

# THE MENDOTA FARM

114<sup>±</sup> ACRES, LASALLE COUNTY, ILLINOIS



- *Located in Mendota, IL near US-34*
- *Close to US-52/IL-251 & I-39/US-51*
- *Excellent location with development potential*
- *Productive cropland & recreational opportunities*
- *Tree-lined Little Vermillion River traverses the property*



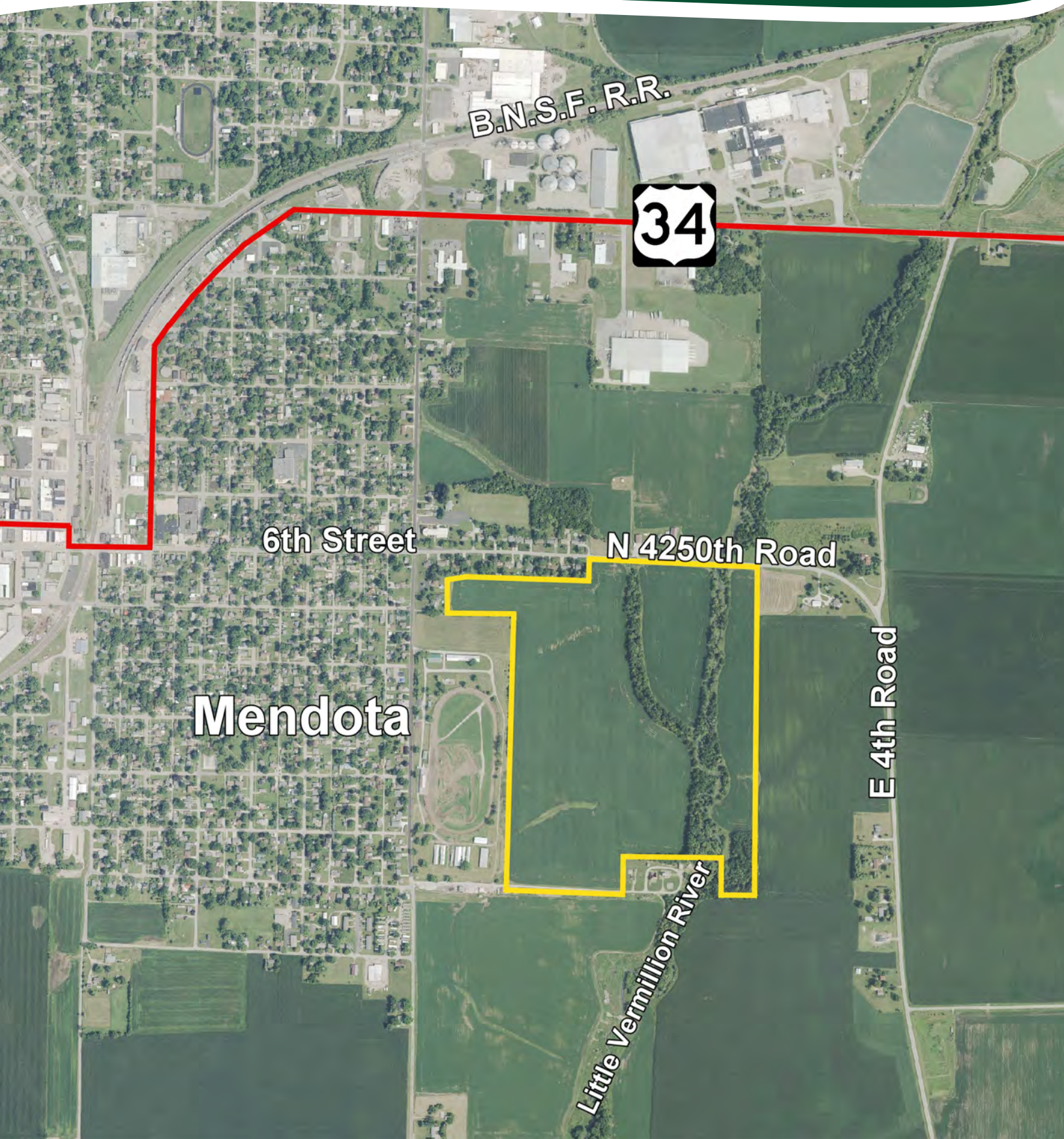
MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES

