

THE KEHM LEE COUNTY FARM

75 \pm ACRES, LEE COUNTY, ILLINOIS



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REAL ESTATE SERVICES

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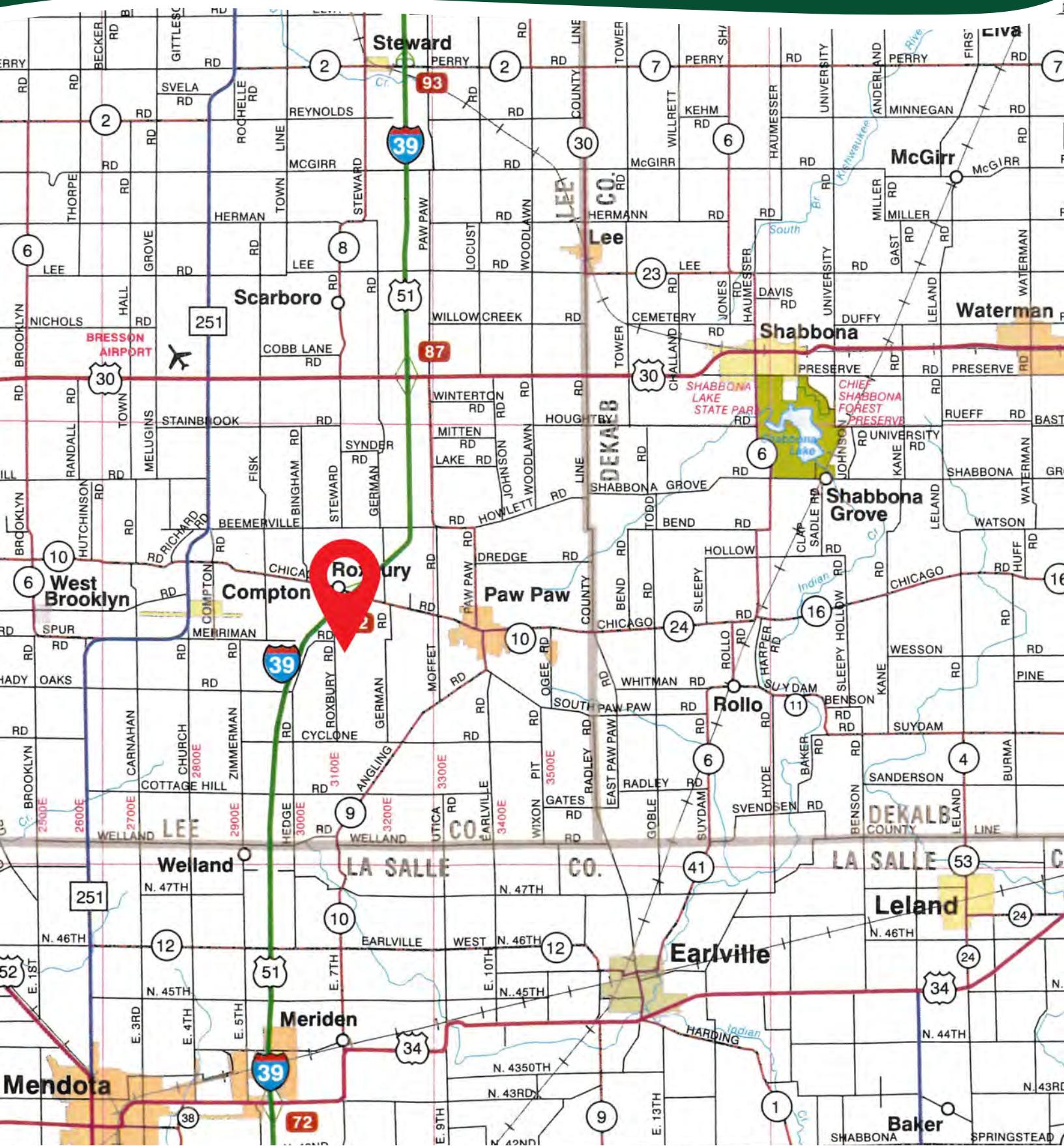
Real Estate • Farm Management • Appraisals • Consulting

