

THE STEWARD ROAD FARM

109[±] ACRES, LEE COUNTY, ILLINOIS



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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(815) 756-3606

Real Estate • Farm Management • Appraisals • Consulting

THE STEWARD ROAD FARM

AERIAL MAP



Herman Road

Steward Road

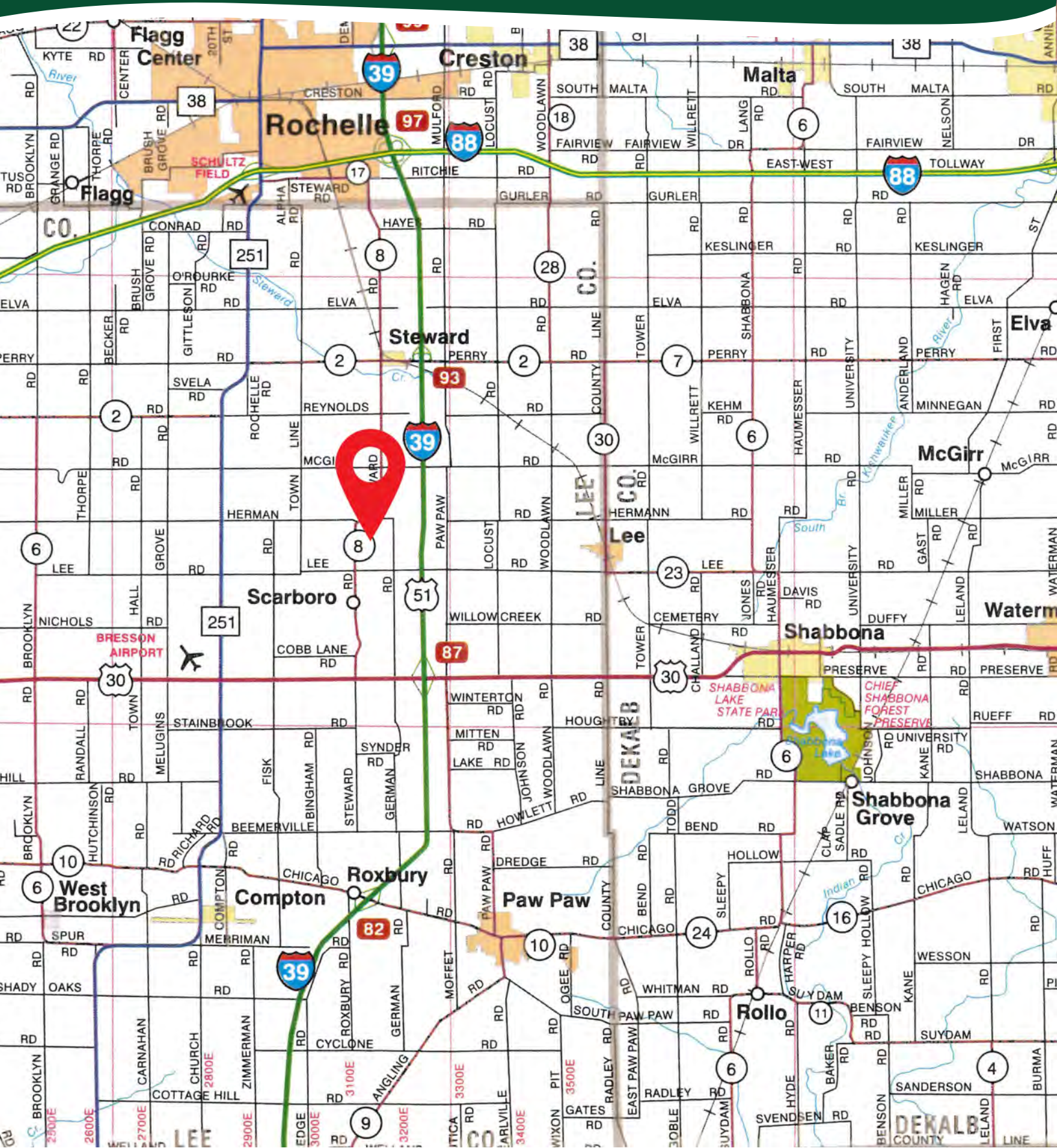
German Road

Lee Road



THE STEWARD ROAD FARM

HIGHWAY MAP



THE STEWARD ROAD FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 58 miles southwest of Chicago O'Hare International Airport. Nearby cities include: Steward (2 3/4 miles north), Lee (4 1/4 miles east), and Rochelle (6 miles north).
FRONTAGE	There is approximately 7/8 mile of road frontage on Steward Road.
MAJOR HIGHWAYS	Interstate 39/U.S. Route 51 is 1 mile east, U.S. Route 30 is 2 1/4 mil south, and Illinois Route 251 is 2 1/2 miles west of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Steward Road Farm is located in Part of the West Half of Section 5, Township 38 North – Range 2 East (Willow Creek Township), Lee County, Illinois.
TOTAL ACRES	There are a total of 108.97 acres, more or less, according to the Lee County Assessor.
TILLABLE ACRES	There are approximately 100.85 tillable acres, estimated.
SOIL TYPES	Major soil types found on this farm include Dunham silty clay loam and Grundelein silt loam.
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 \$12,800 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 10 miles of The Steward Road Farm.

