

THE OGLE COUNTY CROSSROADS PROPERTY

126± ACRES, ROCHELLE, ILLINOIS



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Real Estate • Farm Management • Appraisals • Consulting

THE OGLE COUNTY CROSSROADS PROPERTY

AERIAL MAP



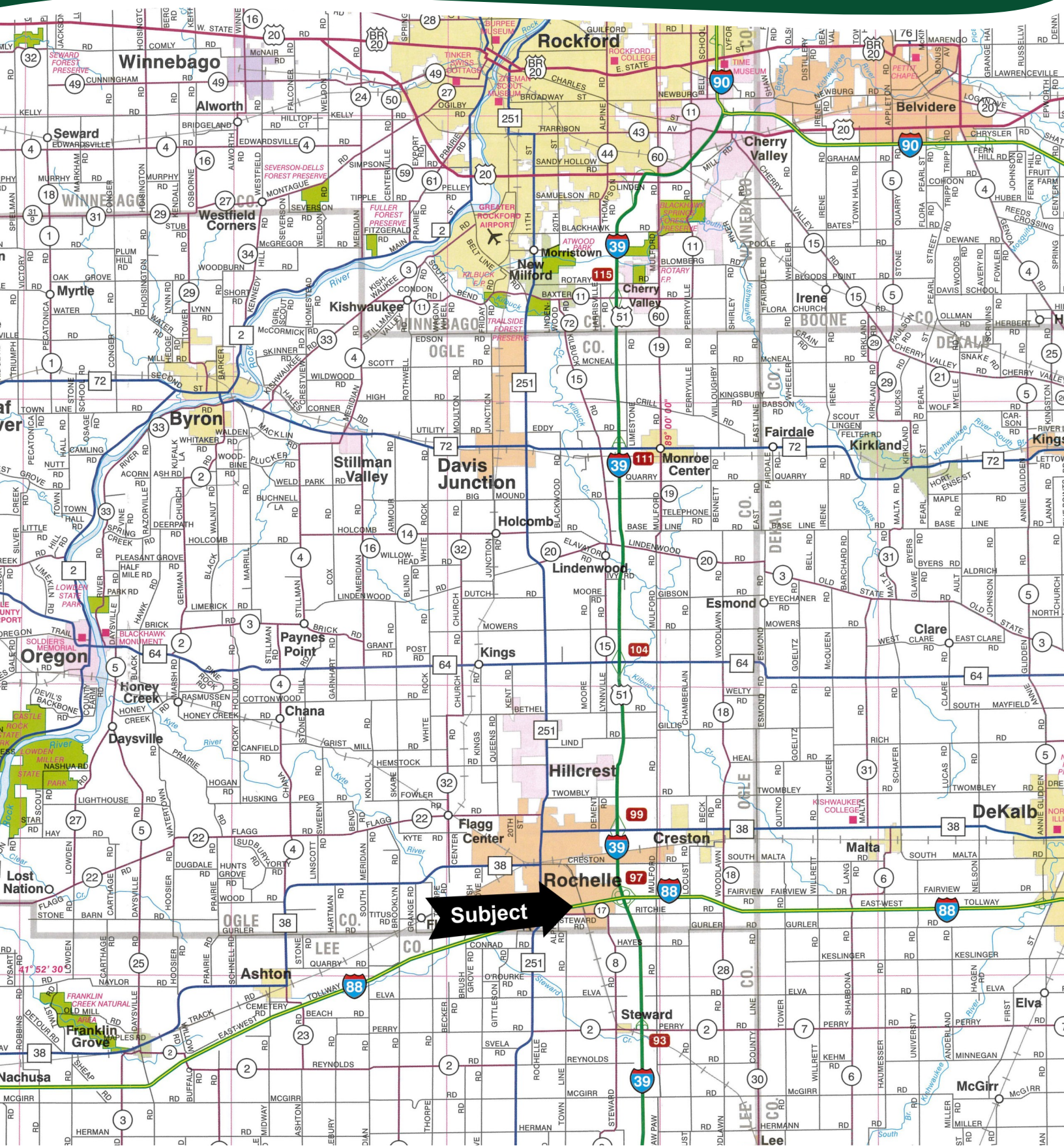
Rochelle



Steward Road

Steward Road

THE OGLE COUNTY CROSSROADS PROPERTY HIGHWAY MAP



THE OGLE COUNTY CROSSROADS PROPERTY

PROPERTY DETAILS

LOCATION	<p>The property is located 60 miles west of Chicago O'Hare International Airport and is within the city of Rochelle. Rochelle is 30 minutes from Rockford - the second largest city in Illinois - and less than 90 minutes from downtown Chicago.</p>
FRONTAGE	<p>There is approximately 1/2 mile of road frontage on Interstate 88, 1/4 mile on Main Street, and 1/4 mile on Steward Road.</p>
MAJOR HIGHWAYS	<p>Illinois Route 251 is 3/4 mile west, Interstate 39 is 1 1/4 mile east, Illinois Route 38 is 2 miles north, and Interstate 88 intersects the property. Rochelle is at the intersection of Interstates I-39 Logistics and Distribution Corridor and the I-88 Research and Development Corridor.</p>
RAIL	<p>The City of Rochelle Industrial Railroad (CIR) has been the catalyst for economic development for the City of Rochelle for more than 30 years. The continuous expansion of the rail system has allowed rail-served industries to cut cost and increase efficiency in shipping and receiving operations due to the dual interchanges with Union Pacific and Burlington Northern Santa Fe Railroads. The CIR was strategically established and located on the growth edge of Chicago's westward commercial frontier to meet the demand of industries looking to locate outside the capacity-constrained Chicago area.</p>