THE KEHM LEE COUNTY FARM

AERIAL MAP



THE KEHM LEE COUNTY FARM HIGHWAY MAP



THE KEHM LEE COUNTY FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 60 miles southwest of Chicago O'Hare International Airport. Nearby cities include: Paw Paw (1 3/4 miles east), Mendota (7 3/8 miles south), and Shabbona (8 1/8 miles northeast).
FRONTAGE	There is approximately 1/8 mile of road frontage on Roxbury Road.
MAJOR HIGHWAYS	Interstate 39/U.S. Route 51 is 1/2 mile northwest, Illinois Route 251 is 3 miles west, and U.S. Route 30 is 5 1/4 miles north of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Kehm Lee County Farm is located in Part of the Northwest Quarter of Section 17, Township 37 North – Range 2 East (Wyoming Township), Lee County, Illinois.
TOTAL ACRES	There are a total of 75 acres, more or less, according to the Lee County Assessor.
CROPLAND ACRES	There are approximately 74.1 cropland acres, according to the Lee County FSA. The weighted average Productivity Index (PI) is 141.
SOIL TYPES	Major soil types found on this farm include Catlin silt loam, Sable silty clay loam, and Blackberry silt loam.
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 \$16,350 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 Kehm Lee County Farm.

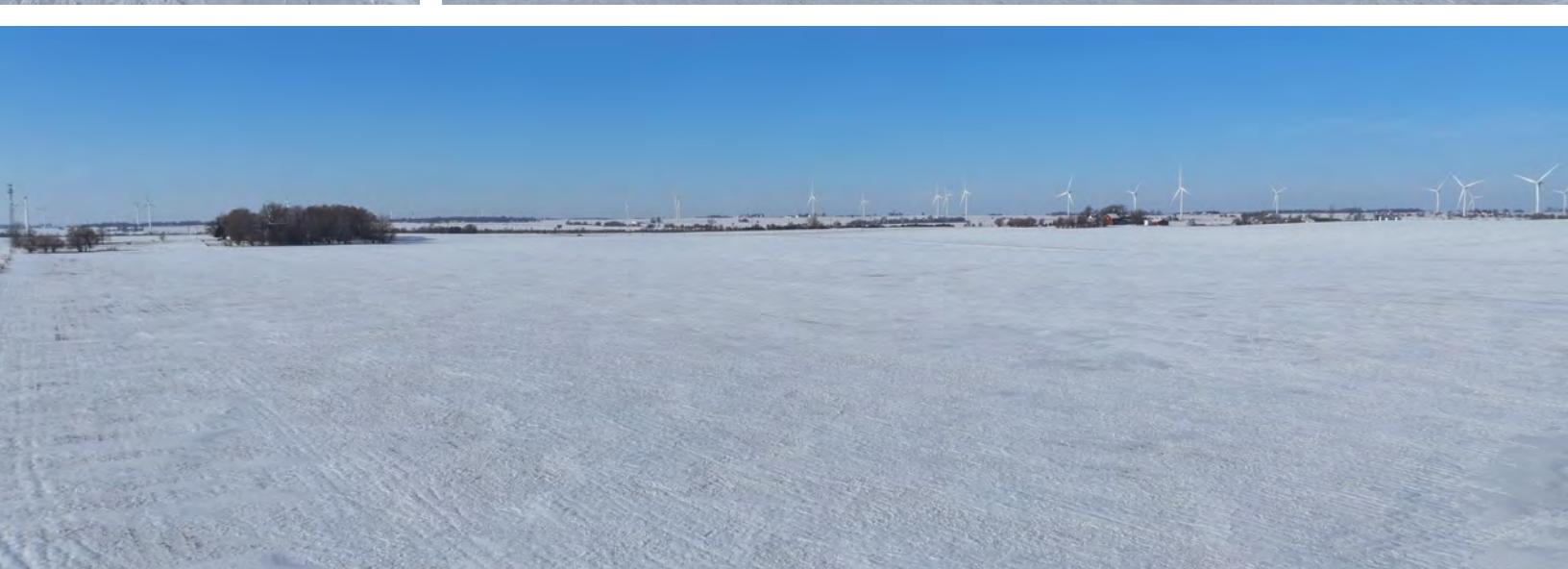
THE KEHM LEE COUNTY FARM

PROPERTY DETAILS

TAXES	The 2024 real estate taxes totaled \$4,513.46. The tax parcel number is #22-18-17-100-002.
ZONING	The property is zoned AG1, Agricultural.
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 KEHM LEE COUNTY FARM

