

# THE TUTT FARM



54<sup>+/-</sup> Acres • Boone County, Illinois



MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES

*We Plant Profitable Investment Ideas in Every Season*

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# THE TUTT FARM

## AERIAL MAP



# THE TUTT FARM

## PROPERTY DETAILS

|                                |  |
|--------------------------------|--|
| <b>Location:</b>               | The subject farm is located approximately 55 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Cherry Valley (3/8 mile north), Rockford (1 1/4 miles west), and Belvidere (3 miles northeast).   |
| <b>Frontage:</b>               | There is approximately 1/4 mile of road frontage on Cherry Valley Road.  |
| <b>Major Highways:</b>         | U.S. Route 20 is 1 3/8 miles north, Interstate 90 is 1 3/4 miles northeast, Interstate 39 is 2 miles northwest, and Illinois Route 72 is 7 3/4 miles south of the property.  |
| <b>Legal Description:</b>      | A brief legal description indicates The Tutt Farm is located in Part of the Southwest Quarter of Section 7, Township 43 North – Range 3 East (Flora Township), Boone County, Illinois.   |
| <b>Total Acres:</b>            | There are a total of 53.75 acres, more or less, according to the Boone County Assessor's Office.   |
| <b>Tillable Acreage:</b>       | There are approximately 52.89 tillable acres according to the DeKalb County FSA.   |
| <b>Soil Types:</b>             | Dakota loam is the primary soil type on this farm.   |
| <b>Climate/Growing Season:</b> | Boone County has a continental climate typical of north-central Illinois. The average length of the growing season is nearly 160 days. On average we expect about 2,750 growing degree days from April 15 through September 30. Annual precipitation averages about 35" with over 2/3 of this coming during the growing season. Snowfall averages about 36" per year. Prevailing winds are from the west and southwest. The climate, combined with the generally excellent soils in this area, provides a nearly ideal environment for the production of corn, wheat and soybeans. |
| <b>Topography:</b>             | The topography of the subject farm is level.   |

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## PROPERTY DETAILS

|                         |  |
|-------------------------|--|
| <b>Mineral Rights:</b>  | All mineral rights owned by the seller will be transferred in their entirety to the new owner.   |
| <b>Possession:</b>      | Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.   |
| <b>Price and Terms:</b> | The asking price is \$9,650 per acre. The owners are seeking a cash sale. A 10% earnest money deposit should accompany any offer to purchase.  |
| <b>Financing:</b>       | Mortgage financing is available from several sources. Names and addresses will be provided upon request.   |
| <b>Grain Markets:</b>   | There are a number of grain markets located within 10 miles of the Tutt Farm.  |
| <b>Taxes:</b>           | The 2020 real estate taxes totaled \$1,226.84. The tax parcel number is #07-07-300-002.  |
| <b>Zoning:</b>          | The Tutt Farm is zoned A-1, Ag. Conservation.  |
| <b>Comments:</b>        | 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 TUTT FARM

