

THE ROCKVILLE WEST FARM

118[±] ACRES, KANKAKEE COUNTY, ILLINOIS



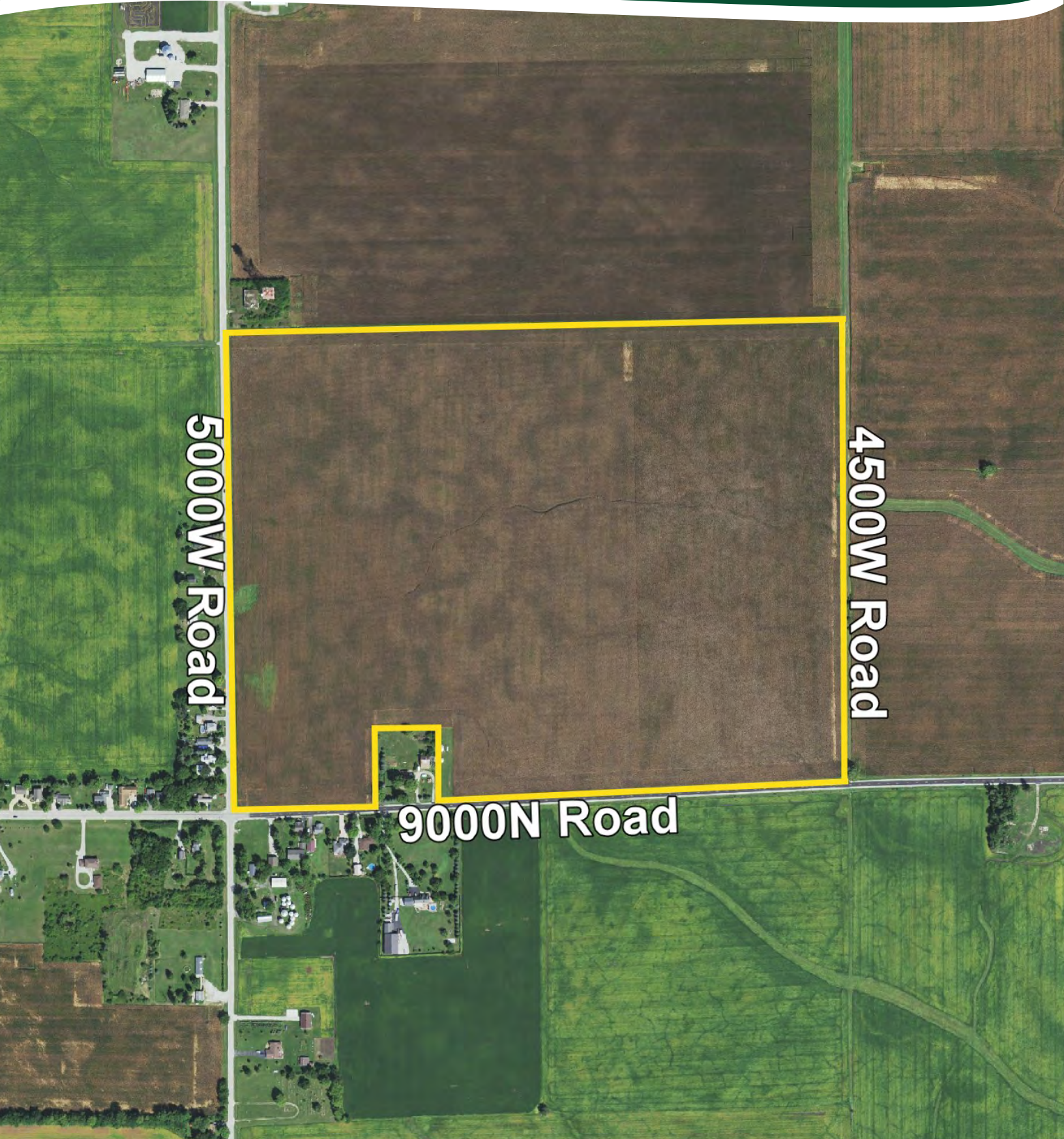
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

