

THE I-90 BELVIDERE PROPERTY

93[±] ACRES, BOONE COUNTY, ILLINOIS



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THE I-90 BELVIDERE PROPERTY

AERIAL MAP



Belvidere

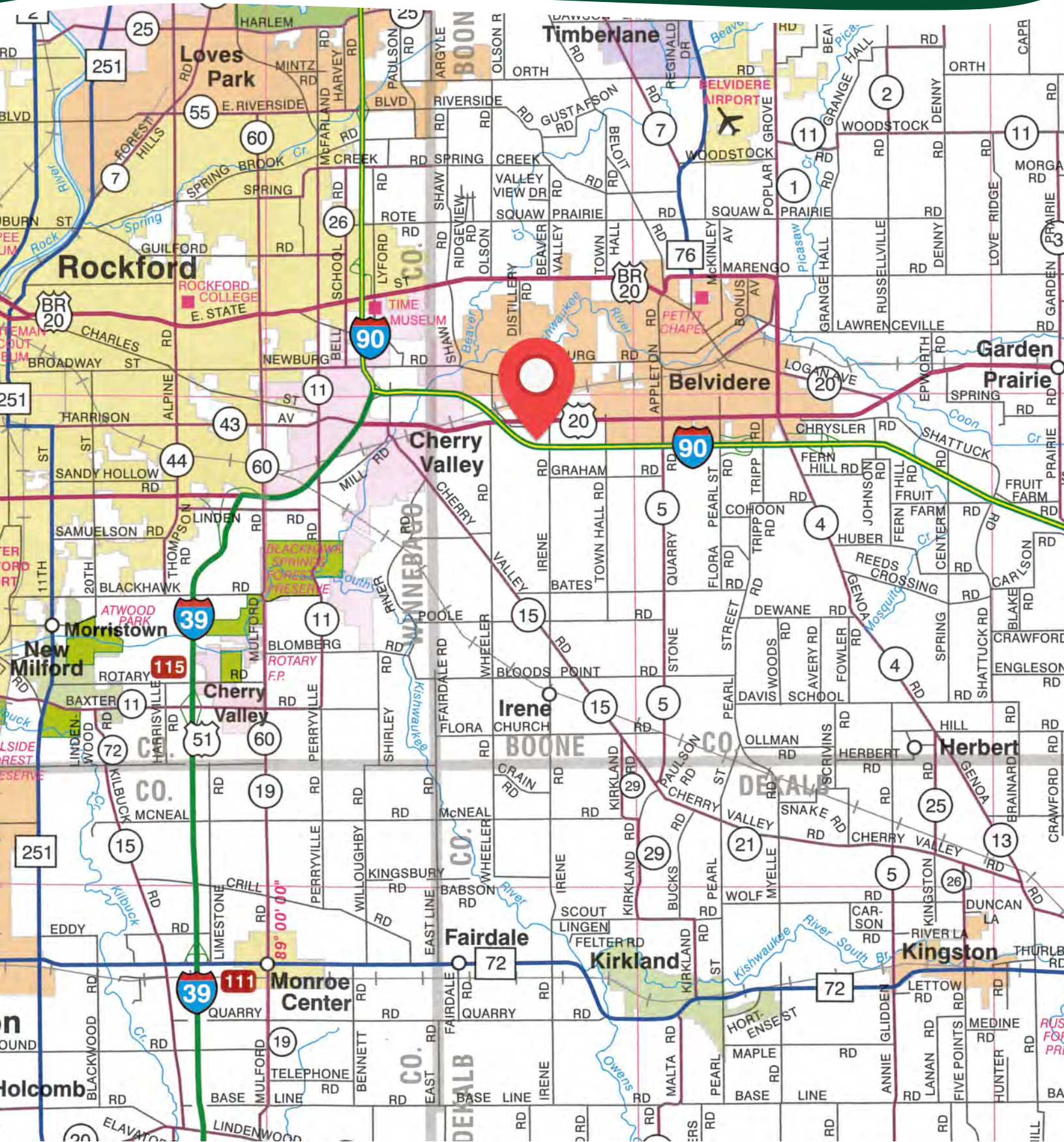
Ipsen Road

Irene Road



THE I-90 BELVIDERE PROPERTY

HIGHWAY MAP



THE I-90 BELVIDERE PROPERTY

PROPERTY DETAILS

| | |
|--------------------------|---|
| LOCATION | The subject property is located approximately 53 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Belvidere (3/8 mile north and 1 mile east), Cherry Valley (1 mile west), and Rockford (2 3/4 miles northwest). |
| FRONTAGE | There is approximately 472 feet of road frontage on Ipsen Road, 725 feet on Irene Road, and 3/8 mile on Interstate 90. |
| MAJOR HIGHWAYS | Interstate 90 is the south border of the property, U.S. Route 20 is approximately 115 feet north of the property, and Interstate 39 is 2 3/4 miles west. |
| LEGAL DESCRIPTION | A brief legal description indicates The I-90 Belvidere Property is located in Part of the North Half of Section 5, Township 43 North – Range 3 East (Flora Township), Boone County, Illinois. |
