

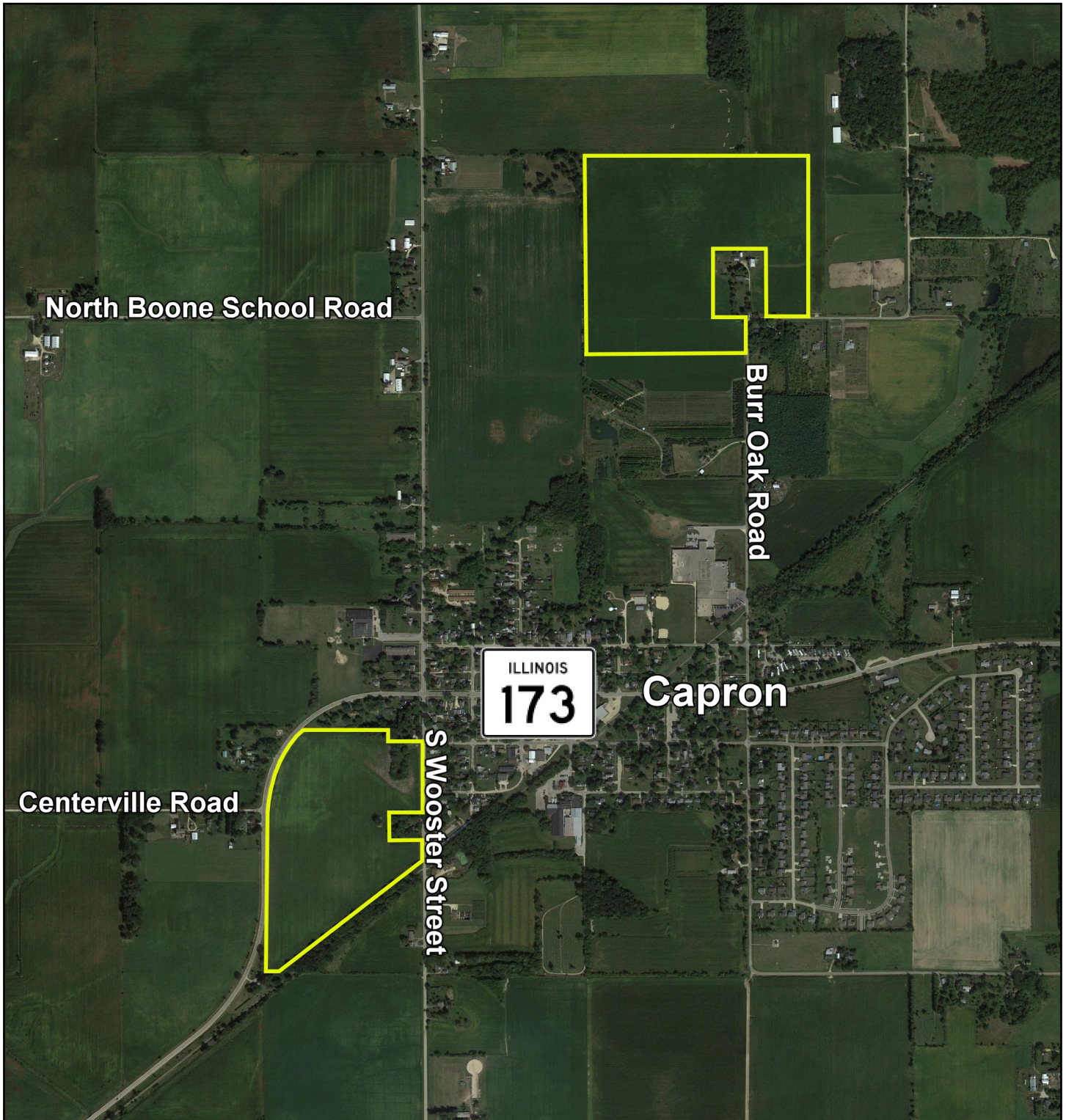
THE CAPRON FARMS

105± Acres, Boone Township, Boone County, Illinois



THE CAPRON FARMS

Aerial Map



THE CAPRON FARMS

Property Details

LOCATION	The subject farms are located approximately 45 miles northwest of Chicago O'Hare International Airport and are partially within the village of Capron. Nearby cities include: Harvard (3 3/8 miles east), Poplar Grove (2 1/2 miles west), and Belvidere (7 3/4 miles southwest).
FRONTAGE	There is approximately 5/16 mile of road frontage on Illinois Route 173, 3/16 mile on S Wooster Street and 1/8 mile on Burr Oak Road.
MAJOR HIGHWAYS	Illinois Route 173 borders the farm, Illinois Route 76 is 5 1/4 miles west, U.S. Route 14 is 6 1/8 miles east, and U.S. Route 20 is 8 3/8 miles south of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Capron Farms are located in Part of Section 2 and Part of the Northeast Quarter of Section 10, Township 45 North - Range 4 East (Boone Township), Boone County, Illinois.
TOTAL ACRES	There are a total of 104.804 surveyed acres.
TILLABLE ACRES	There are approximately 99 tillable acres, estimated.
SOIL TYPES	Major soil types found on these farms include Drummer silty clay loam, Kendall silt loam, and Caprell silt loam.
TOPOGRAPHY	The topography of the subject farms 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.
PRICE AND TERMS	The asking price is \$12,500 per acre. The owners are seeking a cash sale. 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 10 miles of The Capron Farms.

THE CAPRON FARMS

Property Details

TAXES	The 2021 real estate taxes totaled \$4,743.72. The tax parcel numbers are: #04-10-276-005, #04-10-276-013, #04-02-100-010, 04-02-200-024 & #04-02-326-004.
ZONING	The Capron Farms are zoned R1 - Single Family Residential District (Village of Capron - South Tract) and A-1, Ag. Conservation (Boone County - North Tract).
COMMENTS	The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark T. Mommsen or Josh Waddell at Martin, Goodrich & Waddell, Inc. at 815-756-3606.

