

THE DVORAK FARM



334^{+/-} Acres • Jo Daviess County, Illinois



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

We Plant Profitable Investment Ideas in Every Season

2020 Aberdeen Court
Sycamore, IL 60178

Web: www.mgw.us.com

E-mail: info@mgw.us.com

Phone: (815) 756-3606

Fax: (815) 756-5929

THE DVORAK FARM

LOCATION MAP



THE DVORAK FARM

PROPERTY DETAILS

- Location:** The subject farm is located approximately 117 miles northwest of Chicago O'Hare International Airport. Nearby towns include: Stockton (5 3/4 miles southeast), Elizabeth (6 miles southwest), and Galena (14 miles west). The property address is 1434 N Scout Camp Road, Stockton, IL 61085.
- Frontage:** There is approximately 3/4 mile of road frontage on N Scout Camp Road. The Apple River borders the farm for approximately 1.2 miles.
- Major Highways:** U.S. Route 20 is 3 miles south, Illinois Route 78 is 6 1/2 miles southeast, and Illinois Route 84 is 7 7/8 miles southwest of the property.
- Legal Description:** A brief legal description indicates The Dvorak Farm is located in Part of Section 26, Township 28 North - Range 3 East, (Thompson Township), Jo Daviess County, Illinois.
- Total Acres:** There are a total of 333.61 acres, more or less, according to the Jo Daviess County Assessor's Office.
- Tillable Acreage:** There are approximately 147.22 tillable acres according to the Jo Daviess County FSA.
- Soil Types:** Major soil types found on this farm include Beaver creek silt loam, Dunbarton-Dubuque silt loams, and Palsgrove silt loam.
- Climate/Growing Season:** Jo Daviess County enjoys all four distinct seasons. In winter the average temperature is 21° Fahrenheit, and in summer the average temperature is 71° Fahrenheit. The total annual precipitation is about 35", and nearly 65% of this falls in April through September. The average seasonal snowfall is about 32". The average relative humidity in the afternoon is about 63%. Humidity is higher at night, and the average at dawn is about 81%. The sun shines 69% of the time possible in summer and 46% in winter.
- Topography:** The topography of the subject farm is level to very rolling.
- FSA Data:** Detailed FSA information is available at the end of this brochure.

THE DVORAK FARM

PROPERTY DETAILS

- 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 and Terms:** The asking price is \$5,375 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.
- School Districts:** The Dvorak Farm lies within Stockton Community Unit School District #206.
- Grain Markets:** There are a number of grain markets located within 20 miles of The Dvorak Farm.
- Taxes:** The 2018 real estate taxes totaled \$4,469.16. The tax parcel numbers are #18-000-239-10 & #18-000-241-00.
- Zoning:** The Dvorak Farm is zoned Agricultural.
- Comments:** Exceptional recreational property with strong income from multiple sources. Trophy class whitetail deer, wild turkey and other wildlife are abundant in the area. The Apple River has a variety of fish, including smallmouth bass, crappie and sunfish. Property includes a 4 bedroom, 1 ½ bath house with a detached garage and a large pole building with temporary living quarters. Seller will entertain offers on less than the entire property.

The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark T. Mommsen at Martin, Goodrich & Waddell, Inc. at 815-901-4269.