THE STEWARD ROAD FARM

PROPERTY DETAILS

TAXES	The 2024 real estate taxes are to be determined, as a result of a parcel split in 2024. The new tax parcel number is #21-12-05-100-009.
ZONING	The property is zoned Ag-1, Rural/Agricultural District.
COMMENTS	The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Josh Waddell at Martin, Goodrich & Waddell, Inc. at 815-901-4269.

THE STEWARD ROAD FARM

PROPERTY PHOTOS



THE STEWARD ROAD FARM

PROPERTY PHOTOS



THE STEWARD ROAD FARM

SOILS INFORMATION

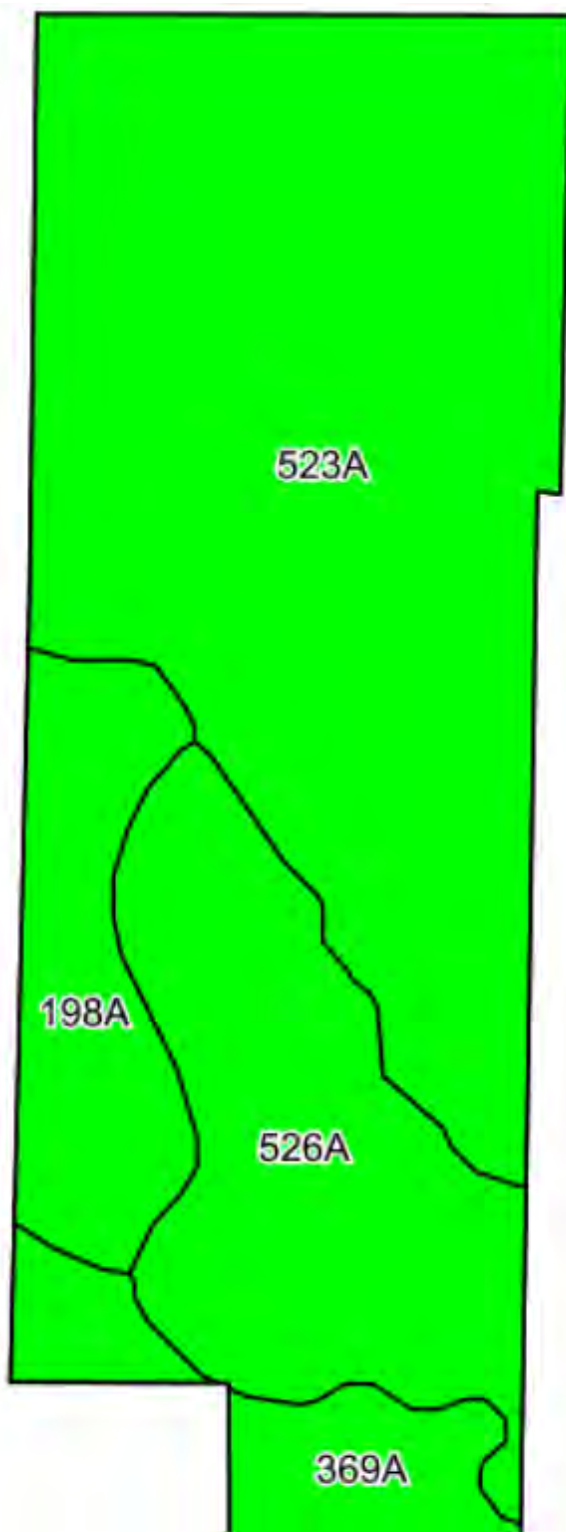
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
523A	Dunham silty clay loam	58.46	132
526A	Grundelein stil loam	23.77	138
198A	Elburn silt loam	10.44	143
369A	Waupecan silt loam	8.18	139
WEIGHTED AVERAGE:			135.1