| TOTAL ACRES | There are a total of 92.797 acres, according to a survey. |
| TILLABLE ACRES | There are approximately 90.5 tillable acres, more or less, estimated. |
| SOIL TYPES | Dakota loam is the major soil type found on this farm. |
| TOPOGRAPHY | The topography of the subject farm is 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 \$42,500 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 I-90 Belvidere Property. |

THE I-90 BELVIDERE PROPERTY

PROPERTY DETAILS

| | |
|-----------------|---|
| TAXES | The 2022 real estate taxes totaled \$2,288.60. The tax parcel numbers are #07-05-100-022, #07-05-201-011 & #07-05-227-009. |
| ZONING | The I-90 Belvidere Property is zoned B-2 General Business District, R-1 Single Family Residential District, and A-1 Ag. Preservation. |
| 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 I-90 BELVIDERE PROPERTY

PROPERTY PHOTOS



THE I-90 BELVIDERE PROPERTY

PROPERTY PHOTOS



THE I-90 BELVIDERE PROPERTY

SOILS INFORMATION

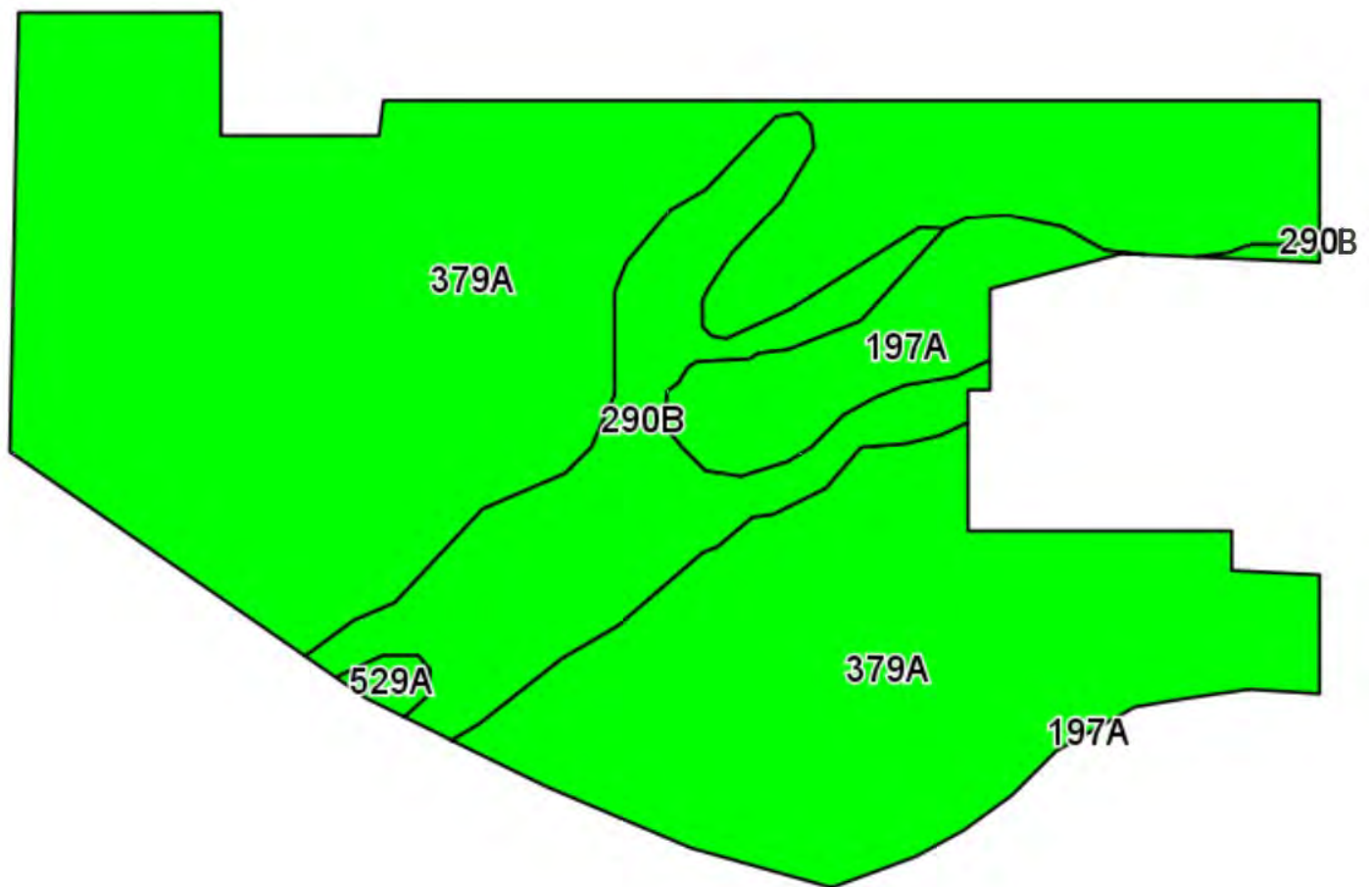
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

