

THE BEELOW FARM

79[±] ACRES, MERCER COUNTY, ILLINOIS



- *Excellent soil types, 144.5 PI*
- *High percentage tillable*
- *3/4 mile west of IL-94 near Aledo, IL*

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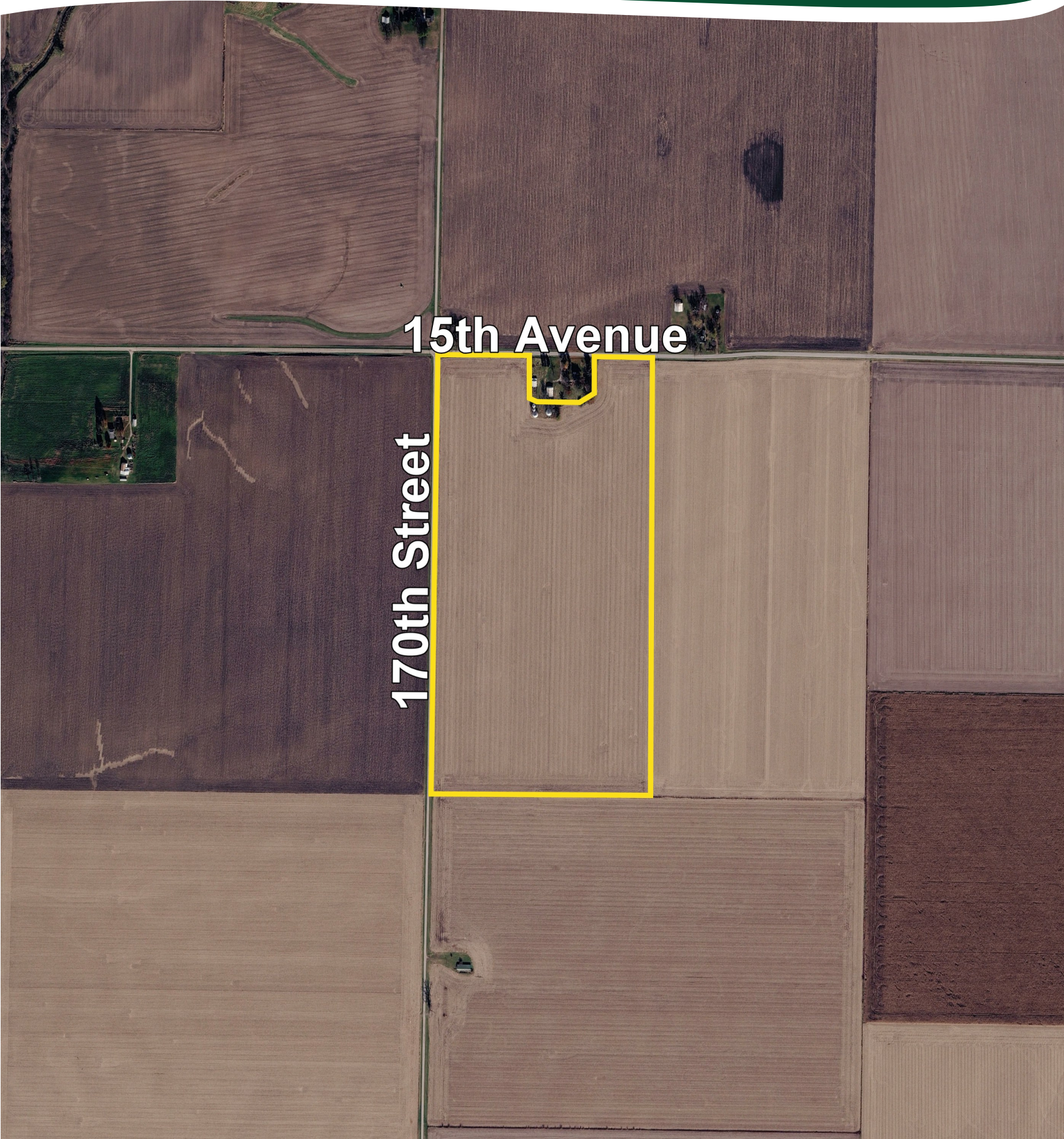
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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