AIRPORTS	<p>The Rochelle Koritz Field Municipal Airport is a full-service, corporate and general aviation aircraft facility strategically situated two miles west of the industrial area; right on the intersection of Highway 251 and I-88 providing immediate access to the Chicago Urban area.</p> <p>Chicago - Rockford International Airport (RFD) only 30 minutes North of Rochelle. RFD is located less than one hour drive of Chicago O'Hare International Airport. RFD offers significant advantages to Air Cargo Carriers and Air Freight Forwarders. Cargo Airlines using RFD save fuel, save time, and save money. Independent airspace assures direct in approaches. Surrounded by expressways running north, south, east and west, RFD has excellent accessibility for speedy road feeder services.</p> <p>RFD is conveniently located minutes from major highways with Interstate highway access to Chicago, Wisconsin, Minnesota, Iowa, Missouri, Indiana and beyond.</p>
LEGAL DESCRIPTION	<p>A brief legal description indicates The Ogle County Crossroads Property is located in Part of the North Half of Section 31, Township 40 North - Range 2 East (Dement Township), in Ogle County, Illinois.</p>

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PROPERTY DETAILS

TOTAL ACRES	There are approximately 125.9 acres, more or less, according to the Ogle County Assessor's Office.
TILLABLE ACRES	There are approximately 110.33 tillable acres according to the Ogle County FSA.
SOIL TYPES	Ashdale silt loam is the primary soil type on this property.
TOPOGRAPHY	The topography of the subject property 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.
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 Ogle County Crossroads Property.
TAXES	The 2024 real estate taxes totaled \$5,665.68. The tax parcel numbers are #25-31-100-006 and #25-31-200-015.
ZONING	The property is zoned I2, General Industry.
COMMENTS	The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Josh Waddell at Martin, Goodrich & Waddell, Inc. at 815-751-0439.

