

THE WENONA FARMS

450[±] ACRE MULTI-TRACT LAND AUCTION
MARSHALL COUNTY, ILLINOIS

- *Large offering of productive farmland tracts*
- *High percentage of tillable acres*
- *In close proximity to I-39, IL-251 & Wenona, IL*
- *Offered in 3 tracts*

**Virtual Live Online Auction at mgw.us.com/wenona
Wednesday, June 17, 2026 at 1 p.m. Central Time**



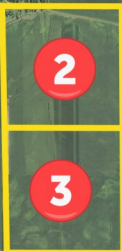
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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

Real Estate • Farm Management • Appraisals • Consulting

THE WENONA FARMS

TRACT OVERVIEW AERIAL MAP



County Road 2700

County Road 3100 E

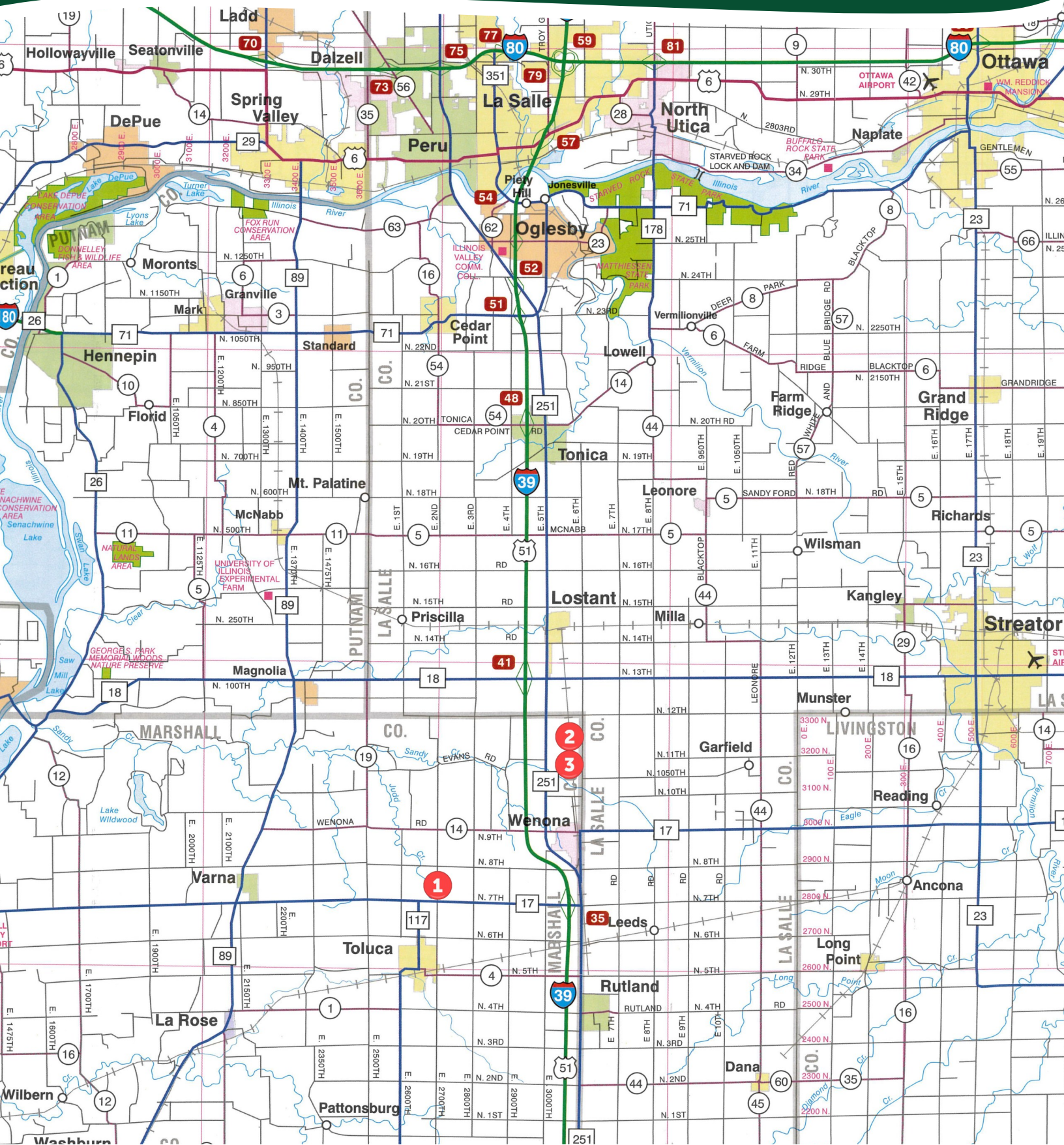
Wenona



Toluca

THE WENONA FARMS

HIGHWAY MAP



THE WENONA FARMS

PROPERTY DETAILS

DATE & TIME OF AUCTION	Wednesday, June 17, 2026 at 1 p.m. Central Time.
AUCTION LOCATION	Virtual Live Online Auction: Please visit mgw.us.com/wenona to bid.
INSPECTION	Please call to schedule an inspection.
FARM LOCATION	The Wenona Farms are located approximately 85 miles southwest of Chicago O'Hare International Airport. Nearby cities include: Wenona, Toluca, and Streator.
FRONTAGE	Tract 1 has approximately 5/8 mile of road frontage on Illinois Route 17 and 1/4 mile on County Road 2700. Tracts 2 and 3 both have 1/2 mile of road frontage on County Road 3100 E.
MAJOR HIGHWAYS	The Wenona Farms are in close proximity to Illinois Route 17, Interstate 39/U.S. Route 51, Illinois Route 251, Illinois Route 18, and Illinois Route 117.
