

THE SOUTH SOMONAUK FARM

126[±] ACRES, LASALLE COUNTY, ILLINOIS



- *Productive cropland*
- *Recreational opportunities*
- *Contiguous to Somonauk, IL*
- *Future development potential*
- *In close proximity to US-34 & Lake Holiday*

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MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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(815) 756-3606

Real Estate • Farm Management • Appraisals • Consulting

THE SOUTH SOMONAUK FARM

AERIAL MAP



Somonauk

Gage Street

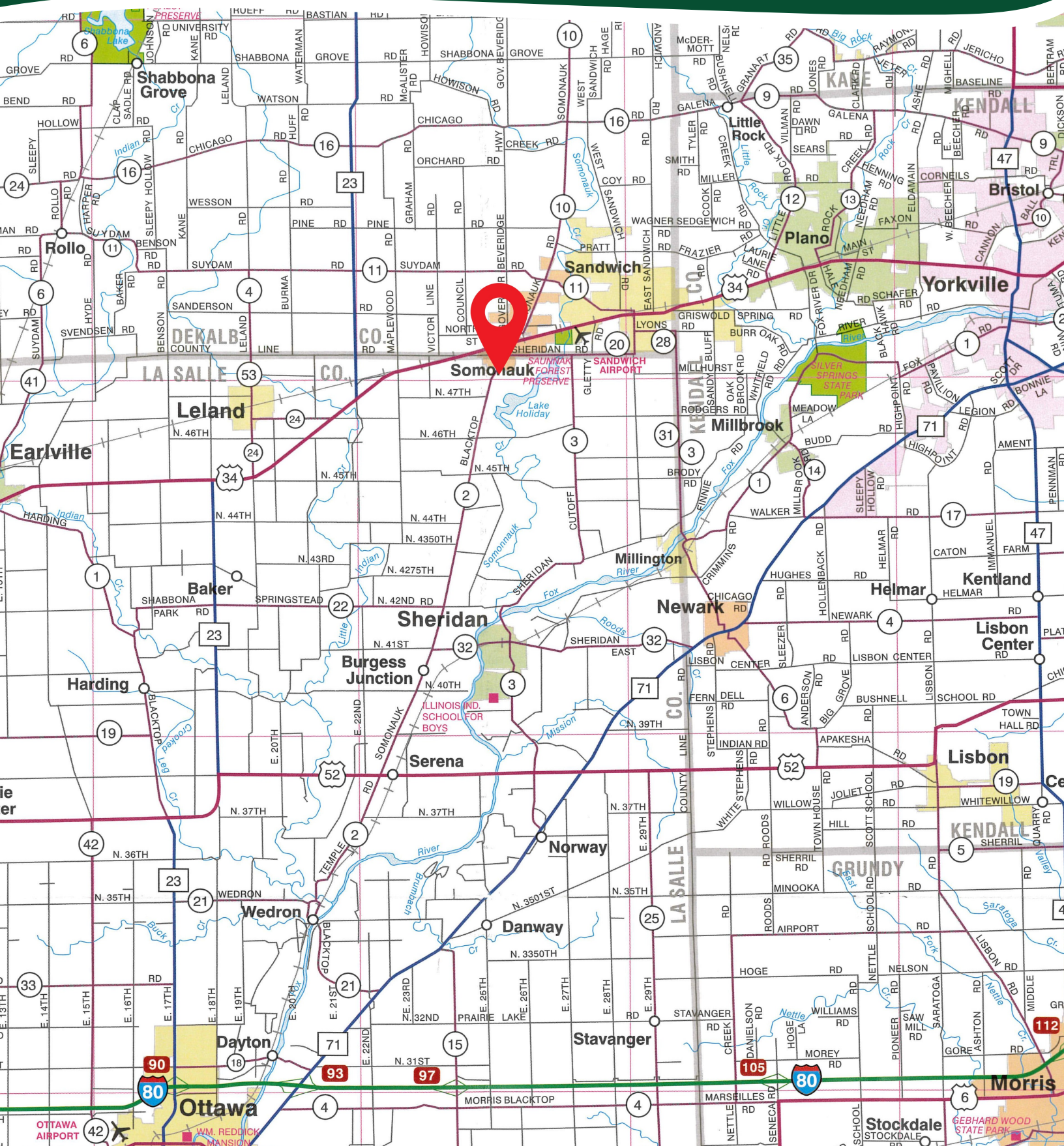
E 2351st Road

Lake
Holiday



THE SOUTH SOMONNAUK FARM

HIGHWAY MAP



THE SOUTH SOMONAUK FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 45 miles southwest of Chicago O'Hare International Airport and is contiguous to the Village of Somonauk. Nearby cities include: Sandwich (1 3/8 miles northeast), Yorkville (7 7/8 miles southeast), and Hinckley (9 7/8 miles north).
FRONTAGE	There is approximately 7/16 mile of road frontage on E 2351st Road.
MAJOR HIGHWAYS	U.S. Route 34 is 1/2 mile north, Illinois Route 23 is 3 1/4 miles west, and Illinois Route 71 is 7 1/2 miles southeast of the property.
LEGAL DESCRIPTION	A brief legal description indicates The South Somonauk Farm is located in Part of the West Half of Section 4 and Part of Section 5, all in Township 36 North – Range 5 East (Northville Township), LaSalle County, Illinois.
TOTAL ACRES	There are a total of 125.77 acres, more or less, according to the LaSalle County Assessor.
CROPLAND ACRES	There are approximately 99.7 cropland acres according to the LaSalle County FSA.
SOIL TYPES	Major soil types found on this farm include Virgil silt loam, Kendall silt loam and Batavia silt loam. The weighted average Productivity Index (PI) is 125.
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 \$15,850 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 South Somonauk Farm.

THE SOUTH SOMONAUK FARM

PROPERTY DETAILS

TAXES	The 2024 real estate taxes totaled \$3,886.34. The tax parcel numbers are #05-04-108-000 & #05-05-400-000.
ZONING	The property is zoned A-1, Agriculture District.
COMMENTS	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 SOUTH SOMONAUK FARM