MGW.us.com  
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(815) 756-3606

Real Estate • Farm Management • Appraisals • Consulting

# THE MENDOTA FARM

## AERIAL MAP



B.N.S.F. R.R.



6th Street

N 4250th Road

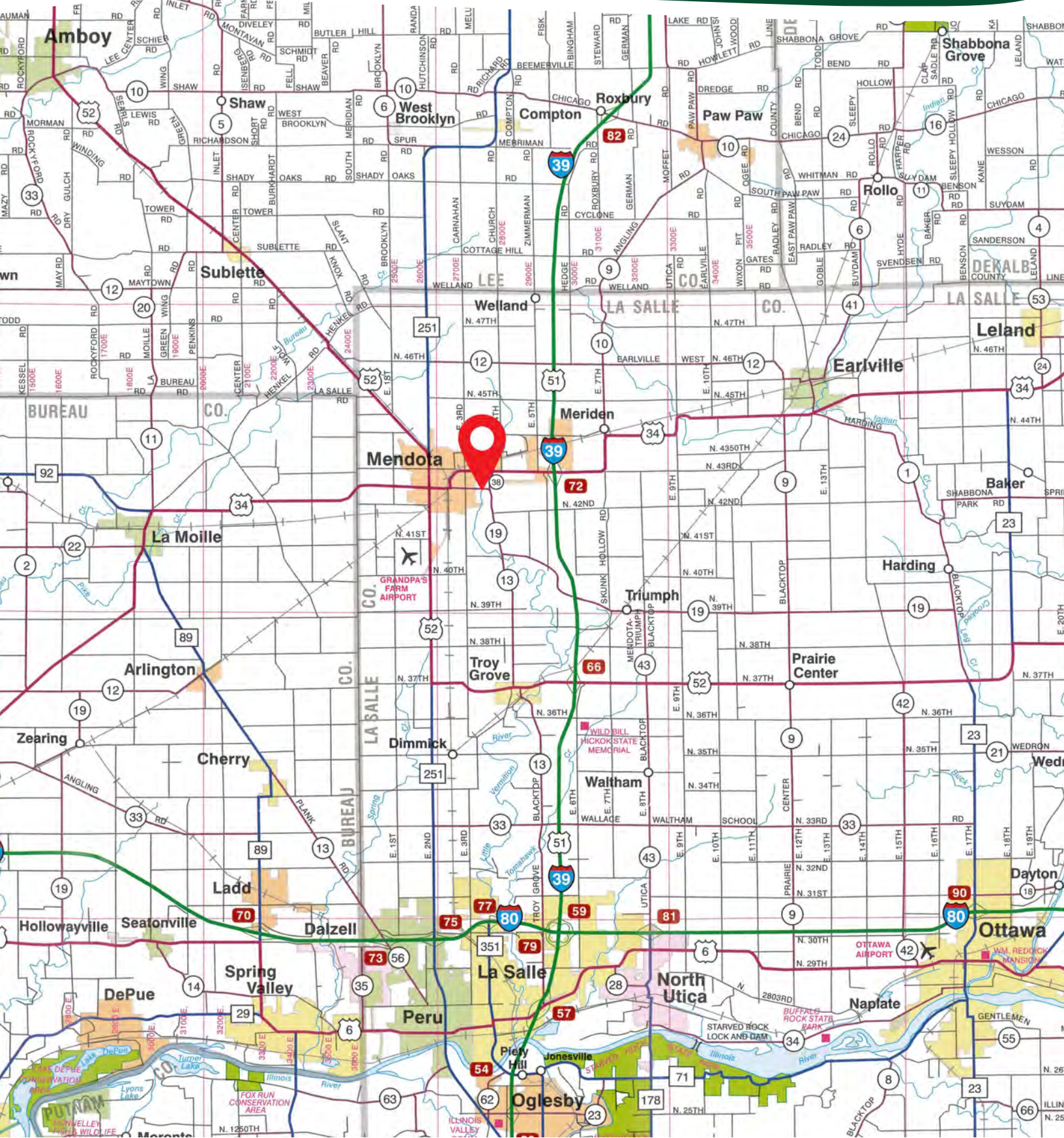
Mendota

E 4th Road

Little Vermillion River

# THE MENDOTA FARM

## HIGHWAY MAP



# THE MENDOTA FARM

## PROPERTY DETAILS

|                   |                                                                                                                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LOCATION          | The subject farm is located approximately 68 miles southwest of Chicago O'Hare International Airport and is partially located within the city of Mendota. Nearby cities include: LaSalle (10 miles south), Amboy (16 miles northwest), and Ottawa (16 1/2 miles southeast). |
| FRONTAGE          | There is approximately 1/4 mile of road frontage on N 4250th Road.                                                                                                                                                                                                          |
| MAJOR HIGHWAYS    | U.S. Route 34 is 1/2 mile north, U.S. Route 52/Illinois Route 251 is 1 mile west, and Interstate 39/U.S. Route 51 is 2 miles east of the property.                                                                                                                          |
| LEGAL DESCRIPTION | A brief legal description indicates The Mendota Farm is located in Part of the Southwest Quarter of Section 34, Township 36 North - Range 1 East (Mendota Township), LaSalle County, Illinois.                                                                              |
| TOTAL ACRES       | There are a total of 113.973 acres according to a recent survey.                                                                                                                                                                                                            |
| CROPLAND ACRES    | There are approximately 92.4 cropland acres according to the LaSalle County FSA.                                                                                                                                                                                            |
| SOIL TYPES        | Major soil types found on this farm include Muscatune-Buckhart silt loams and Catlin silty clay loam. The weighted average Productivity Index (PI) is 131.                                                                                                                  |
| 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 \$12,000 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 Mendota Farm.                                                                                                                                                                                            |

# THE MENDOTA FARM

## PROPERTY DETAILS

|                 |                                                                                                                                                                                                                                  |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TAXES</b>    | The 2025 real estate taxes totaled \$5,510.92. The tax parcel numbers are #01-34-303-000 & #01-34-310-000.                                                                                                                       |
| <b>ZONING</b>   | The property is zoned A-1, Agriculture District (LaSalle County) & CR - Conservation - Recreational District (City of Mendota).                                                                                                  |
| <b>COMMENTS</b> | The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Josh Waddell & Mark Mommsen at Martin, Goodrich & Waddell, Inc. at 815-756-3606. |