LEGAL DESCRIPTION	A brief legal description indicates The Wenona Farms are located in Part of the Southeast Quarter of Section 1, Part of the Northeast Quarter of Section 12, Part of the Southwest Quarter of Section 28, and Part of the Southeast Quarter of Section 29, all in Township 30 North - Range 1 East (Evans Township), Marshall County, Illinois.
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 15 miles of The Wenona Farms.
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 WENONA FARMS

PROPERTY DETAILS

TRACT#	PARCEL ID#	2025 TAXES	TOTAL ACRES +/-	APPROXIMATE CROPLAND ACRES	ZONING
1	07-28-300-002	\$2,789.84	40.00	39.03, per FSA	R-2, Single-Family Residence District
1	07-29-400-003	\$5,632.52	86.64	85.43, per FSA	R-2, Single-Family Residence District
1	TOTALS	\$8,422.36	126.64	124.46	R-2, Single-Family Residence District
2	07-01-400-003	\$7,443.38	162.15	149.39, estimated	A - Agricultural District
3	07-12-200-002	\$7,918.52	160.98	158.98, estimated	A - Agricultural District

THE WENONA 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/wenona , 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 three-tract virtual live online auction at 1 p.m. Central Time on June 17, 2026. The sale will begin with bidding on tract 1, which includes two separate parcels. Then tracts 2 and 3 will be offered using the high bidder’s choice method, with the choice to the high bidder to take any one tract or both tracts. Should the high bidder not select both tracts, the remaining parcel will be offered with another round of bidding until all tracts are selected. 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 17, 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 WENONA 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.