MGW.us.com
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(815) 756-3606

Real Estate • Farm Management • Appraisals • Consulting

THE ROCKVILLE WEST FARM

AERIAL MAP



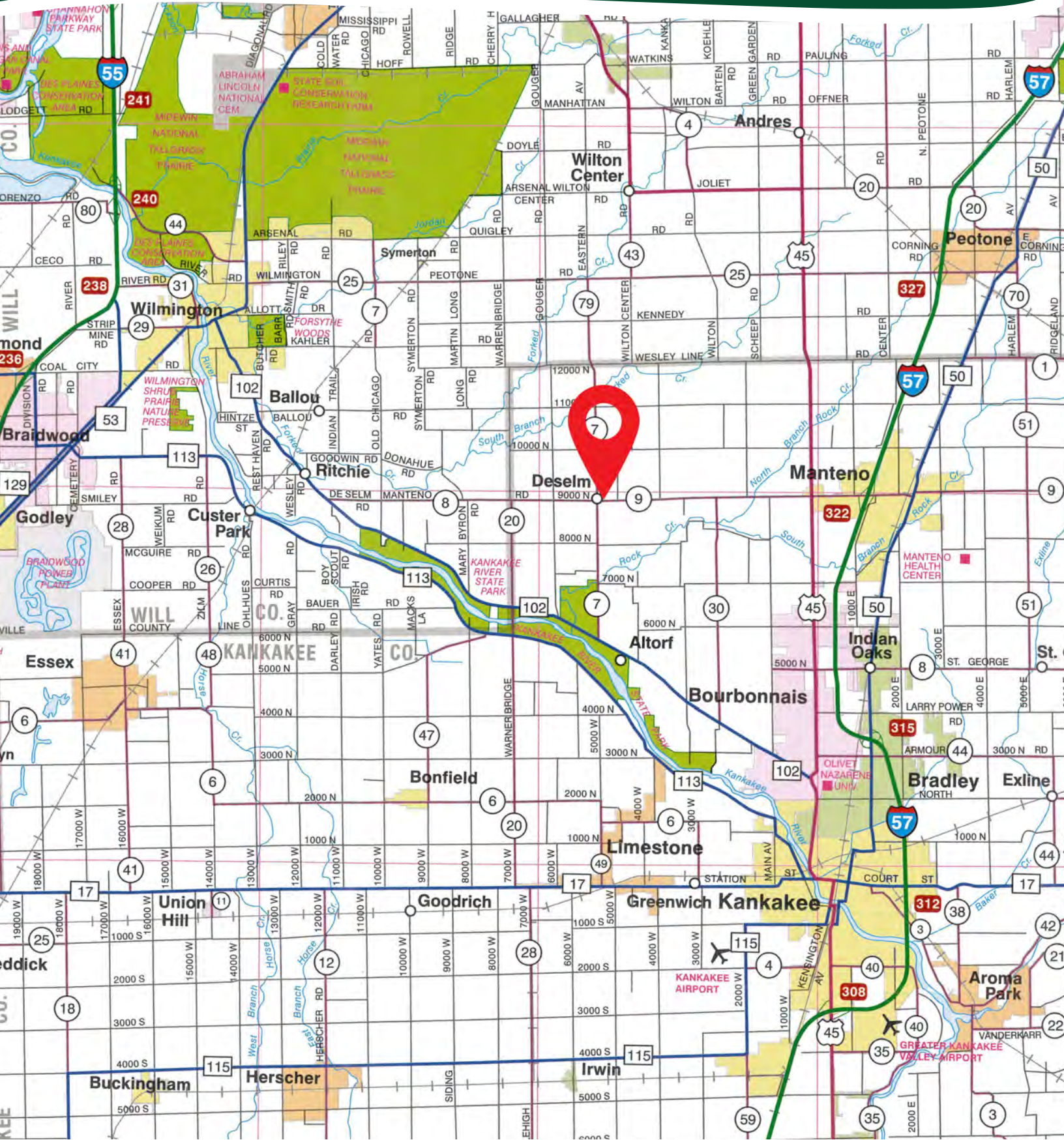
5000W Road

4500W Road

9000N Road

THE ROCKVILLE WEST FARM

HIGHWAY MAP



THE ROCKVILLE WEST FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 50 miles south of Chicago O'Hare International Airport. Nearby cities include: Manteno (4 1/2 miles east), Bourbonnais (4 3/8 miles southeast), and Peotone (8 5/8 miles northeast).
FRONTAGE	There is approximately 3/8 mile of road frontage on 5000W Road, 3/8 mile on 4500W Road, and 7/16 mile on 9000N Road.
MAJOR HIGHWAYS	Illinois Route 102 is 3 miles south, U.S. Route 52 is 4 1/2 miles east, and Interstate 57 is 5 1/2 miles southeast of the property.
LEGAL DESCRIPTION	A brief legal description indicates the Rockville West Farm is located in Part of the Southwest Quarter of Section 16, Township 32 North - Range 11 East (Rockville Township), Kankakee County, Illinois.
TOTAL ACRES	There are a total of 118.21 acres, more or less, according to the Kankakee County Assessor.
TILLABLE ACRES	There are approximately 119.11 cropland acres according to the Kankakee County FSA.
SOIL TYPES	Major soil types found on this farm include Elliott silt loam and Reddick clay 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 \$13,500 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 Rockville West Farm.

THE ROCKVILLE WEST FARM

PROPERTY DETAILS

TAXES	The 2023 real estate taxes totaled \$4,964.92. The tax parcel numbers are #04-01-16-300-003 & #04-01-16-300-005.
ZONING	The property is zoned A1 - Agricultural.
IMPROVEMENTS	The property is improved with two grain bins.
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 ROCKVILLE WEST FARM

