

THE PEOTONE WEST 45/52 FARM

146[±] ACRES, WILL COUNTY, ILLINOIS

- *Well-located property*
- *Productive cropland*
- *High percentage tillable*
- *US 45/52 frontage near Peotone, IL*

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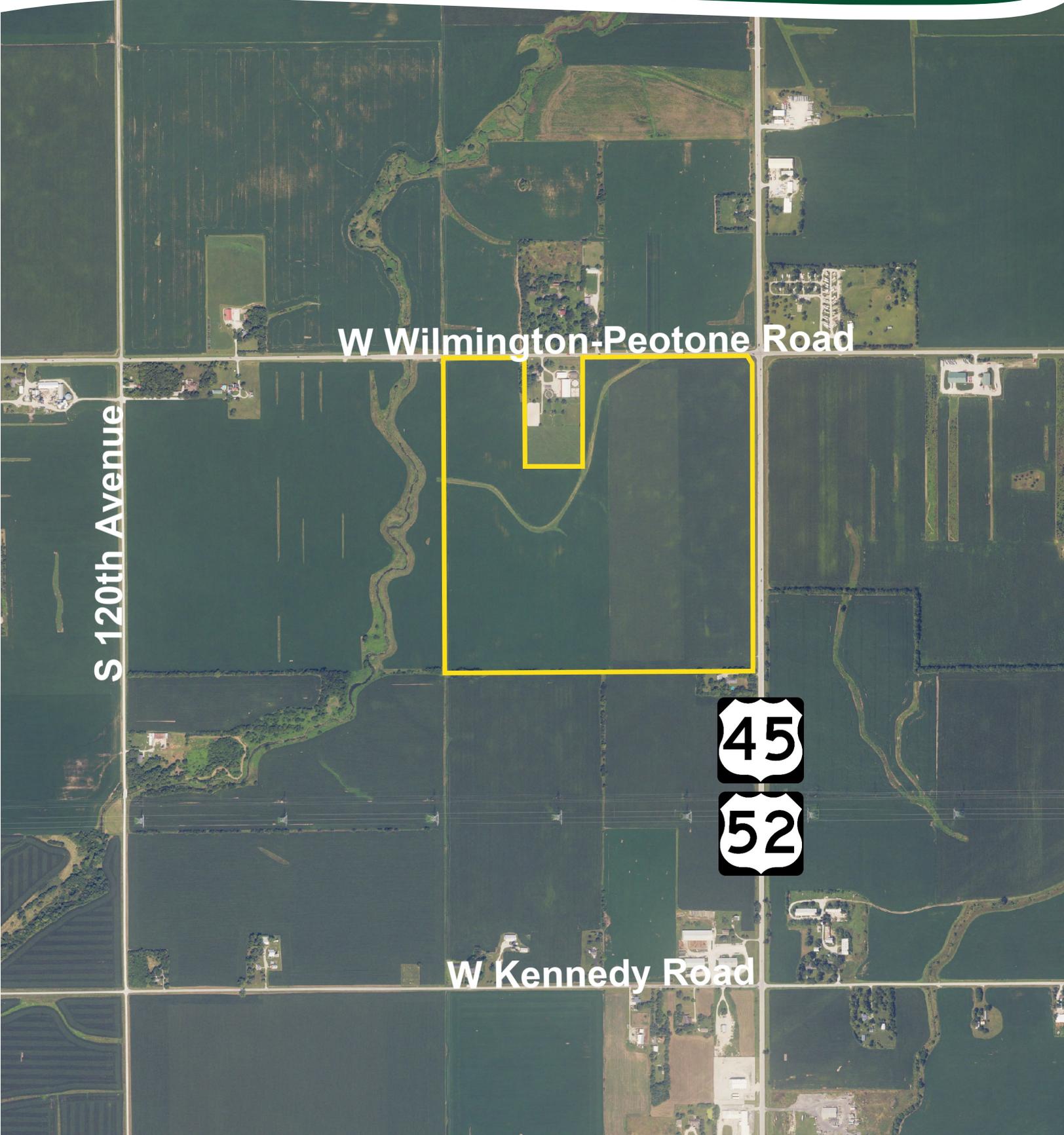
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