THE DVORAK FARM

PHOTOS



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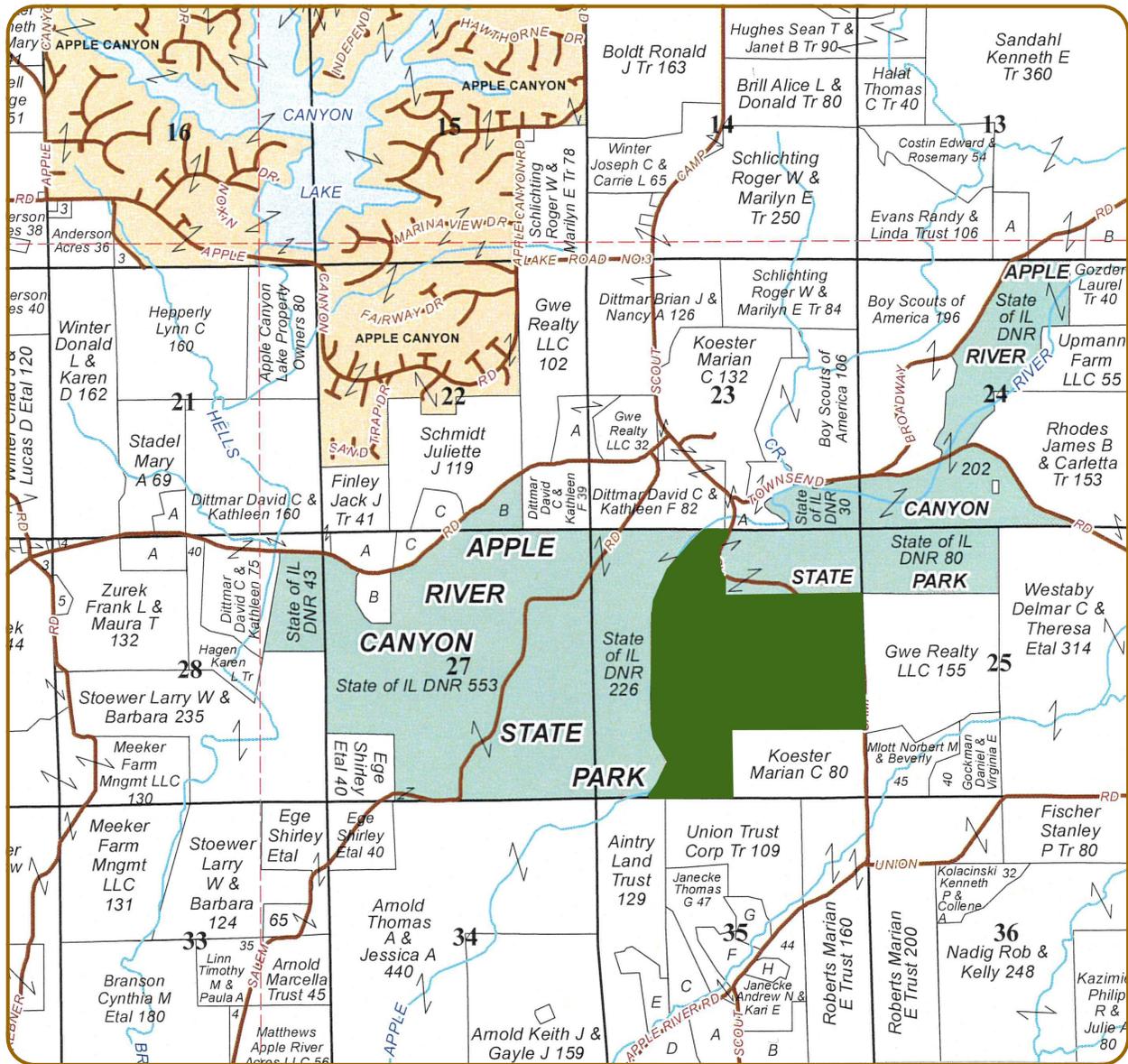


THE DVORAK FARM

PHOTOS



THE DVORAK FARM PLAT MAP



The Dvorak Farm is located in Part of Section 26, Township 28 North - Range 3 East, (Thompson Township), Jo Daviess County, Illinois.

