

THE MENDOTA FARM

114[±] ACRES, LASALLE COUNTY, ILLINOIS

- *Located in Mendota, IL near US-34*
- *Close to US-52/IL-251& I-39/US-51*
- *Excellent location with development potential*
- *Productive cropland & recreational opportunities*
- *Tree-lined Little Vermillion River traverses the property*

**Virtual Live Online Auction at mgw.us.com/mendota
Thursday, June 25, 2026 at 1 p.m. Central Time**



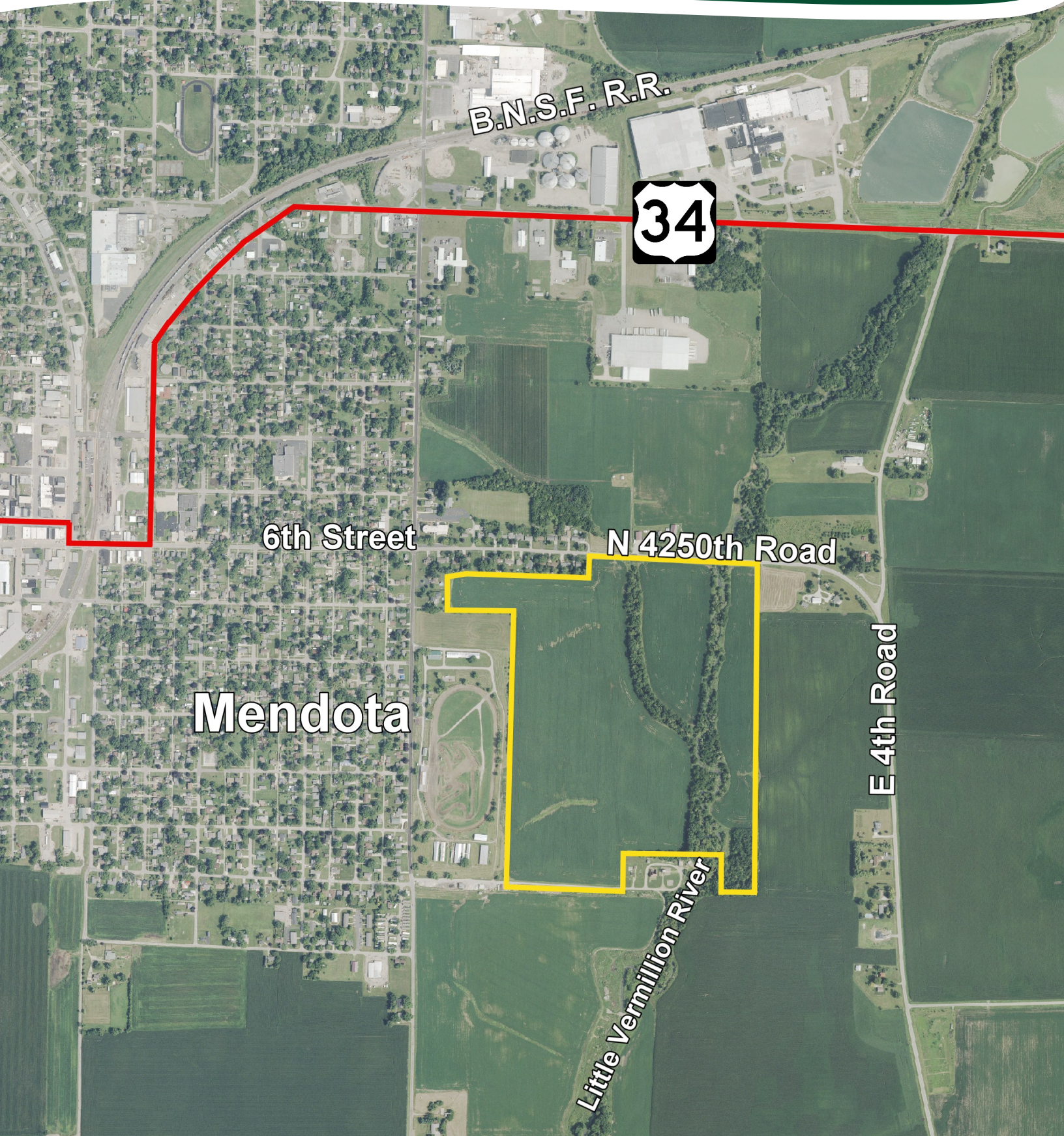
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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

Real Estate • Farm Management • Appraisals • Consulting

THE MENDOTA FARM

AERIAL MAP



B.N.S.F. R.R.



