

THE BINGHAM ROAD FARM

253[±] ACRES, LEE COUNTY, ILLINOIS



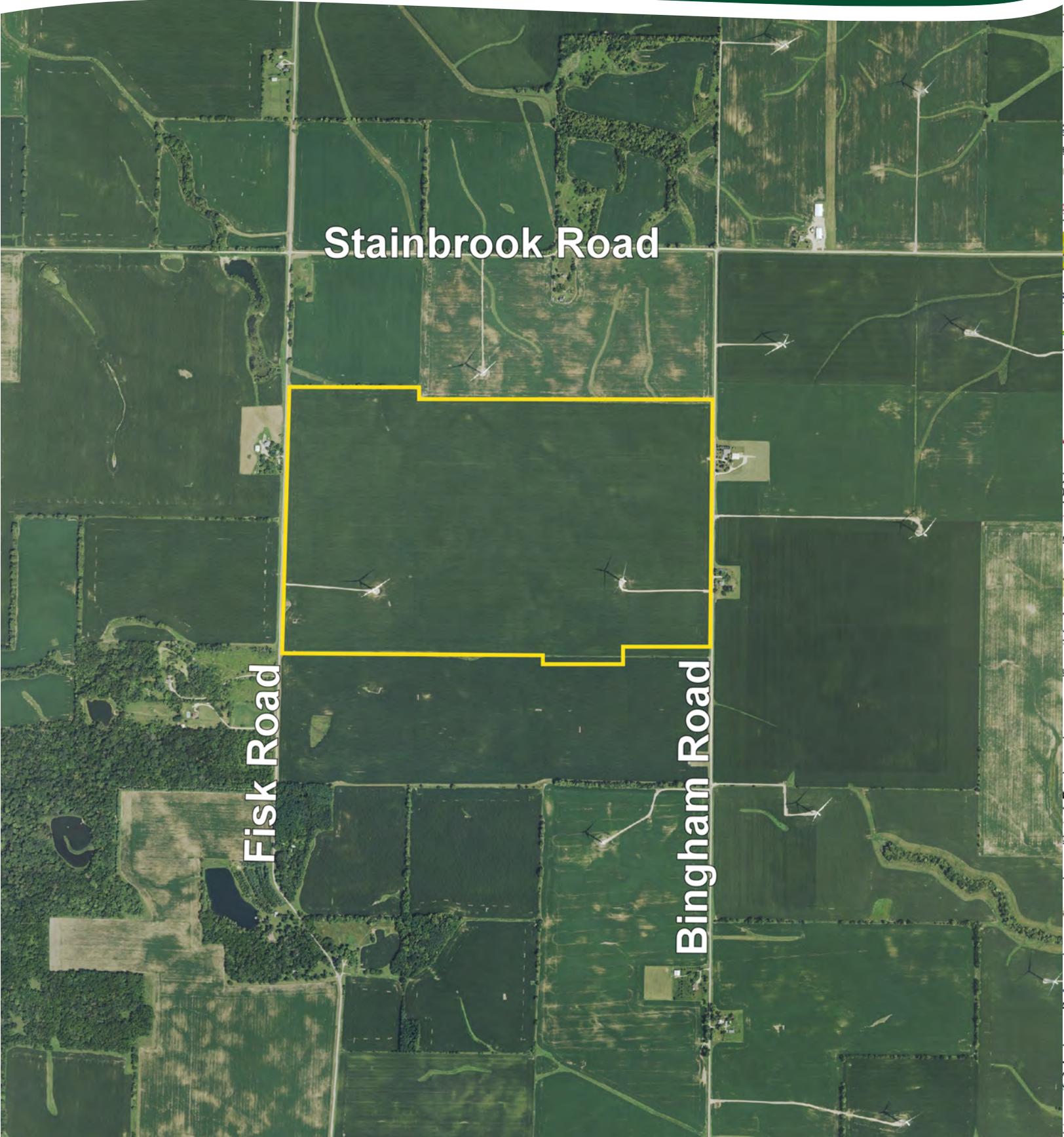
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