THE OGLE COUNTY CROSSROADS PROPERTY

PROPERTY PHOTOS



THE OGLE COUNTY CROSSROADS PROPERTY

PROPERTY PHOTOS



THE OGLE COUNTY CROSSROADS PROPERTY

SOILS INFORMATION

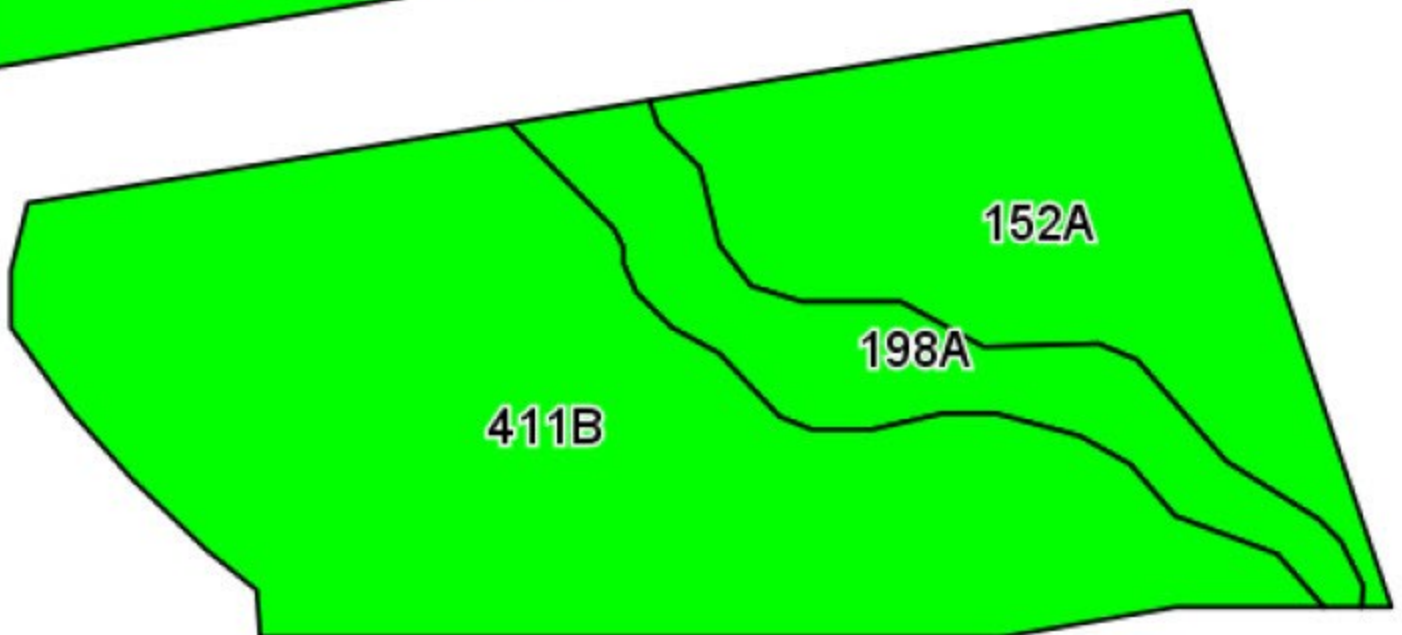
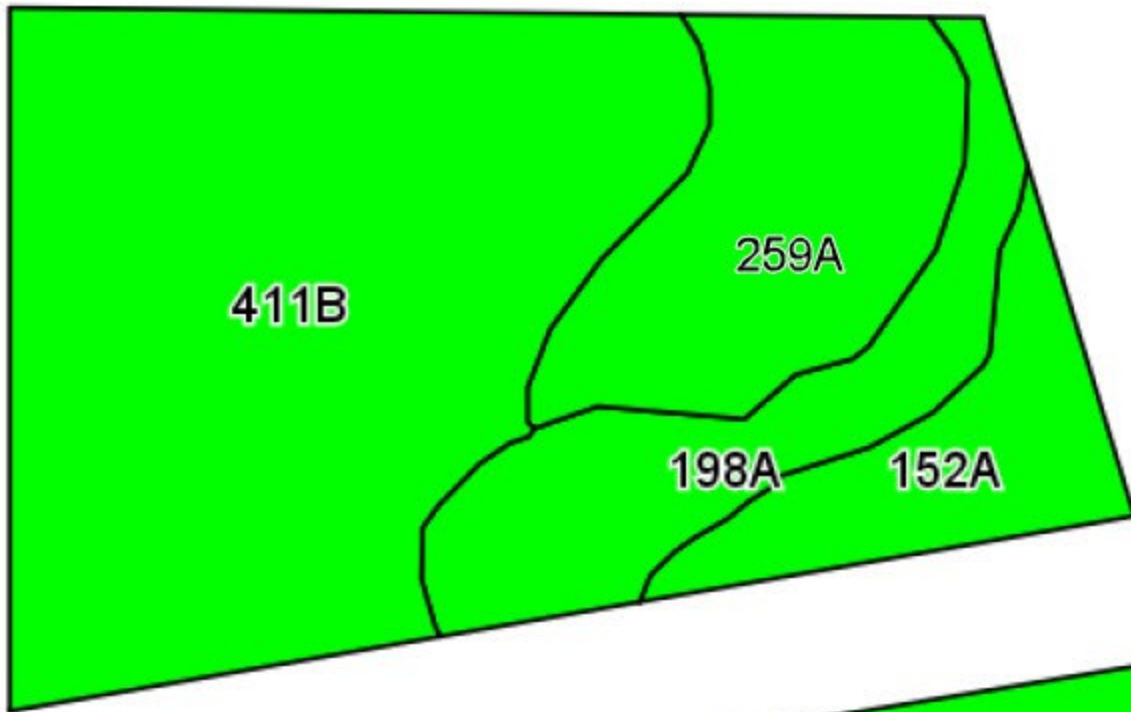
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
411B	Ashdale silt loam	72.85	124
198A	Elburn silt loam	16.82	143
259A	Assumption silt loam	11.14	119
152A	Drummer silty clay loam	9.52	144
WEIGHTED AVERAGE:			128.1