TRACT 1

AERIAL MAP



County Road 800 N

County Road 2700

ILLINOIS
17

Toluca

TRACT 1

PROPERTY PHOTOS



TRACT 1

SOILS INFORMATION

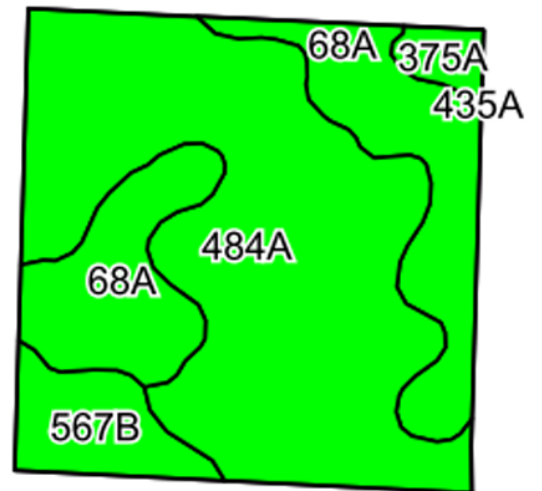
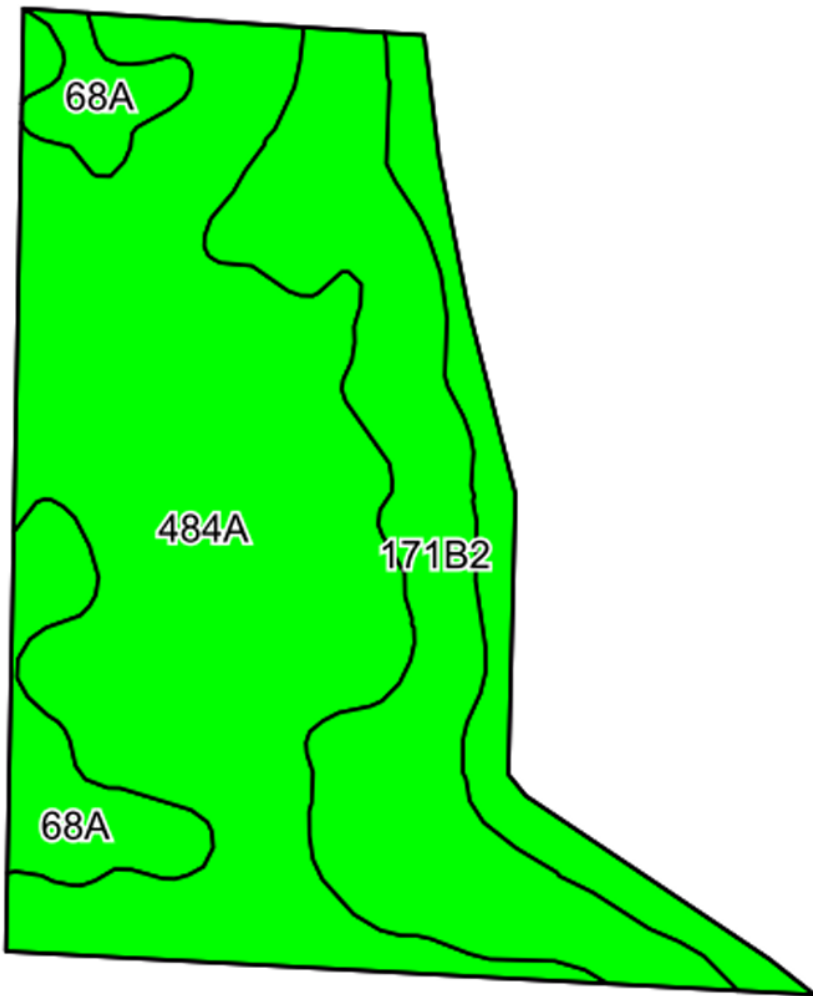
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
484A	Harco silt loam	71.43	140
68A	Sable silty clay loam	25.59	143
171B2	Catlin silt loam	23.45	131
567B	Elkhart silt loam	3.09	124
375A	Rutland silt loam	0.90	133
WEIGHTED AVERAGE:			138.5

