

THE TOLUCA FARM

127[±] ACRES, MARSHALL COUNTY, ILLINOIS



- *Excellent soil types, 138.5 PI*
- *High percentage of tillable acres*
- *1/2 mile north of Toluca, IL with IL-17 frontage*
- *In close proximity to I-39, IL-251 & Wenona, IL*



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

THE TOLUCA FARM

AERIAL MAP



County Road 800 N

County Road 2700



Toluca

THE TOLUCA FARM

HIGHWAY MAP

THE TOLUCA FARM

PROPERTY DETAILS

LOCATION	The Toluca Farm is located approximately 85 miles southwest of Chicago O'Hare International Airport. Nearby cities include: Wenona, Toluca, and Streator.
FRONTAGE	There is approximately 5/8 mile of road frontage on Illinois Route 17 and 1/4 mile on County Road 2700.
MAJOR HIGHWAYS	Illinois Route 17 is the south border of the property, Illinois Route 117 borders the southwest corner, Interstate 39 is 3 1/4 miles east, and Illinois Route 89 is 5 miles west of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Toluca Farm is located in Part of the Southwest Quarter of Section 28, and Part of the Southeast Quarter of Section 29, all in Township 30 North - Range 1 East (Evans Township), Marshall County, Illinois.
TOTAL ACRES	There are a total of 126.923 acres according to a recent survey.
CROPLAND ACRES	There are approximately 124.46 cropland acres according to the Marshall County FSA.
SOIL TYPES	Major soil types found on this farm include: Harco silt loam, Sable silty clay loam, and Catlin silt loam. The weighted average Productivity Index (PI) is 138.5.
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 \$14,000 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 15 miles of The Toluca Farm.

THE TOLUCA FARM

PROPERTY DETAILS

TAXES	The 2025 real estate taxes totaled \$8,422.36. The tax parcel numbers are #07-28-300-002 & #07-29-400-003.
ZONING	The property is zoned R-2, Single-Family Residence District.
COMMENTS	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 TOLUCA FARM

PROPERTY PHOTOS



THE TOLUCA FARM

PROPERTY PHOTOS



THE TOLUCA FARM

SOILS INFORMATION

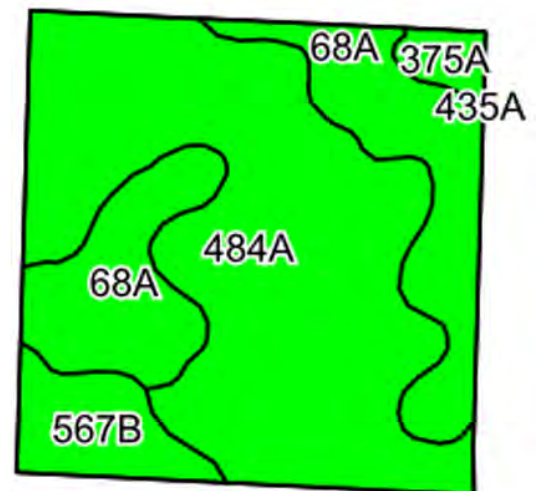
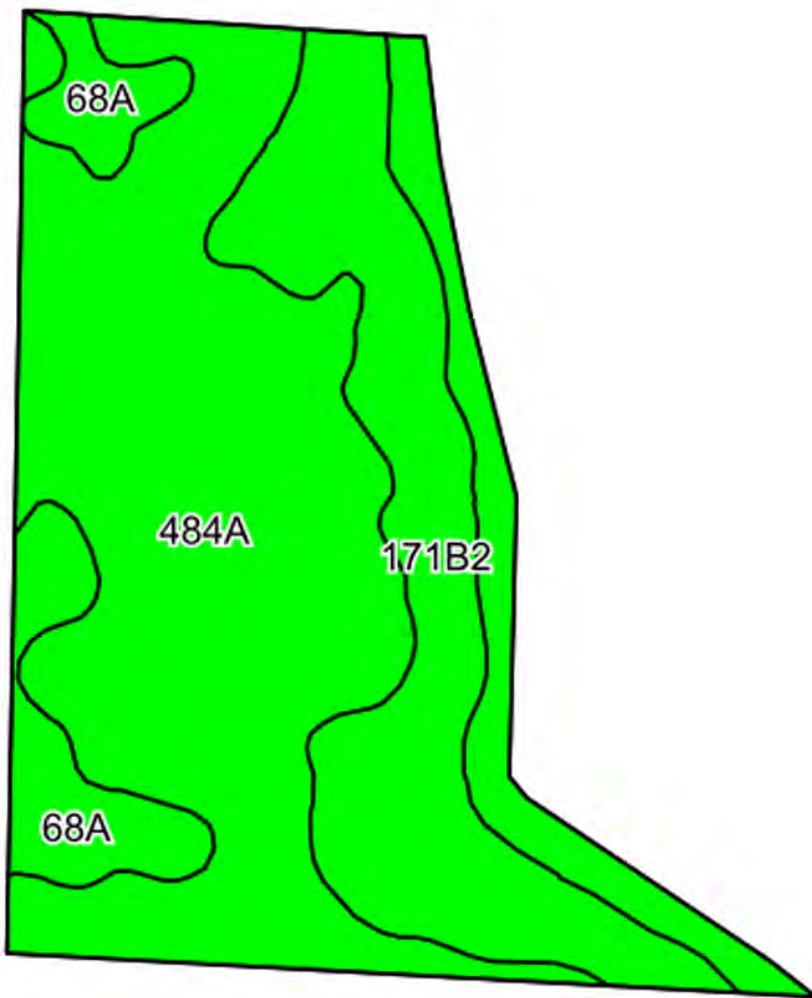
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
484A	Harco silt loam	71.43	140
68A	Sable silty clay loam	25.59	143
171B2	Catlin silt loam	23.45	131
567B	Elkhart silt loam	3.09	124
375A	Rutland silt loam	0.90	133
WEIGHTED AVERAGE:			138.5

