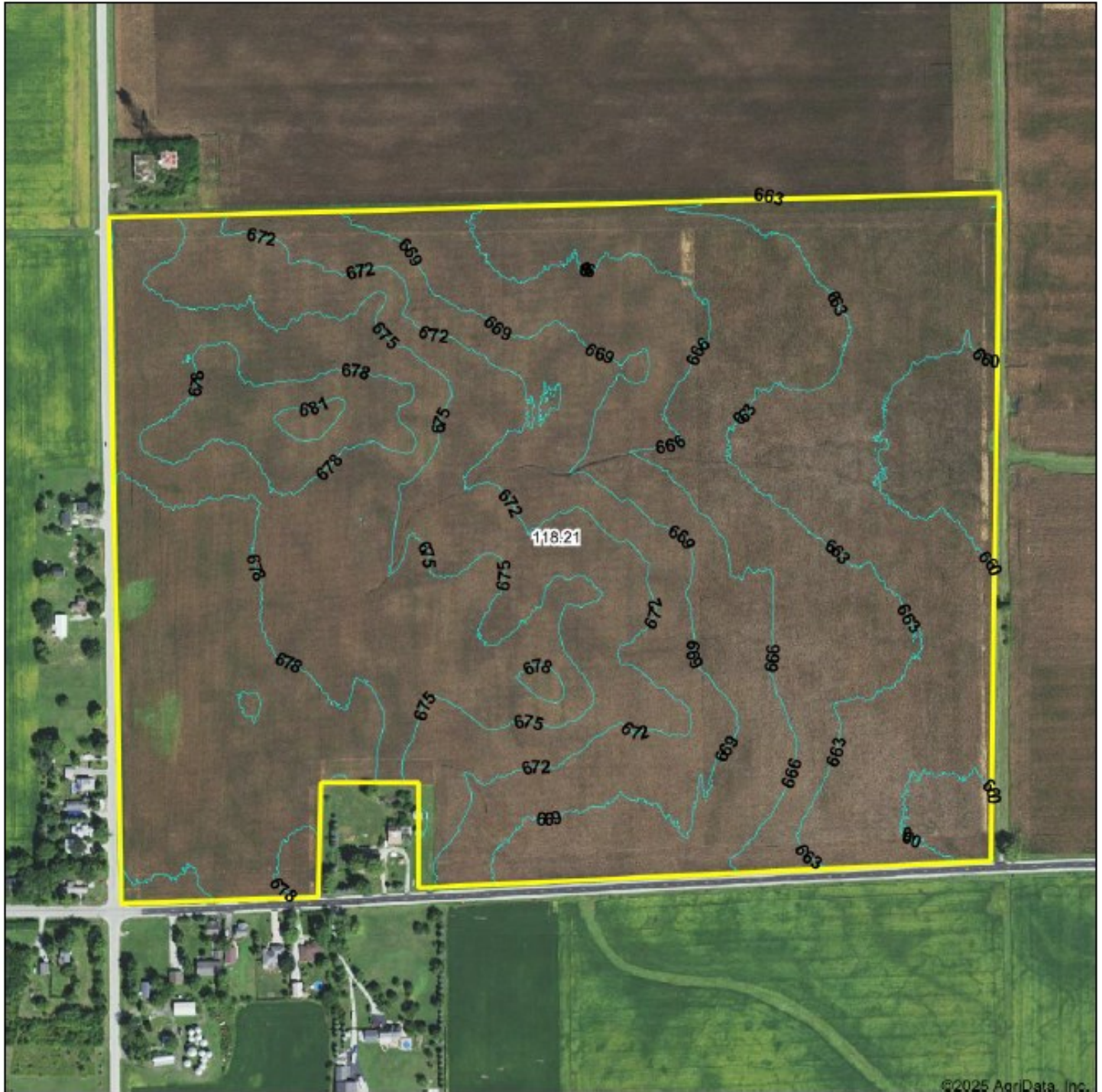
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# TOPOGRAPHY MAP

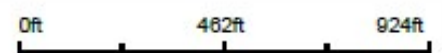


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Map Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
Interval(ft): 3.0  
Min: 658.2  
Max: 682.3  
Range: 24.1  
Average: 670.3  
Standard Deviation: 6.69 ft



1/28/2025

16-32N-11E  
Kankakee County  
Illinois

Boundary Center: 41.252193, -87.968360



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