THE BINGHAM ROAD FARM

AERIAL MAP



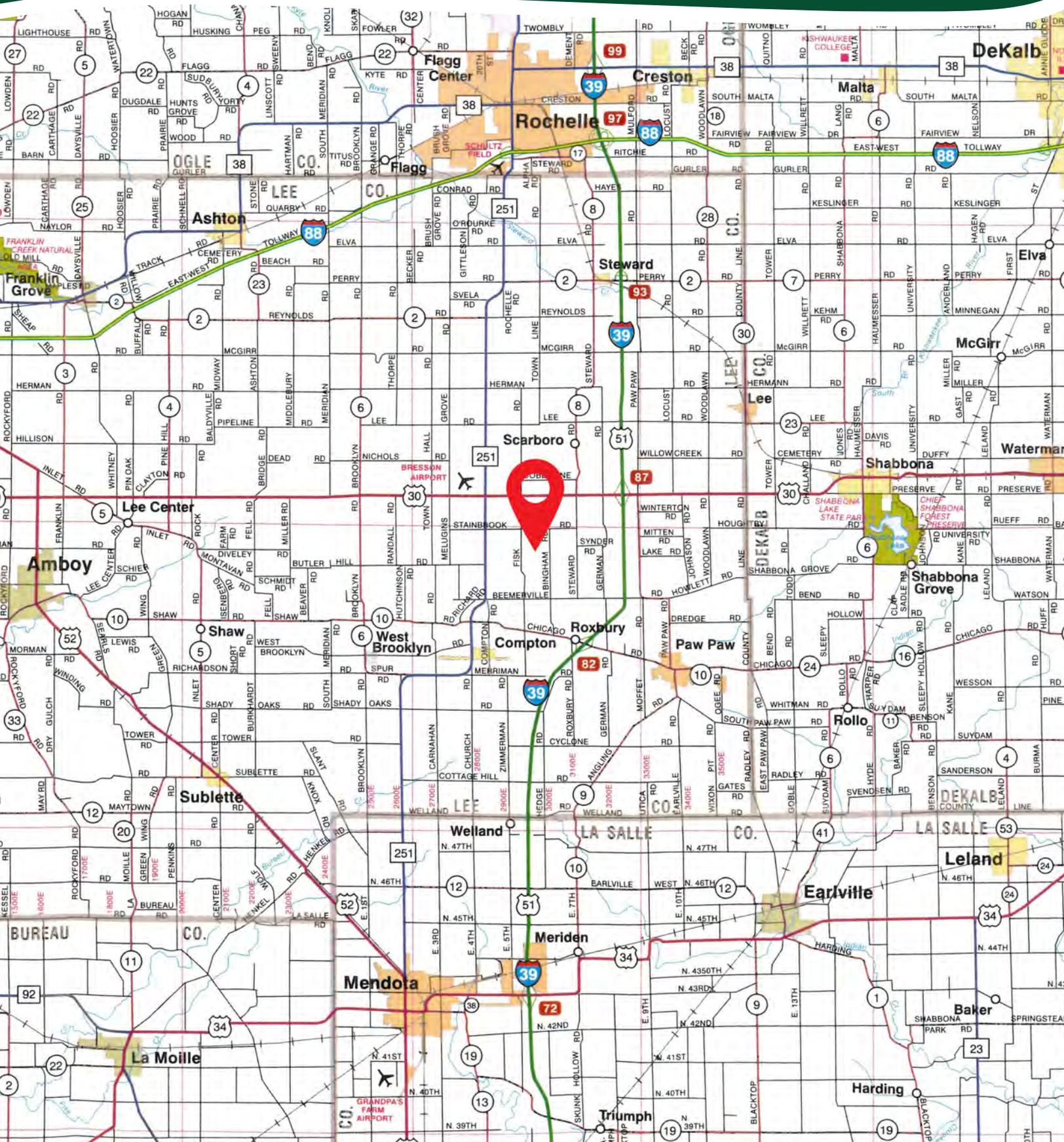
Stainbrook Road

Fisk Road

Bingham Road

THE BINGHAM ROAD FARM

HIGHWAY MAP



THE BINGHAM ROAD FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 60 miles southwest of Chicago O'Hare International Airport. Nearby cities include: Paw Paw (4 1/4 miles southeast), Shabbona (7 1/2 miles northeast), and Rochelle (8 3/8 miles north).
FRONTAGE	There is approximately 1/2 mile of road frontage on Bingham Road and 1/2 mile on Fisk Road.
MAJOR HIGHWAYS	Illinois Route 251 is 1 mile west, U.S. Route 30 is 1 1/4 miles north, and Interstate 39/ U.S. Route 51 is 2 miles east.
LEGAL DESCRIPTION	A brief legal description indicates The Bingham Road Farm is located in Part of the East Half of Section 25, Township 38 North – Range 1 East (Viola Township) and Part of the West Half of Section 30, Township 38 North – Range 2 East (Willow Creek Township), all in Lee County, Illinois.
TOTAL ACRES	There are a total of 253.331 acres according to a survey.
CROPLAND ACRES	There are 244.5 acres currently leased for row crop production.