THE PEOTONE WEST 45/52 FARM

AERIAL MAP



S 120th Avenue

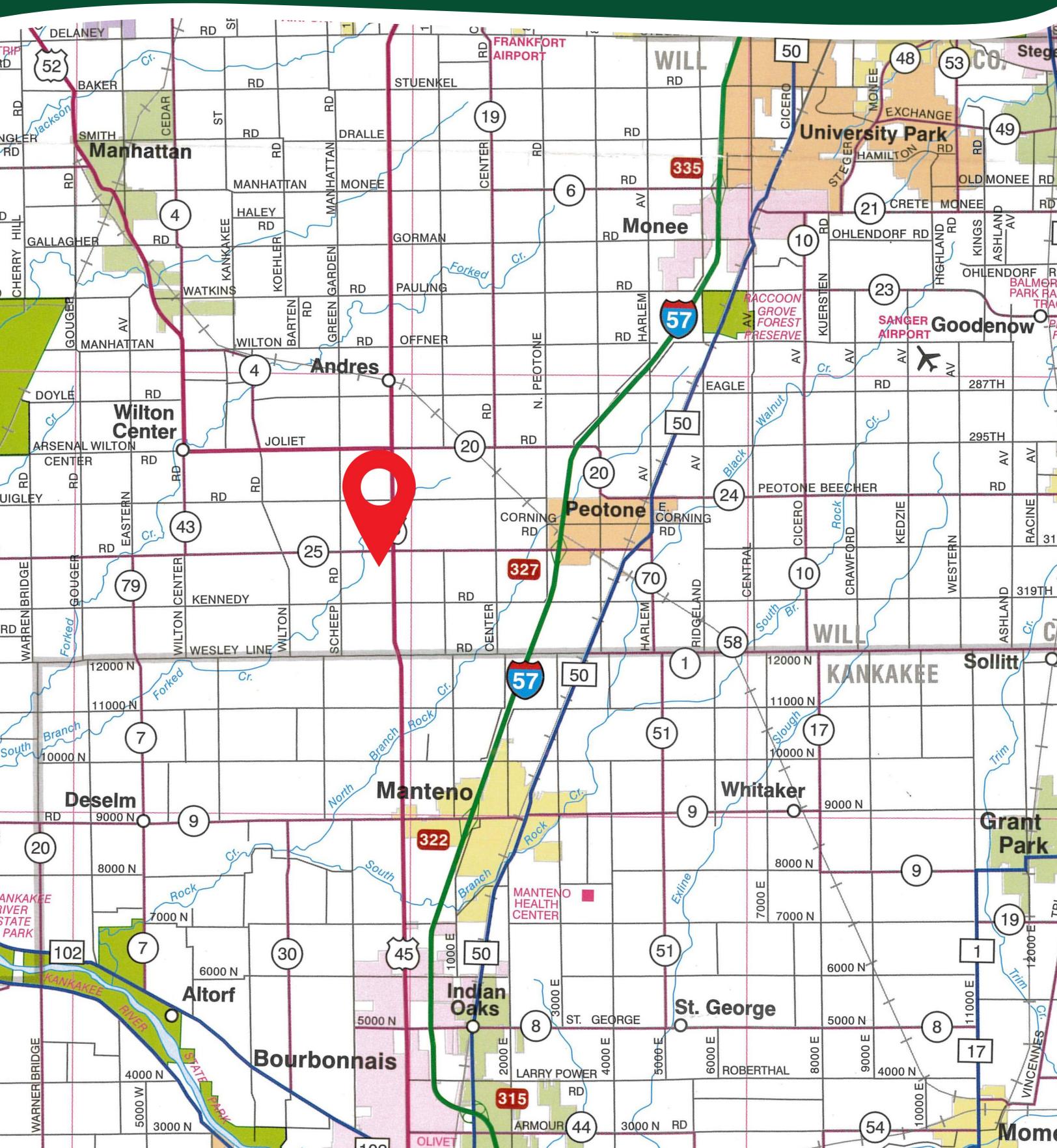
W Wilmington-Peotone Road



W Kennedy Road

THE PEOTONE WEST 45/52 FARM

HIGHWAY MAP



THE PEOTONE WEST 45/52 FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 45 miles south of Chicago O'Hare International Airport. Nearby cities include: Peotone (3 miles east), Manteno (3 5/8 miles southeast), and Manhattan (5 1/4 miles northwest).
FRONTAGE	There is approximately 1/2 mile of road frontage on US Route 45/52 and 3/8 mile of road frontage on W Wilmington-Peotone Road.
MAJOR HIGHWAYS	US Route 45/52 is the east border of the property, Interstate 57 is 3 miles southeast, and Illinois Route 102 is 9 miles southwest of the property. The Interstate 57 / W Wilmington-Peotone Road interchange is 3 1/8 miles east of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Peotone West 45/52 Farm is located in Part of the Northeast Quarter of Section 30, Township 33 North - Range 12 East (Peotone Township), Will County, Illinois.
TOTAL ACRES	There are a total of 146.07 acres, more or less, according to the Will County Assessor.
TILLABLE ACRES	There are approximately 141.39 tillable acres according to the Will County FSA.
SOIL TYPES	Major soil types found on this farm include Elliott silt loam and Varna silt loam. The weighted average Productivity Index (PI) is 120.2.
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 \$15,300 per acre. A 10% earnest money deposit should accompany any offer to purchase.
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 Peotone West 45/52 Farm.

THE PEOTONE WEST 45/52 FARM

PROPERTY DETAILS

TAXES	The 2024 real estate taxes totaled \$3,634.74. The tax parcel numbers are #17-20-30-200-004-0000 & #17-20-30-200-006-0000.
ZONING	The property is zoned A-1, Agricultural.
COMMENTS	<p>Well-located property just west of the Interstate 57 / W Wilmington-Peotone Road interchange, and on US Route 45/52. The Seller will consider offers on less than the entire property.</p> <p>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.</p>