# THE MENDOTA FARM

## PROPERTY PHOTOS



# THE MENDOTA FARM

## PROPERTY PHOTOS



# THE MENDOTA FARM

## SOILS INFORMATION

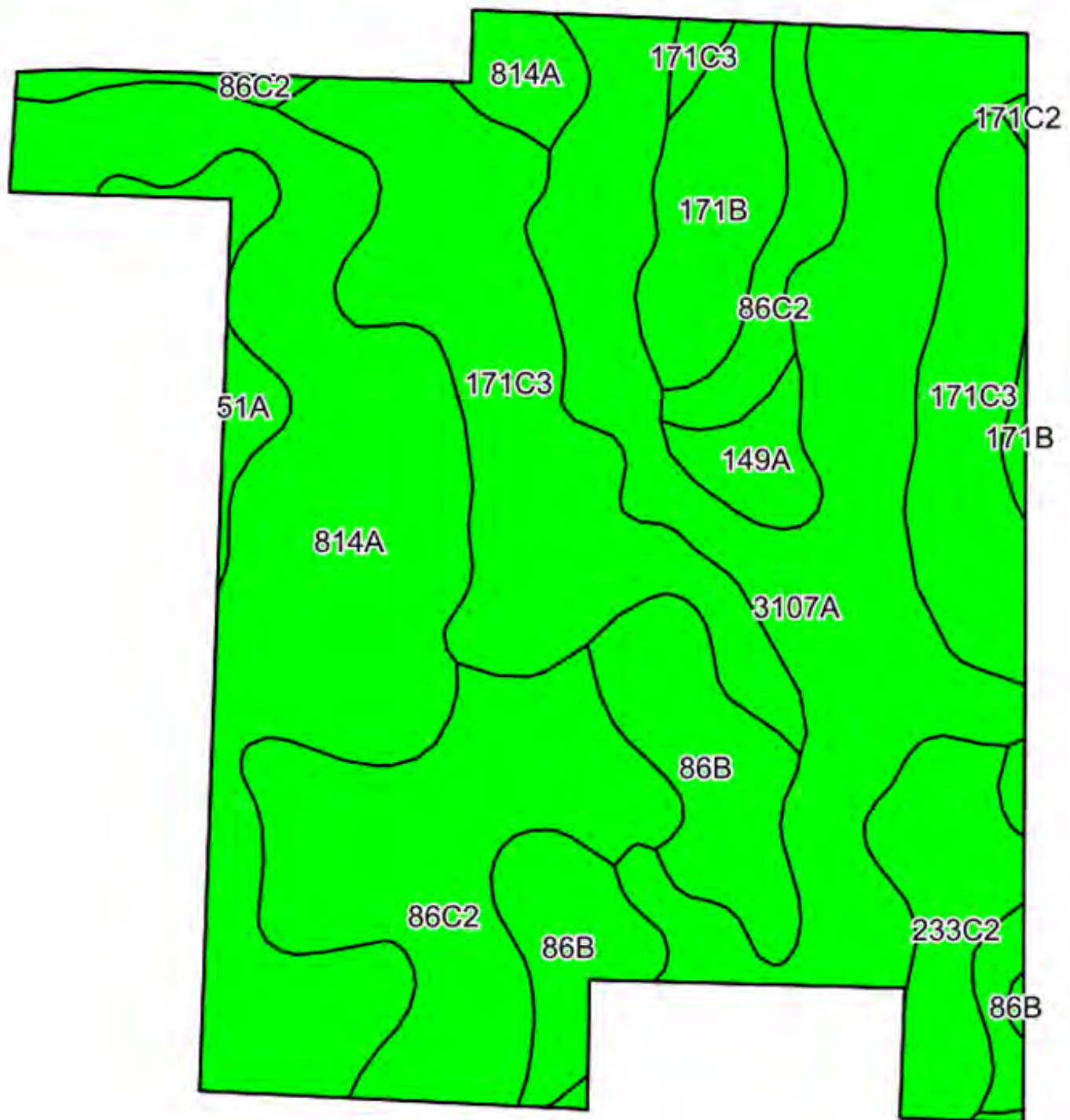
### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

| SOIL #            | SOIL NAME                     | APPROX. ACRES | PRODUCTIVITY INDEX (PI) |
|-------------------|-------------------------------|---------------|-------------------------|
| 814A              | Muscatune-Buckhart silt loams | 22.43         | 145                     |
| 171C3             | Catlin silty clay loam        | 21.56         | 117                     |
| 86C2              | Oscosilt loam                 | 16.09         | 131                     |
| 3107A             | Sawmill silty clay loam       | 12.98         | 125                     |
| 86B               | Oscosilt loam                 | 8.39          | 138                     |
| 171B              | Catlin silt loam              | 4.96          | 137                     |
| 233C2             | Birkbeck silt loam            | 3.10          | 113                     |
| 149A              | Brenton silt loam             | 1.81          | 141                     |
| 51A               | Muscatune silt loam           | 0.98          | 147                     |
| 171C2             | Catlin silt loam              | 0.10          | 128                     |
| WEIGHTED AVERAGE: |                               |               | 131                     |

