

THE BROOKLYN ROAD FARM

80[±] ACRES, LEE COUNTY, ILLINOIS

- High quality soil types, 133.3 PI
- Productive cropland
- 1 mile south of US-30

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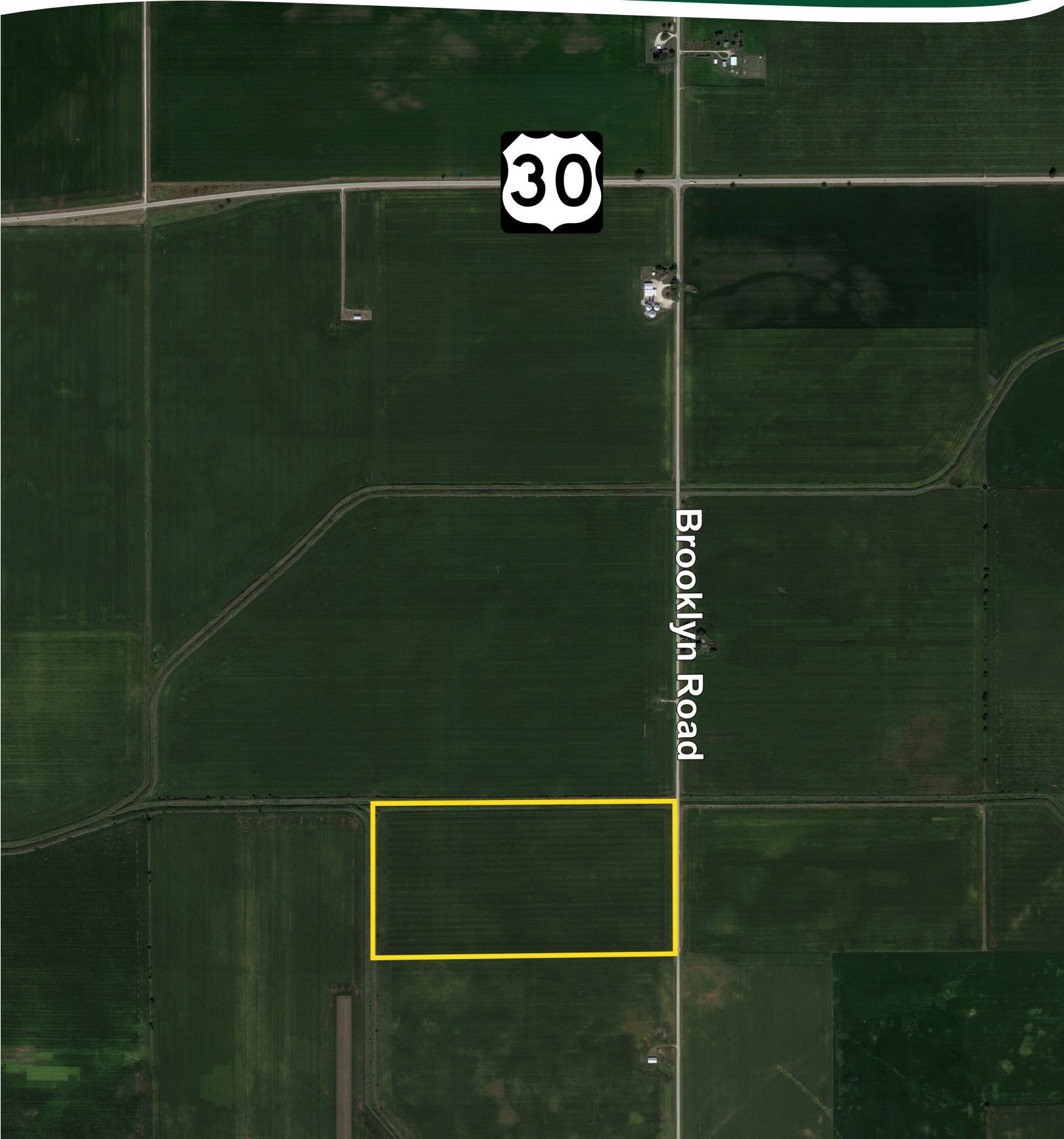
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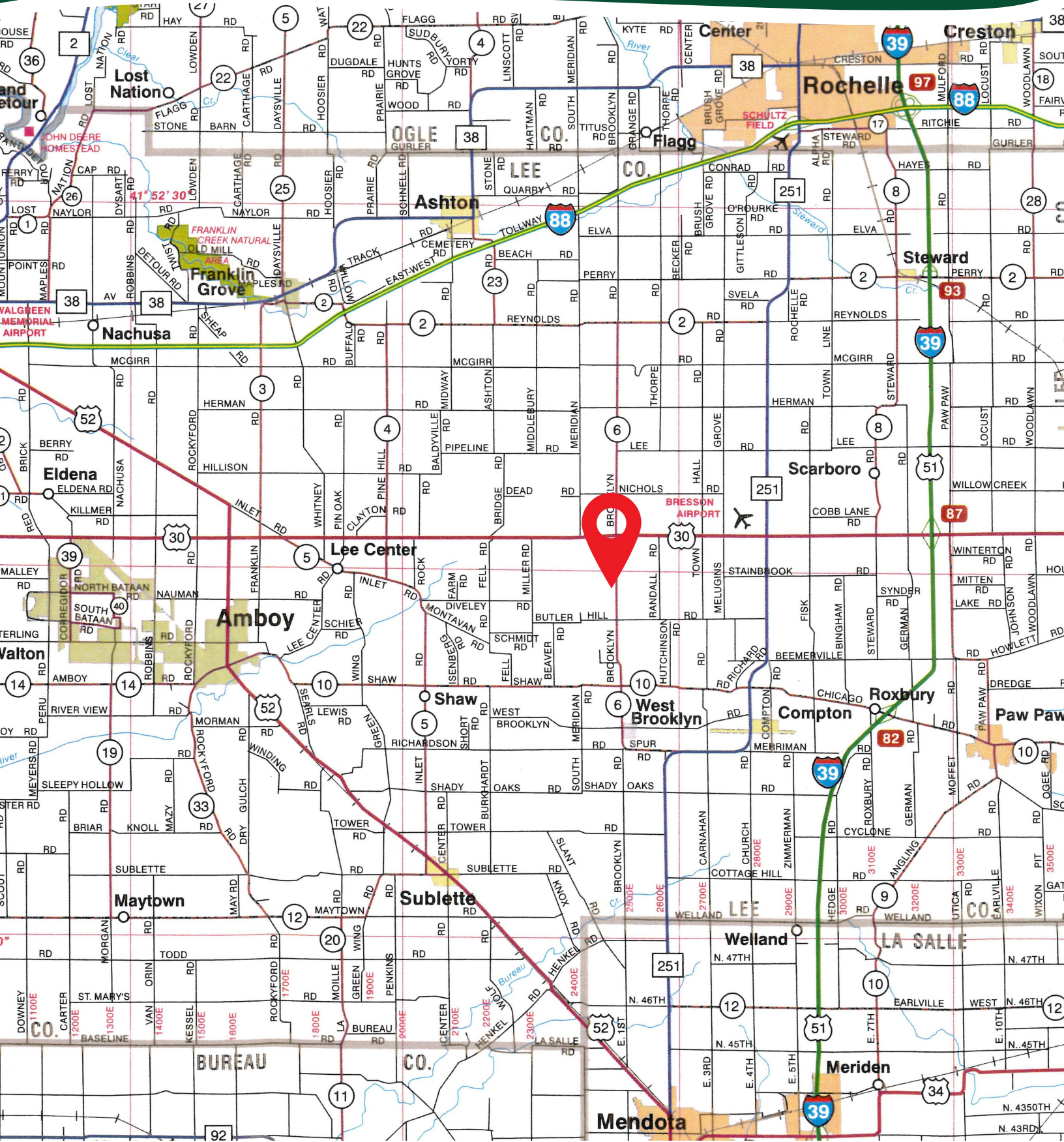
THE BROOKLYN ROAD FARM