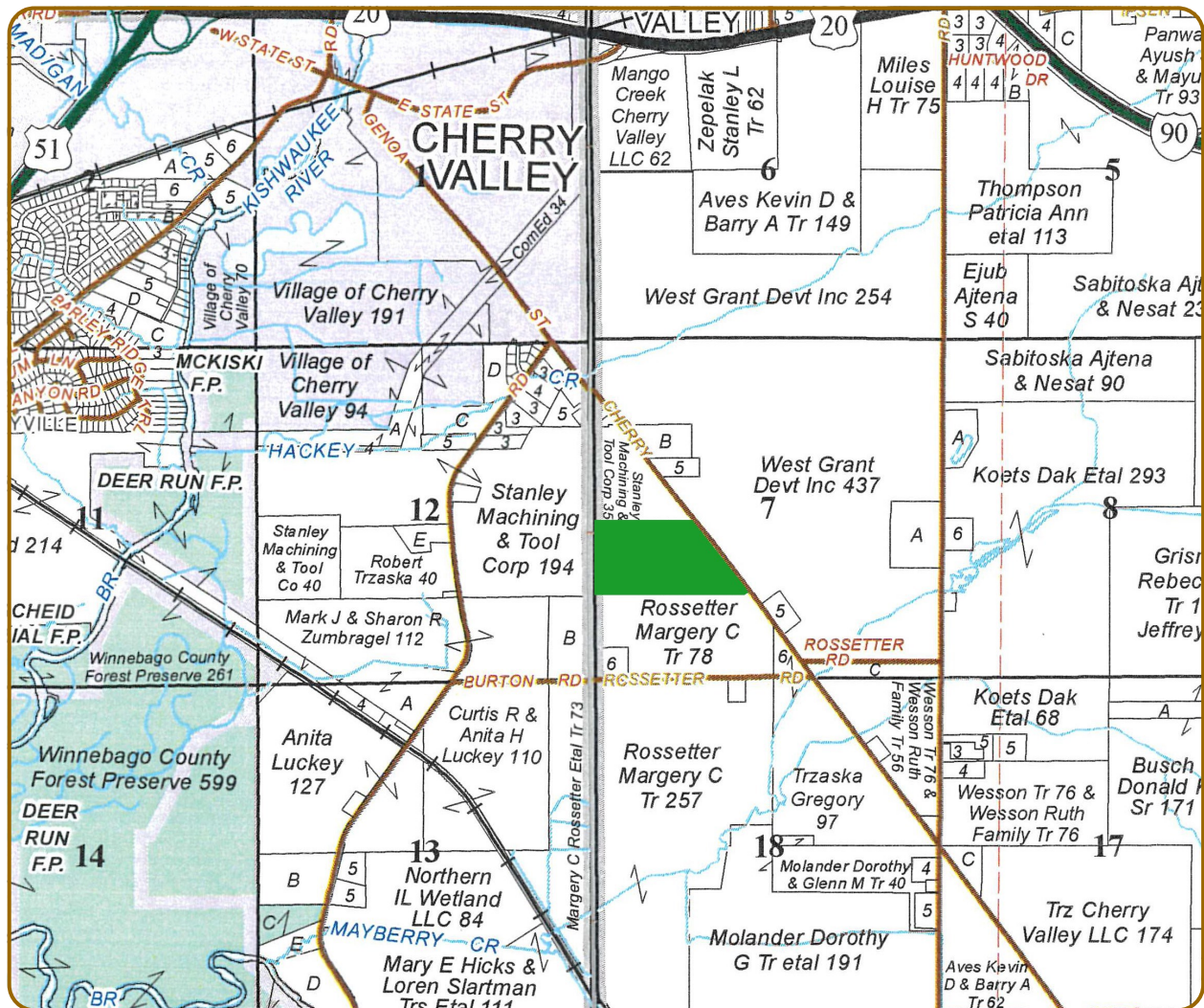
## PHOTOS





# THE TUTT FARM

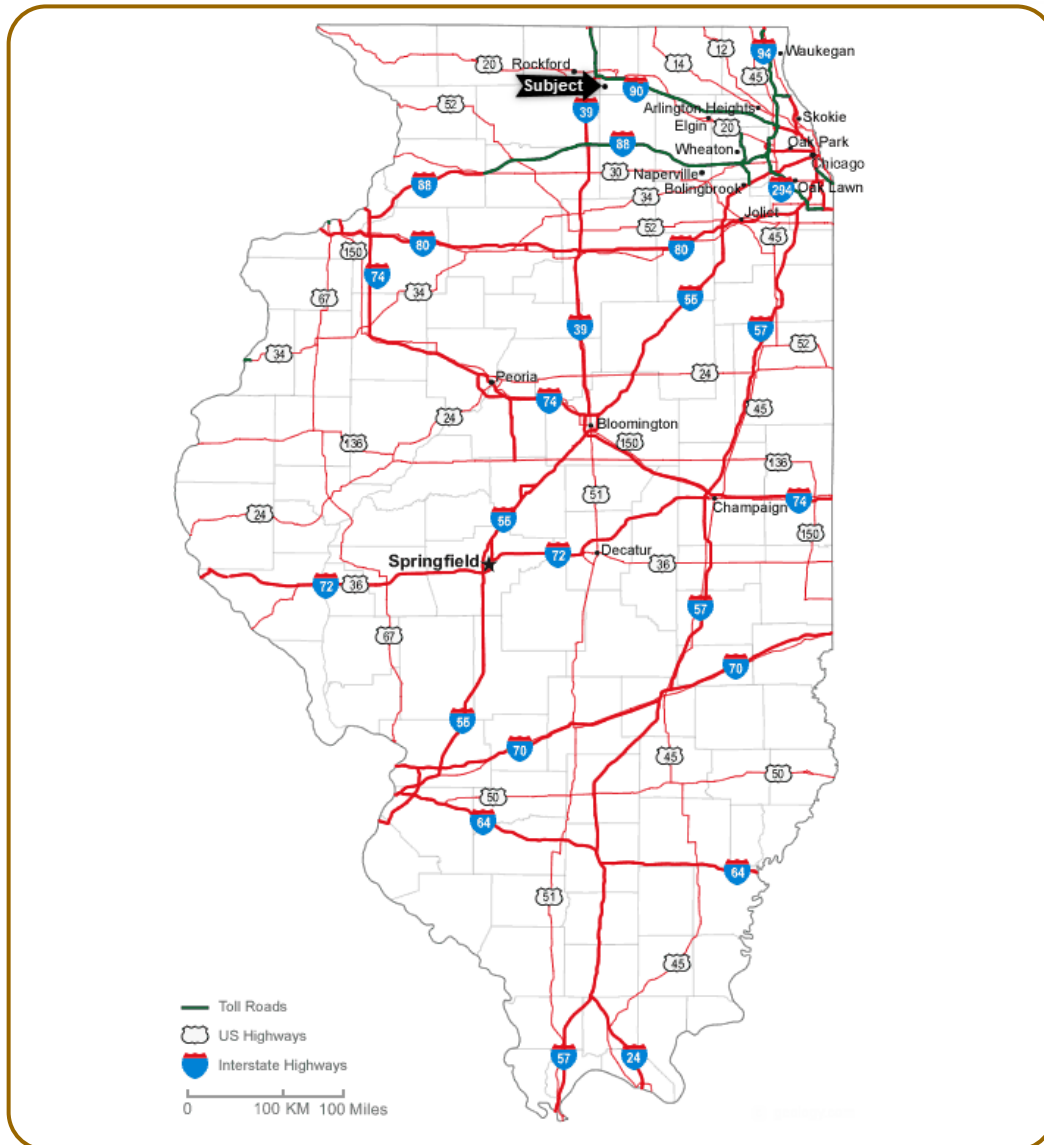
## PLAT MAP



The Tutt Farm is located in Part of the Southwest Quarter of Section 7, Township 43 North – Range 3 East (Flora Township), Boone County, Illinois.

# THE TUTT FARM

## ILLINOIS STATE MAP



The Tutt Farm is located approximately 55 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Cherry Valley (3/8 mile north), Rockford (1 1/4 miles west), and Belvidere (3 miles northeast).