THE PEOTONE WEST 45/52 FARM

PROPERTY PHOTOS



THE PEOTONE WEST 45/52 FARM

PROPERTY PHOTOS



THE PEOTONE WEST 45/52 FARM

SOILS INFORMATION

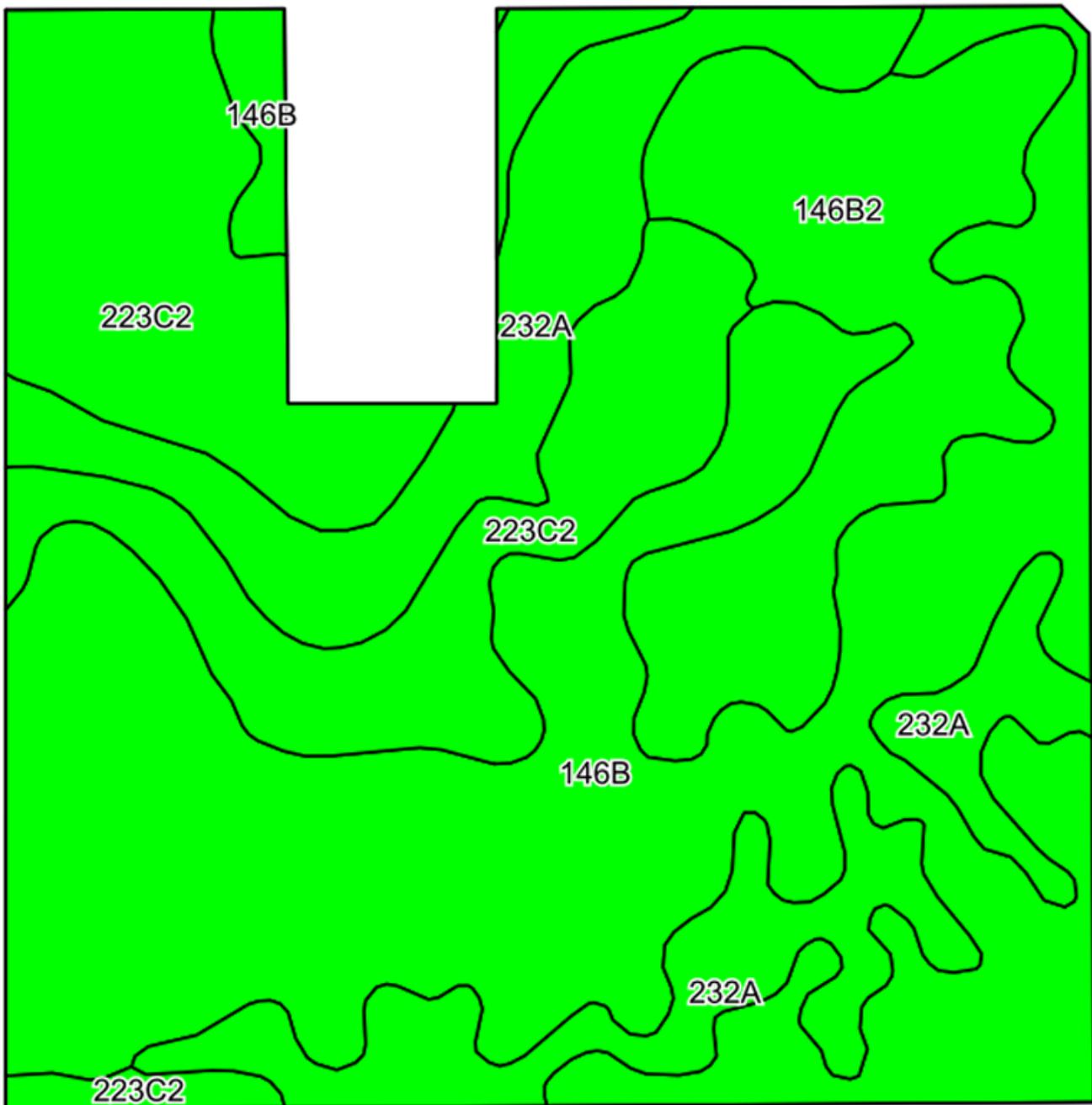
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
146B	Elliott silt loam	66.30	124
223C2	Varna silt loam	32.44	109
232A	Ashkum silty clay loam	23.31	127
146B2	Elliott silty clay loam	19.34	118
WEIGHTED AVERAGE:			120.2