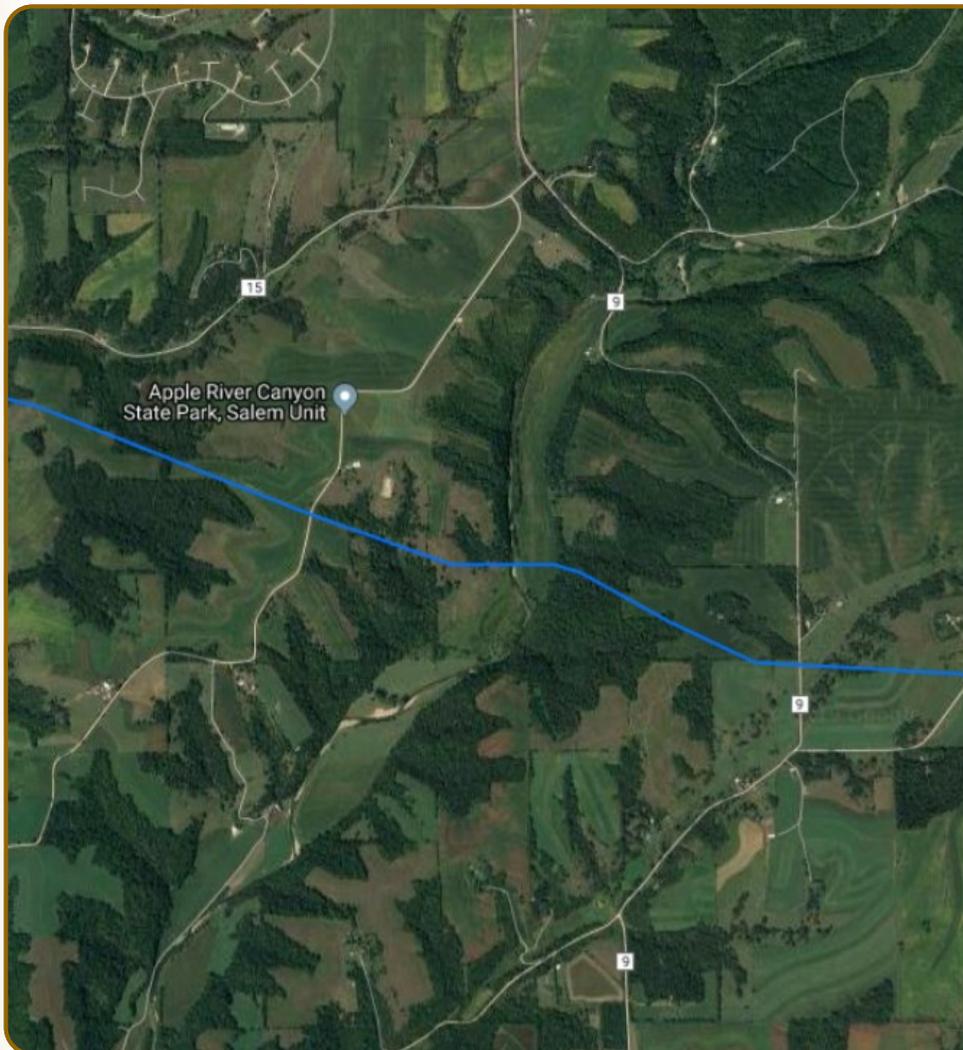
THE DVORAK FARM

FEMA FLOOD PLAIN MAP



THE DVORAK FARM

PIPELINE MAP



Legend

- LNG Plants
- Breakout Tanks
- Gas Transmission Pipelines
- Hazardous Liquid Pipelines



Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.

Questions regarding this map or its contents can be directed to nprms@dot.gov.

Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application at www.nprms.phmsa.dot.gov

Date Printed: May 10, 2019



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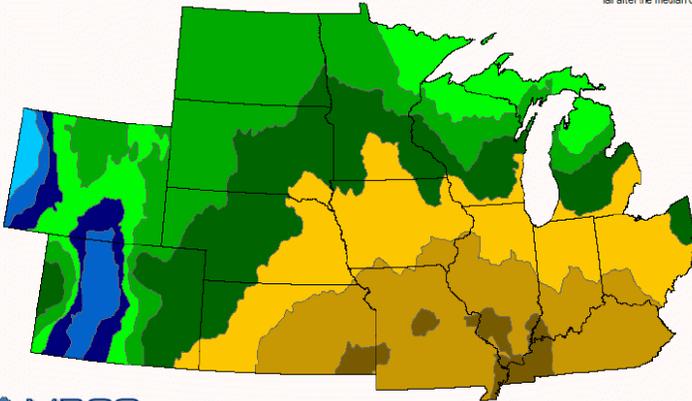
MIDWEST CLIMATE MAPS

