

The Ballymore, LLC Farm

High Quality Illinois Farmland for Sale



206.23 Tax Acres | 1 Tract
Lee County | Wyoming Township
Listed at \$8,500/acre

 **First Mid**
AG SERVICES



Broker | Dan Patten

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#6 Heartland Drive Ste A
Bloomington, IL 61704



Des. Managing Broker |

David Klein

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Bloomington, IL 61704
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Appraisals | Auctions | Brokerage | Crop Insurance | Farm Management

Ballymore, LLC | Lee County | Farm for Sale

General Information

METHOD OF SALE:

Private Treaty Listing

DESCRIBED AS:

See attached Legal Description

LOCATION:

Located on Chicago Road on the east side of Paw Paw Illinois

LISTING PRICE: \$8,500 per acre or \$1,752,955.00 based on 206.23 acres +/-

HIGHLIGHTS:

- **Adjacent to the east side of Paw Paw**
- **Very good natural drainage**
- **High percentage tillable**
- **Consistent production history**

AGENCY:

Dan Patten, Broker, and David Klein, Designated Managing Broker, are designated agents with First Mid Ag Services, a Division of First Mid Wealth Management, which entered into an agreement to provide certain real estate services and represent only the Seller in this transaction. This notice of no-agency is being provided as required by state law.

Disclosures and Disclaimer: The information provided is believed to be accurate and representative. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the real estate company. All information contained in all related materials is subject to the terms and conditions outlined in the purchase agreement. Each potential buyer(s) is responsible for conducting his/her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained here is believed to be accurate but is subject to verification by all parties relying on it. All sketches and dimensions are approximate. Seller and Seller's agent disclaim any and all responsibility for buyer(s) safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of this property for sale. Printed July 19, 2025.

Tract 1

That part of the Southeast Quarter of Section. 11 and part of O'Gee Section (plat of 1880) in Township 37 North, Range 2 East of the Third Principal Meridian, Wyoming Township, Lee County, Illinois, described as follows; Commencing at the Southeast corner of Lot 36 of said O'Gee Section; thence Northerly, along the East line of said O'Gee Section, 835.06 feet for a point of beginning; thence continuing Northerly, along said East line, 2125.14 feet to a point on said East line that is 452.07 feet Southerly of the Northeast corner of said O'Gee Section; thence Westerly, at an angle of 90°09'33" measured clockwise from said East line, 1753.29 feet; thence Northerly, at an angle of 88°05'27" measured counterclockwise from the last described course, 854.08 feet to the center line of Chicago Road, thence Westerly, at an angle of 87°04'53" measured clockwise from the last described course, along said center line, 728.86 feet; thence Southerly, at an angle of 91°22'02" measured clockwise from said center line, 33.01 feet; thence Northwesterly, at an angle of 87°07'52" measured counterclockwise from the last described course, 959.54 feet; thence Southerly, at an angle of 87°17'02" measured clockwise from the last described course, 38.25 feet to said center line; thence Westerly, at an angle of 91°35'47" measured counterclockwise from the last described course, along said center line. 195.99 feet to the Northeast corner of Wabansi Grove Phase One; thence Southerly, at an angle of 92°15'43" measured clockwise from said center line, along the East line of said subdivision and said East line extended Southerly, 2165.53 feet; thence Southeasterly, at an angle of 130°09'18" measured clockwise from the last described course, 1210.65 feet; thence Easterly, at an angle of 138°47'58" measured clockwise from the last described course, 2717.66 feet to the point of beginning.