THE CAPRON FARMS

South Tract - Property Photos



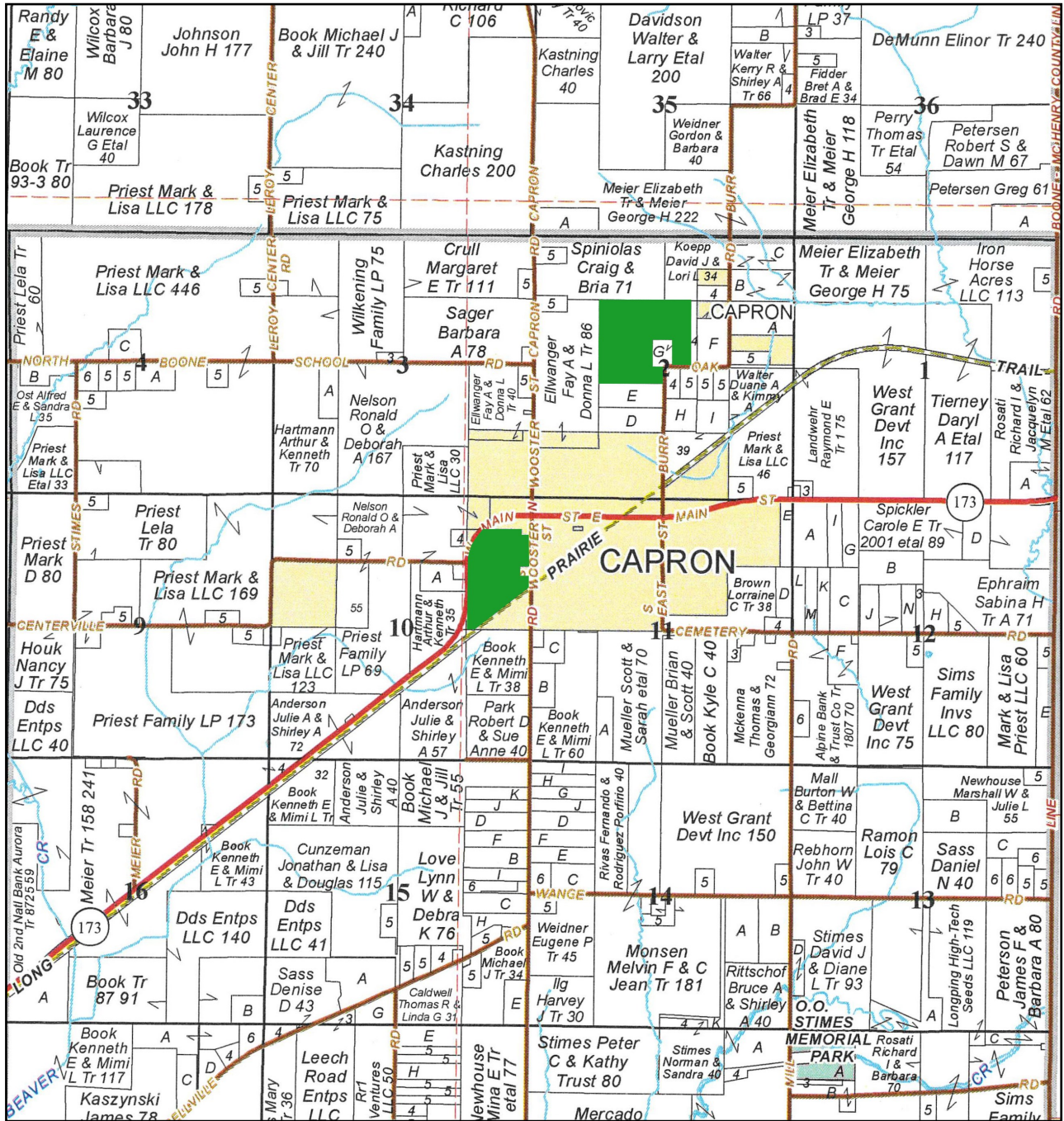
THE CAPRON FARMS

North Tract - Property Photos



THE CAPRON FARMS

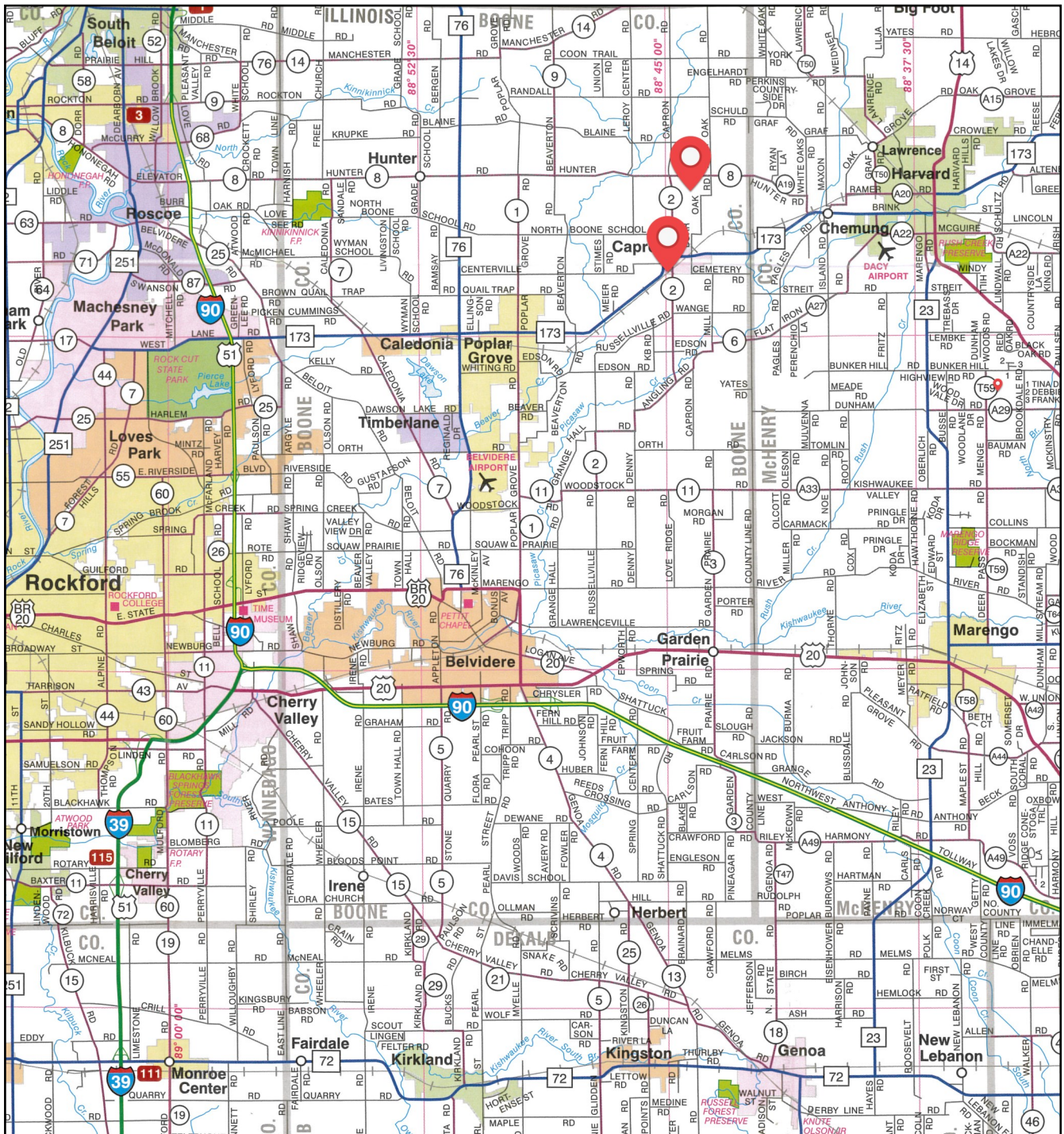
Plat Map



The Capron Farms are located in Part of Section 2 and Part of the Northeast Quarter of Section 10, Township 45 North - Range 4 East (Boone Township), Boone County, Illinois.