6th Street

N 4250th Road

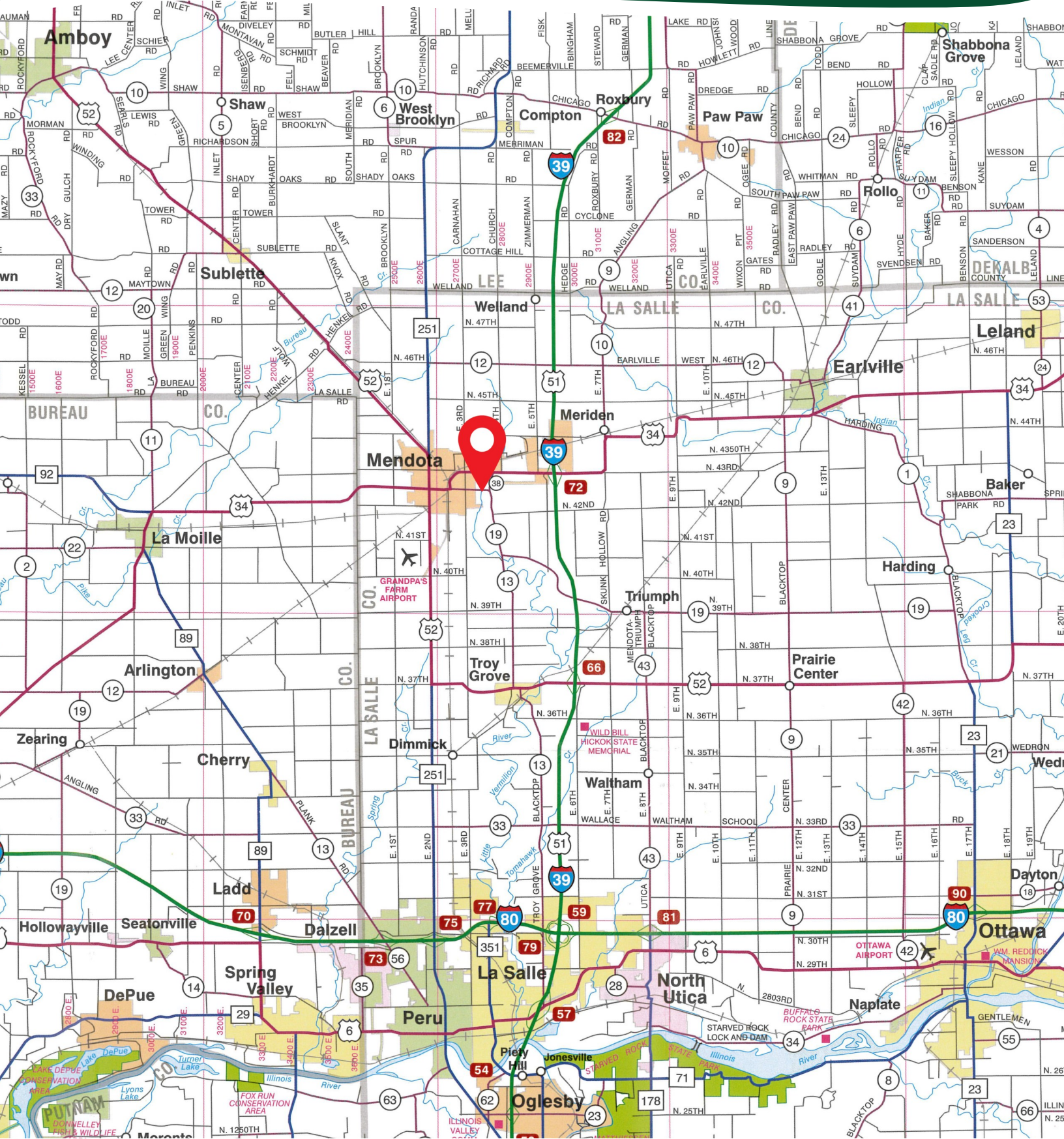
Mendota

E 4th Road

Little Vermillion River

THE MENDOTA FARM

HIGHWAY MAP



THE MENDOTA FARM

PROPERTY DETAILS

DATE & TIME OF AUCTION	Thursday, June 25, 2026 at 1 p.m. Central Time.
AUCTION LOCATION	Virtual Live Online Auction: Please visit mgw.us.com/mendota to bid.
INSPECTION	Please call to schedule an inspection.
LOCATION	The subject farm is located approximately 68 miles southwest of Chicago O'Hare International Airport and is partially located within the city of Mendota. Nearby cities include: LaSalle (10 miles south), Amboy (16 miles northwest), and Ottawa (16 1/2 miles southeast).
FRONTAGE	There is approximately 1/4 mile of road frontage on N 4250th Road.
MAJOR HIGHWAYS	U.S. Route 34 is 1/2 mile north, U.S. Route 52/Illinois Route 251 is 1 mile west, and Interstate 39/U.S. Route 51 is 2 miles east of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Mendota Farm is located in Part of the Southwest Quarter of Section 34, Township 36 North - Range 1 East (Mendota Township), LaSalle County, Illinois.
TOTAL ACRES	There are a total of 113.55 acres more or less, according to the LaSalle County Assessor.
CROPLAND ACRES	There are approximately 92.4 cropland acres according to the LaSalle County FSA.
SOIL TYPES	Major soil types found on this farm include Muscatune-Buckhart silt loams and Catlin silty clay loam. The weighted average Productivity Index (PI) is 131.
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.
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 10 miles of The Mendota Farm.

THE MENDOTA FARM

PROPERTY DETAILS

TAXES	The 2024 real estate taxes totaled \$5,109.40. The tax parcel numbers are #01-34-303-000 & #01-34-310-000.
ZONING	The property is zoned A-1, Agriculture District (LaSalle County) & CR - Conservation - Recreational District (City of Mendota).
COMMENTS	The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Josh Waddell & Mark Mommsen at Martin, Goodrich & Waddell, Inc. at 815-756-3606.

THE MENDOTA FARM

AUCTION TERMS & CONDITIONS