Ballymore, LLC | Lee County | Farm for Sale

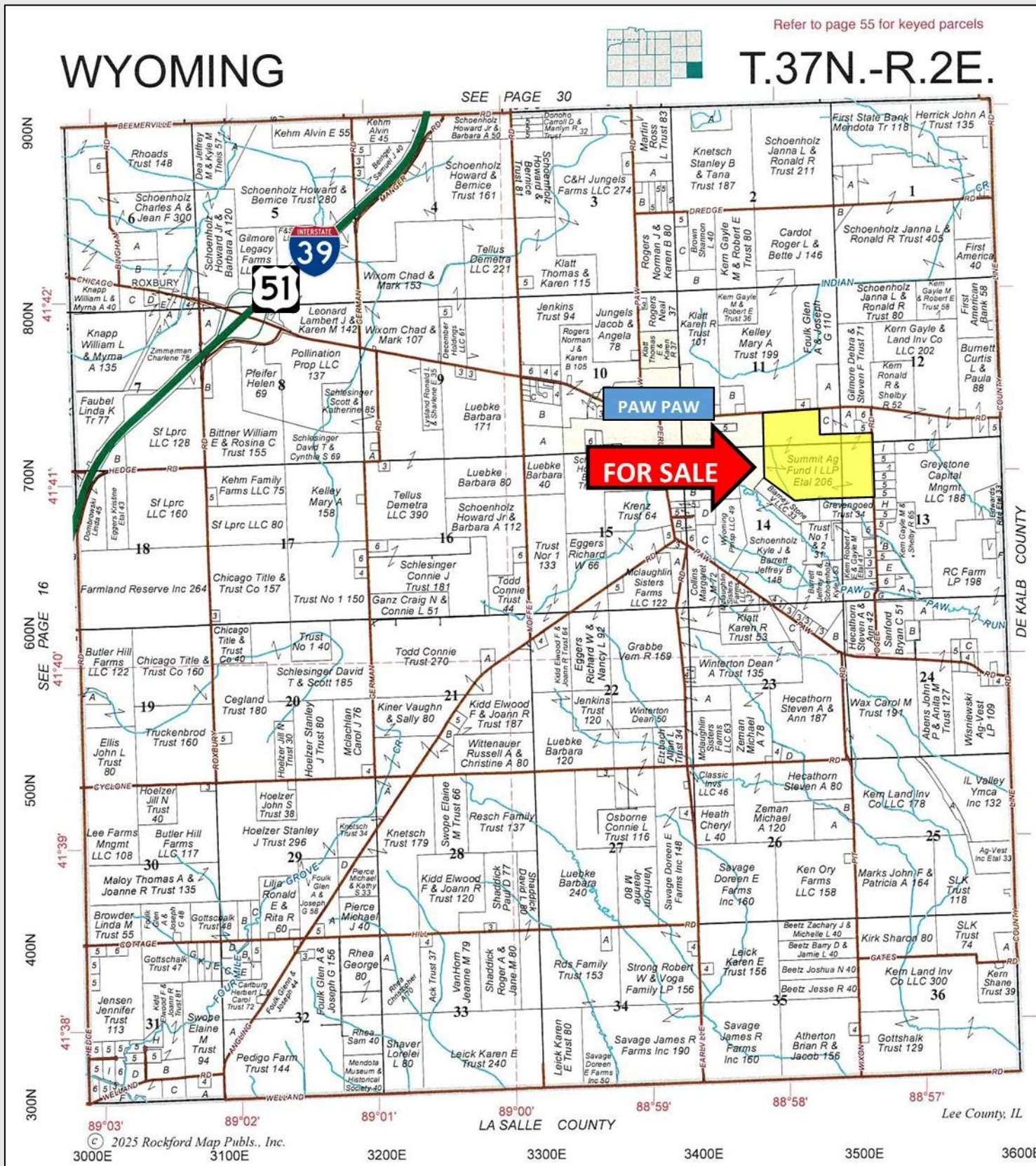
Terms & Conditions

- CONTRACT:** Buyer(s) will enter into a **Seller provided contract** with a 10% down payment, and the balance due within 30 days, unless otherwise agreed to by the Sellers. All property will be sold “as is”.
- TITLE:** The Seller will provide to the Buyer a commitment and an Owners Title Guaranty Policy issued by a Company licensed to issue the same in the State of Illinois for the amount the purchase. Broker has ordered preliminary title work which will be paid by Seller.
- LEASE & POSSESSION:** The Seller has procured a release of any and all leasehold interest in the property for the 2026 growing season. Seller to retain Landowner’s share of 2025 rents, crop sales, and government payment proceeds. Buyer to receive Landowner’s share of 2026 rents, crop sales, and government payment proceeds. The Seller shall pay 100% of the Landowner’s share of the 2025 lease expenses.
- MINERAL RIGHTS:** The owner’s remaining interest, if any, will be conveyed with the land.
- ENERGY LEASE:** There is no current energy generation (wind or solar) lease on the property.
- REAL ESTATE TAXES:** The Seller will give a credit at closing for the 2025 real estate taxes payable in 2026. Buyer will be responsible for 2026 and future real estate taxes.