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

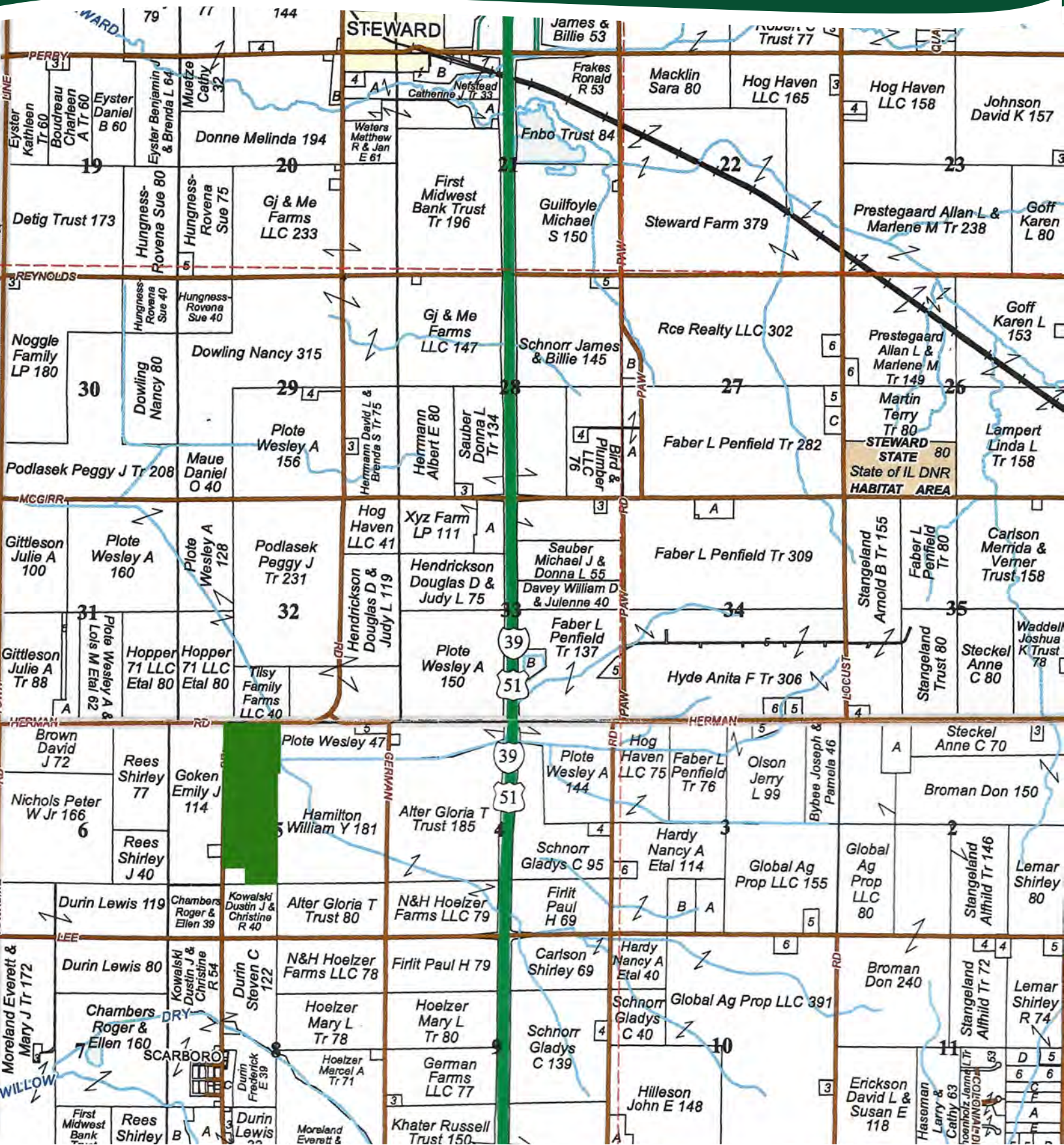
THE STEWARD ROAD FARM

SOILS MAP



THE STEWARD ROAD FARM

PLAT MAP



THE STEWARD ROAD FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP (PRIOR TO RECONSTITUTION)
2. FSA-156EZ (PRIOR TO RECONSTITUTION)
3. TOPOGRAPHY MAP
4. WETLANDS & FLOODPLAIN MAP

For more information, please visit MGW.us.com

or contact:

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



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

PRIOR TO RECONSTITUTION



Lee County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2024 Program Year
Map Created March 11, 2024
Farm 9279
Tract 2733

Tract Cropland Total: 105.74 acres

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PRIOR TO RECONSTITUTION

ILLINOIS

LEE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9279

Prepared : 5/31/24 2:03 PM CST

Crop Year : 2024

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-103-2021-3
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
108.28	105.74	105.74	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	105.74	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	88.21	0.00	177	0
Soybeans	15.55	0.00	53	0
TOTAL	101.76	0.00		

NOTES

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Tract Number : 2733

Description : E 19 SEC 5 Willow Creek Twp
FSA Physical Location : ILLINOIS/LEE
ANSI Physical Location : ILLINOIS/LEE
BIA Unit Range Number :
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
108.28	105.74	105.74	0.00	0.00	0.00	0.00	0.0

