

THE RANKEN FARM

80[±] ACRES, LEE COUNTY, ILLINOIS



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

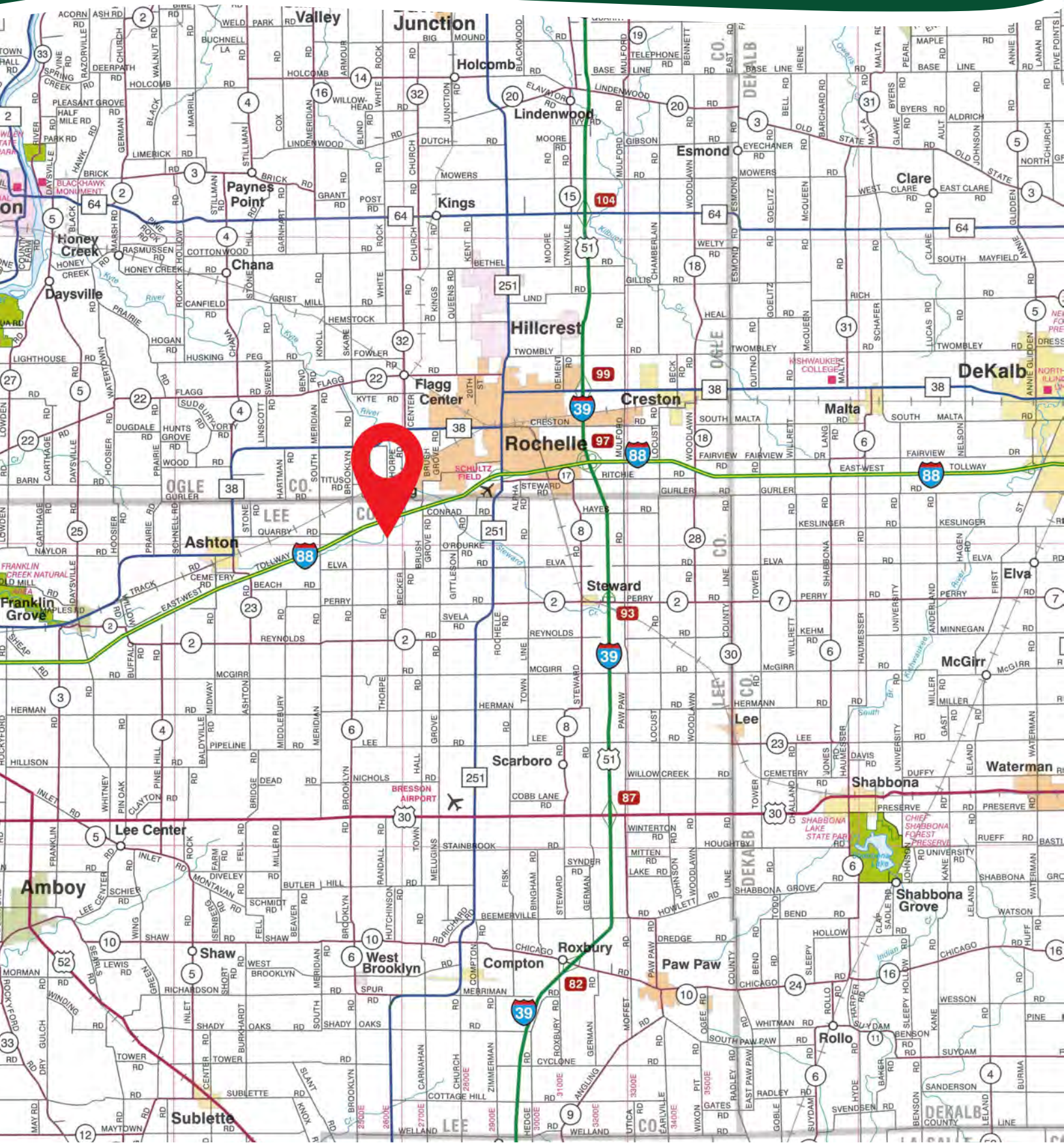
THE RANKEN FARM

AERIAL MAP



THE RANKEN FARM

HIGHWAY MAP



THE RANKEN FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 63 miles west of Chicago O'Hare International Airport. Nearby cities include: Rochelle (1 1/2 miles northeast), Amboy (13 1/8 miles southwest), and DeKalb (18 1/2 miles east).
FRONTAGE	There is approximately 1/4 mile of road frontage on Thorpe Road.
MAJOR HIGHWAYS	Interstate 88 is 1/4 mile north, Illinois Route 38 is 2 1/2 miles north, Illinois Route 251 is 3 miles east, Interstate 39/ U.S. Route 51 is 6 1/4 miles east, and U.S. Route 30 is 7 3/4 miles south of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Ranken Farm is located in The North Half of the Northeast Quarter of Section 8, Township 39 North - Range 1 East (Reynolds Township), Lee County, Illinois.
TOTAL ACRES	There are a total of 80 acres, more or less, according to the Lee County Assessor.
TILLABLE ACRES	There are approximately 78.69 cropland acres according to the Lee County FSA, of which 7.72 acres are currently enrolled in CRP with an annual contract payment of \$2,835 through September 30, 2026.
SOIL TYPES	Drummer silty clay loam is the primary soil type on this farm.
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 \$13,900 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 Ranken Farm.