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

# THE MENDOTA FARM

## SOILS MAP



[illegible]

# THE MENDOTA FARM

## APPENDIX

### THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. WETLANDS & FLOOD MAP
5. CITY OF MENDOTA ZONING MAP ([LINK HERE](#))
6. PRELIMINARY TITLE COMMITMENT ([LINK HERE](#))
7. SURVEY ([LINK HERE](#))

For more information, please visit [MGW.us.com](http://MGW.us.com)

or contact:

Josh Waddell (815) 751-0439 | [Josh.Waddell@mgw.us.com](mailto:Josh.Waddell@mgw.us.com)

Mark Mommsen (815) 901-4269 | [Mark.Mommsen@mgw.us.com](mailto:Mark.Mommsen@mgw.us.com)



MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES



LaSalle County, Illinois



**Common Land Unit**

□ Cropland    ■ Non-cropland    ■ CRP

Farm 2248  
Tract 119

**Wetland Determination Identifiers**

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

2026 Crop Year



Tract 1 of 1

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  
LASALLE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2248  
Prepared : 4/9/26 10:35 AM CST  
Crop Year : 2026

See Page 2 for non-discriminatory Statements

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : None  
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 |
|--------------------|--------------------|------------------------|----------------|------|------|------|-----------|----------------------|------------------|
| 112.89             | 92.40              | 92.40                  | 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               | 92.40                  | 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         | 69.30        | 0.00                        | 174       |     |
| Soybeans     | 23.10        | 0.00                        | 64        | 0   |
| <b>TOTAL</b> | <b>92.40</b> | <b>0.00</b>                 |           |     |

NOTES

Tract Number : 119

Description : B4-SW1/4 Sec 34 T36N R1E  
FSA Physical Location : ILLINOIS/LASALLE  
ANSI Physical Location : ILLINOIS/LASALLE  
BIA Unit Range Number :  
CRP Contract Number(s) : None  
HEL Status : HEL field on tract.Conservation system being actively applied  
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 |
|-----------|----------|--------------|------|------|------|------|-----------|
| 112.89    | 92.40    | 92.40        | 0.00 | 0.00 | 0.00 | 0.00 | 0.0       |

ILLINOIS  
LASALLE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2248  
Prepared : 4/9/26 10:35 AM CST  
Crop Year : 2026

Tract 119 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP  | MPL  | DCP Ag. Rel Activity | SOD  |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00               | 0.00               | 92.40                  | 0.00           | 0.00 | 0.00 | 0.00                 | 0.00 |