SOIL TYPES	Major soil types found on this farm include Wyanet silt loam, Elpaso silty clay loam and Saybrook silt loam. The weighted average Productivity Index (PI) is 125.2.
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.
PRICE & TERMS	The asking price is \$14,350 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 Bingham Road Farm.
WIND TURBINES	The most recent annual lease payment for the two wind turbines on the property was \$25,130.54. Details of the wind lease are available upon request.
YIELD HISTORY	The Bingham Road Farm has produced an average of 249 bushels of corn per acre over

THE BINGHAM ROAD FARM

PROPERTY DETAILS

TAXES	Parcel Number	Assessed Acres	2024 Taxes	Description	Taxes Paid By
	20-11-25-200-016	79.60	\$3,789.08	Bare Land	Landowner
	20-11-25-200-017	77.26	\$3,257.96	Bare Land	Landowner
	21-12-30-300-007	93.82	\$3,974.16	Bare Land	Landowner
		250.68	\$11,021.20		
	20-11-25-200-013	0.40	\$31,150.10	Wind Turbine	Turbine Company
	21-12-30-300-008	0.40	\$31,530.14	Wind Turbine	Turbine Company
		0.80	\$62,680.24		
ZONING	The property is zoned AG1 (Rural/Agricultural District) & AG1 SPU (Rural/Agricultural District Special Use).				
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 BINGHAM ROAD FARM