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

TRACT 1

SOILS MAP



TRACT 2

AERIAL MAP



County Road 3100 E

N 1050th Road

TRACT 2

PROPERTY PHOTOS



TRACT 2

SOILS INFORMATION

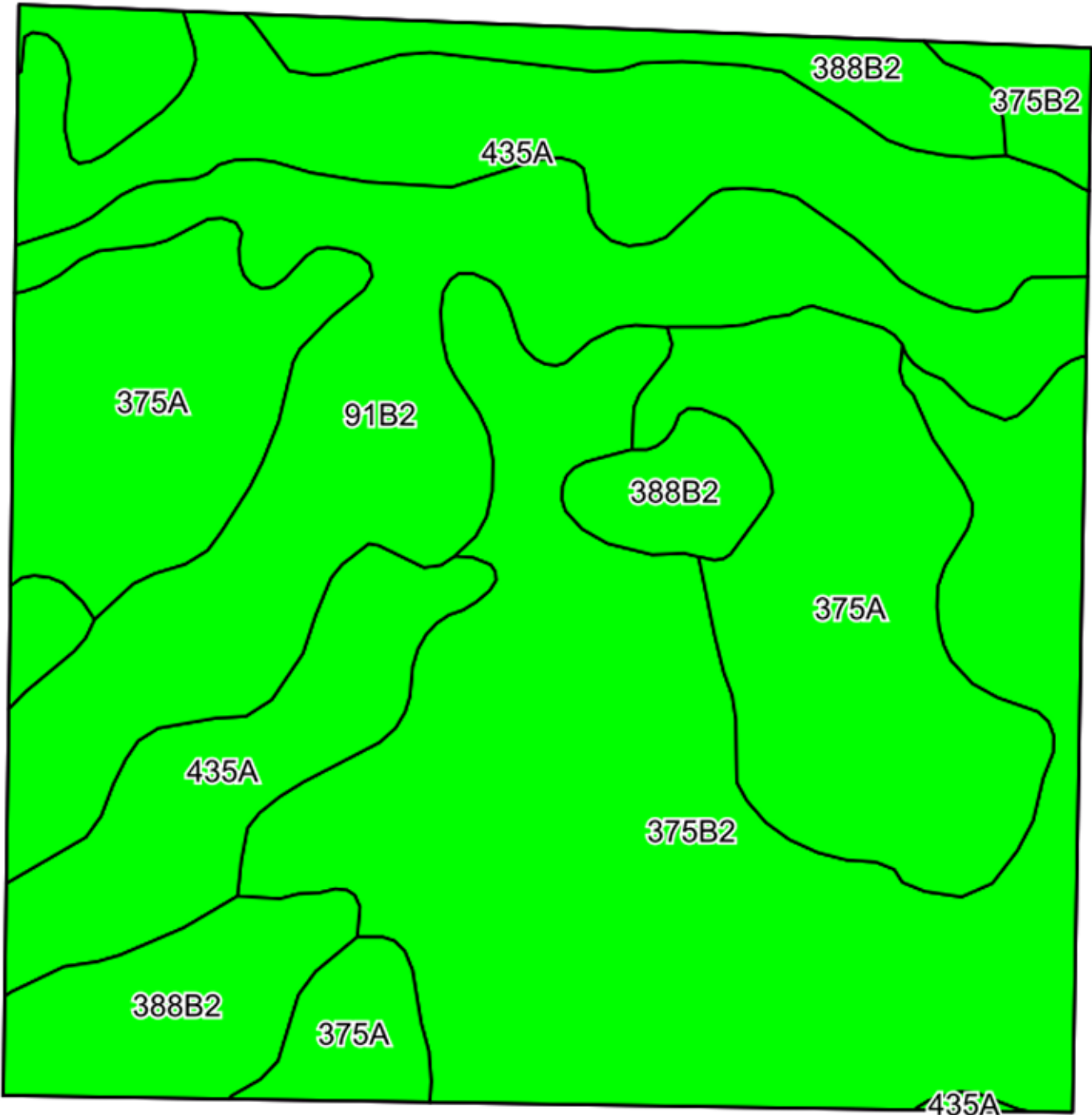
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
375B2	Rutland silty clay loam	51.15	125
375A	Rutland silt loam	33.89	133
91B2	Swygert silty clay loam	28.23	110
435A	Streator silty clay loam	22.89	131
388B2	Wenona silt loam	13.23	123
WEIGHTED AVERAGE:			124.7