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

THE OGLE COUNTY CROSSROADS PROPERTY

SOILS MAP



THE OGLE COUNTY CROSSROADS PROPERTY

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. ZONING MAP
5. ROCHELLE COMPREHENSIVE PLAN ([LINK HERE](#))
6. ROCHELLE ECONOMIC DEVELOPMENT ([LINK HERE](#))
7. FOREIGN TRADE ZONE #176 ([LINK HERE](#))
8. LEE-OGLE ENTERPRISE ZONE INFORMATION

For more information, please visit MGW.us.com

or contact:

Josh Waddell (815) 751-0439 | Josh.Waddell@mgw.us.com



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REAL ESTATE SERVICES



United States
Department of
Agriculture

Ogle County, Illinois



Common Land Unit	Tract Boundary
Non-Cropland	
Cropland	

Wetland Determination Identifiers

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

Tract Cropland Total: 110.33 acres

2023 Program Year
Map Created December 08, 2022

Farm 9731
Tract 8958

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
 OGLE
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 9731
 Prepared : 1/23/24 12:53 PM CST
 Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : 2013-17-103-0007888
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
132.83	110.33	110.33	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	110.33	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	110.30	0.00	129	
TOTAL	110.30	0.00		

NOTES

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Tract Number : 8958

Description : A 19 SEC 31 DEMENT TWP, OGLE CO
 FSA Physical Location : ILLINOIS/OGLE
 ANSI Physical Location : ILLINOIS/OGLE
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners :
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
132.83	110.33	110.33	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	110.33	0.00	0.00	0.00	0.00	0.00

ILLINOIS
OGLE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9731
Prepared : 1/23/24 12:53 PM CST
Crop Year : 2024

Tract 8958 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	110.30	0.00	129
TOTAL	110.30	0.00	

NOTES

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TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 3 meter dem
Interval(ft): 3.0
Min: 789.9
Max: 811.9
Range: 22.0
Average: 797.3
Standard Deviation: 4.59 ft