PRIOR TO RECONSTITUTION

ILLINOIS LEE Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 9279 Prepared : 5/31/24 2:03 PM CST Crop Year : 2024
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Tract 2733 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	105.74	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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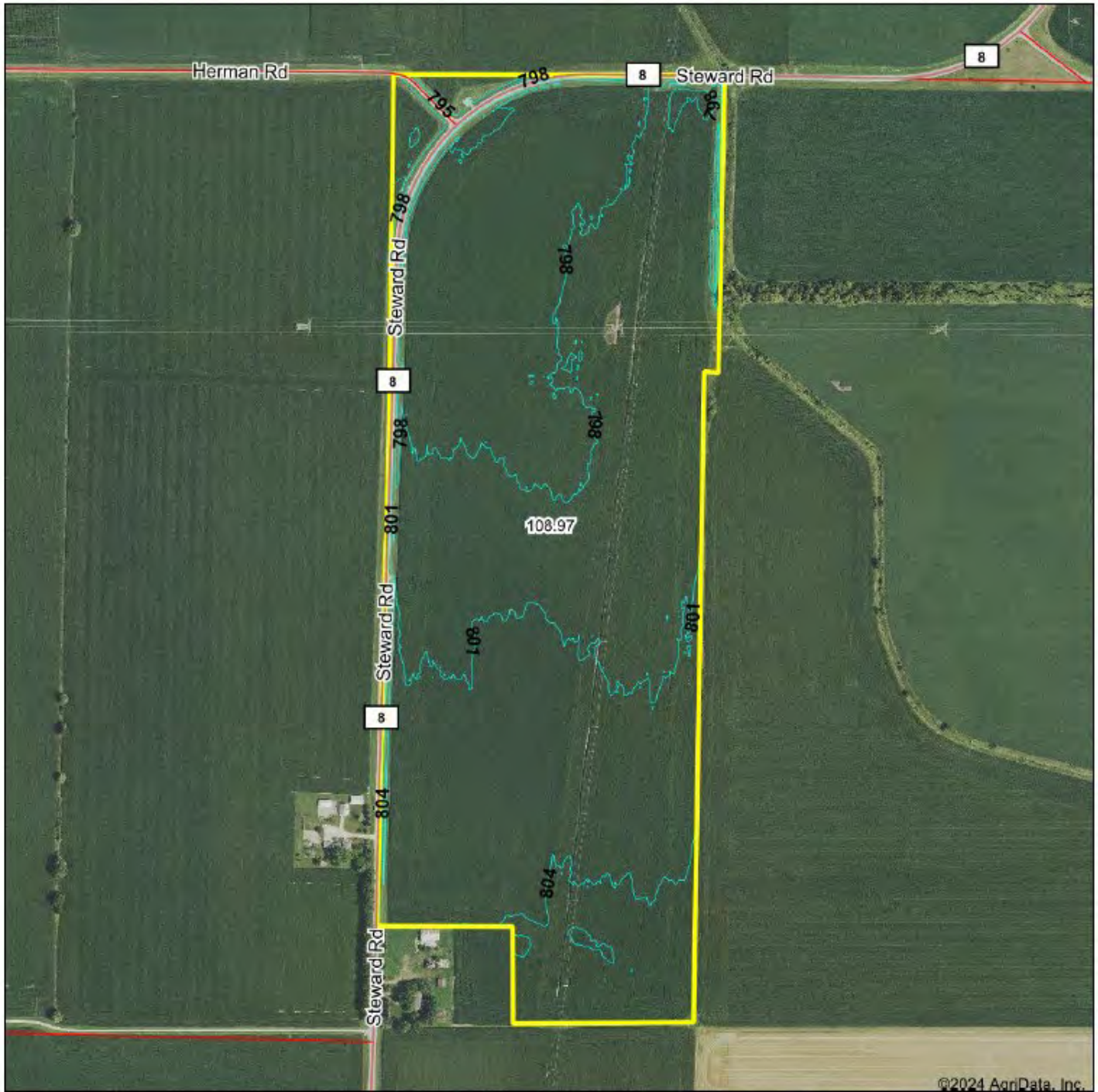
NOTES

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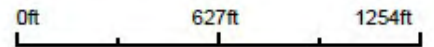
TOPOGRAPHY MAP



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Source: USGS 3 meter dem
Interval(ft): 3.0
Min: 790.7
Max: 806.8
Range: 16.1
Average: 799.9
Standard Deviation: 2.76 ft



6/3/2024

5-38N-2E
Lee County
Illinois

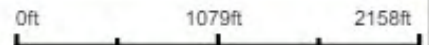
Boundary Center: 41.798396, -89.032228

WETLANDS & FLOODPLAIN MAP



©2024 AgrData, Inc.

Boundary Center: 41.798396, -89.032228



5-38N-2E
Lee County
Illinois



6/3/2024

Flood related information provided by FEMA



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