| SOIL # | SOIL NAME | APPROX. ACRES | PRODUCTIVITY INDEX (PI)* |
|-------------------|------------------|---------------|--------------------------|
| 379A | Dakota loam | 72.57 | 110 |
| 290B | Warsaw loam | 12.67 | 116 |
| 197A | Troxel silt loam | 4.87 | 140 |
| 529A | Selmass loam | 0.39 | 121 |
| WEIGHTED AVERAGE: | | | 112.5 |

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

THE I-90 BELVIDERE PROPERTY

SOILS MAP



THE I-90 BELVIDERE PROPERTY

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP (PRIOR TO RECONSTITUTION)
2. FSA-156EZ (PRIOR TO RECONSTITUTION)
3. TOPOGRAPHY MAP
4. PLAT OF SURVEY
5. I-90 JANE ADDAMS MEMORIAL TOLLWAY RIGHT-OF-WAY PLAT

For more information, please visit MGW.us.com

or contact:

Josh Waddell (815) 901-4269 | Josh.Waddell@mgw.us.com



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- CRP

Wetland Determination Identifiers

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

2023 Program Year
Map Created May 04, 2023

Farm 4042
Tract 7425

Tract Cropland Total: 23.62 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).



Boone County, Illinois



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- CRP

Wetland Determination Identifiers

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

2023 Program Year
Map Created May 04, 2023

Farm 4042
Tract 390

Tract Cropland Total: 68.74 acres

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ILLINOIS
BOONE



United States Department of Agriculture
Farm Service Agency

FARM : 4042

Prepared : 6/9/23 12:04 PM CST

Form: FSA-156EZ

Crop Year : 2023

See Page 3 for non-discriminatory Statements

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-007-2010-42
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|------|----------------------|-------------|------------------|
| 111.31 | 92.36 | 92.36 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 | Active | 2 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | | CRP | MPL | DCP Ag.Rel. Activity | SOD | |
| 0.00 | 0.00 | 92.36 | 0.00 | | 0.00 | 0.00 | 0.00 | 0.00 | |

Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|--------------------|---------------------|
| None | WHEAT, CORN, SOYBN | None |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|--------------|-----------------------------|-----------|-----|
| Wheat | 7.36 | 0.00 | 51 | |
| Corn | 54.20 | 0.00 | 114 | |
| Soybeans | 30.80 | 0.00 | 28 | |
| TOTAL | 92.36 | 0.00 | | |

NOTES

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Tract Number : 390

Description : B9-4 FLORA SEC. 5
FSA Physical Location : ILLINOIS/BOONE
ANSI Physical Location : ILLINOIS/BOONE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers :
Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 87.69 | 68.74 | 68.74 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |

PRIOR TO RECONSTITUTION

ILLINOIS
BOONE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4042

Prepared : 6/9/23 12:04 PM CST

Crop Year : 2023

Tract 390 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00 | 0.00 | 68.74 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|-----------|------------|-----------------------------|-----------|
| Wheat | 7.34 | 0.00 | 51 |
| Corn | 36.30 | 0.00 | 108 |
| Soybeans | 25.10 | 0.00 | 27 |

TOTAL **68.74** **0.00**

NOTES

Tract Number : 7425

Description : B9-4 FLORA SEC. 5
 FSA Physical Location : ILLINOIS/BOONE
 ANSI Physical Location : ILLINOIS/BOONE
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners :
 Other Producers :
 Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 23.62 | 23.62 | 23.62 | 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 | 23.62 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|-----------|------------|-----------------------------|-----------|
| Wheat | 0.02 | 0.00 | 51 |
| Corn | 17.90 | 0.00 | 126 |
| Soybeans | 5.70 | 0.00 | 33 |

TOTAL **23.62** **0.00**

NOTES

ILLINOIS
BOONE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

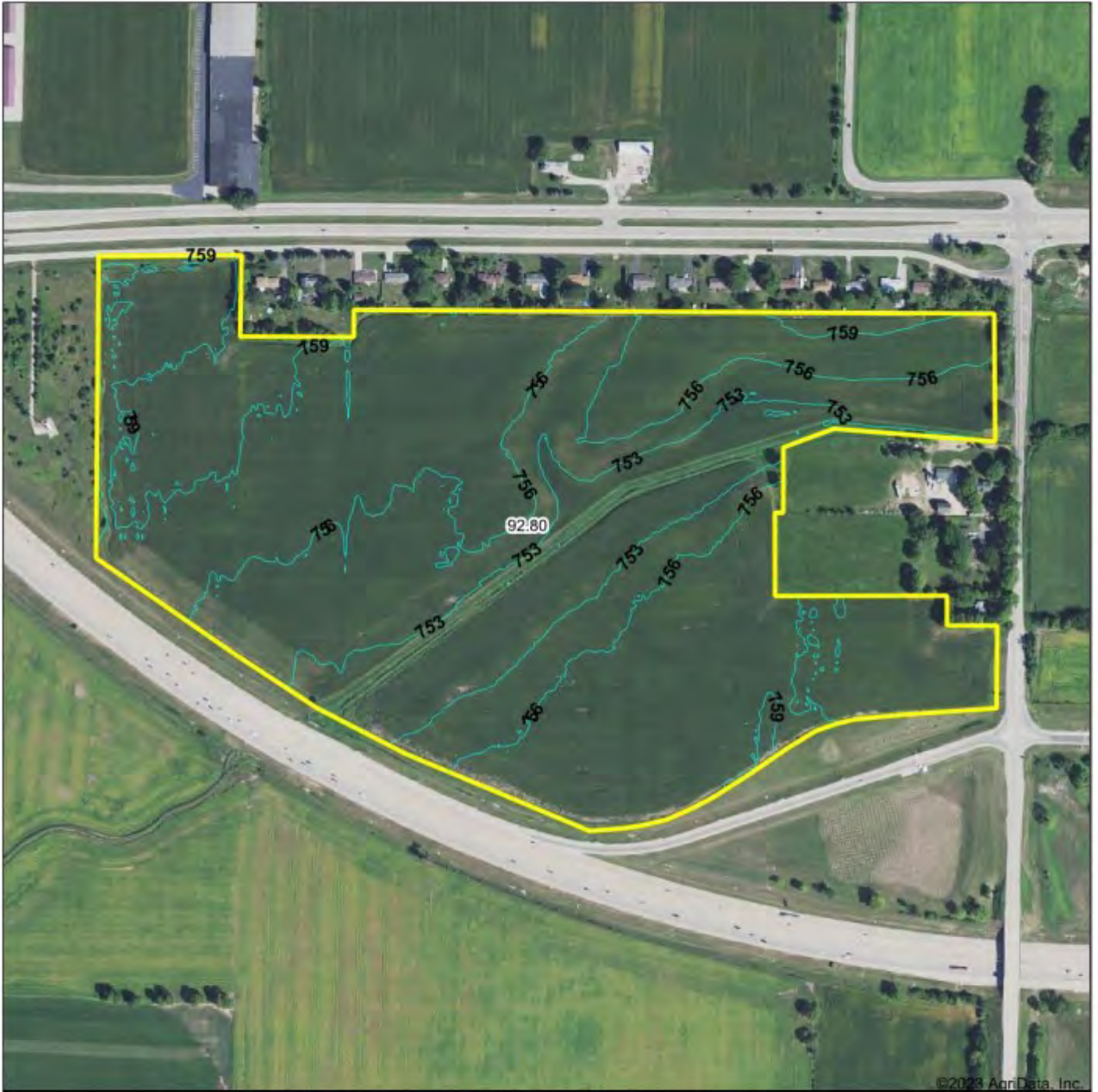
FARM : 4042
Prepared : 6/9/23 12:04 PM CST
Crop Year : 2023