DCP Crop Data

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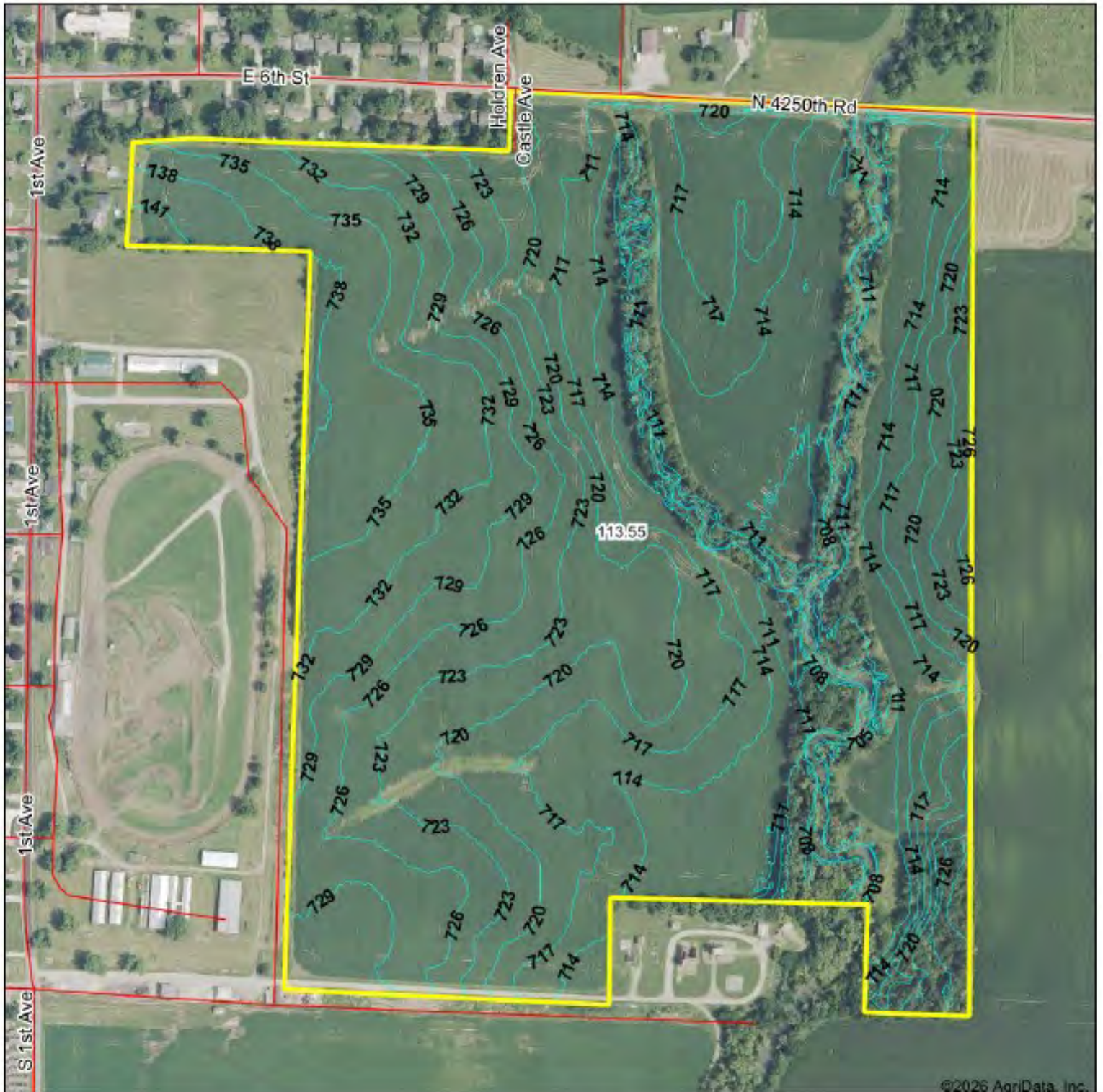
NOTES

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# TOPOGRAPHY MAP



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Map Provided By  
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 CUSTOMER ONLINE MAPPING  
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Source: USGS 1 meter dem  
 Interval(ft): 3.0  
 Min: 703.1  
 Max: 743.1  
 Range: 40.0  
 Average: 720.5  
 Standard Deviation: 8.43 ft