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Area Maps

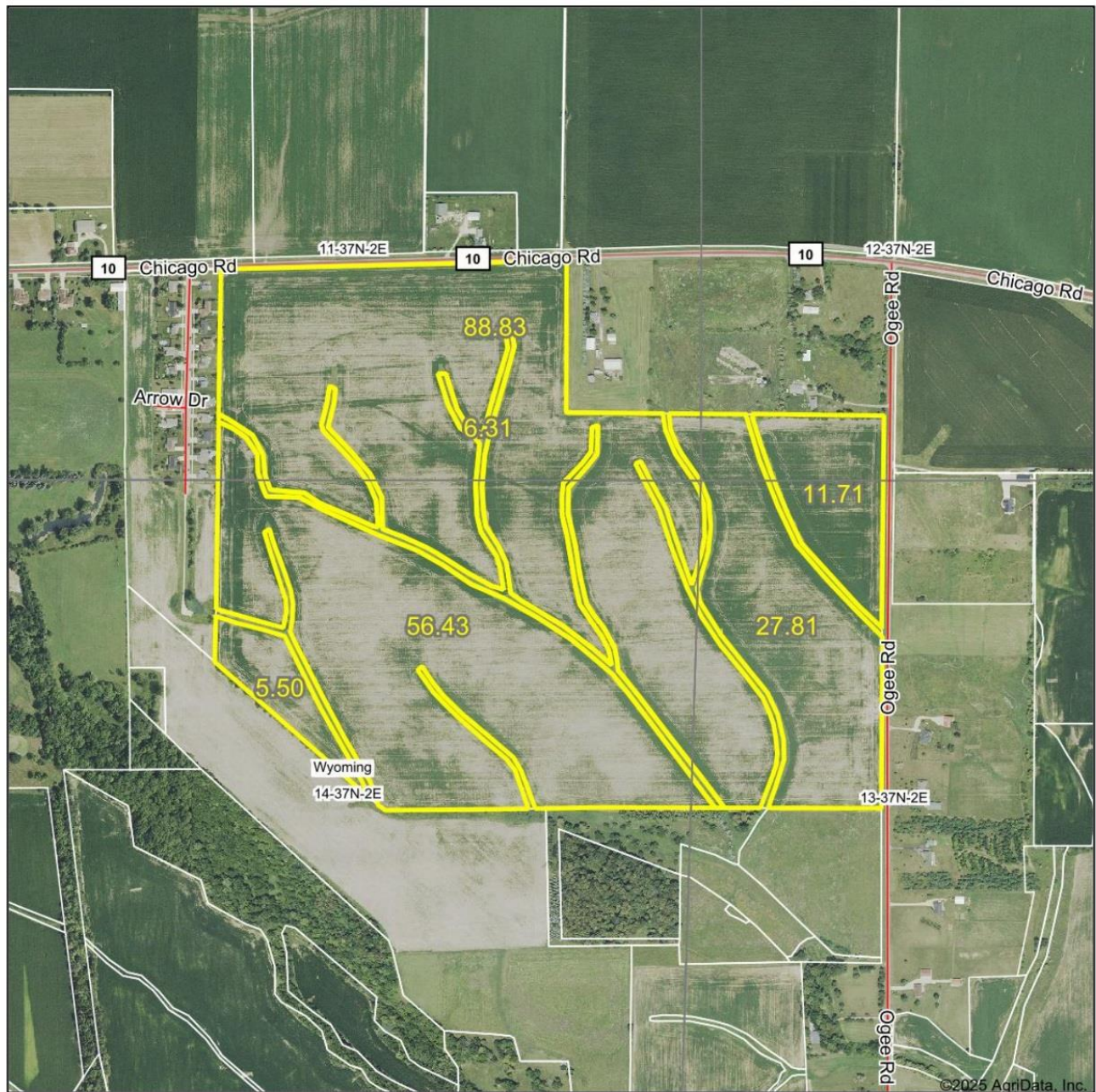


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Aerial Map

Aerial Map



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Boundary Center: 41° 41' 6.03, -88° 57' 43.36

0ft 838ft 1676ft

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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14-37N-2E
Lee County
Illinois