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

THE TOLUCA FARM

SOILS MAP



This is a detailed plat map of Section 17, Township 39N, Range 51E. The map shows a grid of land sections, with Section 17 highlighted in the center. Each section is further divided into smaller parcels, many of which are labeled with the owner's name and the acreage of the parcel. The map includes various features such as roads, water bodies, and utility lines. A green line runs vertically through the right side of the map, and a red line runs horizontally through the bottom. A yellow area is visible in the bottom right corner, possibly indicating a different land use or ownership. The map is a technical drawing with precise lines and text, typical of a surveyor's plat.

THE TOLUCA FARMS

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAPS
2. FSA-156EZs
3. TOPOGRAPHY MAP
4. SURVEY (LINK HERE)

For more information, please visit MGW.us.com

or contact:

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MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES



United States
Department of
Agriculture

Marshall County, Illinois

C = Corn-Yel-Gr-NI
SB = Soybeans-Corn-Gr-NI
Gr = Grass-Bro-LS-NI



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 21, 2026

Farm 4656

Tract 9400

Tract Cropland Total: 85.43 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).

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United States
Department of
Agriculture

Marshall County, Illinois

C = Corn-Yel-Gr-NI
SB = Soybeans-Corn-Gr-NI
Gr = Grass-Bro-LS-NI



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 21, 2026

Farm 4655
Tract 9398

Tract Cropland Total: 39.03 acres

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ILLINOIS
MARSHALL
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4656
Prepared : 4/15/26 1:23 PM CST
Crop Year : 2026

See Page 2 for non-discriminatory Statements

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-123-2019-1
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
87.93	85.43	85.43	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	85.43	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	48.34	0.00	159	0
Soybeans	35.13	0.00	44	0
TOTAL	83.47	0.00		

NOTES

Tract Number : 9400

Description : N5ASEC 29 Evans
FSA Physical Location : ILLINOIS/MARSHALL
ANSI Physical Location : ILLINOIS/MARSHALL
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
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
87.93	85.43	85.43	0.00	0.00	0.00	0.00	0.0

ILLINOIS
MARSHALL
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4656
Prepared : 4/15/26 1:23 PM CST
Crop Year : 2026

Tract 9400 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	85.43	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	48.34	0.00	159
Soybeans	35.13	0.00	44
TOTAL	83.47	0.00	

NOTES

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ILLINOIS
MARSHALL
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4655
Prepared : 4/15/26 1:23 PM CST
Crop Year : 2026

See Page 2 for non-discriminatory Statements

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-123-2019-1
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
39.03	39.03	39.03	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	39.03	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	22.08	0.00	159	0
Soybeans	16.05	0.00	44	0
TOTAL	38.13	0.00		

NOTES

Tract Number : 9398

Description : N5ASEC 29 Evans
FSA Physical Location : ILLINOIS/MARSHALL
ANSI Physical Location : ILLINOIS/MARSHALL
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
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
39.03	39.03	39.03	0.00	0.00	0.00	0.00	0.0

ILLINOIS
MARSHALL
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4655
Prepared : 4/15/26 1:23 PM CST
Crop Year : 2026

Tract 9398 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	39.03	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	22.08	0.00	159
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TOPOGRAPHY MAP



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Maps Provided By



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CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 677.5

Max: 697.2

Range: 19.7

Average: 688.9

Standard Deviation: 3.97 ft

0 ft 661 ft 1322 ft



4/24/2026

29-30N-1E
Marshall County
Illinois

Boundary Center: 41.033079, -89.126681



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