THE CAPRON FARMS

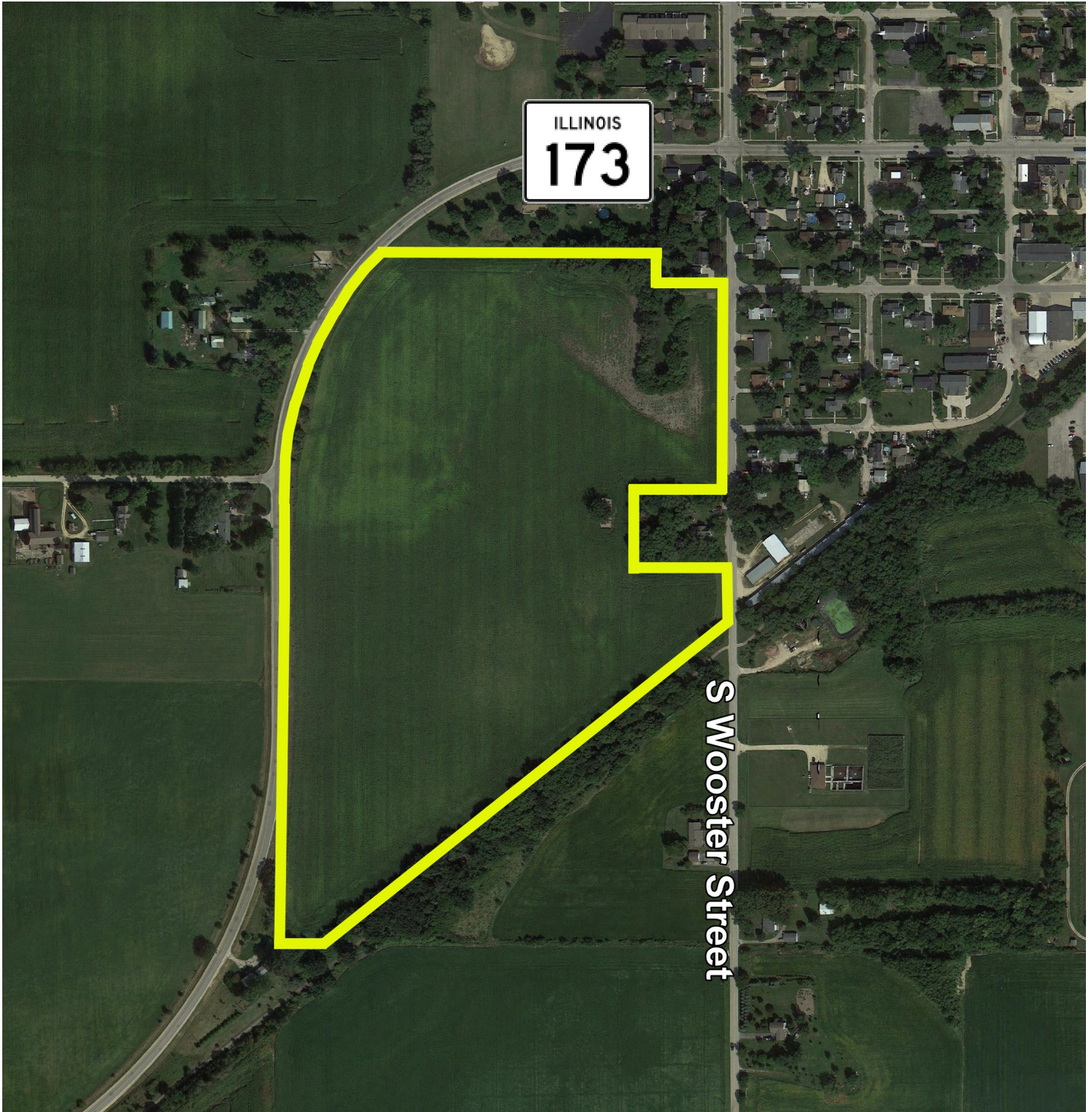
Highway Map



The Capron Farms are located approximately 45 miles northwest of Chicago O'Hare International Airport and partially within the village of Capron. Nearby cities include: Harvard (3 3/8 miles east), Poplar Grove (2 1/2 miles west), and Belvidere (7 3/4 miles southwest).