PROPERTY PHOTOS



THE SOUTH SOMONAUK FARM

PROPERTY PHOTOS



THE SOUTH SOMONAUK FARM

SOILS INFORMATION

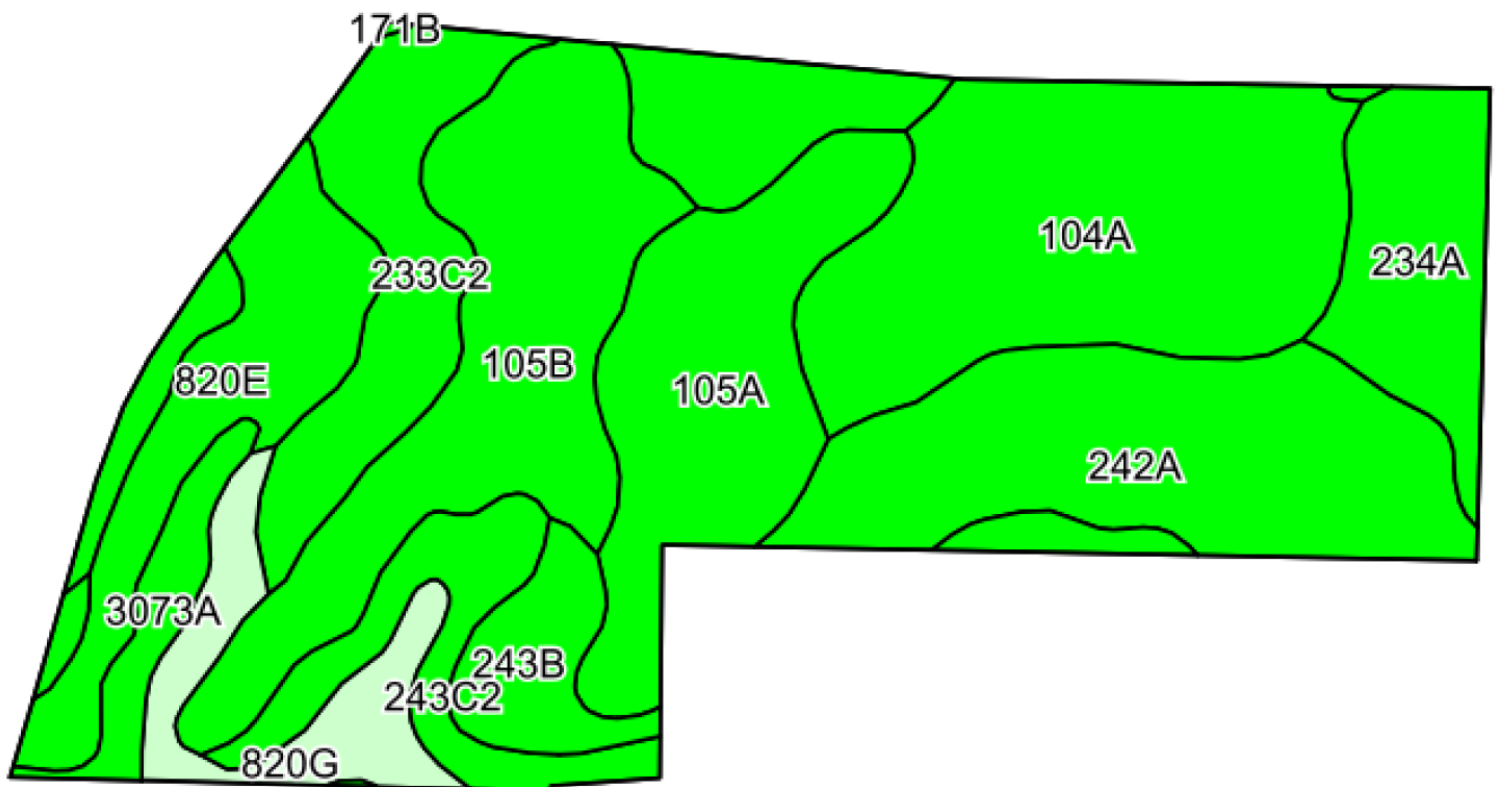
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
104A	Virgil silt loam	22.42	132
242A	Kendall silt loam	18.32	125
105B	Batavia silt loam	15.05	126
105A	Batavia silt loam	14.10	129
233C2	Birkbeck silt loam	12.38	113
234A	Sunbury silt loam	7.53	131
243B	St. Charles silt loam	5.30	121
243C2	St. Charles silt loam	3.63	113
820E	Hennepin-Casco complex	0.73	76
820G	Hennepin-Casco complex	0.24	42
WEIGHTED AVERAGE:			125

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

THE SOUTH SOMONAUK FARM

SOILS MAP



THE SOUTH SOMONAUK FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. WETLANDS & FLOOD MAP

For more information, please visit MGW.us.com

or contact:

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



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES



Common Land Unit
 Cropland Non-cropland CRP

2026 Crop Year

Farm 11679
 Tract 47689

Wetland Determination Identifiers

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



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ILLINOIS

LASALLE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 11679

Prepared : 3/4/26 2:19 PM CST

Crop Year : 2026

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
123.63	99.70	99.70	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	99.70	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	95.00	0.00	150	
TOTAL	95.00	0.00		

NOTES

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Tract Number : 47689

Description :
FSA Physical Location : ILLINOIS/LASALLE
ANSI Physical Location : ILLINOIS/LASALLE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL determinations not completed for all fields on the tract
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
123.63	99.70	99.70	0.00	0.00	0.00	0.00	0.0

ILLINOIS
 LASALLE
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 11679
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 Crop Year : 2026

Tract 47689 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	99.70	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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NOTES