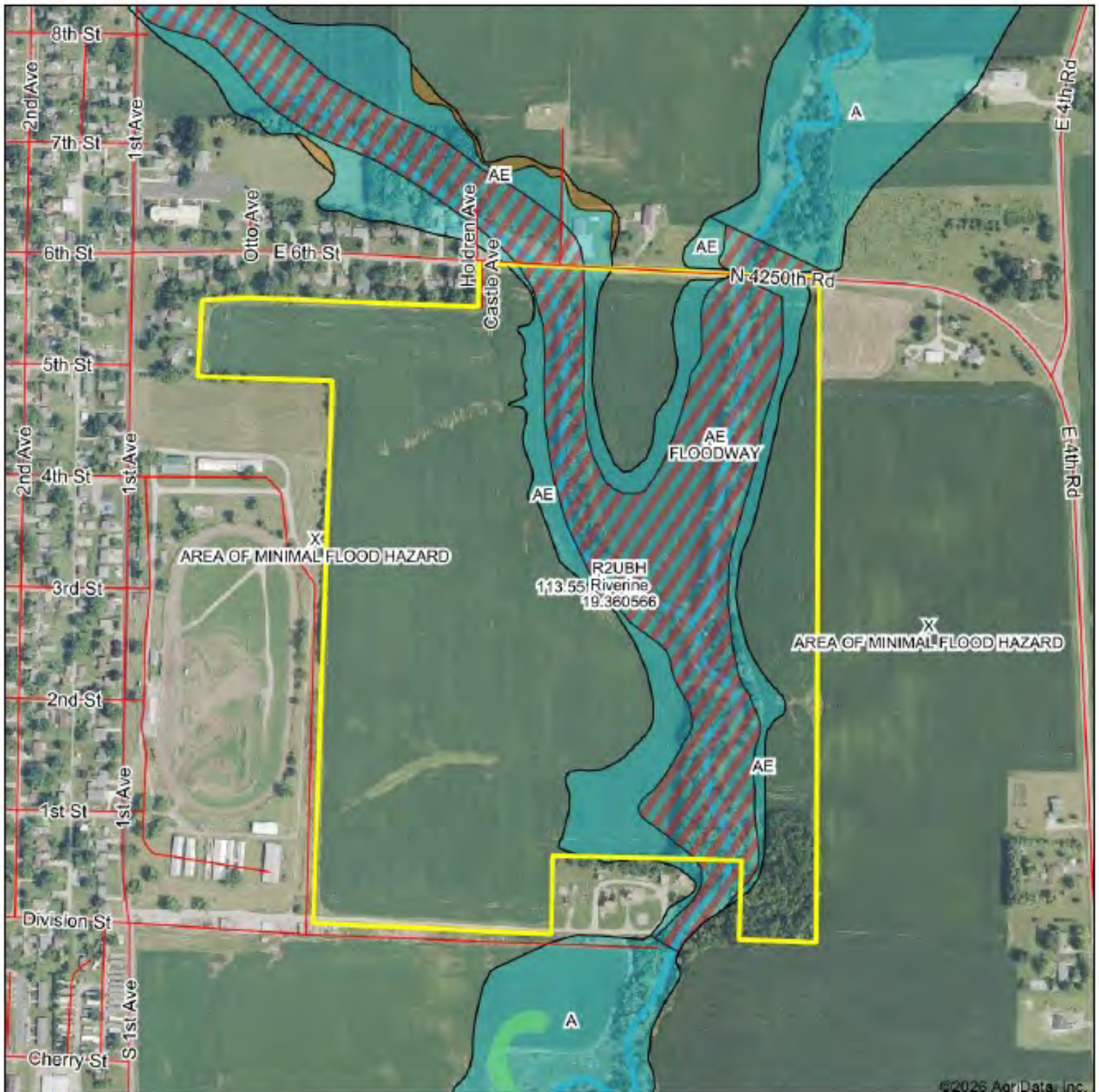
0ft 451ft 901ft



34-36N-1E  
 LaSalle County  
 Illinois

Boundary Center: 41.544019, -89.102996

# WETLANDS & FLOOD MAP



Boundary Center: 41.544019, -89.102996

0ft 813ft 1228ft

34-36N-1E  
LaSalle County  
Illinois