9/19/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

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FSA Tract Map



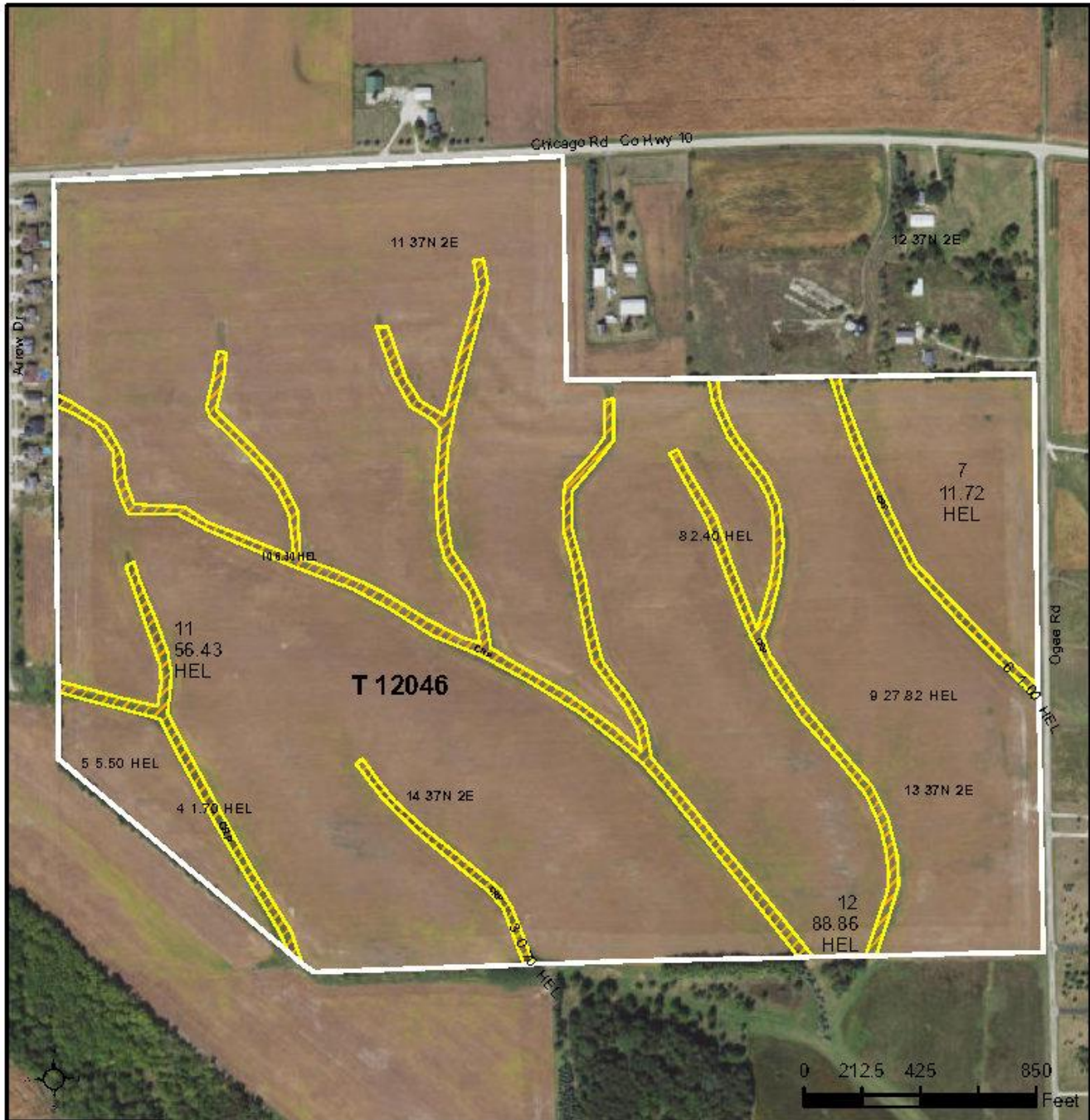
United States
Department of
Agriculture

DeKalb County, Illinois

Unless otherwise noted:

All crops have intended use of grain
and are non-irrigated.