AGENCY	Martin, Goodrich & Waddell, Inc. (MGW) and its representatives are agents of the Seller.
BIDDING INFORMATION	All bidders must register and be approved before the auction starts. The Auctioneer will call bids from the offices of MGW, and you will be able to view and listen to the auction on-screen as the sale proceeds. To register, go to mgw.us.com/mendota , click on the “View/Bid Here” button, and follow the prompts to register. Bidders will receive additional information via email within 48 hours prior to the auction. The auction is online only and there will not be advance bidding. Bidding is not conditional upon financing.
METHOD	The property will be offered in a one-tract virtual live online auction at 1 p.m. Central Time on June 25, 2026. Bidding will be on a per acre basis, multiplied by gross surveyed acres. The Seller reserves the right to accept or reject any or all bids. The successful bidder will enter into a purchase agreement with the Seller immediately following the auction. Upon the close of the auction, the purchase agreement will be forwarded to the successful bidder via email. A signed copy of the purchase agreement must be received by MGW by 5 p.m. on the day of auction.
EARNEST MONEY ESCROW	The successful bidder as determined by the Auctioneer is required to make a 10% down payment of the accepted bid price by 5 p.m. on the day of auction, with the balance due at closing. The earnest money payment may be submitted by cashier’s check or wire transfer.
CLOSING & POSSESSION	The closing date shall be on or before July 24, 2026. The purchase agreement is between the Seller and Buyer only and cannot be assigned to a third party without the written consent of the Seller. Possession is subject to the rights of any tenants in possession.
REAL ESTATE TAXES	The 2025 real estate taxes due and payable in 2026 shall be paid by the Seller. The 2026 real estate taxes shall be prorated between the Seller and Buyer through the date of closing. All subsequent year taxes shall be paid by the Buyer.
CROPS & EXPENSES	The 2026 cash rent shall be prorated between the Seller and Buyer through the date of closing.