Spring Freeze

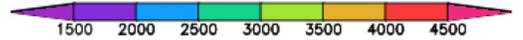
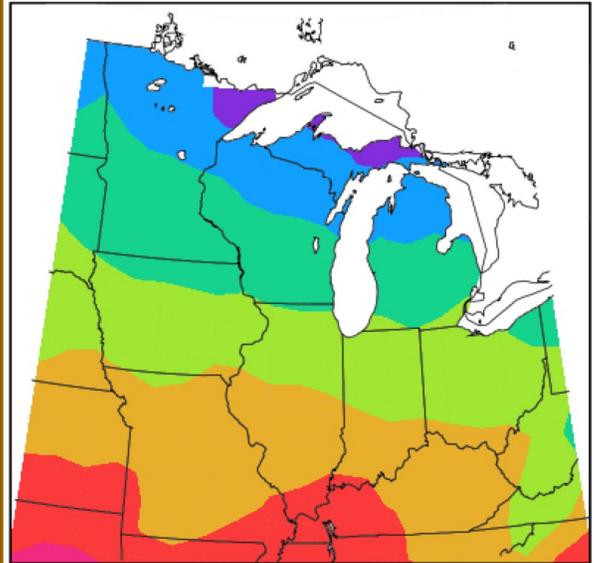
Median Date Of Last 32°F Freeze
Based on 1981-2010 Average

- Mar 10 or Earlier ● Apr 1 - 10 ● May 1 - 10 ● Jun 1 - 10
- Mar 11 - 20 ● Apr 11 - 20 ● May 11 - 20 ● Jun 11 - 20
- Mar 21 - 31 ● Apr 21 - 30 ● May 21 - 31 ● Jun 21 or Later

Median date is determined such that half of all years fall before and half fall after the median date.



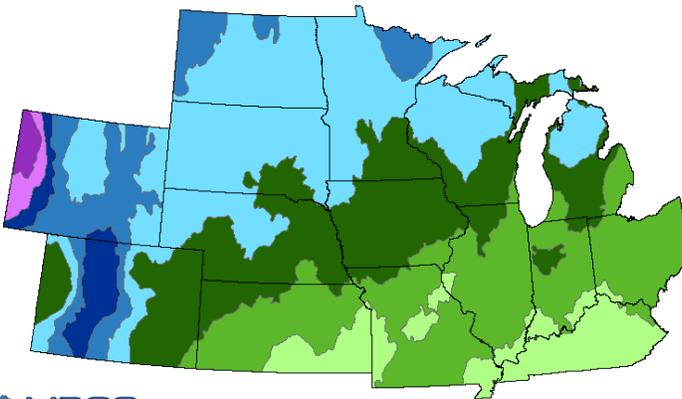
Average MGDD, Apr to Oct, 1981-2010



Fall Freeze

Median Date Of 32°F Freeze
Based on 1981-2010 Average

- Aug 10 or Earlier ● Sep 1 - 10 ● Oct 1 - 10 ● Nov 1 - 10
- Aug 11 - 20 ● Sep 11 - 20 ● Oct 11 - 20 ● Nov 11 - 20
- Aug 21 - 31 ● Sep 21 - 30 ● Oct 21 - 31 ● Nov 21 or Later



THE DVORAK FARM

RECREATIONAL OPPORTUNITIES



The Dvorak Farm



Waterfall at Apple Canyon Lake

The Dvorak Farm offers a variety of recreational opportunities both in and around the property. The heavy woods and rolling topography are excellent for whitetail deer and turkey hunting as well as ATVing.

Fishing and aquatic recreation are available in the Apple River that borders the farm, and at the nearby, 480 acre Apple Canyon Lake. Guests enjoy a variety of water sports including skiing, boating, sailing and tubing. The Lake is approximately 3 miles long with over 15 miles of shoreline and is consistently ranked in the top 10 for water quality and clarity among all lakes monitored by the Illinois EPA. The Cove at Apple Canyon Lake is the area's premier scenic dining experience on the lakefront.