AERIAL MAP



Brooklyn Road

HIGHWAY MAP



THE BROOKLYN ROAD FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 65 miles southwest of Chicago O'Hare International Airport. Nearby cities include: Amboy (8 3/16 miles west), Paw Paw (9 miles southeast), and Rochelle (10 1/2 miles northeast).
FRONTAGE	There is approximately 1/4 mile of road frontage on Brooklyn Road.
MAJOR HIGHWAYS	U.S. Route 30 is 1 mile north, Illinois Route 251 is 3 1/2 miles east, Interstate 39 is 7 3/8 miles east, and U.S. Route 52 is 8 5/8 miles west of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Brooklyn Road Farm is located in Part of the North Half of Section 30, Township 38 North – Range 1 East (Viola Township), Lee County, Illinois.
TOTAL ACRES	There are a total of 80 acres, more or less, according to the Lee County Assessor.
CROPLAND ACRES	There are approximately 72.16 cropland acres according to the Lee County FSA.
SOIL TYPES	The primary soil type on this farm is Harpster silty clay loam. The weighted average Productivity Index (PI) is 133.3.
TOPOGRAPHY	The topography of the subject farm is 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 \$14,900 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 Brooklyn Road Farm.

THE BROOKLYN ROAD FARM

PROPERTY DETAILS

TAXES	The 2025 real estate taxes totaled \$3,455.16. The tax parcel number is #20-11-30-200-001.
ZONING	The property is zoned AG1, Rural/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 BROOKLYN ROAD FARM

PROPERTY PHOTOS



THE BROOKLYN ROAD FARM

PROPERTY PHOTOS



THE BROOKLYN ROAD FARM

SOILS INFORMATION

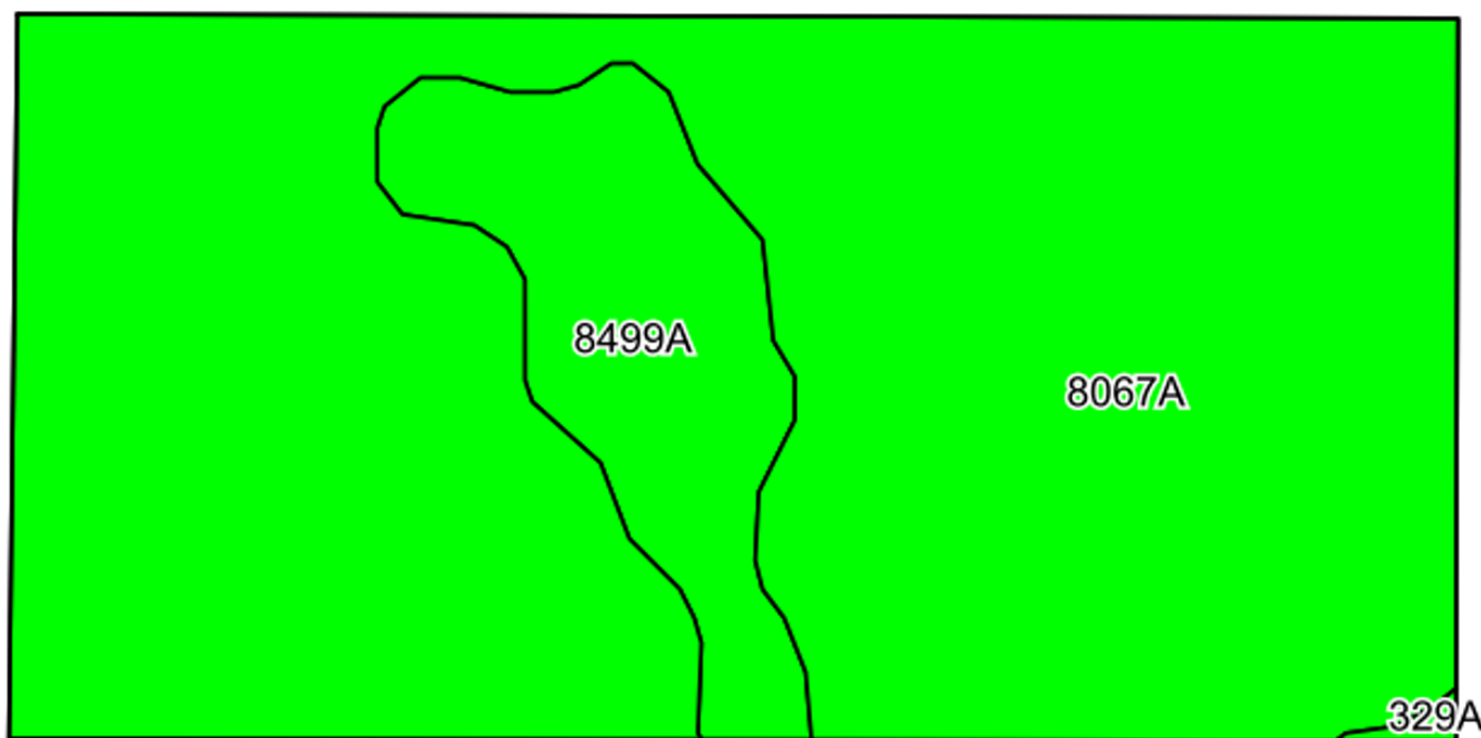
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
8067A	Harpster silty clay loam	61.93	133
8499A	Fella silty clay loam	10.14	135
329A	Will loam	0.09	129
WEIGHTED AVERAGE:			133.3