Real Estate • Farm Management • Appraisals • Consulting

THE BEELOW FARM

AERIAL MAP

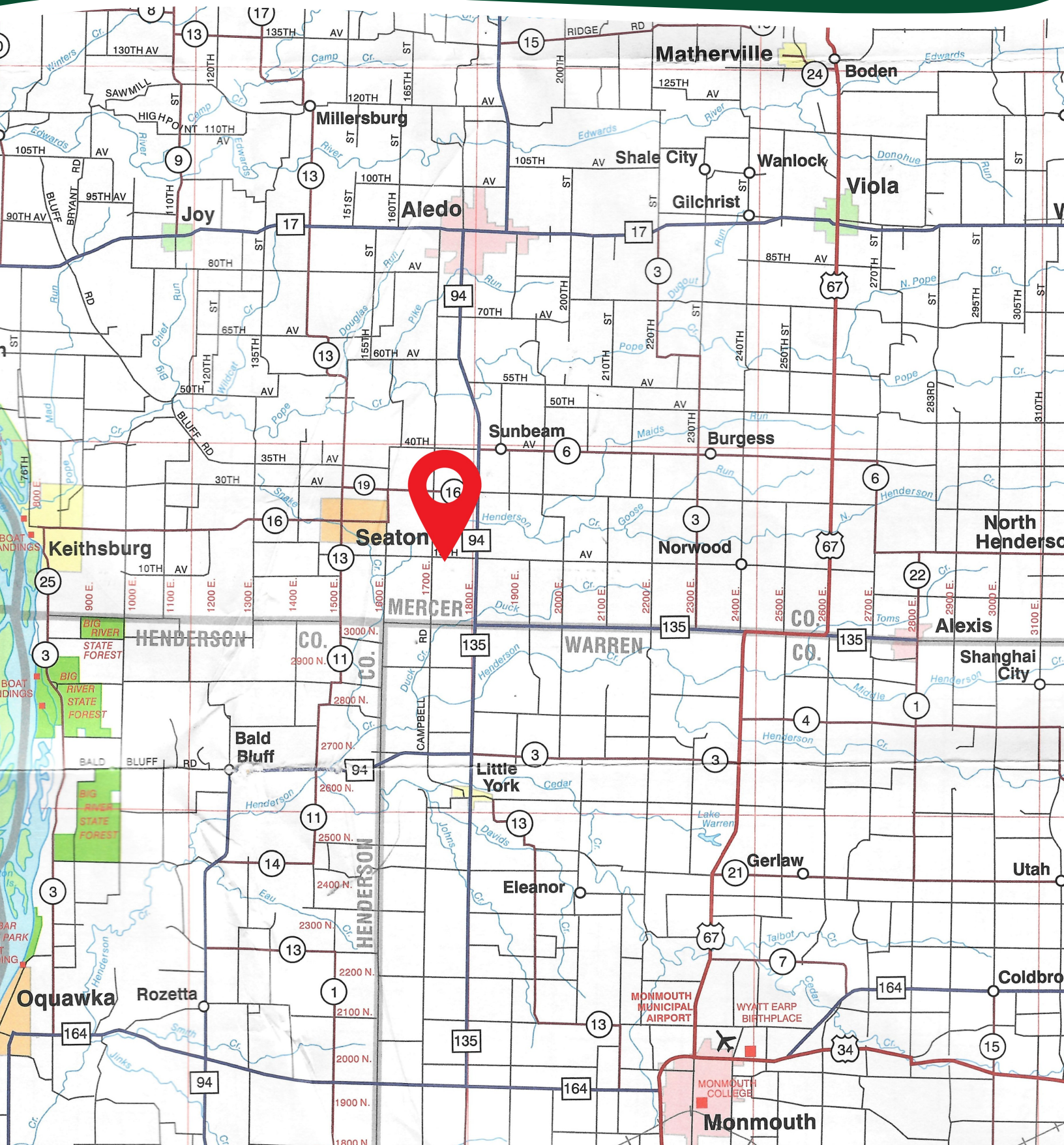


15th Avenue

170th Street

THE BEELOW FARM

HIGHWAY MAP



THE BEELOW FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 28 miles southwest of Quad Cities International Airport. Nearby cities include: Aledo (6 1/2 miles north), Monmouth (12 miles southeast), and Oquawka (12 7/8 miles southwest).
FRONTAGE	There is approximately 1/2 mile of road frontage on 170th Street and 3/16 mile on 15th Avenue.
MAJOR HIGHWAYS	Illinois Route 94 is 3/4 mile east, Illinois Route 135 is 1 1/4 miles southeast, and U.S. Route 67 is 7 miles southeast of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Beelow Farm is located in Part of the Southwest Quarter of Section 29, Township 13 North – Range 3 West (Ohio Grove Township), Mercer County, Illinois.
TOTAL ACRES	There are a total of 78.63 acres, more or less, according to the Mercer County Assessor.
CROPLAND ACRES	There are approximately 77.63 cropland acres according to the Mercer County FSA.
SOIL TYPES	Major soil types found on this farm include Sable silty clay loam and Muscatune silt loam. The weighted average Productivity Index (PI) is 144.5.
TOPOGRAPHY	The topography of the subject farm is level to nearly level.
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 \$16,950 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 Beelow Farm.