THE MENDOTA FARM

AUCTION TERMS & CONDITIONS

CONVEYANCE	At closing, Seller shall convey and transfer the property to Buyer by warranty deed, appropriate assignment, land trust, or other similar acceptable instrument of conveyance. At the same time, the balance of the purchase price then due shall be paid and all documents relative to the transaction shall be signed and delivered.
TITLE EVIDENCE	At closing, Seller shall furnish a commitment and Owner's Title Guaranty Policy for the amount of the purchase price at the Seller's expense.
SURVEY	Seller shall provide a boundary survey by a licensed land surveyor at the Seller's expense, dated no more than six (6) months prior to closing. Final purchase price will be based upon gross surveyed acres.
MINERAL RIGHTS	The Buyer will receive and the Seller will convey all mineral rights that the Seller owns relating to the property.
DISCLAIMER & ABSENCE OF WARRANTIES	Announcements made the day of the auction supersede any previously made statements or material provided, whether printed or oral. Advertised information is subject to the terms and conditions of the purchase agreement between the Seller and Buyer. All provided maps, data, acreages, and images are approximate, and no liability for its accuracy is assumed by the Seller or Seller's agent. The Buyer shall be responsible for conducting their own independent inspection and due diligence concerning the property. The property is being sold "as is" and "where is" with no warranty or representation, either expressed or implied, concerning the property is made by the Seller or Seller's agent. The Auctioneer reserves the right to make final decisions on auction conduct and bidding increments.
DISCLOSURE	Some photos may be stock photography and are for illustrative purposes only.