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

THE PEOTONE WEST 45/52 FARM

SOILS MAP



THE PEOTONE WEST 45/52 FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP

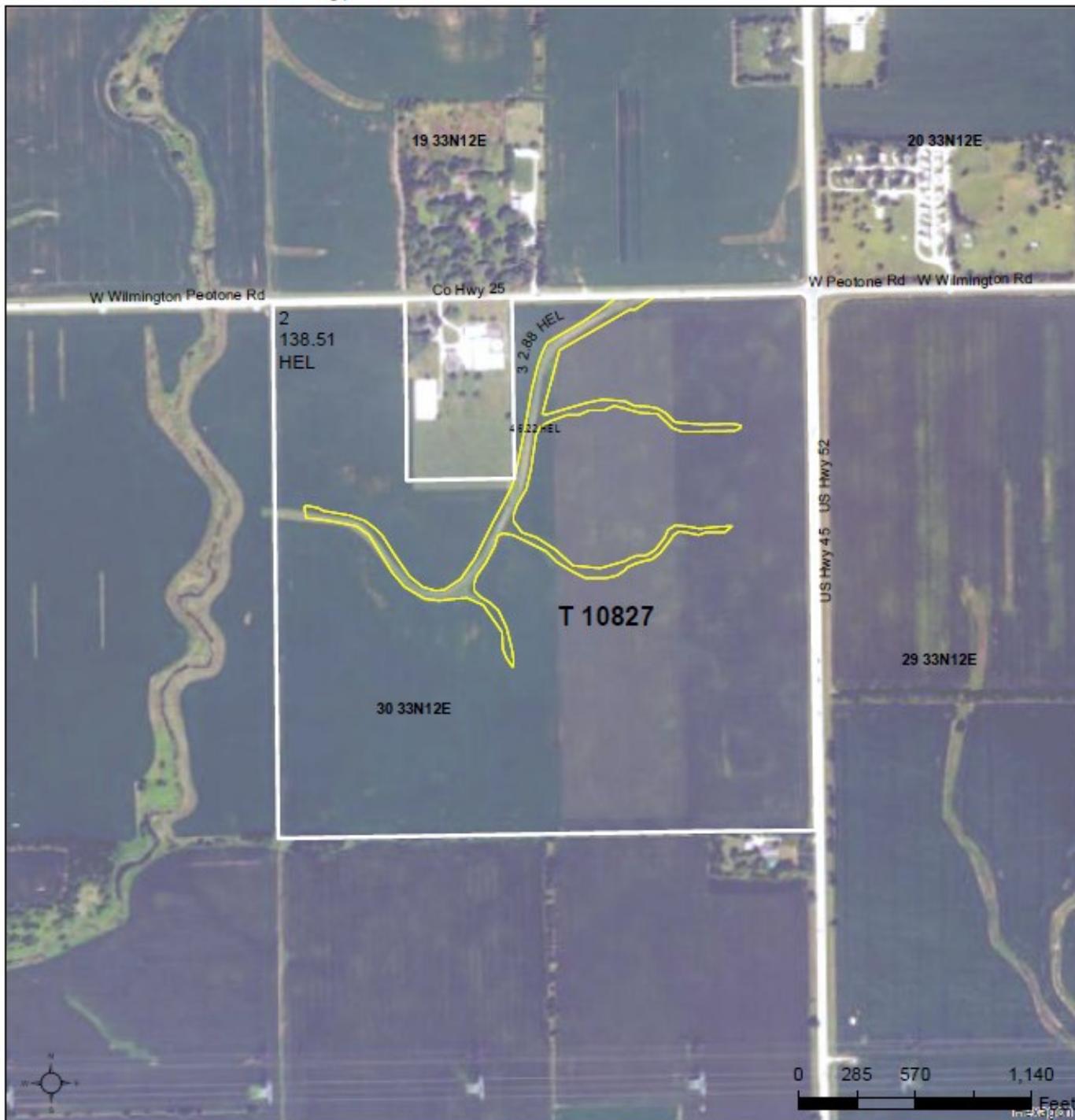
For more information, please visit MGW.us.com

or contact:

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



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Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination

- Restricted
- Limited
- Exempt from Conservation Compliance Provisions

2026 Program Year
Map Created January 28, 2026
Farm 8385
Tract 10827

Tract Cropland Total: 147.61 acres

IL197_T10827

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ILLINOIS

WILL

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8385

Prepared : 3/5/26 1:50 PM CST

Crop Year : 2026

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
147.61	147.61	147.61	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	147.61	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

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

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Tract Number : 10827

Description : PEOTONE TWP SEC 30 MISSED FARM
FSA Physical Location : ILLINOIS/WILL
ANSI Physical Location : ILLINOIS/WILL
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
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
147.61	147.61	147.61	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	147.61	0.00	0.00	0.00	0.00	0.00

ILLINOIS
WILL
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 8385
Prepared : 3/5/26 1:50 PM CST
Crop Year : 2026

Tract 10827 Continued ...