THE CAPRON FARMS

South Tract - Aerial Map



THE CAPRON FARMS

South Tract - Topography Map



Maps Provided By



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Source: USGS 3 meter dem

Interval(ft): 2.0

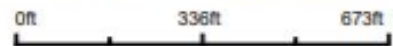
Min: 892.4

Max: 910.4

Range: 18.0

Average: 899.9

Standard Deviation: 2.99 ft



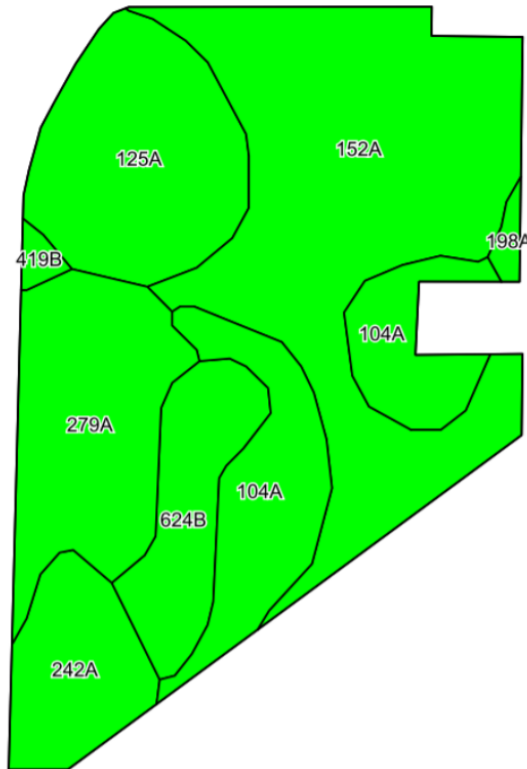
1/21/2022

10-45N-4E
Boone County
Illinois

Map Center: 42.396492, -88.745929

THE CAPRON FARMS