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

TRACT 2

SOILS MAP



TRACT 3

AERIAL MAP



County Road 3100 E

N 1050th Road

TRACT 3

PROPERTY PHOTOS



TRACT 3

SOILS INFORMATION

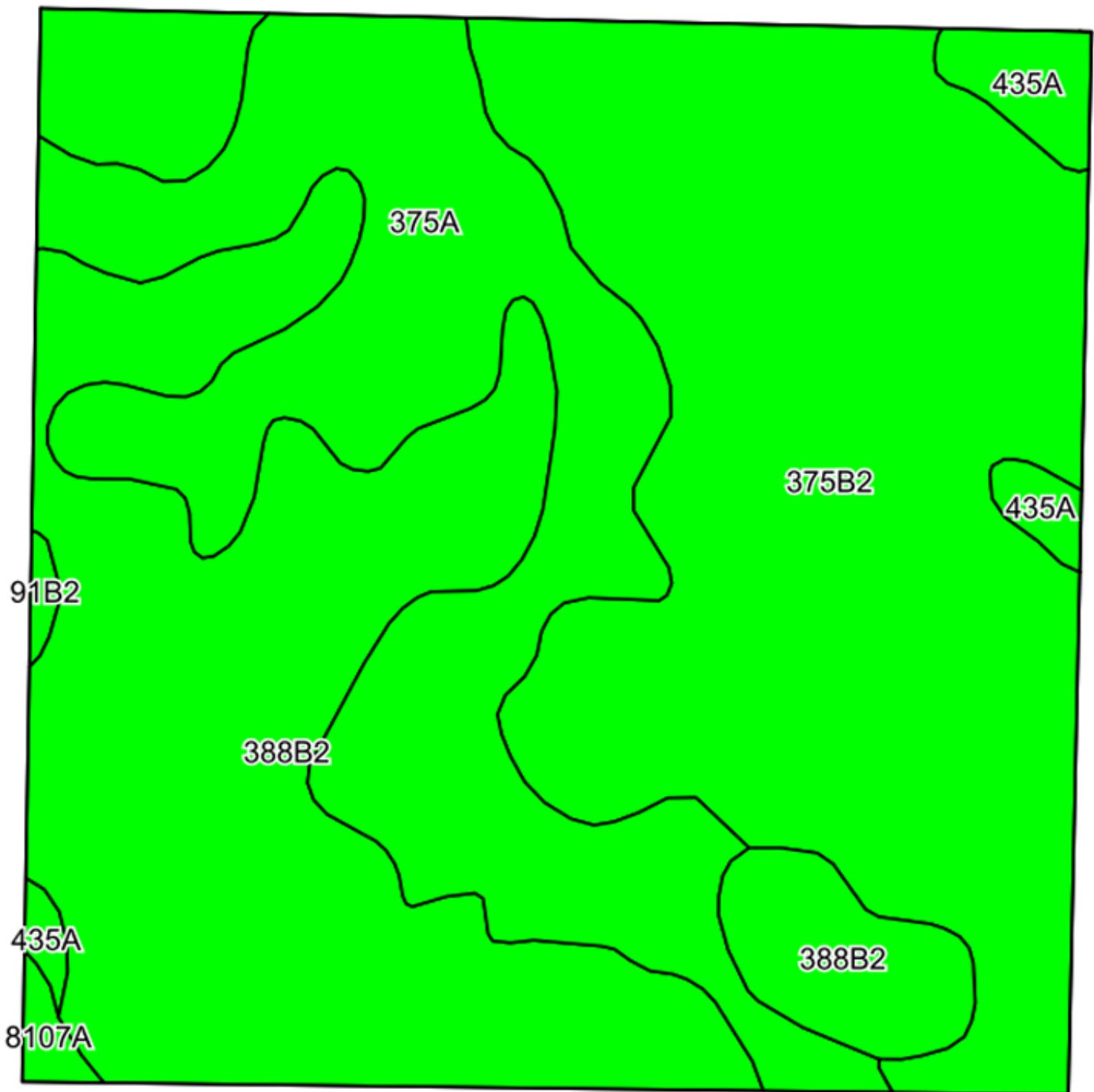
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
375B2	Rutland silty clay loam	61.34	125
388B2	Wenona silt loam	54.87	123
375A	Rutland silt loam	38.77	133
435A	Streator silty clay loam	3.15	131
8107A	Sawmill silty clay loam	0.58	139
91B2	Swygert silty clay loam	0.27	110
WEIGHTED AVERAGE:			126.4