THE MENDOTA FARM

PROPERTY PHOTOS



THE MENDOTA FARM

PROPERTY PHOTOS



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SOILS INFORMATION

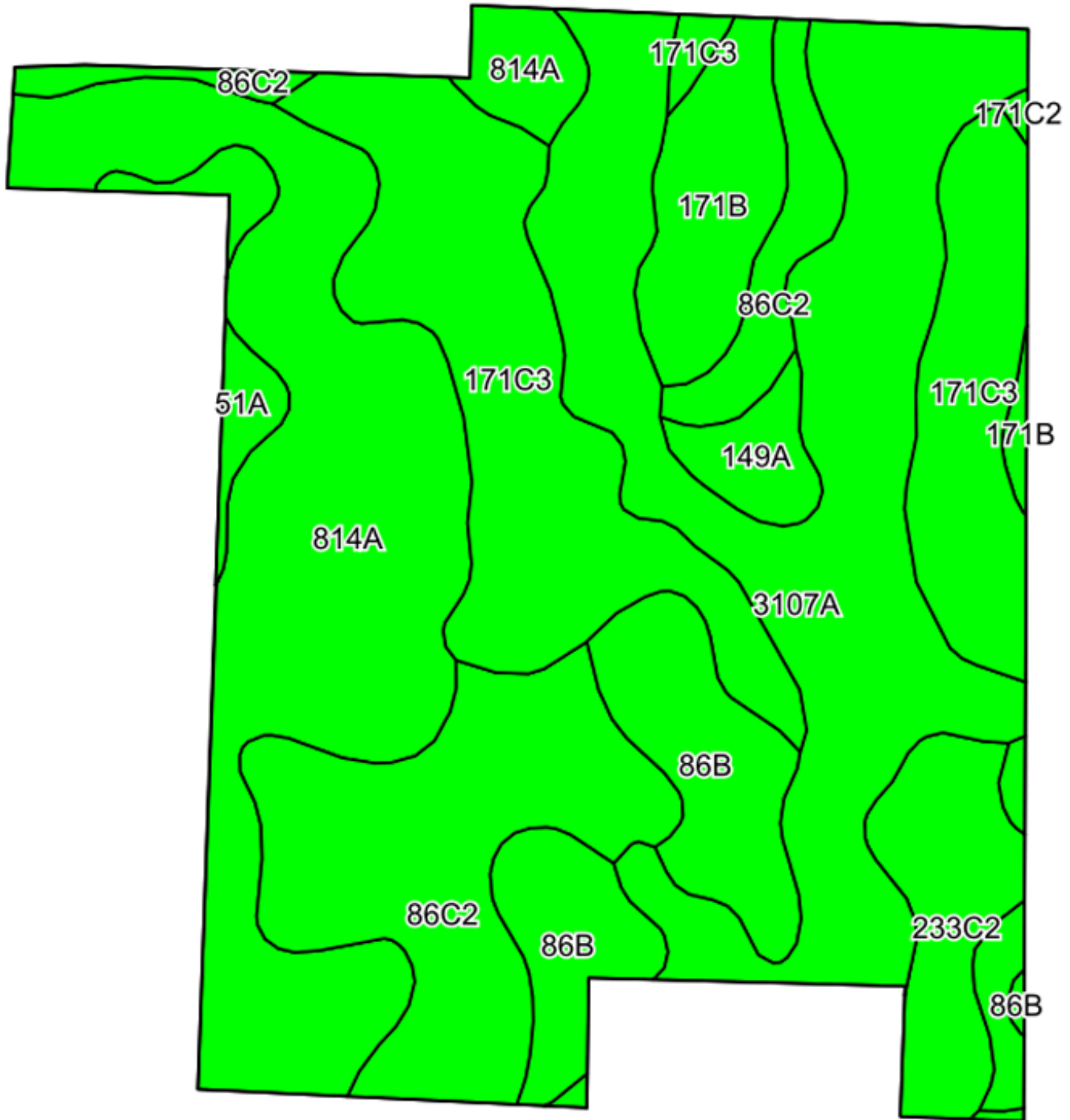
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
814A	Muscataune-Buckhart silt loams	22.43	145
171C3	Catlin silty clay loam	21.56	117
86C2	Oscos silt loam	16.09	131
3107A	Sawmill silty clay loam	12.98	125
86B	Oscos silt loam	8.39	138
171B	Catlin silt loam	4.96	137
233C2	Birkbeck silt loam	3.10	113
149A	Brenton silt loam	1.81	141
51A	Muscataune silt loam	0.98	147
171C2	Catlin silt loam	0.10	128
WEIGHTED AVERAGE:			131

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

THE MENDOTA FARM

SOILS MAP



THE MENDOTA FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. WETLANDS & FLOOD MAP
5. CITY OF MENDOTA ZONING MAP (LINK [HERE](#))
6. TITLE COMMITMENT
7. SURVEY
8. PURCHASE CONTRACT
9. EARNEST MONEY ESCROW AGREEMENT

For more information, please visit MGW.us.com

or contact:

Josh Waddell (815) 751-0439 | Josh.Waddell@mgw.us.com

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 2248
Tract 119

Wetland Determination Identifiers

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



Tract 1 of 1

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 (NRC3).

ILLINOIS
 LASALLE
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 2248
 Prepared : 4/9/26 10:35 AM CST
 Crop Year : 2026

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

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
112.89	92.40	92.40	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	92.40	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	69.30	0.00	174	
Soybeans	23.10	0.00	64	0
TOTAL	92.40	0.00		

NOTES

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Tract Number : 119

Description : B4-SW1/4 Sec 34 T36N R1E
 FSA Physical Location : ILLINOIS/LASALLE
 ANSI Physical Location : ILLINOIS/LASALLE
 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
112.89	92.40	92.40	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 : 2248
 Prepared : 4/9/26 10:35 AM CST
 Crop Year : 2026

Tract 119 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	92.40	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