THE BEELOW FARM

PROPERTY DETAILS

TAXES	The 2024 real estate taxes totaled \$5,879.06. The tax parcel number is #15-15-29-300-003.
ZONING	The property is zoned AG-1, Agricultural 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 BEELOW FARM

PROPERTY PHOTOS



THE BEELOW FARM

PROPERTY PHOTOS



THE BEELOW FARM

SOILS INFORMATION

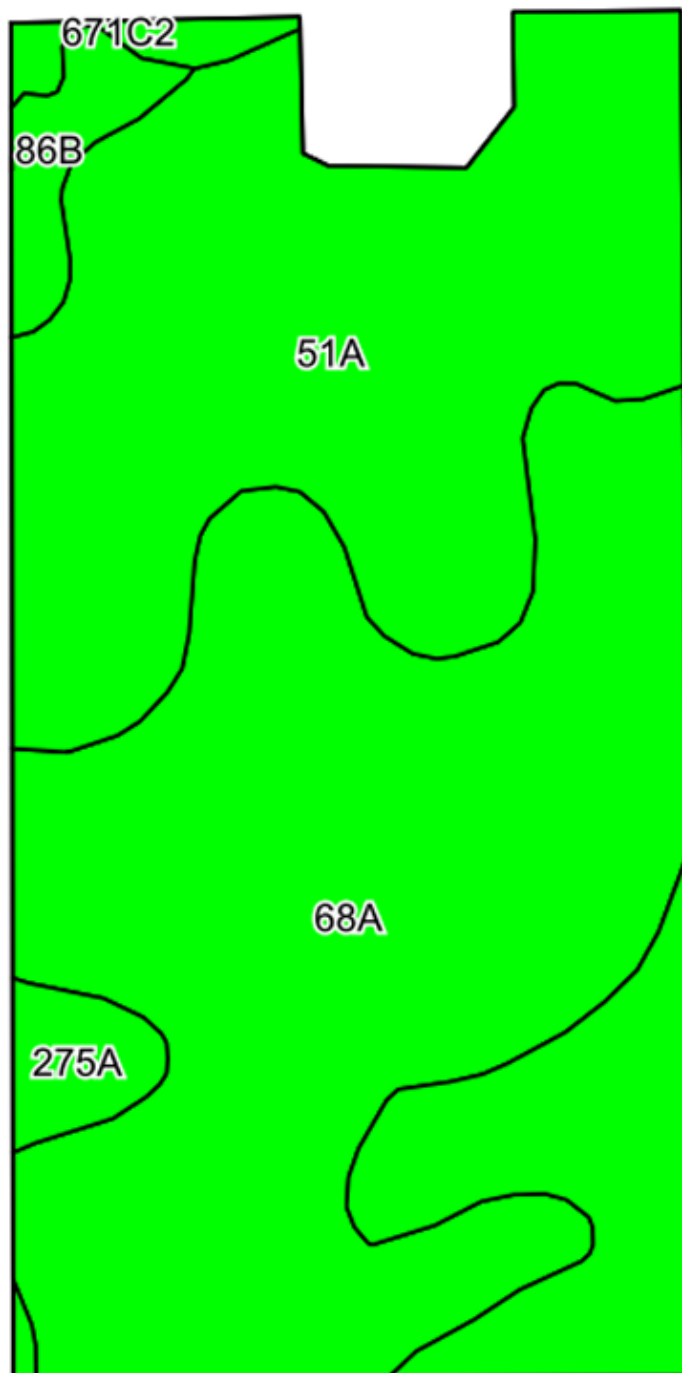
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
68A	Sable silty clay loam	38.27	143
51A	Muscatune silt loam	34.72	147
86B	Oscos silt loam	2.01	138
275A	Joy silt loam	1.65	144
671C2	Biggsville silt loam	0.98	132
WEIGHTED AVERAGE:			144.5

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

THE BEELOW FARM

SOILS MAP



THE BEELOW 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



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

2025 Imagery

NE 15th Ave 15th Ave



S30 T013N
R003W

170th St

1

S29 T013N
R003W



Wetland Determination Identifiers

- Restricted Use
- ▲ Limited Restrictions
- Exempt from Conservation

Compliance Provisions



Legend:

- Tract Boundary
- Noncropland
- Cropland
- PLSS
- blm, plss, a, ll

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CLU	Acres	HEL	Crop
1	77.63	NHEL	
2	3.42	UHEL	NC

W=Wheat,SRW,GR C=Corn,Yel,GR
SB,S,B=Soybeans,Com,GR Hay=MixG,LGM,FG
Alf=Alfalfa,FG WW=Grass,Br,LS
Pasture,Past=MixG,LGM,GZ *Non-Irrigated unless noted
2026 PRODUCER SHARES: _____

Tract Cropland Total: 77.63 acres

ILLINOIS
MERCER
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4541
Prepared : 5/21/26 12:25 PM CST
Crop Year : 2026

See Page 2 for non-discriminatory Statements.