PROPERTY PHOTOS



THE BINGHAM ROAD FARM

PROPERTY PHOTOS



THE BINGHAM ROAD FARM

SOILS INFORMATION

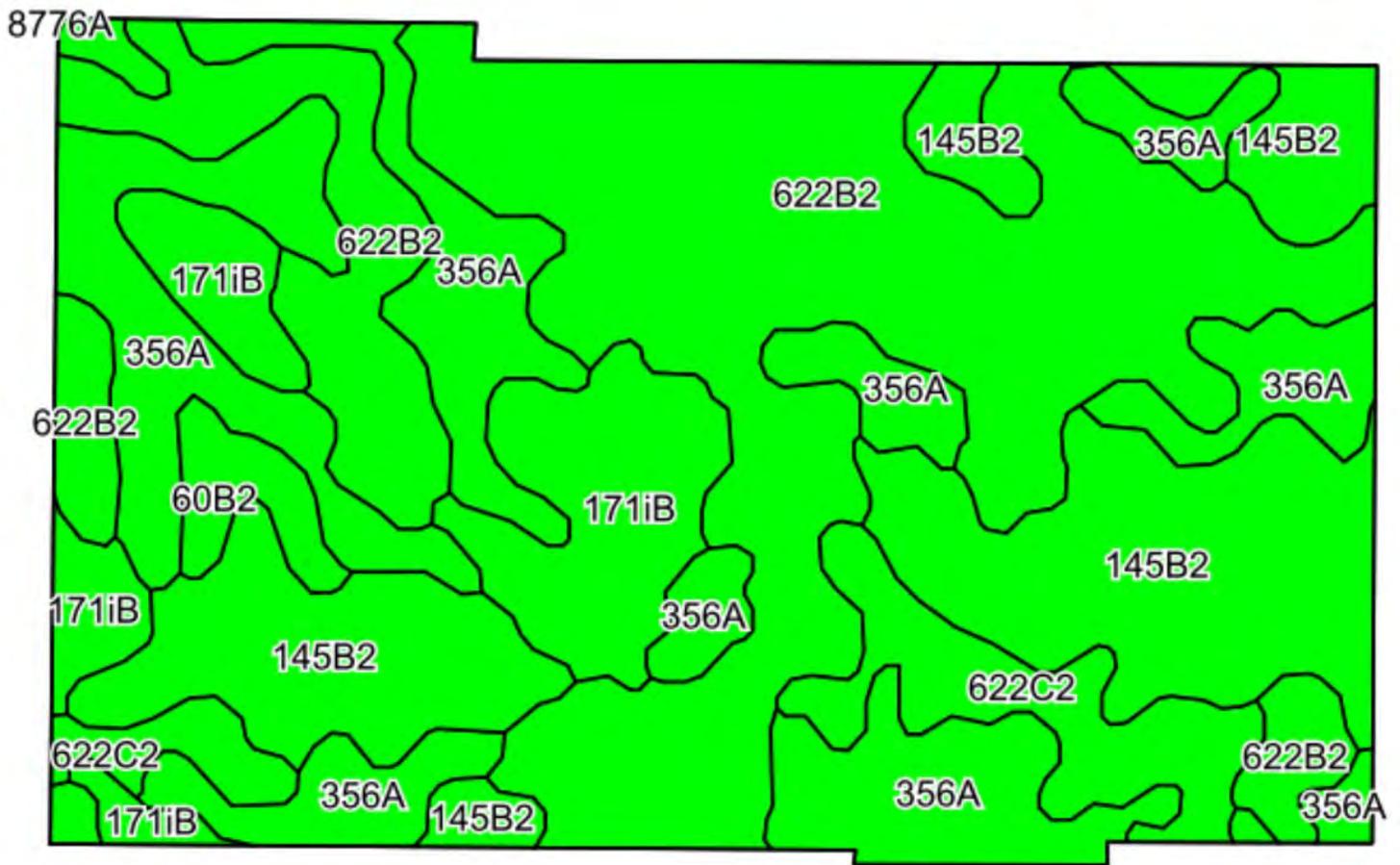
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
622B2	Wyanet silt loam	95.96	114
356A	Elpaso silty clay loam	59.47	144
145B2	Saybrook silt loam	50.93	124
171iB	Catlin silt loam	22.92	137
622C2	Wyanet silt loam	15.69	112
60B2	La Rose silt loam	3.93	112
WEIGHTED AVERAGE:			125.2