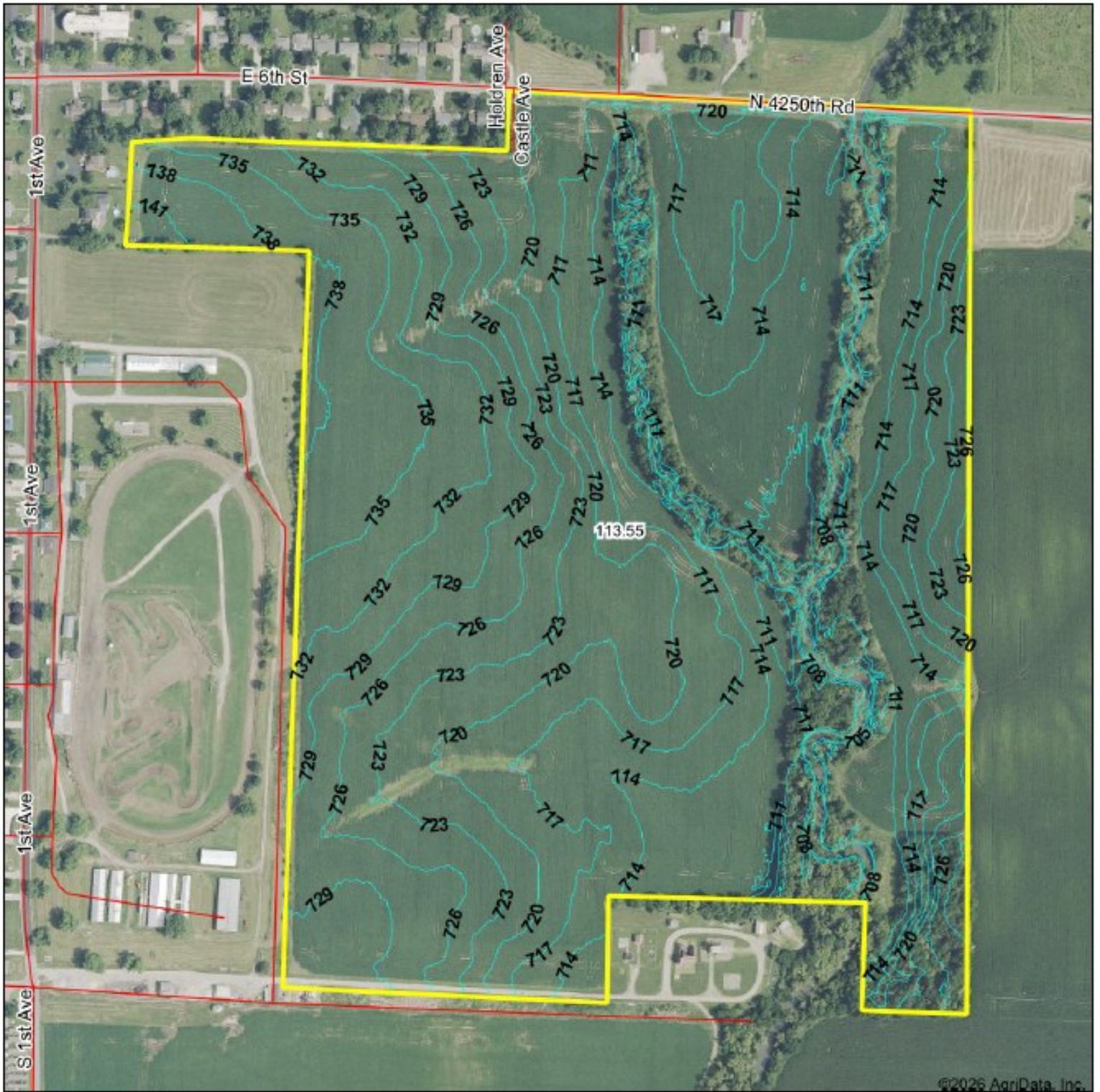
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TOPOGRAPHY MAP



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Source: USGS 1 meter dem
 Interval(ft): 3.0
 Min: 703.1
 Max: 743.1
 Range: 40.0
 Average: 720.5
 Standard Deviation: 8.43 ft