# THE TUTT FARM

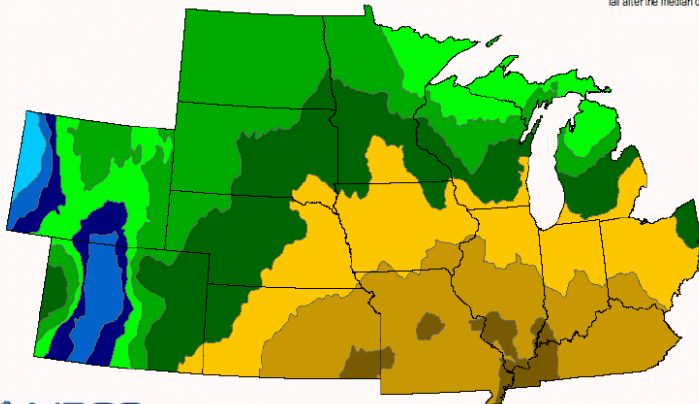
## MIDWEST CLIMATE MAPS

### Spring Freeze

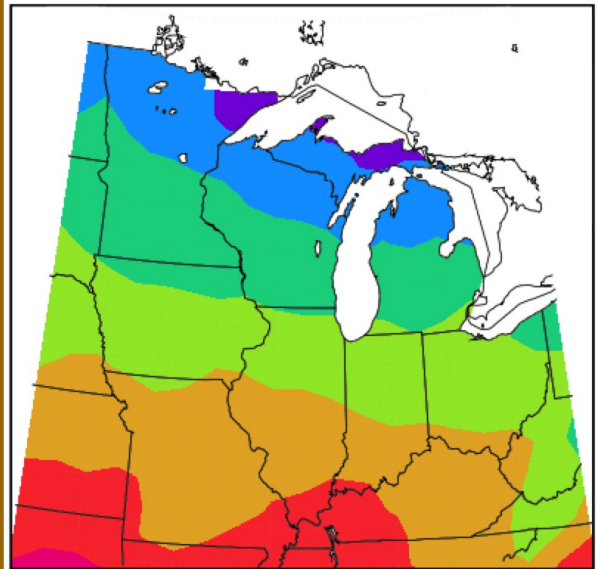
Median Date Of Last 32°F Freeze  
Based on 1981-2010 Average

- |                     |               |               |                   |
|---------------------|---------------|---------------|-------------------|
| • 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.