PROPERTY PHOTOS



THE KEHM LEE COUNTY FARM

PROPERTY PHOTOS



THE KEHM LEE COUNTY FARM

SOILS INFORMATION

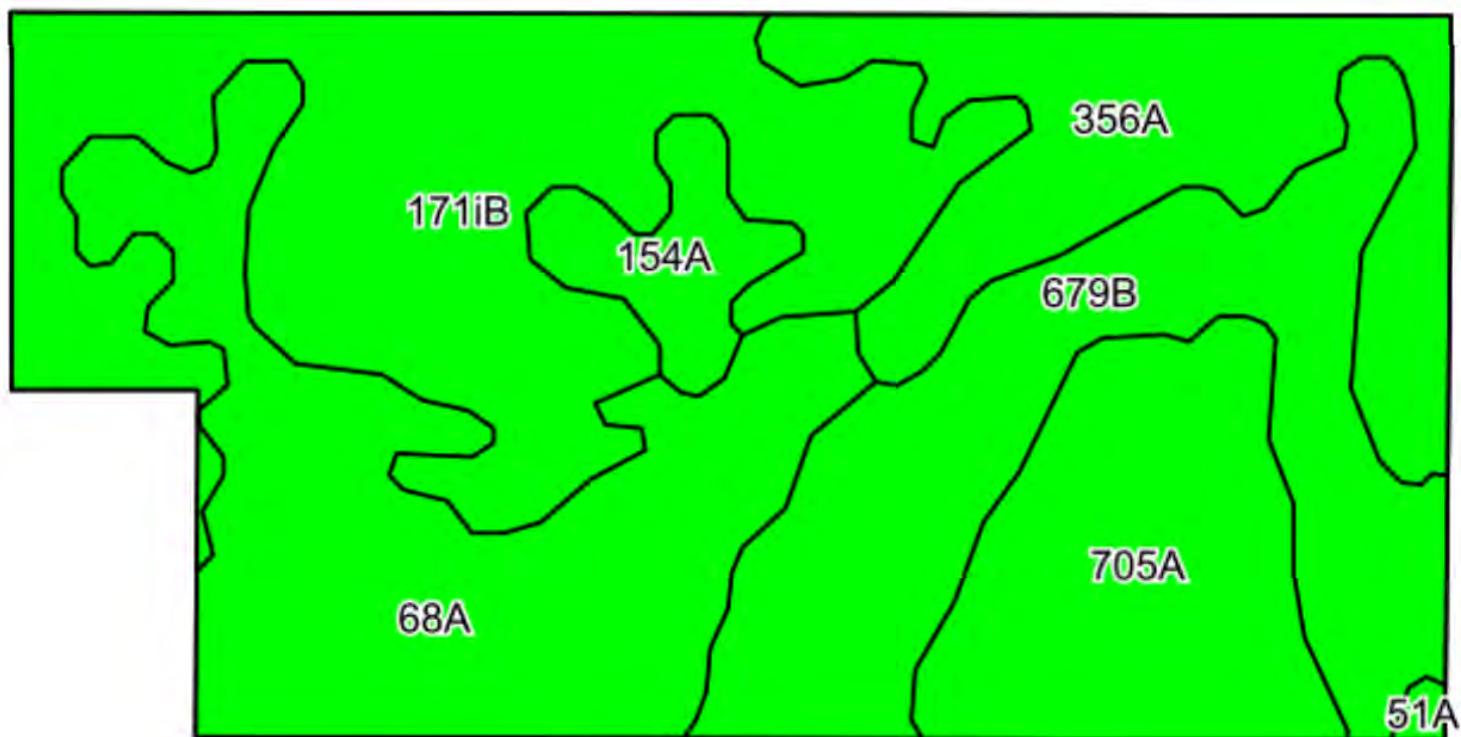
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
171iB	Catlin silt loam	20.75	137
68A	Sable silty clay loam	16.71	143
679B	Blackberry silt loam	14.26	141
356A	Elpaso silty clay loam	9.92	144
705A	Buckhart silt loam	9.63	142
154A	Flanagan silt loam	2.62	144
51A	Muscatune silt loam	0.21	147
WEIGHTED AVERAGE:			141