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

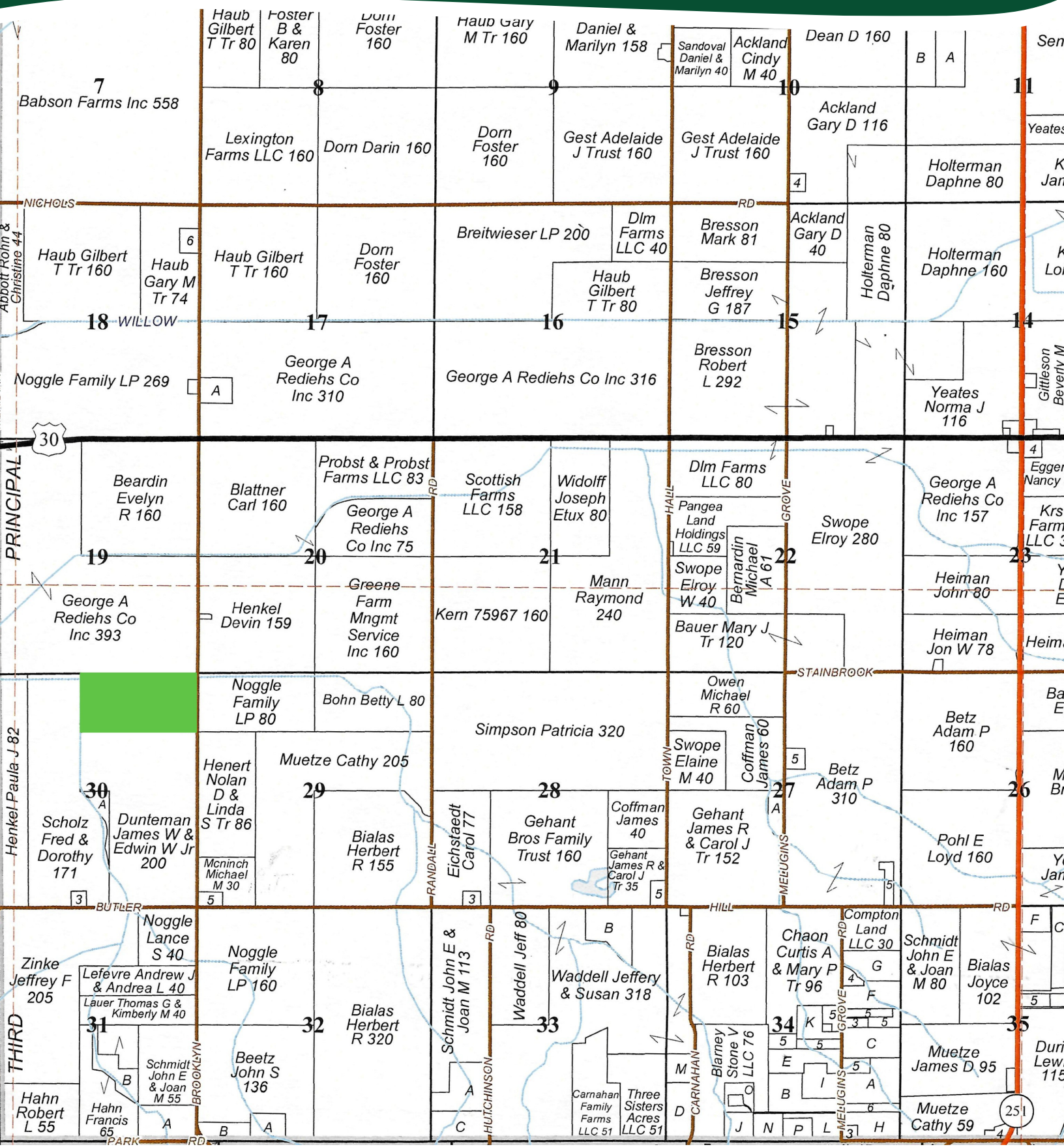
THE BROOKLYN ROAD FARM

SOILS MAP



THE BROOKLYN ROAD FARM

PLAT MAP



THE BROOKLYN ROAD FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

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

For more information, please visit MGW.us.com

or contact:

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REAL ESTATE SERVICES



United States
Department of
Agriculture

Lee County, Illinois



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 15, 2026

Farm 7500

Tract 1371

Tract Cropland Total: 72.16 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).

Tract Number : 1371

Description : F 16 SEC 30 VIOLA TWP

FSA Physical Location : ILLINOIS/LEE

ANSI Physical Location : ILLINOIS/LEE

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 :

Page: 3 of 5

ILLINOIS

LEE

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7500

Prepared : 5/29/26 10:06 AM CST

Crop Year : 2026

Tract 1371 Continued ...