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

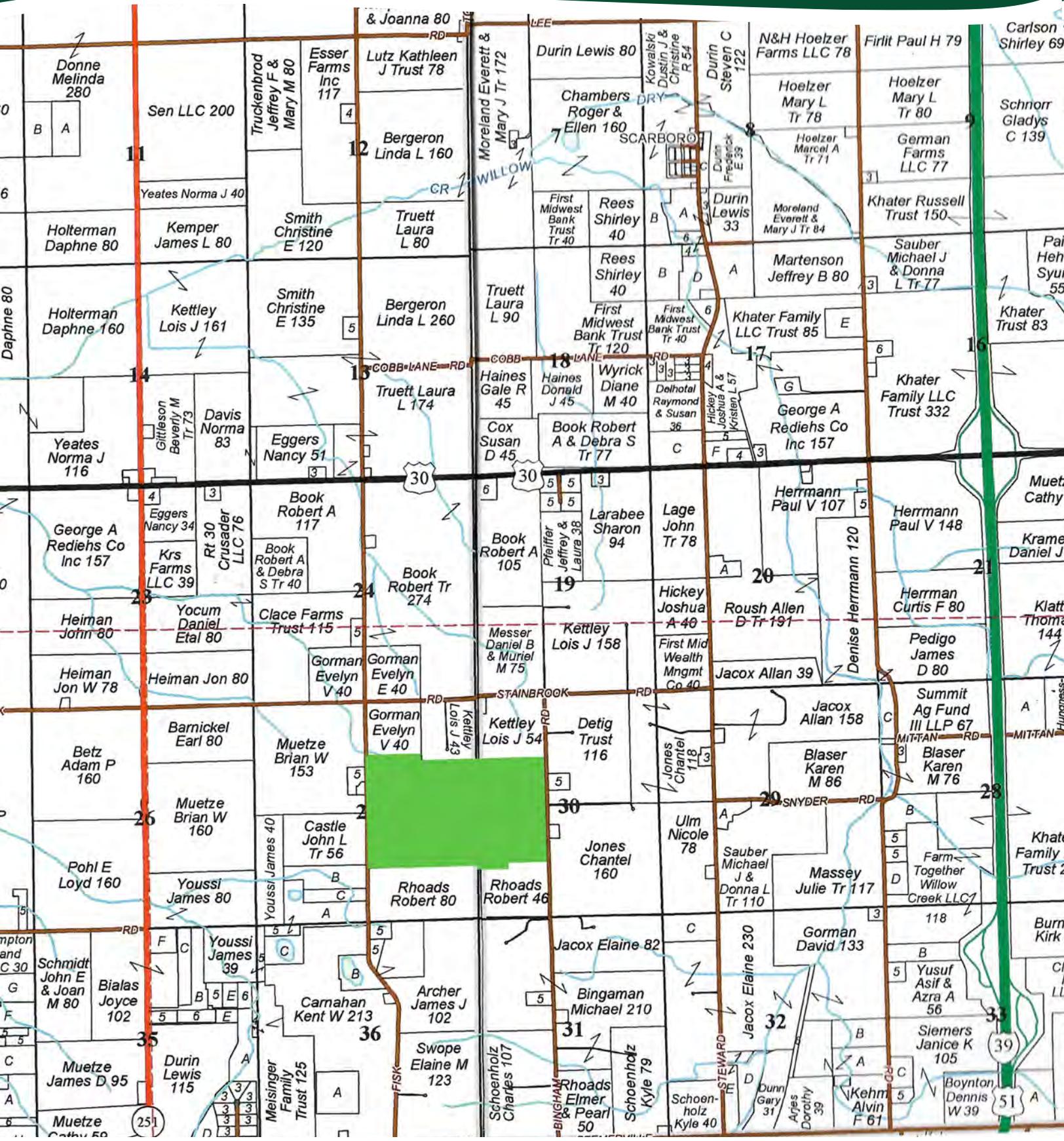
THE BINGHAM ROAD FARM

SOILS MAP



THE BINGHAM ROAD FARM

PLAT MAP



THE BINGHAM ROAD FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAPS
2. FSA-156EZ
3. TOPOGRAPHY MAP

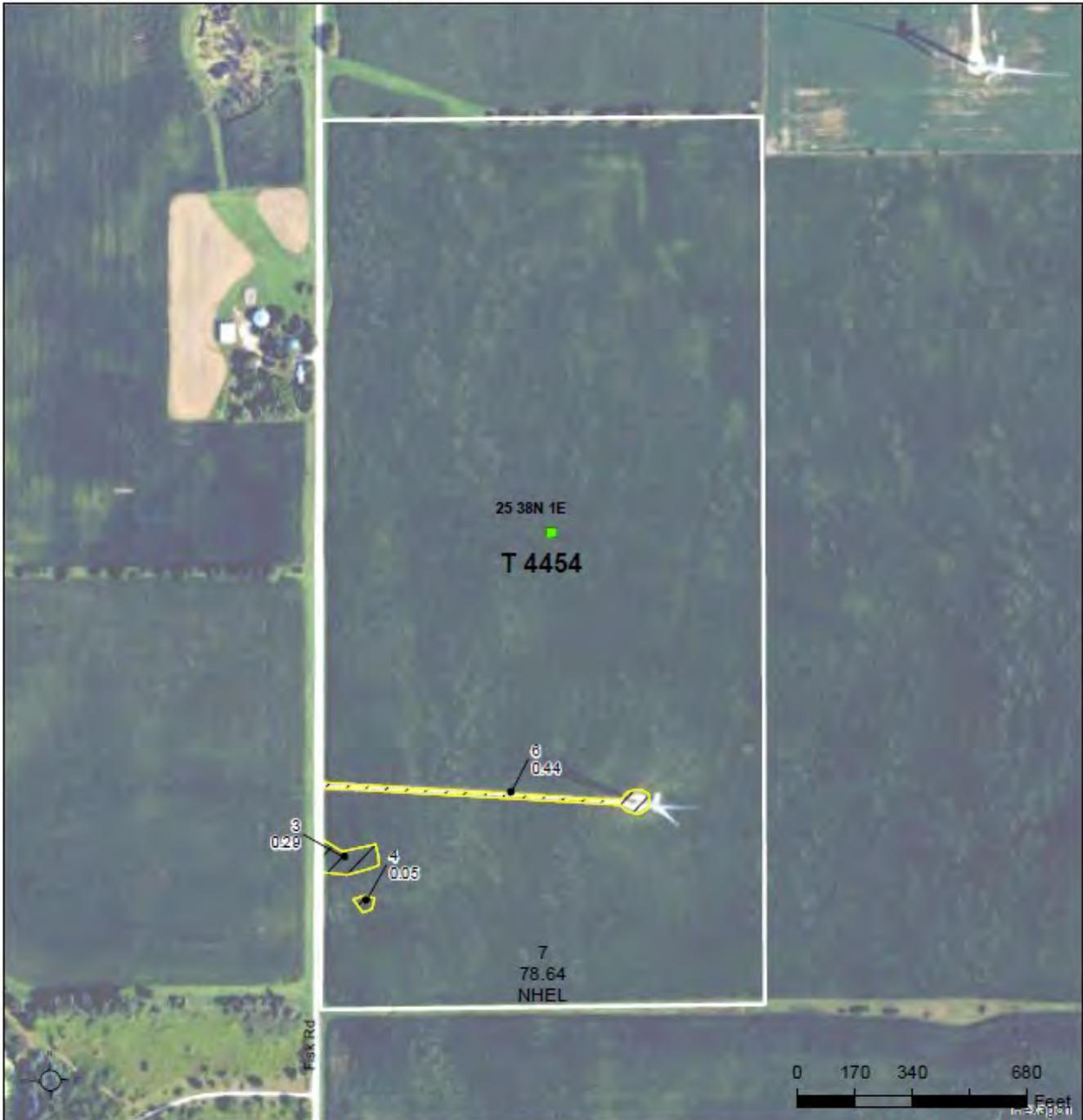
For more information, please visit MGW.us.com

or contact:

Mark Mommsen (815) 901-4269 | Mark.Mommsen@mgw.us.com



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REAL ESTATE SERVICES



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 16, 2026

Farm 9386
Tract 4454

Tract Cropland Total: 78.64 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).



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 18, 2026

Farm 9386
Tract 7875

Tract Cropland Total: 170.26 acres

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ILLINOIS

LEE

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9386

Prepared : 2/18/26 9:23 AM CST

Crop Year : 2026

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-103-2021-80
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
250.17	248.90	248.90	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	248.90	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	180.81	0.00	180	0
Soybeans	60.27	0.00	51	0
TOTAL	241.08	0.00		

NOTES

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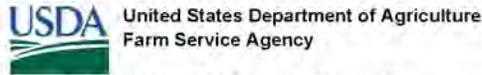
Tract Number : 4454

Description : G 19 SEC 25 VIOLA TWP SCS PSU
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 : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.42	78.64	78.64	0.00	0.00	0.00	0.00	0.0

ILLINOIS
LEE
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 9386
Prepared : 2/18/26 9:23 AM CST
Crop Year : 2026

Tract 4454 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	78.64	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	58.18	0.00	180
Soybeans	19.39	0.00	51
TOTAL	77.57	0.00	

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Tract Number : 7875

Description : Sec 25 Viola Twp/Sec 30 Willow Creek 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 : Tract does not contain a wetland
 WL Violations : None
 Owners :
 Other Producers : None
 Recon ID : 17-103-2020-51

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
170.75	170.26	170.26	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	170.26	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	122.63	0.00	180
Soybeans	40.88	0.00	51
TOTAL	163.51	0.00	