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

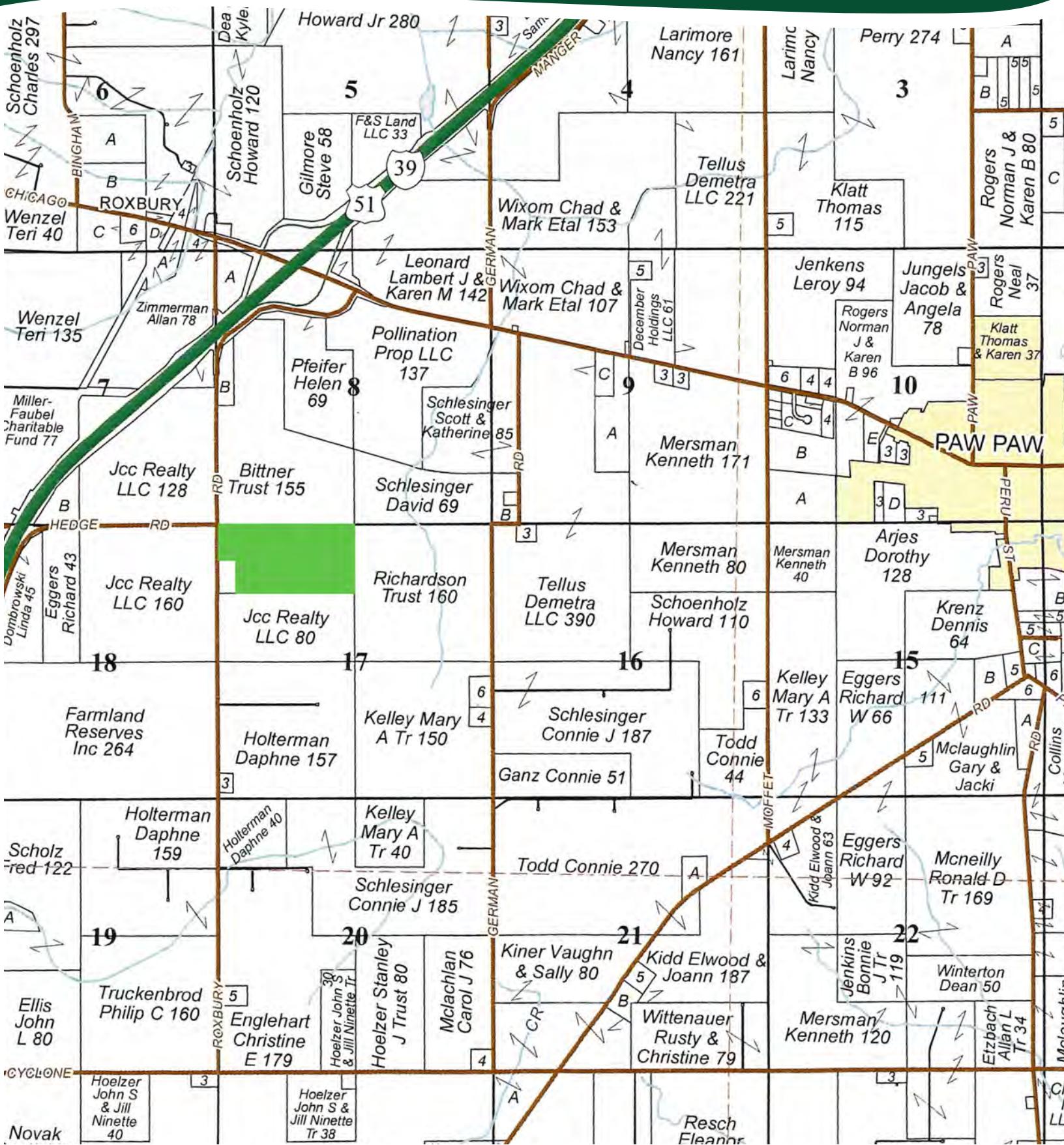
THE KEHM LEE COUNTY FARM

SOILS MAP



THE KEHM LEE COUNTY FARM

PLAT MAP



THE KEHM LEE COUNTY FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

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

For more information, please visit MGW.us.com
or contact:

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



United States
Department of
Agriculture

Lee County, Illinois



Legend

Wetland Determination Identifiers

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

2025 Program Year

Map Created February 26, 2025

Farm 6204
Tract 2808

Tract Cropland Total: 74.10 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).