Corn = YEL Soybeans = COM Wheat = SRW



Legend

- Tract Boundary
- No n Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2025 Program Year

Map Created March 20, 2025

Farm 7924
Tract 12046

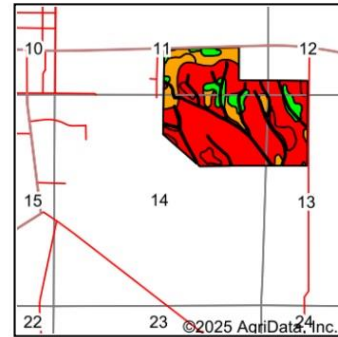
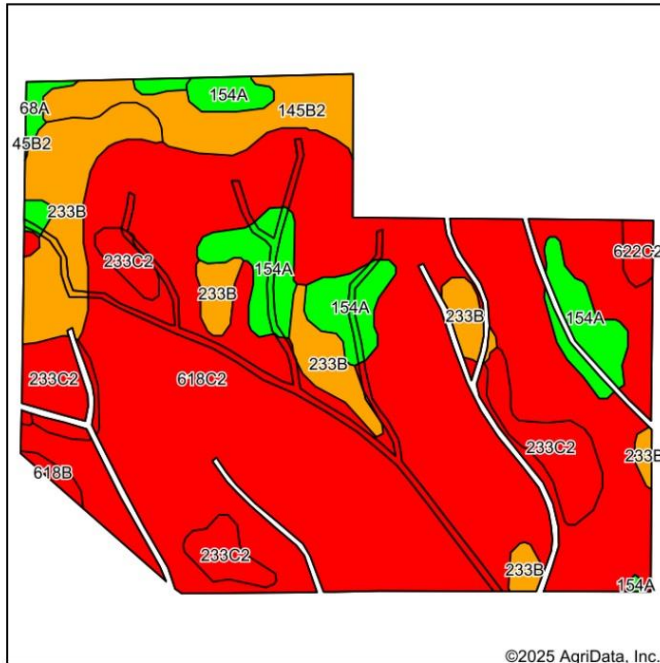
Tract Cropland Total: 202.43 acres

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Soils Map

Soils Map



State: **Illinois**
 County: **Lee**
 Location: **14-37N-2E**
 Township: **Wyoming**
 Acres: **196.59**
 Date: **9/19/2025**

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Soils data provided by USDA and NRCS.

Area Symbol: IL103, Soil Area Version: 22								
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Soil Drainage	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A
**618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	132.82	67.6%		Well drained	**136	**44	**54
**233B	Birkbeck silt loam, 2 to 5 percent slopes	19.93	10.1%		Moderately well drained	**165	**51	**65
154A	Flanagan silt loam, 0 to 2 percent slopes	15.78	8.0%		Somewhat poorly drained	194	63	77
**233C2	Birkbeck silt loam, 5 to 10 percent slopes, eroded	13.74	7.0%		Moderately well drained	**155	**48	**61
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	9.78	5.0%		Moderately well drained	**168	**54	**65
**68A	Sable silty clay loam, 0 to 2 percent slopes	2.06	1.0%		Poorly drained	**192	**63	**74
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	1.39	0.7%		Well drained	**150	**49	**60
**618B	Senachwine silt loam, 2 to 5 percent slopes	1.09	0.6%		Well drained	**143	**46	**57
Weighted Average						147.2	47.3	58.3

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

202.43 FSA Cropland Ac.

108.3 Average Soil PI

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Additional Information

Real Estate Tax Information

Parcel #	Tax Acres	Total Assessment	2024 Taxes Paid 2025
22-18-14-200-011	206.23	79,439	\$6,076.62

FSA Information

FSA #	7924
TRACT #	12046
HEL (Highly Erodible) STATUS	Yes –Conservation System
WETLAND STATUS	Wetland determinations not complete
FSA FARMLAND ACRES	202.43
DCP CROPLAND ACRES	202.43
CORN BASE ACRES	164.3
PLC YIELD CORN	128
SOYBEAN BASE ACRES	56.00
PLC YIELD SOYBEANS	46
CORN PROGRAM ELECTION	ARC-CO
SOYBEAN PROGRAM ELECTION	ARC-CO

Source: DeKalb Co, Illinois USDA FSA Office.

Production History (bu/ac), as provided by Operator Schoenholz Farms

Year	Corn	Soybean
2021	-	56.0
2022	226.2	-
2023	-	46.2
2024	194.0	-
AVG	210.1	51.1

CRP Information

ACRES	PAYMET RATE	TOTAL PAYMENT	END DATE
12.10	\$295.90	\$3,580.00	9/30/31

Soil Fertility Tests

Farm	Test Date	P (lb/ac)	K (lb/ac)	pH
Ballymore	Nov 2022	64	262	6.1

Average of 77 samples taken by Advanced Agrilytics.

Physical Address: 3475 Chicago Rd, Paw Paw, IL 61353

Latitude: 41.684632 **Longitude** -88.962119