The 1,907 acre Apple Canyon State Park is adjacent to the property and features limestone bluffs, deep ravines, springs, streams, and abundant wildlife. There are opportunities for fishing, camping and hiking. Several other Illinois DNR sites within Jo Daviess County are managed by the Apple River Canyon State Park Complex.



Whitetail deer hunting



Turkey hunting



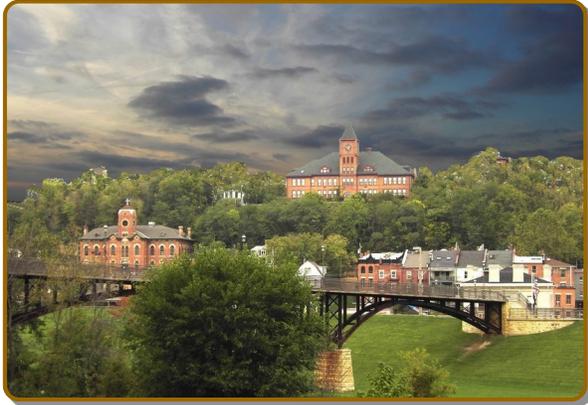
4-wheel recreation



Apple Canyon Lake

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RECREATIONAL OPPORTUNITIES



Historic downtown Galena



The Mississippi River



Hot air balloon rides



Horse-drawn carriages



Golfing



Chestnut Mountain Resort

The historic town of Galena is located 14 miles west of The Dvorak Farm. Historical and architectural tours and museums in the area allow visitors to experience 19th century living. Visitors can tour mansions, visit the Old Mine District, or the Ulysses S. Grant Home historic site.

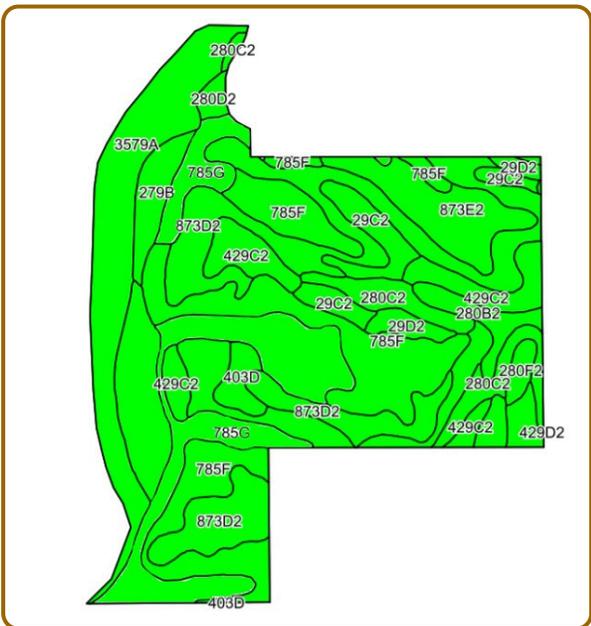
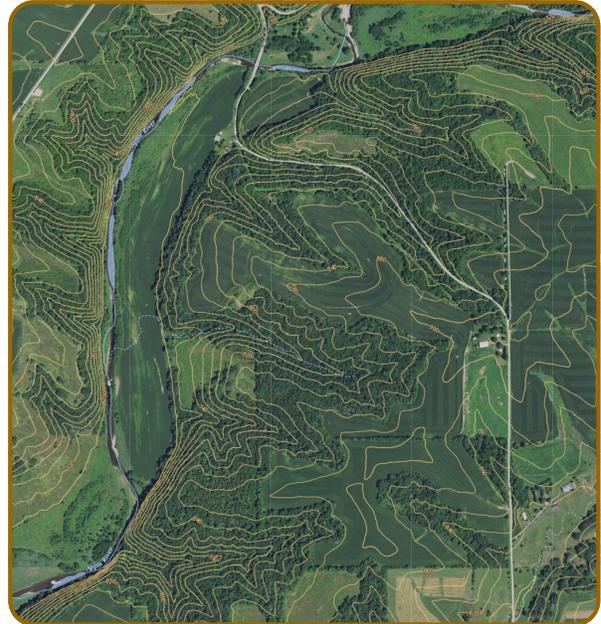
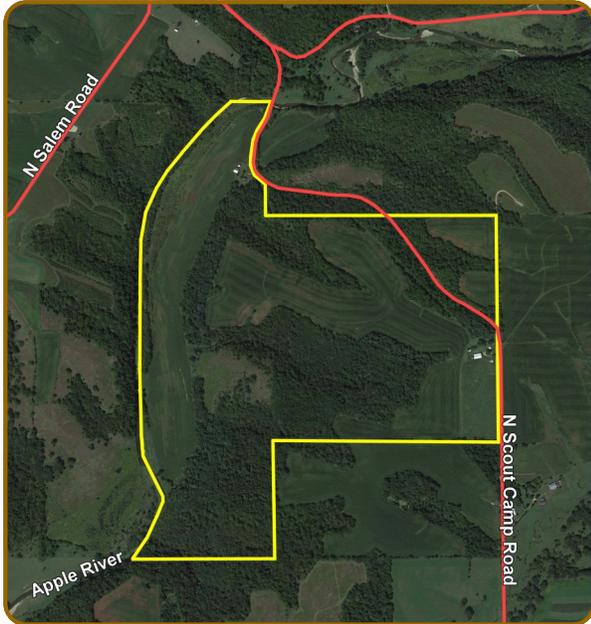
Outdoor recreational opportunities include boating & fishing, camping, kayaking and canoeing, hiking, biking, and horseback riding. Riverboat cruises are available along the Mississippi River. The Chestnut Mountain Resort, set above the banks of the Mississippi River, offers downhill skiing as well as an alpine slide during summer months.