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 : 6204

Prepared : 12/18/25 2:51 PM CST

Crop Year : 2026

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
79.06	74.10	74.10	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	74.10		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	70.50	0.00	169	0
Soybeans	3.10	0.00	60	0
TOTAL	73.60	0.00		

NOTES

Tract Number : 2808

Description : H 20 SEC 17 Wyoming 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 : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners :
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.06	74.10	74.10	0.00	0.00	0.00	0.00	0.0

ILLINOIS

LEE

Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6204

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Crop Year : 2026

Tract 2808 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	74.10	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	70.50	0.00	169
Soybeans	3.10	0.00	60
TOTAL	73.60	0.00	

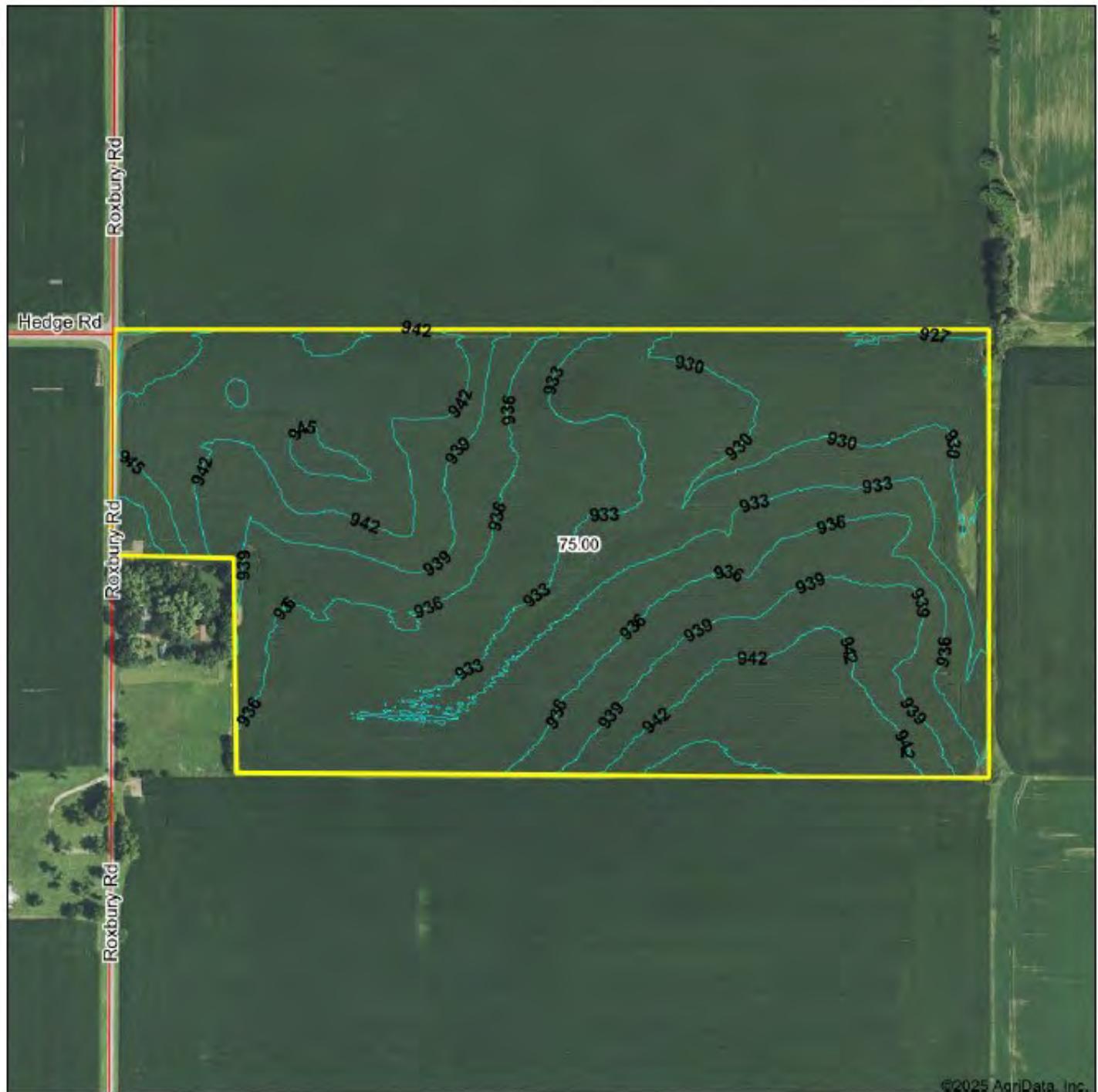
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TOPOGRAPHY MAP