NOTES

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ILLINOIS

LEE

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9386

Prepared : 2/18/26 9:23 AM CST

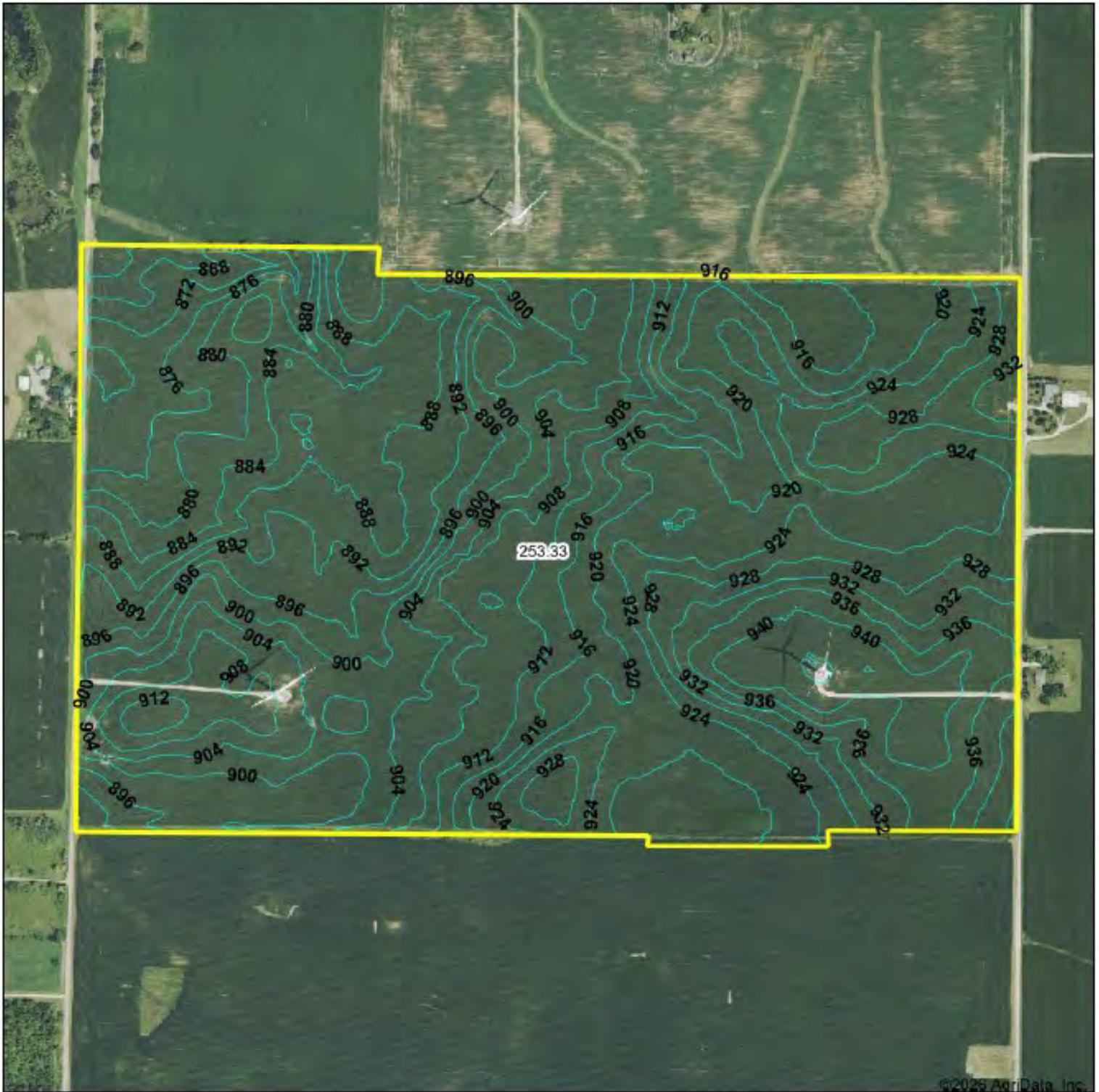
Crop Year : 2026

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TOPOGRAPHY MAP



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Maps Provided By



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Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 858.8

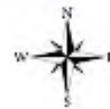
Max: 944.1

Range: 85.3

Average: 908.9

Standard Deviation: 18.77 ft

0ft 708ft 1413ft



2/18/2026

25-38N-1E
Lee County
Illinois

Boundary Center: 41.737842, -89.056467



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