Hot air balloon rides, haunted ghost walks, trolley tours, and horse-drawn carriage rides are popular attractions. The Galena/Jo Daviess County area is one of the Midwest's premier golf destinations, with nearly a dozen courses in the area.

The Galena/Jo Daviess County area is home to some of the top award-winning wineries and vineyards in Illinois. There are several antique shops, spas, and restaurants in Galena and nearby Elizabeth. There are numerous events and festivals held throughout the year.

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AERIAL MAP, TOPOGRAPHY MAP, SOILS MAP & DATA



SOILS DESCRIPTIONS & PRODUCTIVITY DATA

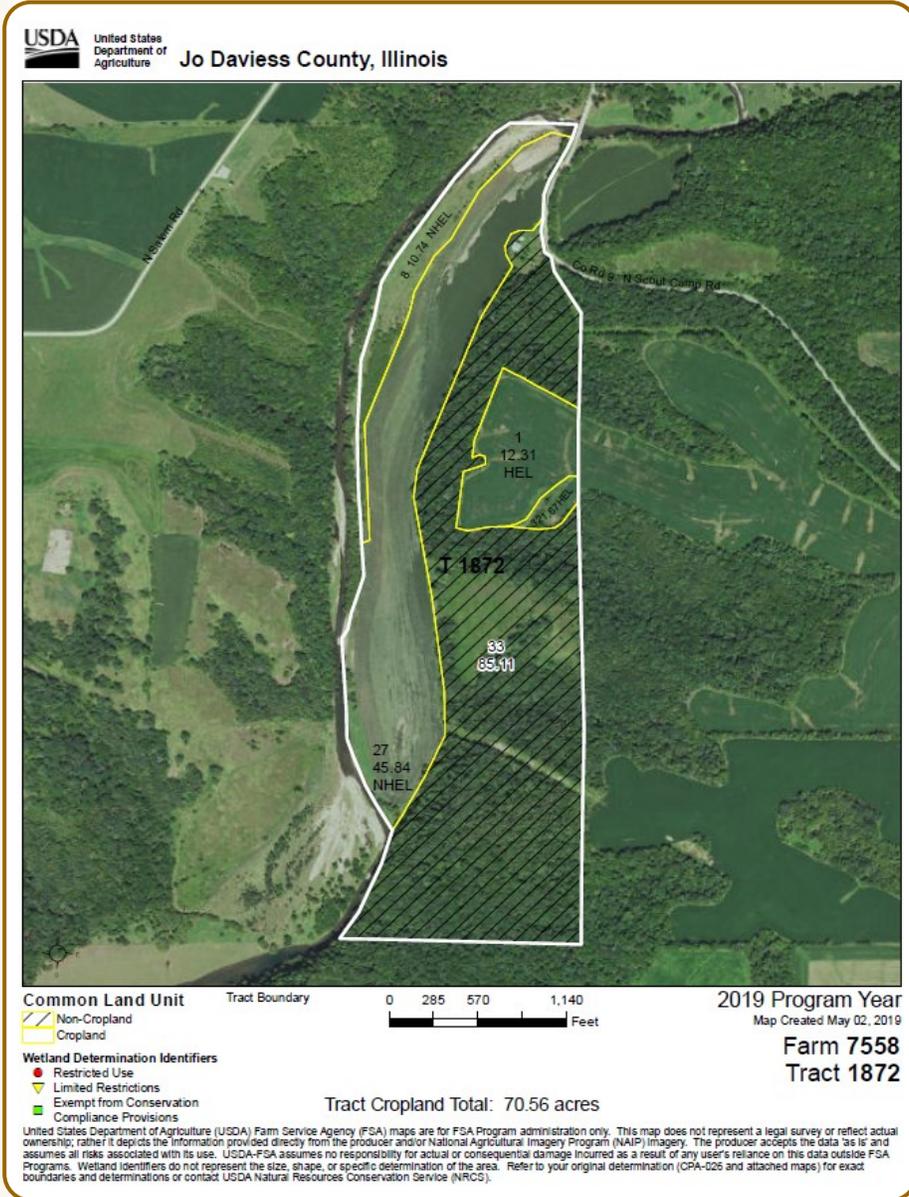
Soil #	Soil Name	Approx. Acres	Corn Yield Index (CYI)*	Productivity Index (PI)*
3579A	Beavercreek silt loam	32.72	112	85
873D2	Dunbarton-Dubuque silt loams	31.44	92	71
429C2	Palsgrove silt loam	17.60	131	98
280C2	Fayette silt loam	13.99	155	113
8239A	Dorchester silt loam	13.78	179	127
29C2	Dubuque silt loam	11.19	116	86
279B	Rozetta silt loam	7.32	162	119
280B2	Fayette silt loam	5.21	159	116
873E2	Dunbarton-Dubuque silt loams	3.96	86	66
785F	Lacrescent cobbly silt loam	3.64	77	59
280F2	Fayette silt loam	2.46	110	81
29D2	Dubuque silt loam	1.58	108	81
280D2	Fayette silt loam	1.19	149	109