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

TOPOGRAPHY MAP



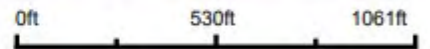
©2023 AgriData, Inc.



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 3 meter dem
Interval(ft): 3.0
Min: 749.7
Max: 761.7
Range: 12.0
Average: 756.4
Standard Deviation: 2.59 ft



6/9/2023

5-43N-3E
Boone County
Illinois

Map Center: 42.236935, -88.906573

| NO. | DATE | REVISIONS |
|-----|------|-----------|
| | | |
| | | |
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The boundaries, area, location, and other facts shown on this plat were determined by a survey conducted by the undersigned on or about the date hereon indicated. The survey was conducted in accordance with the laws and rules of the State of Illinois and the rules of the Board of Surveyors of the State of Illinois. The survey was conducted in accordance with the laws and rules of the State of Illinois and the rules of the Board of Surveyors of the State of Illinois. The survey was conducted in accordance with the laws and rules of the State of Illinois and the rules of the Board of Surveyors of the State of Illinois.

LEGEND

- Boundary of Section 31
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- Boundary of Section 99
- Boundary of Section 100



PARCEL I
The area of Parcel I is 1.00 acre, more or less, as shown on this plat. The boundaries of Parcel I were determined by a survey conducted by the undersigned on or about the date hereon indicated. The survey was conducted in accordance with the laws and rules of the State of Illinois and the rules of the Board of Surveyors of the State of Illinois. The survey was conducted in accordance with the laws and rules of the State of Illinois and the rules of the Board of Surveyors of the State of Illinois. The survey was conducted in accordance with the laws and rules of the State of Illinois and the rules of the Board of Surveyors of the State of Illinois.

SCALE: 1" = 200'