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
81.05	77.63	77.63	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	77.63	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	42.70	0.00	134	0
Soybeans	28.20	0.00	33	0

TOTAL 70.90 0.00

NOTES

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Tract Number : 10632

Description : J-8 2-B T 10632 SEC 29 OHIO GROVE TWP
FSA Physical Location : ILLINOIS/MERCER
ANSI Physical Location : ILLINOIS/MERCER
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

ILLINOIS
MERCER
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

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Tract Land Data

Tract 10632 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
81.05	77.63	77.63	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	77.63	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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TOTAL **70.90** **0.00**

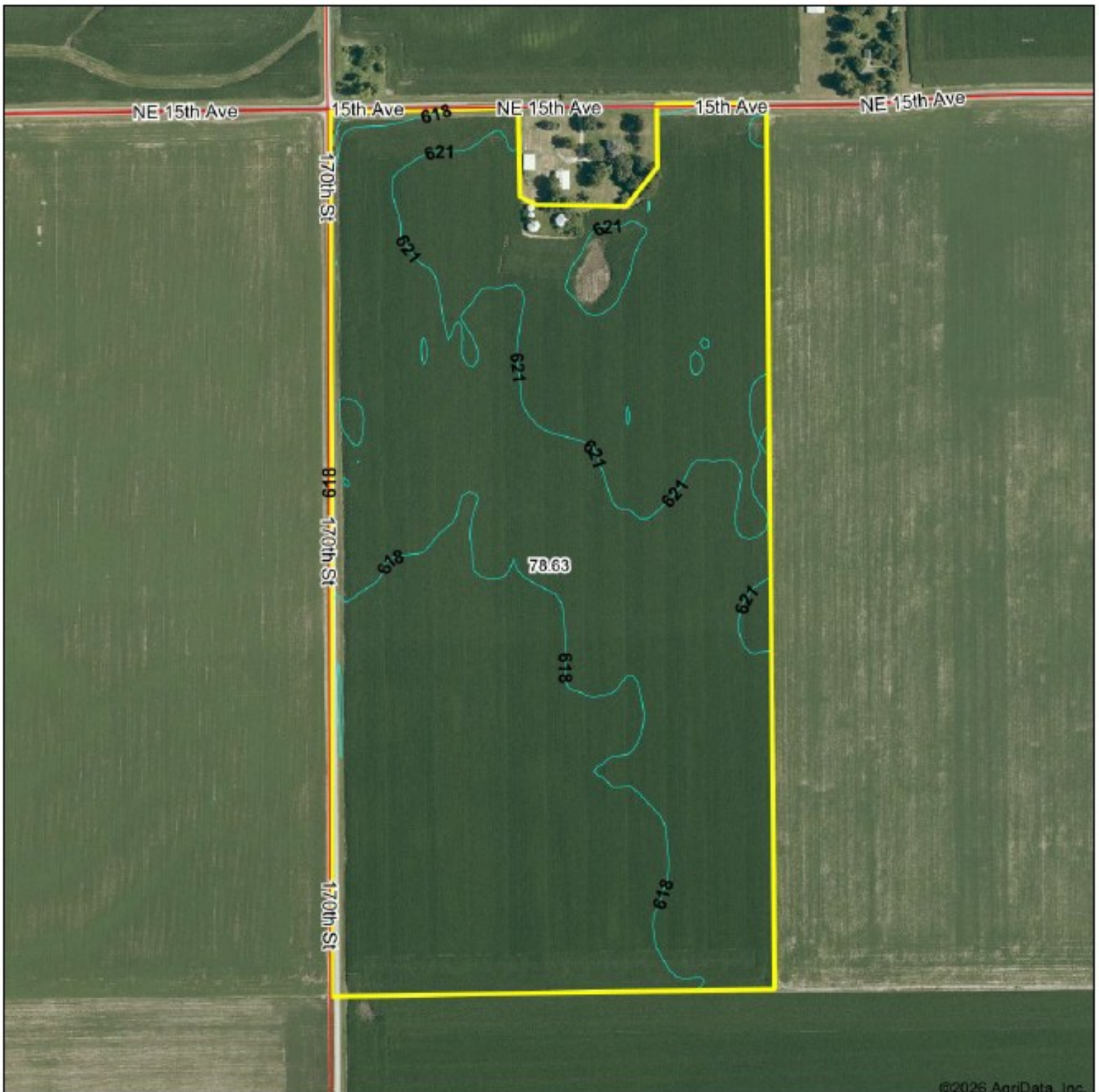
NOTES

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TOPOGRAPHY MAP



Maps Provided By
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CUSTOMER ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 614.3
Max: 623.3
Range: 9.0
Average: 619.2
Standard Deviation: 2.03 ft

0ft 489ft 939ft



5/12/2026

29-13N-3W
Mercer County
Illinois

Boundary Center: 41.086878, -90.761877



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