785G	Lacrescent cobbly silt loam	0.91	52	40
429D2	Palsgrove silt loam	0.23	125	93

Figures taken from the University of Illinois Bulletin 611, Optimum Crop Productivity Ratings for Illinois Soils

TOTAL ACRES- 333.61 acres, more or less
 TILLABLE ACRES- 147.22 acres, or 44.1% per FSA figures
 Weighted Average CYI 123.1 bushels per acre, based on tillable acres
 PI- 91.7

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FSA DATA



FSA Information

CRP: None

Base Acreage: 52.40 acres corn,
3.72 acres soybeans

PLC Yield: 128 bushels corn, 41
bushels soybeans

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FSA DATA



United States
Department of
Agriculture

Jo Daviess County, Illinois

Tract 1873
Farm 7558

2019 Program Year



CLU	Acres	HEL	Crop
1	7.44	HEL	
4	28.09	UHEL	NC
25	56.35	HEL	
26	3.61	HEL	
40	9.26	HEL	
45	10.71	UHEL	NC
46	44.53	UHEL	NC

Page Cropland Total: 76.66 acres

Map Created February 05, 2019

- street100k_1_utm
- Common Land Unit**
- Cropland
 - Non-Cropland
 - Tract Boundary
- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

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FSA Information

CRP: None

Base Acreage: 64.80 acres corn, 3.08 acres soybeans

PLC Yield: 128 bushels corn, 41 bushels soybeans