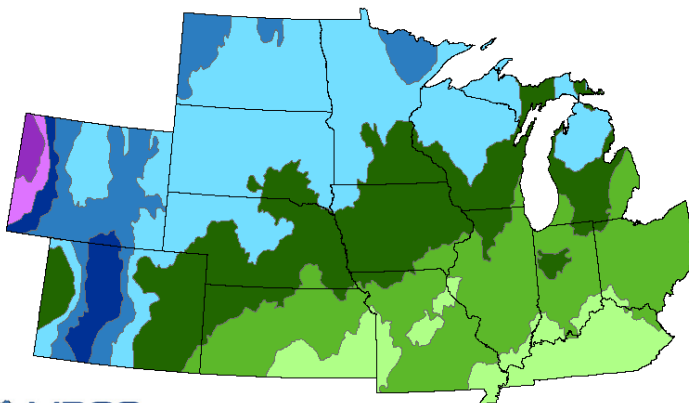
### Average MGDD, Apr to Oct, 1981-2010



### Fall Freeze

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

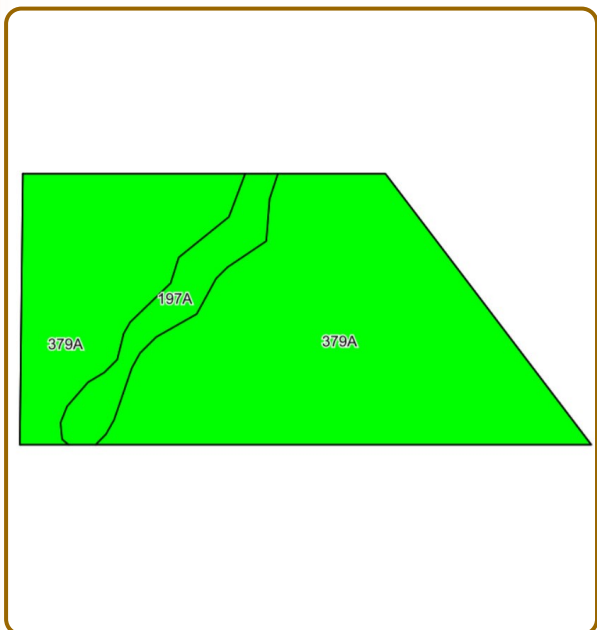
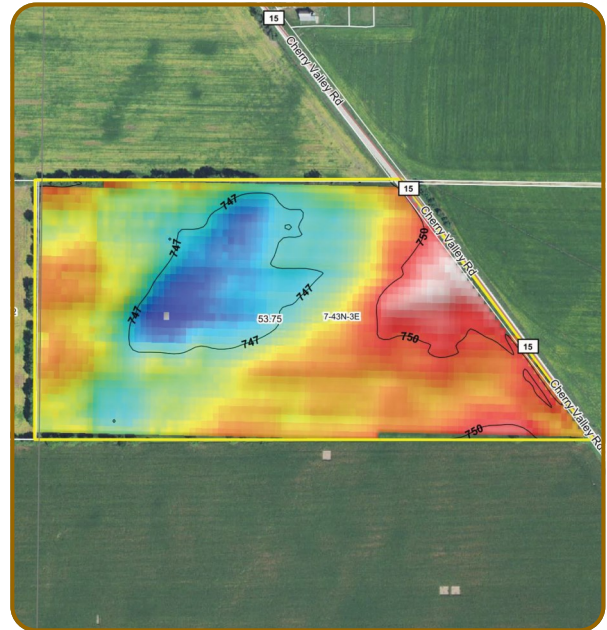
- |                     |               |               |                   |
|---------------------|---------------|---------------|-------------------|
| • Aug 10 or Earlier | • Sep 1 - 10  | • Oct 1 - 10  | • Nov 1 - 10      |
| • Aug 11 - 20       | • Sep 11 - 20 | • Oct 11 - 20 | • Nov 11 - 20 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





# THE TUTT FARM

## AERIAL MAP, TOPOGRAPHY MAP, SOILS MAP & DATA



### SOILS DESCRIPTIONS & PRODUCTIVITY DATA

| Soil # | Soil Name        | Approx. Acres | Corn Yield Index (CYI)* | Productivity Index (PI)* |
|--------|------------------|---------------|-------------------------|--------------------------|
| 379A   | Dakota loam      | 48.06         | 150                     | 112                      |
| 197A   | Troxel silt loam | 4.83          | 191                     | 140                      |

\*Figures taken from the University of Illinois Bulletin S11, Optimum Crop Productivity Ratings for Illinois Soils.

TOTAL ACRES- 53.75 acres, more or less  
 TILLABLE ACRES- 52.89 acres, or 98.4% per FSA figures  
 Weighted Average CYI- 153.7 bushels per acre, based on tillable acres  
 PI- 114.6

# THE TUTT FARM

## FSA DATA



United States  
Department of  
Agriculture

DeKalb County, Illinois



### Common Land Unit

plss\_a\_il\_WMAS  
Cropland  
Tract Boundary

0 285 570 1,140  
Feet

2021 Program Year

Map Created December 04, 2020

Farm 7427

Tract 11662

IL037\_T11662

### Wetland Determination Identifiers

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

Tract Cropland Total: 52.89 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).

## FSA Information

**CRP:** None

**Base Acreage:** 38.5 acres corn, 14.3 acres soybeans

**PLC Yield:** 121 bushels corn, 27 bushels soybeans