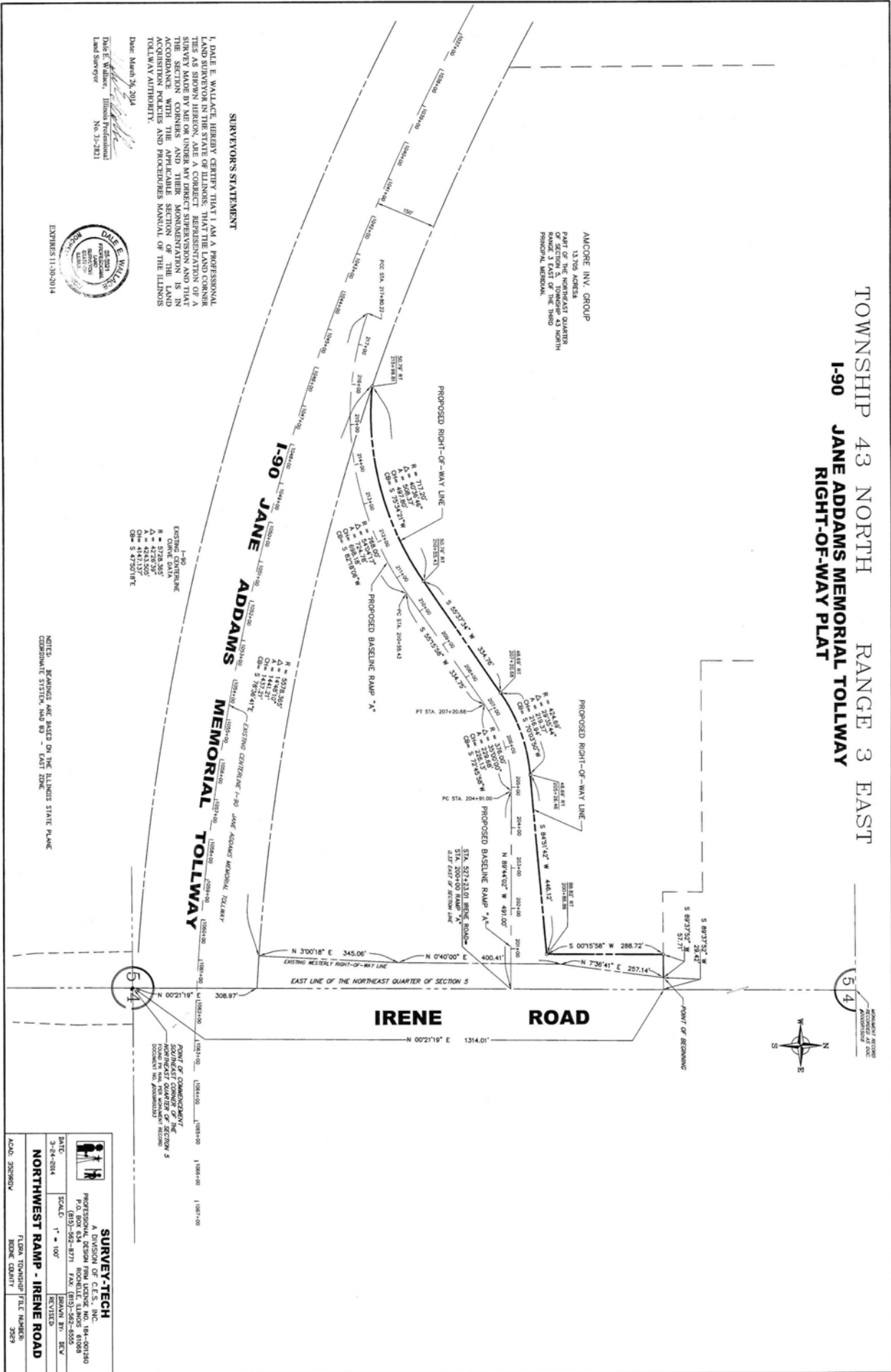
200 0 200 200 600 FEET

W N
S E

PARCEL II
The area of Parcel II is 1.00 acre, more or less, as shown on this plat. The boundaries of Parcel II were determined by a survey conducted by the undersigned on or about the date hereon indicated. The survey was conducted in accordance with the laws and rules of the State of Illinois and the rules of the Board of Surveyors of the State of Illinois. The survey was conducted in accordance with the laws and rules of the State of Illinois and the rules of the Board of Surveyors of the State of Illinois. The survey was conducted in accordance with the laws and rules of the State of Illinois and the rules of the Board of Surveyors of the State of Illinois.

TOWNSHIP 43 NORTH RANGE 3 EAST
JANE ADDAMS MEMORIAL TOLLWAY
RIGHT-OF-WAY PLAT

AMCORE INV. GROUP
 13,700 ACRES
 PART OF THE NORTHEAST QUARTER
 OF SECTION 5, TOWNSHIP 43 NORTH
 RANGE 3 EAST OF THE 1980
 PRINCIPAL MERIDIAN.



SURVEYOR'S STATEMENT

I, DALE E. WALLACE HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR IN THE STATE OF ILLINOIS AND THAT I HAVE CONDUCTED THE SURVEY AND THE PREPARATION OF THIS PLAT IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE ILLINOIS TOLLWAY AUTHORITY.

Date: March 26, 2014

Dale E. Wallace, Illinois Professional
 Land Surveyor No. 31-2821



EXPIRES 11-30-2014

EXISTING CENTERLINE
 I-90
 CHANGING DATA
 R = 4279.32'
 Δ = 42.7932°
 Ch = 4141.00'
 Ch = 4141.00'
 Ch = 4750.187E

NOTES: BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE
 COORDINATE SYSTEM, NAD 83 - EAST ZONE.

SURVEY-TECH
 A DIVISION OF C.E.S., INC.
 PROFESSIONAL DESIGN FROM LICENSE NO. 194-001260
 P.O. BOX 1000
 FARMINGTON, IL 62521
 TEL: (618) 562-8371 FAX: (618) 562-6600

DATE: 3-24-2014
 SCALE: 1" = 100'
 DRAWN BY: BJV
 REVISIONS:

ILLINOIS TOLLWAY FILE NUMBER: 3589
 BONE COUNTY



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