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PROPERTY DETAILS

TAXES	The 2024 real estate taxes totaled \$3,806.88. The tax parcel number is #17-05-08-200-001.
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 Mark Mommsen at Martin, Goodrich & Waddell, Inc. at 815-901-4269.

THE RANKEN FARM

PROPERTY PHOTOS



THE RANKEN FARM

PROPERTY PHOTOS



THE RANKEN FARM

SOILS INFORMATION

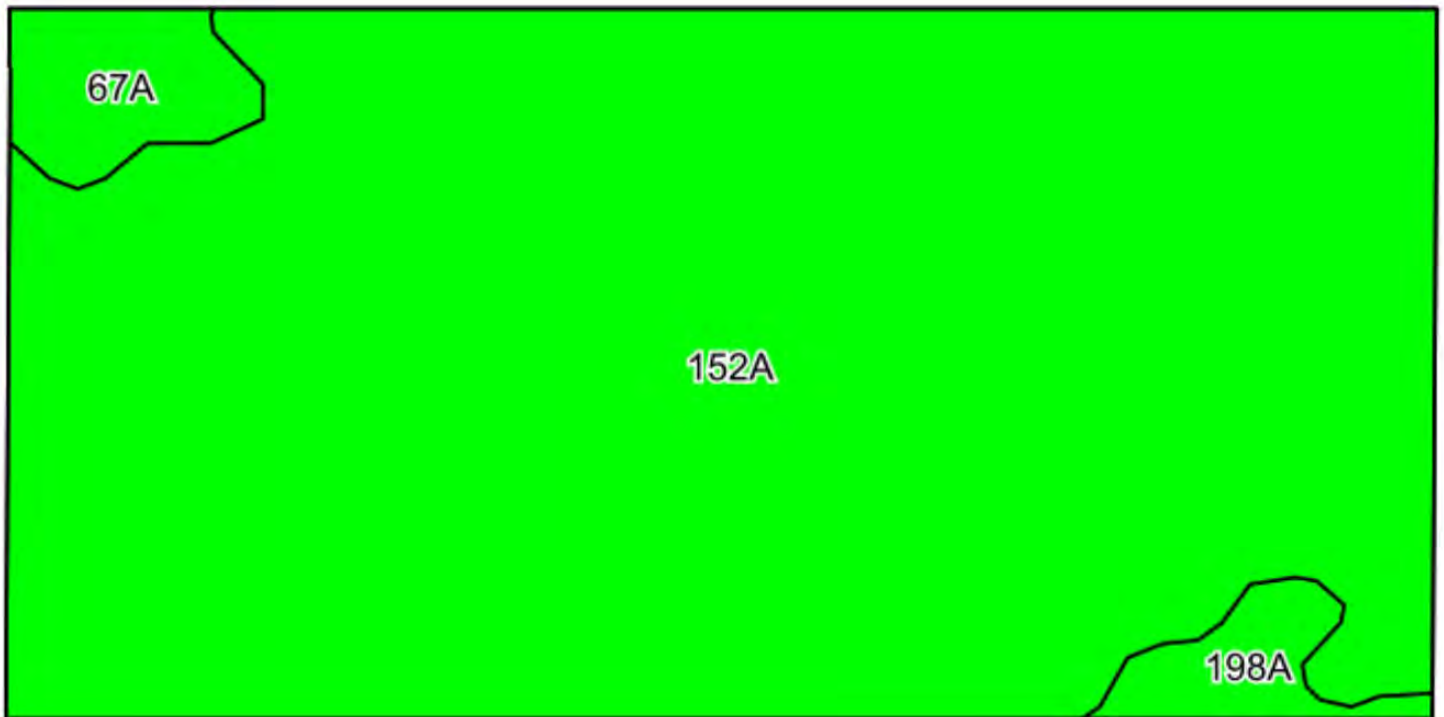
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
152A	Drummer silty clay loam	73.67	144
67A	Harpster silty clay loam	2.80	133
198A	Elburn silt loam	2.22	143
WEIGHTED AVERAGE:			143.6

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

THE RANKEN FARM

SOILS MAP



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THE RANKEN FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. WETLANDS & FLOODPLAIN 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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United States
Department of
Agriculture

Lee County, Illinois



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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 : 4985

Prepared : 7/24/25 2:50 PM CST

Crop Year : 2025

NOTES

Tract Number

Description

FSA Physical Location

ANSI Physical Location

BIA Unit Range Number

HEL Status

Wetland Status

WL Violations

Owners

Other Producers

Recon ID

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
75.38	75.38	75.38	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 : 4985
Prepared : 7/24/25 2:50 PM CST
Crop Year : 2025

NOTES

Tract Number : 2969

Description : B 16 SEC 8 Reynolds 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 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
81.39	78.69	78.69	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	70.97	0.00	7.72	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	37.70	0.00	175
Soybeans	33.27	4.43	47
TOTAL	70.97	4.43	

NOTES

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Form: FSA-156EZ



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TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 759.6

Max: 773.1

Range: 13.5

Average: 766.4

Standard Deviation: 1.18 ft

0ft 465ft 930ft



7/28/2025

8-39N-1E
Lee County
Illinois

Boundary Center: 41.873680, -89.136351

WETLANDS & FLOODPLAIN MAP

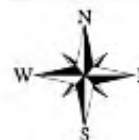


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Boundary Center: 41.873680, -89.136351

8-39N-1E
Lee County
Illinois

0ft 655ft 1311ft



7/28/2025

Flood related information provided by FEMA



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