PROPERTY PHOTOS



THE ROCKVILLE WEST FARM

PROPERTY PHOTOS



THE ROCKVILLE WEST FARM

SOILS INFORMATION

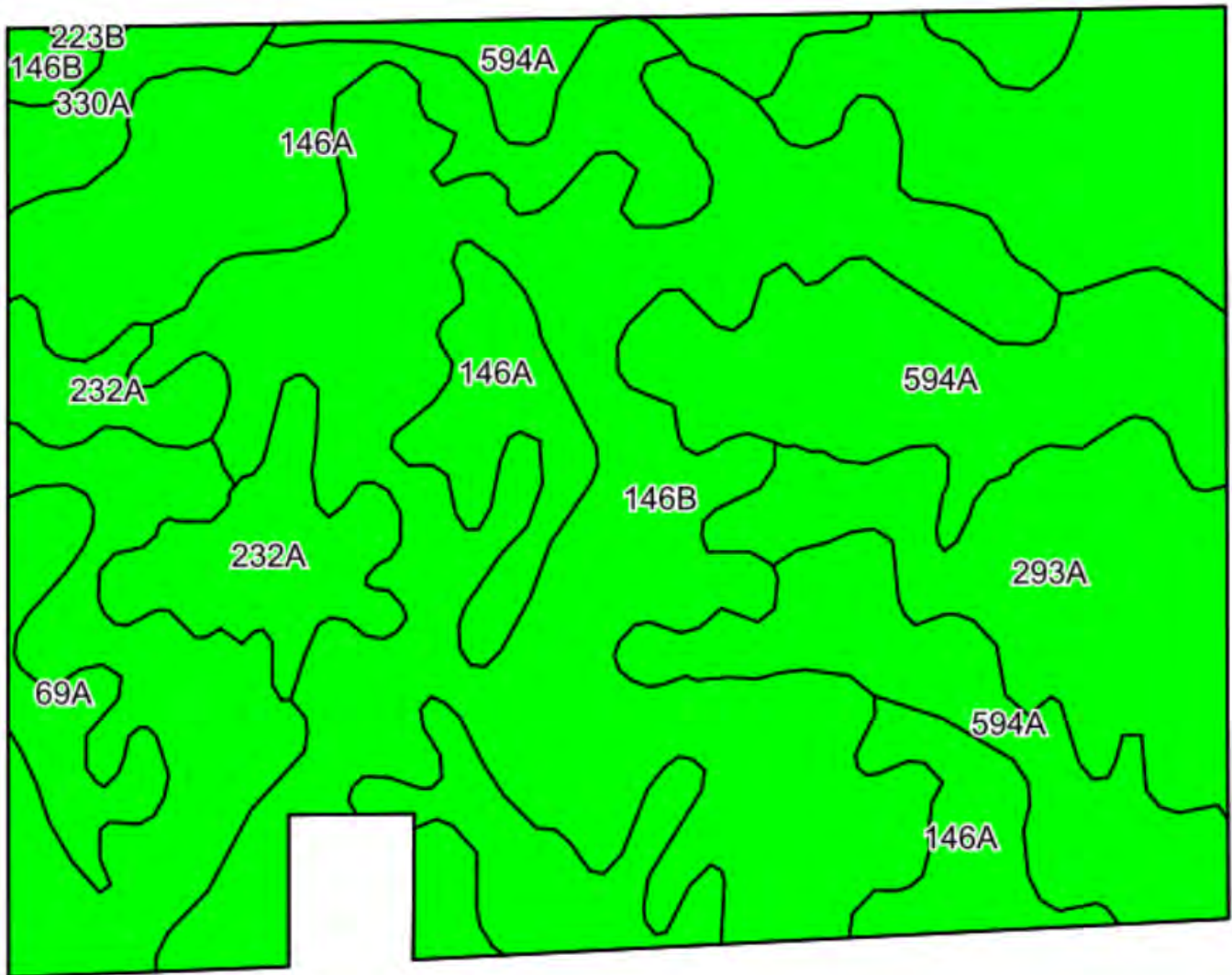
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
146B	Elliott silt loam	36.98	124
146A	Elliott silt loam	25.89	125
594A	Reddick clay loam	24.83	126
293A	Andres silt loam	19.52	135
232A	Ashkum silty clay loam	6.53	127
69A	Milford silty clay loam	2.85	128
330A	Peotone silty clay loam	2.27	123
223B	Varna silt loam	0.24	115
WEIGHTED AVERAGE:			126.7