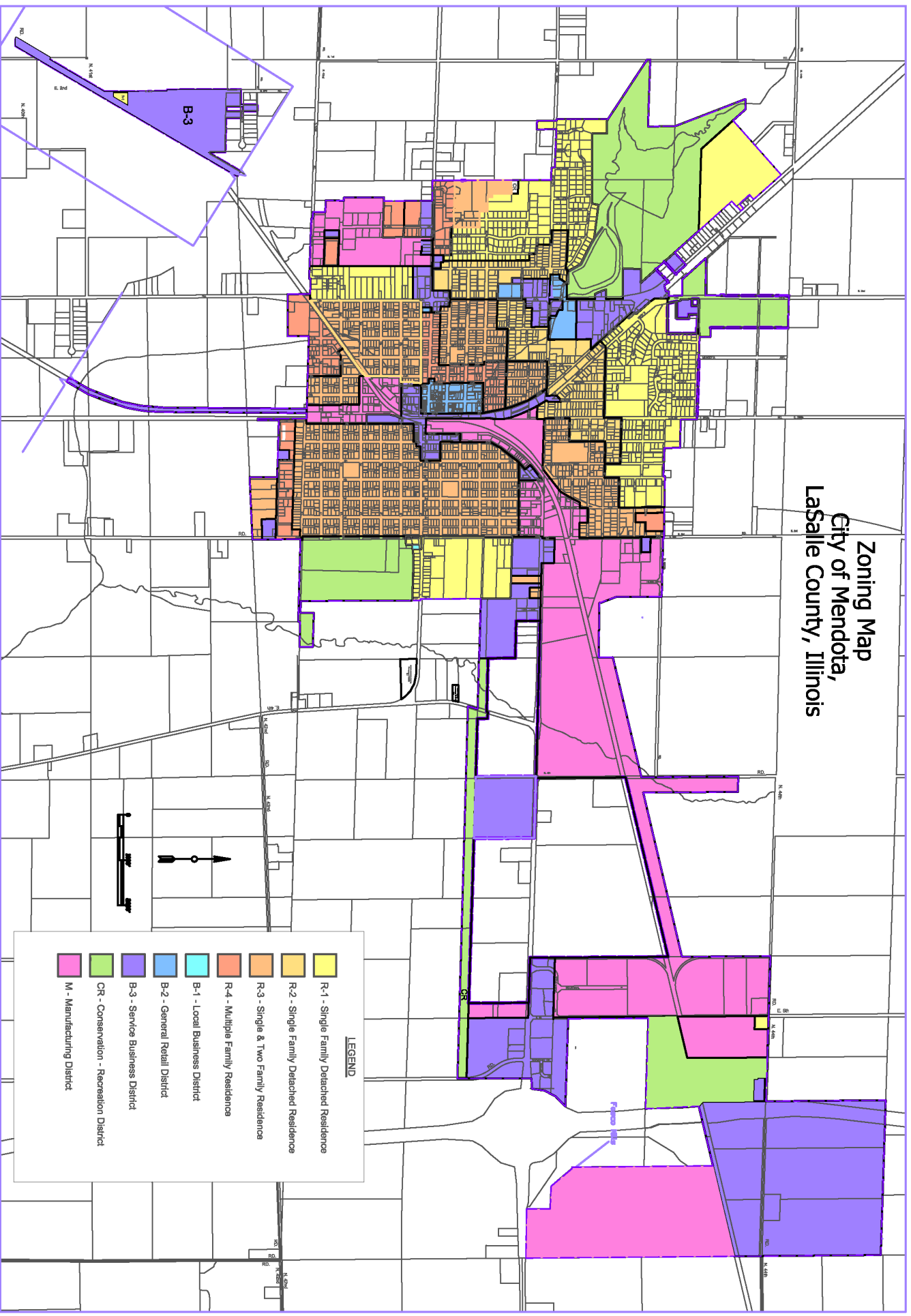
4/9/2026



Maps Provided By  
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Flood related information provided by FEMA

# Zoning Map City of Mendota, LaSalle County, Illinois





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