DCP Crop Data

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

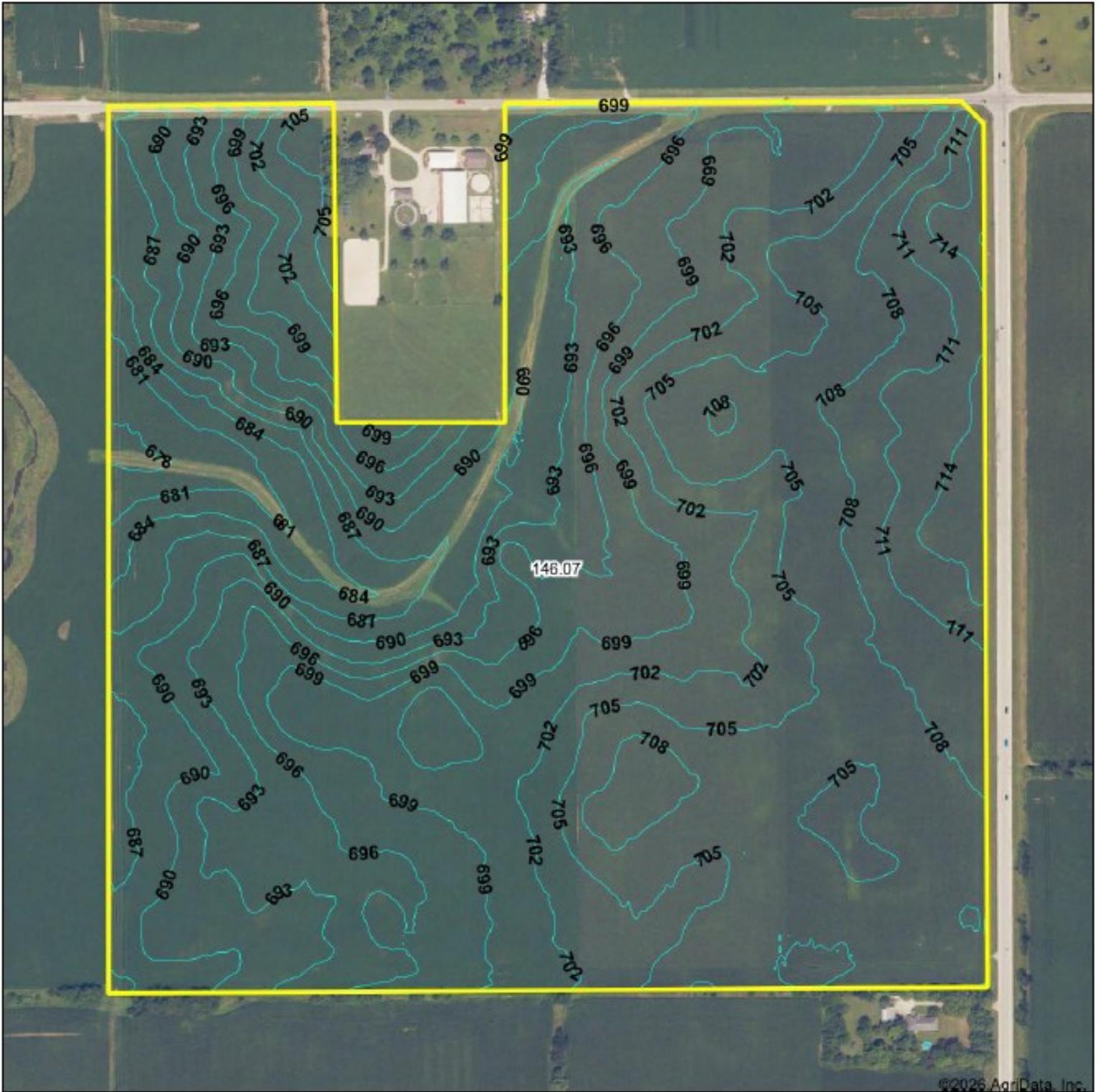
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TOPOGRAPHY MAP



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 677.4

Max: 717.2

Range: 39.8

Average: 699.0

Standard Deviation: 8.1 ft

0ft 461ft 923ft



3/2/2026

30-33N-12E
Will County
Illinois

Boundary Center: 41.320009, -87.886426



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MGW.us.com
Mark Mommsen
Sycamore, IL 815-756-3606 • DeWitt, IA 563-659-6565
info@mgw.us.com