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Maps Provided By



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Source: USGS 1 meter dem

0ft 465ft 930ft

Interval(ft): 3.0

Min: 925.8

Max: 950.6

Range: 24.8

Average: 936.9

Standard Deviation: 5.05 ft



17-37N-2E

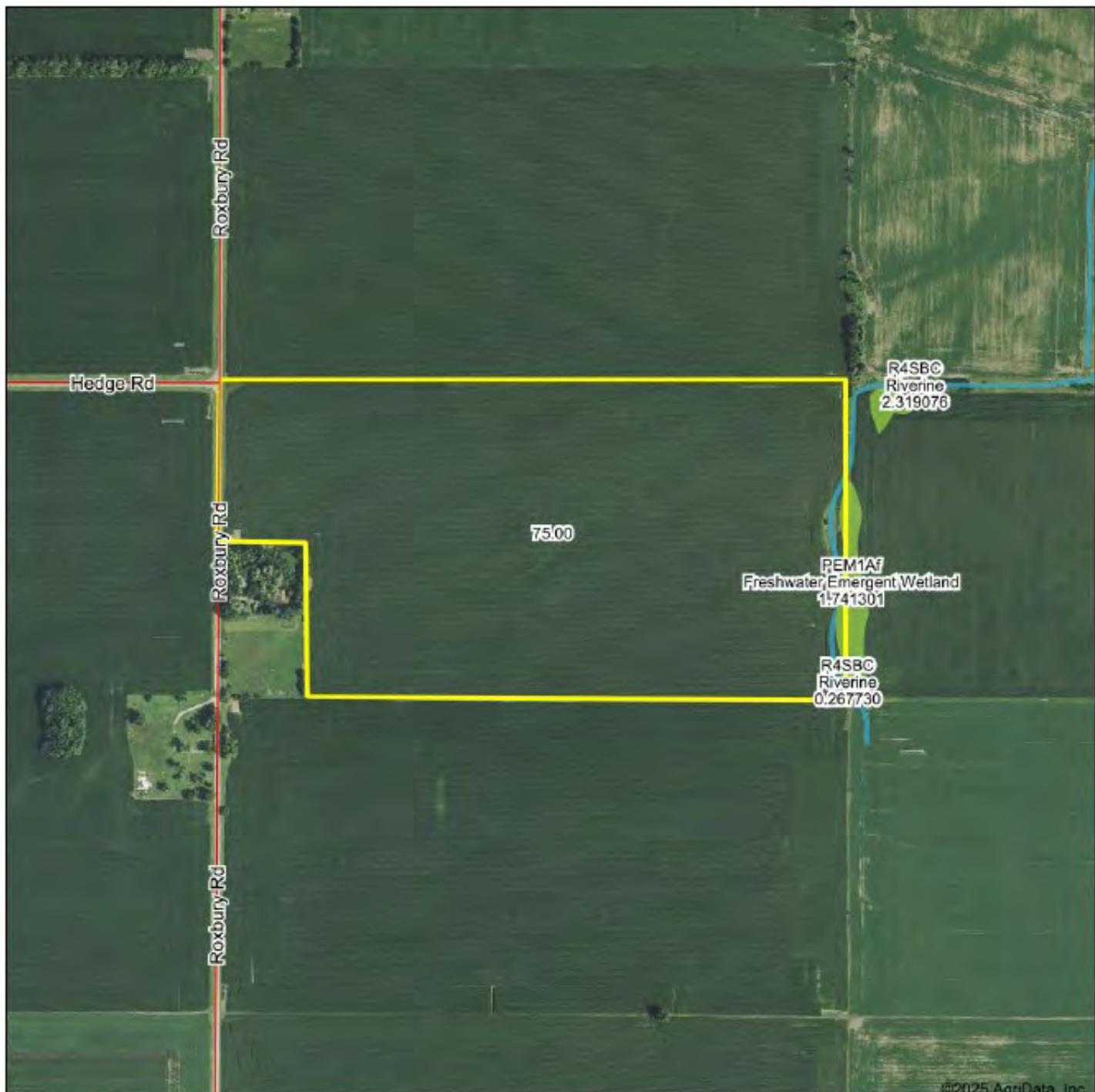
Lee County

Illinois

12/18/2025

Boundary Center: 41.683171, -89.031789

WETLANDS MAP



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Boundary Center: 41.683171, -89.031789

0ft 851ft 1303ft

17-37N-2E
Lee County
Illinois



12/18/2025



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