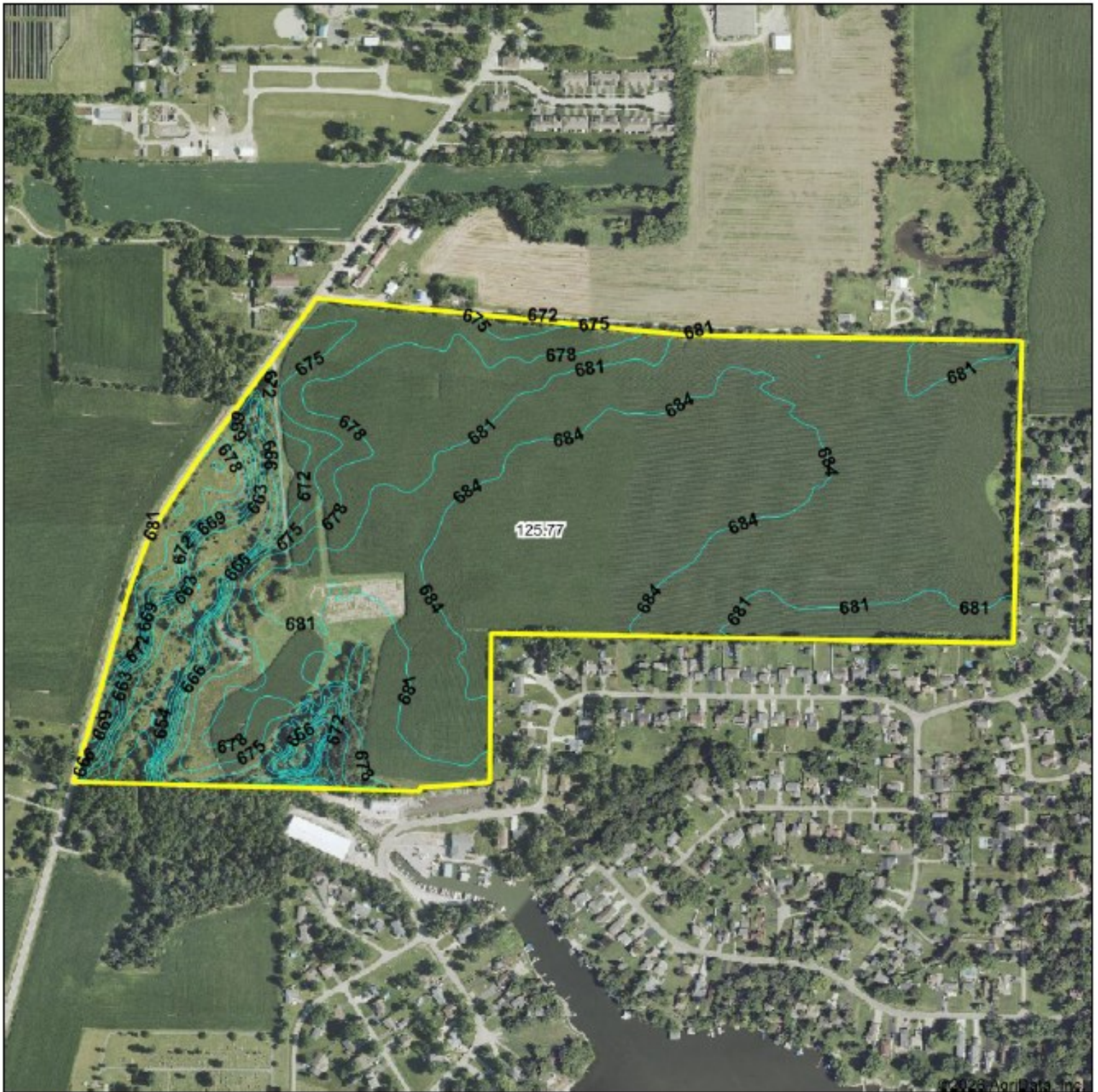
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TOPOGRAPHY MAP

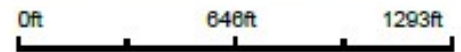


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Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 646.6
Max: 686.6
Range: 40.0
Average: 679.4
Standard Deviation: 6.89 ft



3/10/2026

5-36N-5E
LaSalle County
Illinois

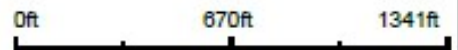
Boundary Center: 41.622893, -88.881502

WETLANDS & FLOOD MAP



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Boundary Center: 41.622893, -88.681502



5-36N-5E
LaSalle County
Illinois



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3/10/2026

Flood related information provided by FEMA



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