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

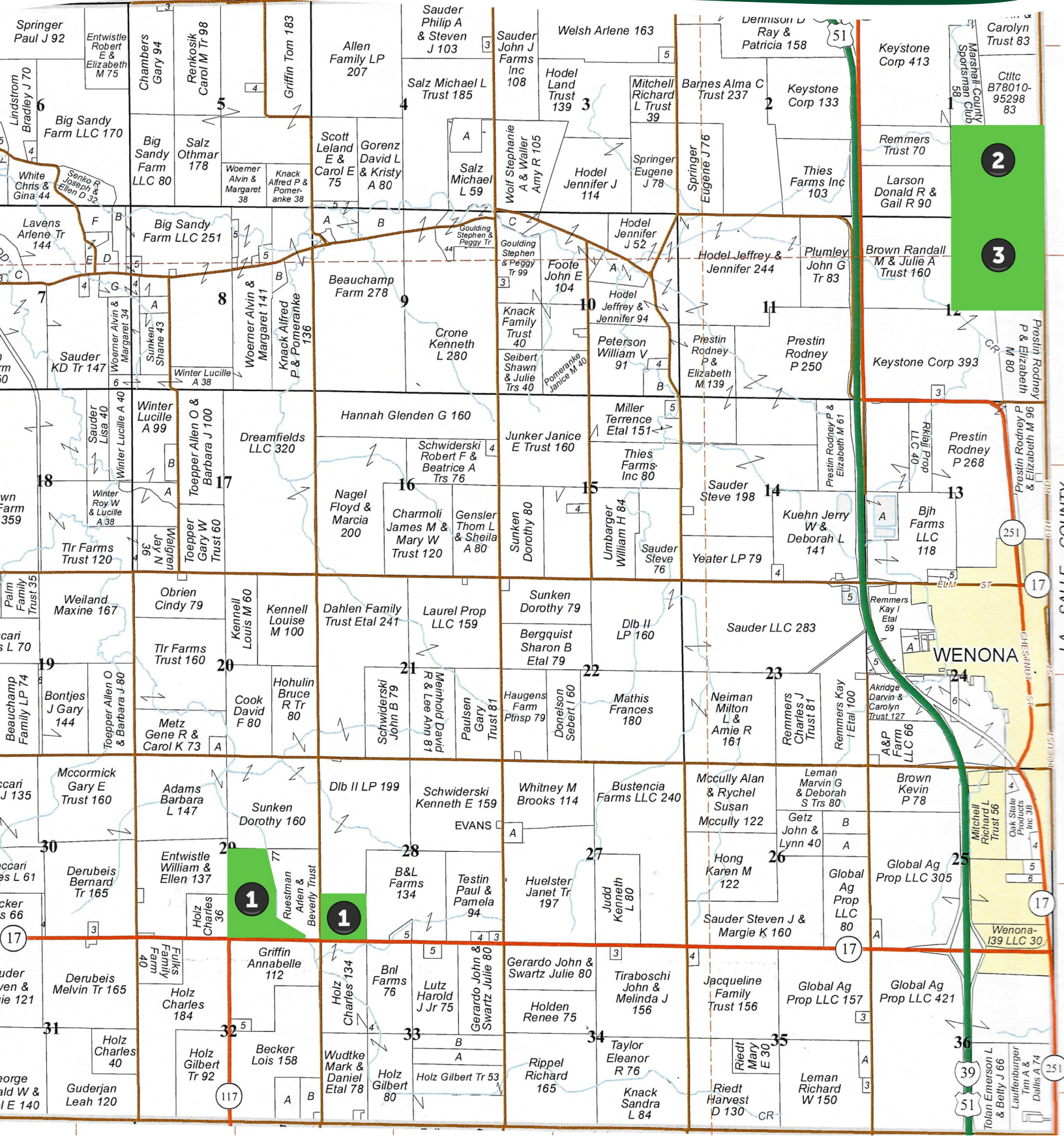
TRACT 3

SOILS MAP



THE WENONA FARMS

PLAT MAP



THE WENONA FARMS

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAPS
2. FSA-156EZs
3. TOPOGRAPHY MAPS
4. WETLANDS MAP
5. TITLE COMMITMENTS
6. SURVEYS
7. PURCHASE CONTRACTS
8. EARNEST MONEY ESCROW AGREEMENTS

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

TRACT 1



Marshall County, Illinois

C = Corn-Yel-Gr-NI
 SB = Soybeans-Com-Gr-NI
 Gr = Grass-Bro-LS-NI



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2026 Program Year
 Map Created January 21, 2026

Farm 4656
Tract 9400

Tract Cropland Total: 85.43 acres

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).

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TRACT 1



Marshall County, Illinois

C = Corn-Yel-Gr-NI
 SB = Soybeans-Com-Gr-NI
 Gr = Grass-Bro-LS-NI



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2026 Program Year
 Map Created January 21, 2026

Farm 4655
Tract 9398

Tract Cropland Total: 39.03 acres

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boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

TRACTS 2 & 3



Marshall County, Illinois

C = Corn-Yel-Gr-NI
 SB = Soybeans-Com-Gr-NI
 Gr = Grass-Bro-LS-NI



Common Land Unit

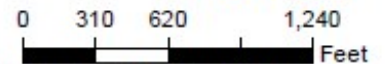
Non-Cropland du_classification_code	Conservation Reserve Program
Cropland atwe100k_1_1_utm	Tract Boundary

Wetland Determination Identifiers

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



Tract Cropland Total: 308.37 acres



2026 Program Year

Map Created March 04, 2026

Farm 4011
Tract 9261

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TRACT 1

ILLINOIS
MARSHALL
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 4656
Prepared : 4/15/26 1:23 PM CST
Crop Year : 2026