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
72.16	72.16	72.16	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	72.16	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	69.36	0.00	144
Soybeans	0.03	0.00	37
TOTAL	69.39	0.00	

NOTES

TOPOGRAPHY MAP



Source: USGS 1 meter dem
Interval(ft): 3.0
Min: 743.9
Max: 763.7
Range: 19.8
Average: 752.7
Standard Deviation: 1.71 ft

0ft 465ft 931ft

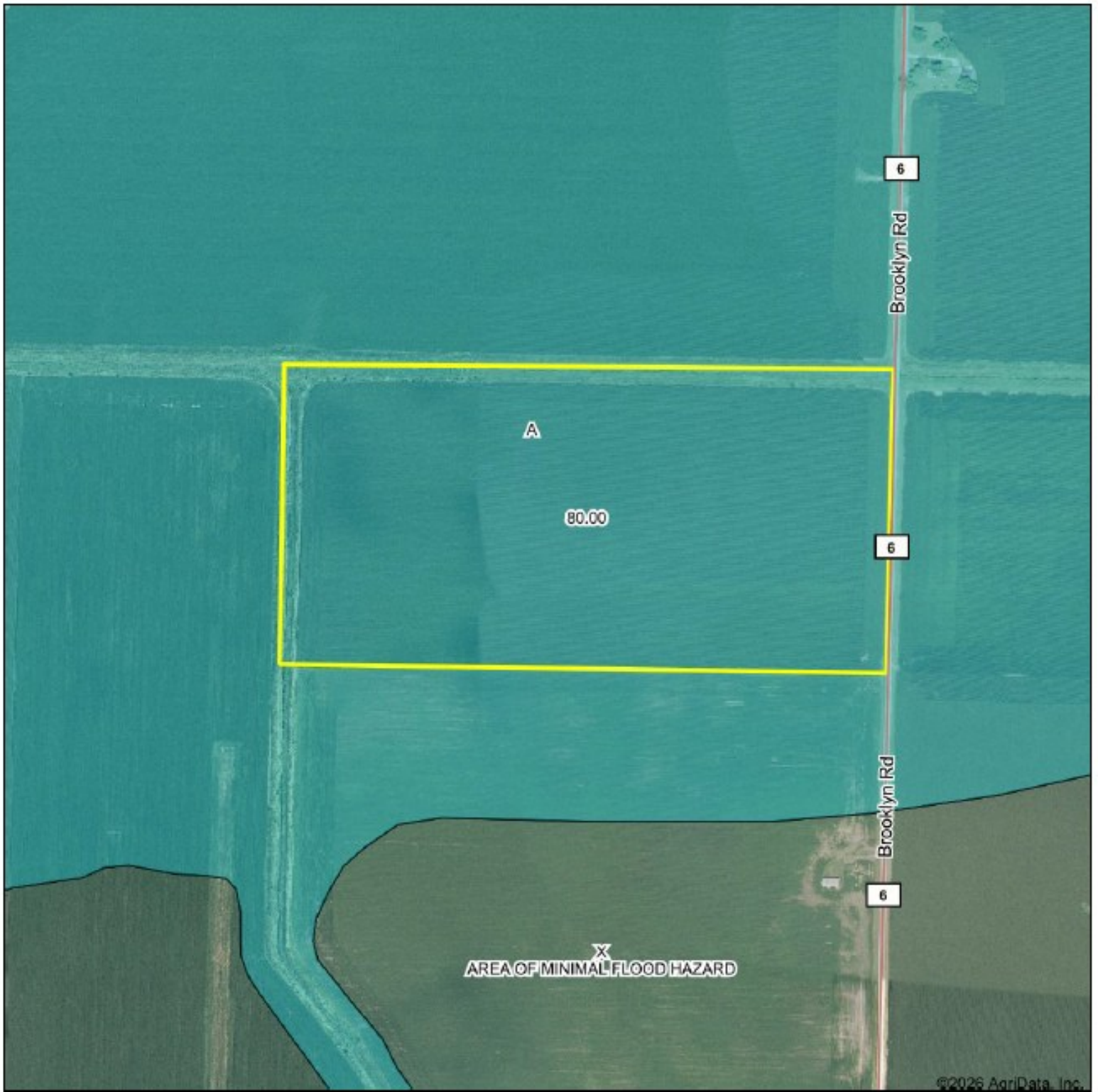


5/28/2026

30-38N-1E
Lee County
Illinois

Boundary Center: 41.742785, -89.156538

FLOODPLAIN MAP



Boundary Center: 41.742785, -89.158538

0ft 676ft 1351ft



30-38N-1E
Lee County
Illinois



Maps Provided By:
 **surety**
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5/28/2026

Flood related information provided by FEMA



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