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

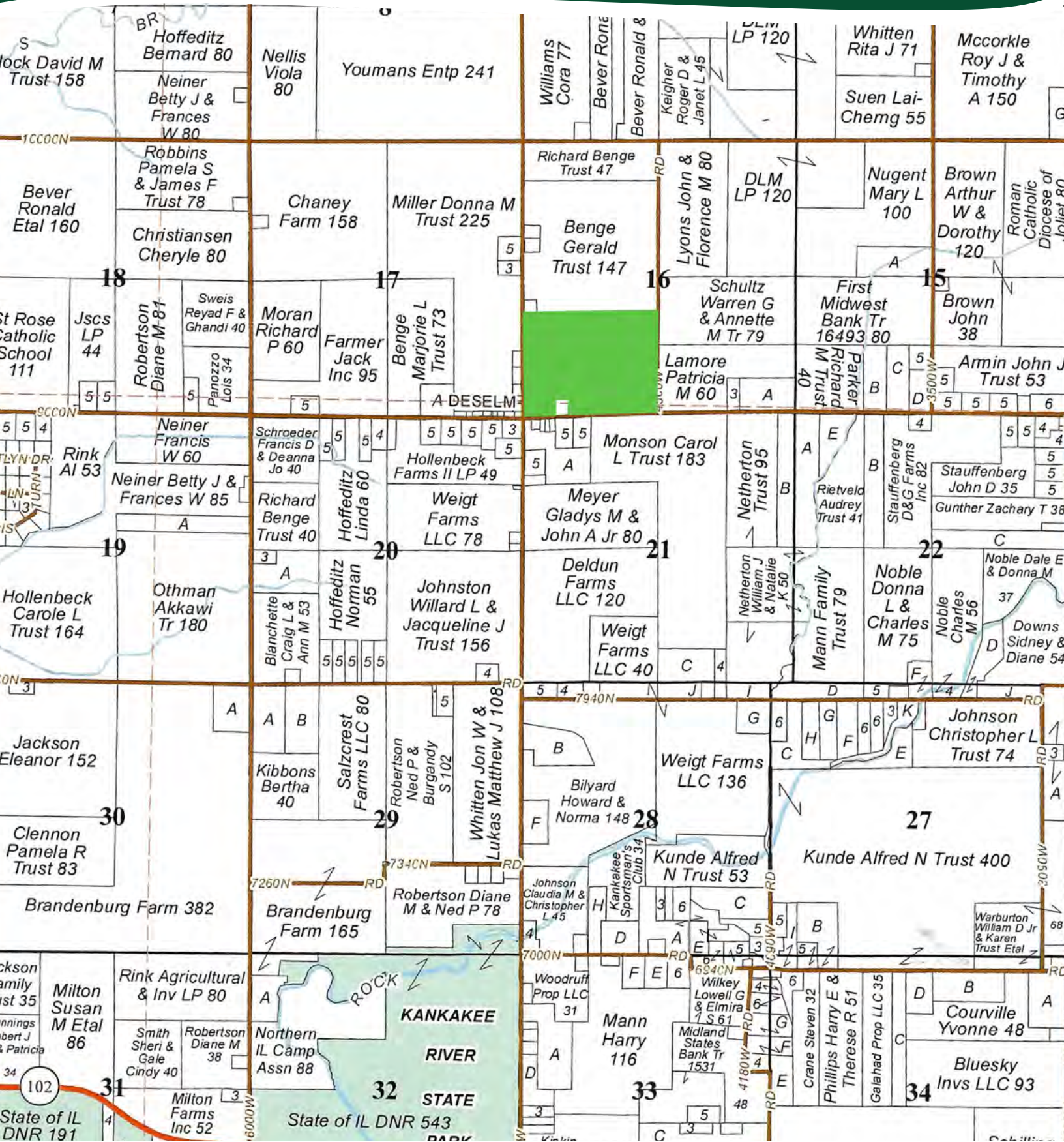
THE ROCKVILLE WEST FARM

SOILS MAP



THE ROCKVILLE WEST FARM

PLAT MAP



THE ROCKVILLE WEST 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



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IL091_T79

Common Land Unit

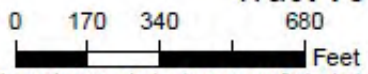
Non-Cropland clu_classification_code	Conservation Reserve Program
Cropland street00a_i_u_atn	Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 119.11 acres

2024 Program Year
Map Created May 20, 2024
Farm 11214
Tract 79



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ILLINOIS
KANKAKEE



United States Department of Agriculture
Farm Service Agency

FARM : 11214

Prepared : 1/22/25 11:38 AM CST

Form: FSA-156EZ

Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-091-2024-77
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
121.57	119.11	119.11	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	119.11	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	59.40	0.00	145	
Soybeans	59.50	0.00	39	0
TOTAL	118.90	0.00		

NOTES

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Tract Number : 79

Description : SEC 16 ROCKVILLE TWP
FSA Physical Location : ILLINOIS/KANKAKEE
ANSI Physical Location : ILLINOIS/KANKAKEE
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 :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
121.57	119.11	119.11	0.00	0.00	0.00	0.00	0.0

ILLINOIS
KANKAKEE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 11214
Prepared : 1/22/25 11:38 AM CST
Crop Year : 2025

Tract 79 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	119.11	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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NOTES

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TOPOGRAPHY MAP



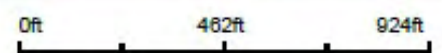
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Map Provided By:

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Source: USGS 1 meter dem
Interval(ft): 3.0
Min: 658.2
Max: 682.3
Range: 24.1
Average: 670.3
Standard Deviation: 6.69 ft



1/28/2025

16-32N-11E
Kankakee County
Illinois

Boundary Center: 41.252193, -87.968360



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