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-123-2019-1
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
87.93	85.43	85.43	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	85.43	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	48.34	0.00	159	0
Soybeans	35.13	0.00	44	0
TOTAL	83.47	0.00		

NOTES

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Tract Number : 9400

Description : N5ASEC 29 Evans
FSA Physical Location : ILLINOIS/MARSHALL
ANSI Physical Location : ILLINOIS/MARSHALL
BIA Unit Range Number :
CRP Contract Number(s) : None
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
87.93	85.43	85.43	0.00	0.00	0.00	0.00	0.0

TRACT 1

ILLINOIS
MARSHALL
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4656
Prepared : 4/15/26 1:23 PM CST
Crop Year : 2026

Tract 9400 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	85.43	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	48.34	0.00	159
Soybeans	35.13	0.00	44
TOTAL	83.47	0.00	

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, 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.

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) 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) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

TRACT 1

ILLINOIS
MARSHALL
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 4655
Prepared : 4/15/26 1:23 PM CST
Crop Year : 2026

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-123-2019-1
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
39.03	39.03	39.03	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	39.03	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	22.08	0.00	159	0
Soybeans	16.05	0.00	44	0
TOTAL	38.13	0.00		

NOTES

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Tract Number : 9398

Description : N5ASEC 29 Evans
FSA Physical Location : ILLINOIS/MARSHALL
ANSI Physical Location : ILLINOIS/MARSHALL
BIA Unit Range Number :
CRP Contract Number(s) : None
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
39.03	39.03	39.03	0.00	0.00	0.00	0.00	0.0

TRACT 1

ILLINOIS
MARSHALL
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4655
Prepared : 4/15/26 1:23 PM CST
Crop Year : 2026

Tract 9398 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	39.03	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	22.08	0.00	159
Soybeans	16.05	0.00	44
TOTAL	38.13	0.00	

NOTES

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TRACTS 2 & 3

ILLINOIS
MARSHALL
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 4011
Prepared : 4/15/26 1:22 PM CST
Crop Year : 2026

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-123-2012-12
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
318.04	308.37	308.37	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	308.37	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	225.30	0.00	160	0
Soybeans	75.10	0.00	59	0
TOTAL	300.40	0.00		

NOTES

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Tract Number : 9261

Description : SEC1,12 Evans(T30N R1E)PIN:0712200002/0701400003
 FSA Physical Location : ILLINOIS/MARSHALL
 ANSI Physical Location : ILLINOIS/MARSHALL
 BIA Unit Range Number :
 CRP Contract Number(s) : None
 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
318.04	308.37	308.37	0.00	0.00	0.00	0.00	0.0

TRACTS 2 & 3

ILLINOIS
MARSHALL
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4011
Prepared : 4/15/26 1:22 PM CST
Crop Year : 2026

Tract 9261 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	308.37	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	225.30	0.00	160
Soybeans	75.10	0.00	59
TOTAL	300.40	0.00	

NOTES

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Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

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TOPOGRAPHY MAP

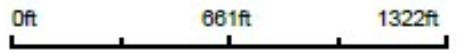
TRACT 1



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Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 677.5
Max: 697.2
Range: 19.7
Average: 688.9
Standard Deviation: 3.97 ft



29-30N-1E
Marshall County
Illinois

Boundary Center: 41.033079, -89.126681

TOPOGRAPHY MAP

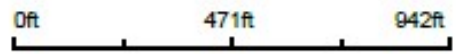
TRACT 2



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Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 636.8
Max: 671.7
Range: 35.1
Average: 655.7
Standard Deviation: 6.86 ft



1-30N-1E
Marshall County
Illinois

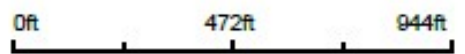
Boundary Center: 41.089985, -89.052379



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Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 638.8
Max: 685.4
Range: 46.6
Average: 666.4
Standard Deviation: 9.09 ft



4/24/2026

12-30N-1E
Marshall County
Illinois

Boundary Center: 41.082729, -89.052351

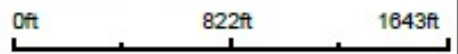
WETLANDS MAP

TRACT 2

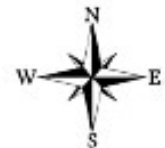


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Boundary Center: 41.089985, -89.052379



1-30N-1E
Marshall County
Illinois



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