0ft 515ft 1029ft

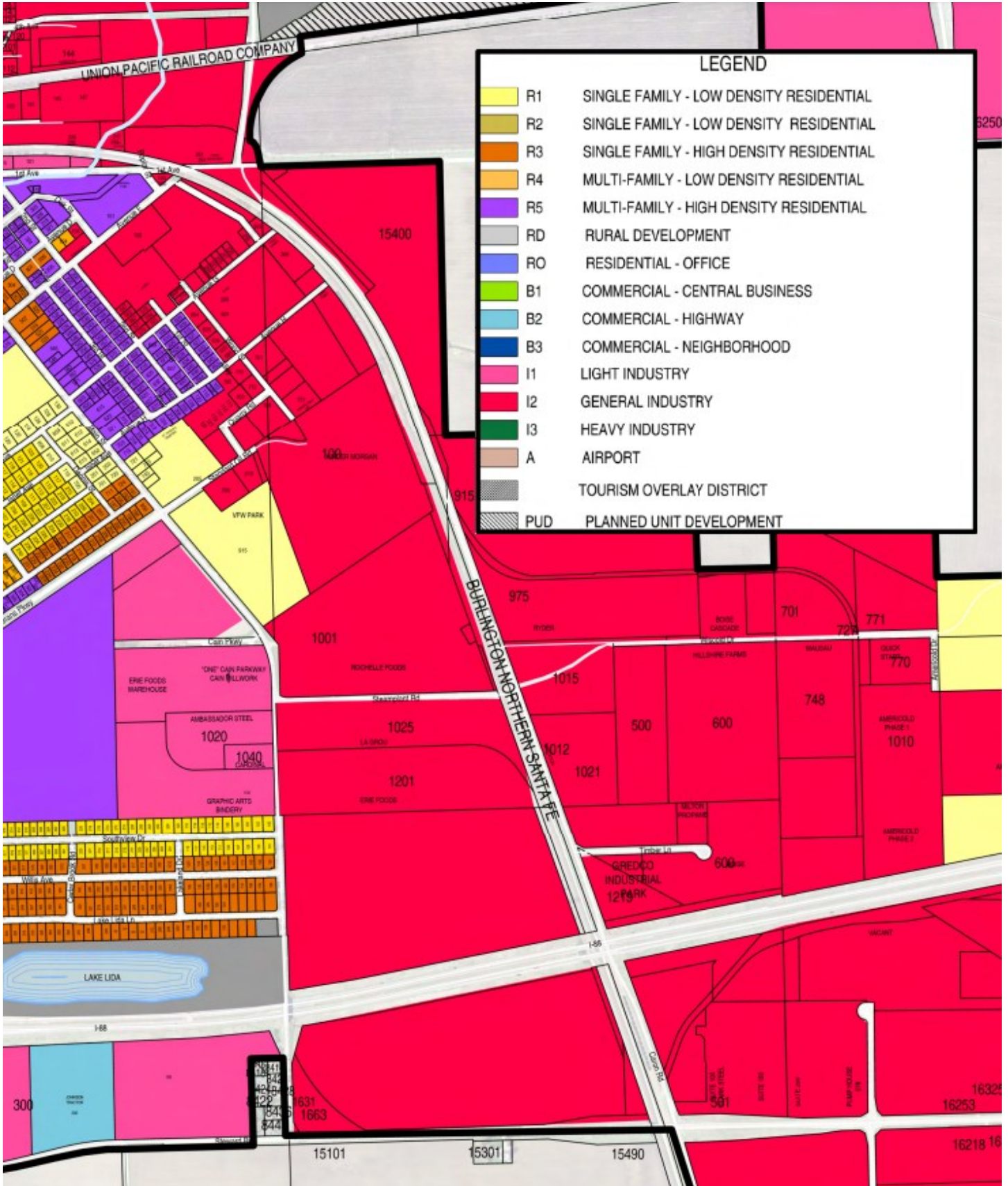


1/23/2024

31-40N-2E
Ogle County
Illinois

Boundary Center: 41.901618, -89.048382

ROCHELLE ZONING MAP





Incentives Sheet

In the Enterprise Zone, for Real Estate Improvement Projects that apply and pay the 0.5% fee:

1. BMEC (Building Materials Exemption Certificates)

- a. In an EZ project, building materials incorporated into the real estate are sales tax free with the use of certificates issued by the Enterprise Zone.

2. Property Tax Abatement

- a. Taxable improvements coming from EZ project (but not including land) are abated at 50% for 6 years, for participating taxing districts, beginning with the first full year of assessment.

Important Note: abatement is not allowed in TIF redevelopment areas.

Upon adding capital assets in the Enterprise Zone:

1. **Investment Tax Credit**, 0.5% tax credit on depreciable assets (which can include the above real estate improvements). This is captured on corporate tax returns and is in addition to any other Illinois Investment Tax Credits. Can carry-forward for 5 additional years.

On purchases of utility natural gas in the Enterprise Zone:

1. **Gas Use Tax Exemption**, upon filing of form RG-61 with Nicor or other supplier, the 5% use tax is exempted. (Captured directly from utility, tax is removed from bill.)

Contact Zone Administrator Andy Shaw for questions regarding Lee-Ogle Enterprise Zone Incentives at: 815-625-3854 or LeeOgleZone@BlackhawkHills.com

The Lee-Ogle Enterprise Zone was Certified on 1/1/2017 for 15 years thru 12/31/2031.
A Ten-Year Extension is anticipated post-2031.



On Certain Larger-Scale/Significant Projects in the Enterprise Zone:

1. For companies that Illinois DCEO **pre-approves** as making a capital investment of greater than \$10 million:
 - a. **EZ Construction Jobs Credit, (new for 2021: cannot be used until 1/1/2021)**
 - i. A company income tax credit based on 50% of the IL income tax of construction employees, OR
 - ii. A company income tax credit based on 75% of the IL income tax of construction employees, if in area defined as “underserved”.

2. For companies that apply to Illinois DCEO and DCEO **“Certifies”** as:
 - a. Investing \$5 million and creating 200 FTE jobs, OR
 - b. Investing \$40 million and retaining 2000 FTE jobs, OR
 - c. Investing \$40 million and retaining 90% of existing jobs,are granted the **Expanded Manufacturing Machinery and Equipment (M, M, & E) sales-tax exemption** (manufacturing machinery is already exempt from sales tax in Illinois) for purchase of tools used to maintain and repair machinery and equipment and products consumed in manufacturing such as:
 - a. Abrasives, acids, polishing compounds, lubricants, coolants, adhesives, solvents, cleaning compounds, manufacturing fuels, protective safety clothing, pollution control fuels, catalysts & consumable pollutant filtration media

3. For companies that apply to Illinois DCEO and DCEO **“Certifies”** as creating 200 FTE jobs OR retaining 1,000 FTE jobs, are granted the **Utility Tax Exemption** that allows
 - a. Exemption from the 5% IL Utility Tax on gas and electricity
 - b. Exemption from the 0.1% ICC telecom admin charge

Contact Zone Administrator Andy Shaw for questions regarding Lee-Ogle Enterprise Zone Incentives at: 815-625-3854 or LeeOgleZone@BlackhawkHills.com

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