0ft 451ft 901ft

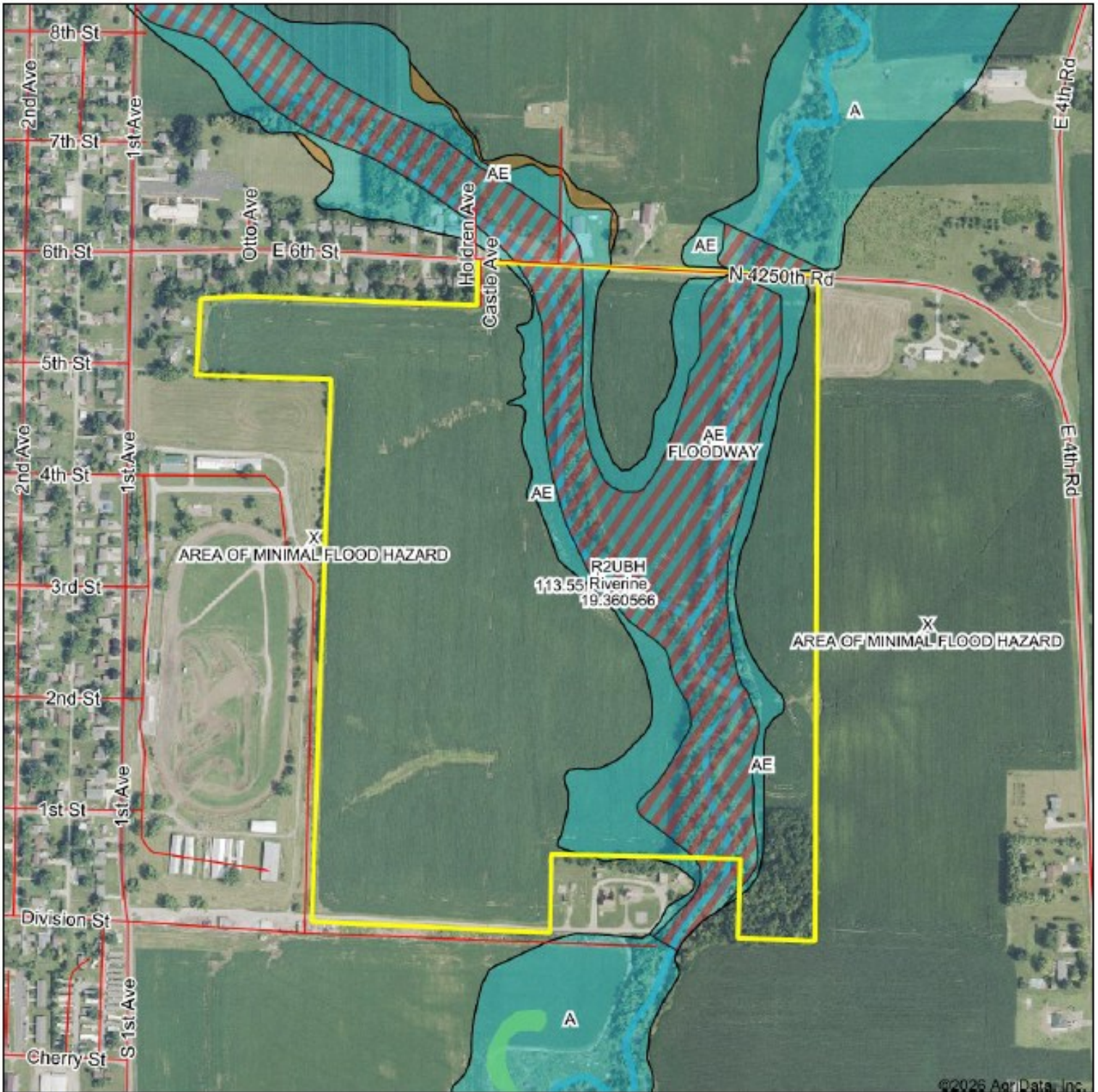


4/9/2026

34-36N-1E
 LaSalle County
 Illinois

Boundary Center: 41.544019, -89.102996

WETLANDS & FLOOD MAP



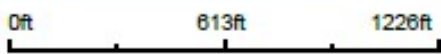
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Boundary Center: 41.544019, -89.102996



Maps Provided By
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34-36N-1E
LaSalle County
Illinois



4/9/2026

Flood related information provided by FEMA



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