South Tract - Soils Information



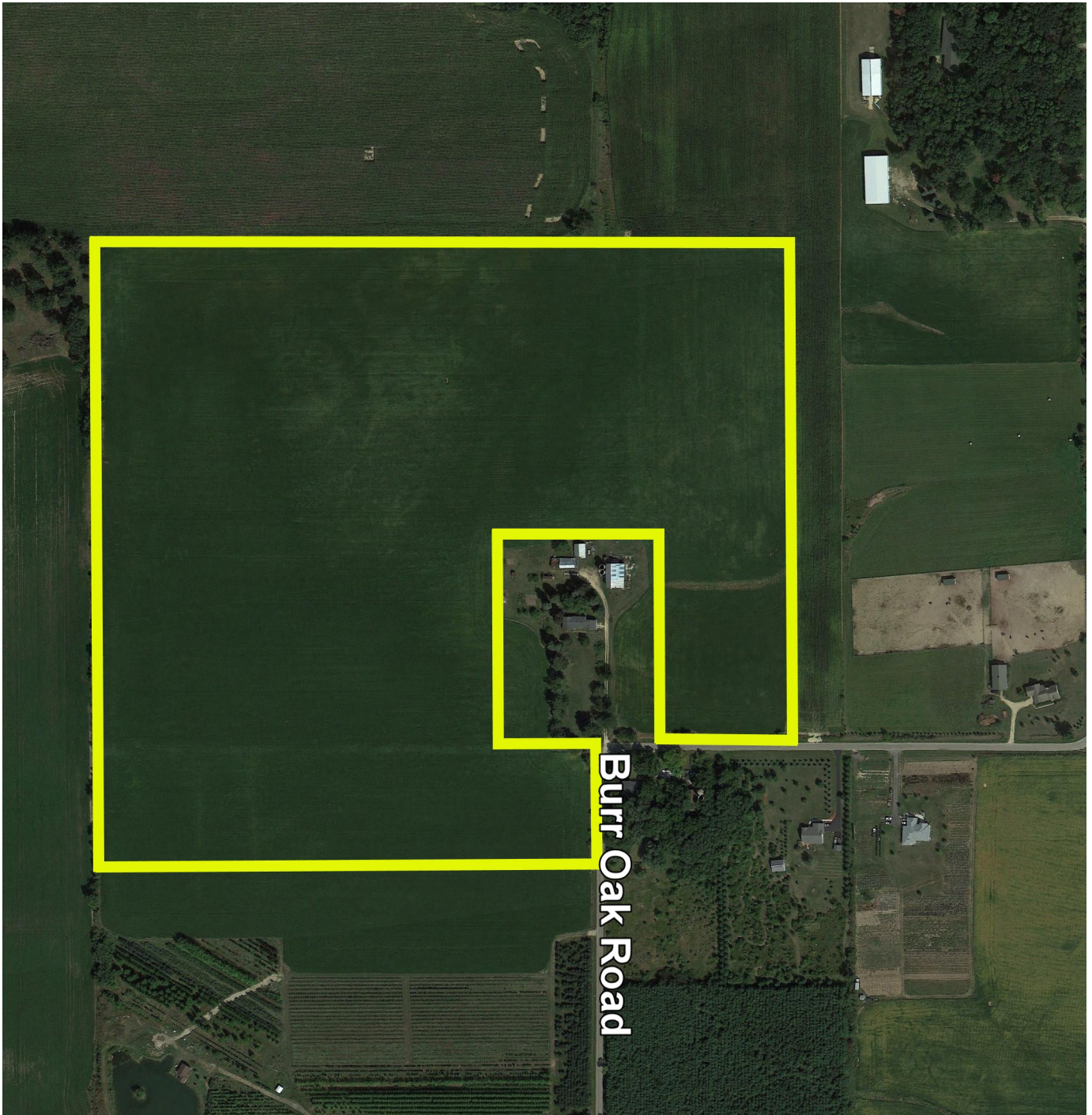
SOILS DESCRIPTIONS & PRODUCTIVITY DATA

Soil #	Soil Name	Approx. Acres	Corn Yield Index (CYI)*	Productivity Index (PI)*
152A	Drummer silty clay loam	14.31	195	144
279A	Rozetta silt loam	6.31	164	120
125A	Selma loam	6.23	176	129
104A	Virgil silt loam	5.86	182	132
242A	Kendall silt loam	3.36	172	125
624B	Caprell silt loam	3.35	155	114
419B	Flagg silt loam	0.30	160	118
198A	Elburn silt loam	0.28	197	143
Weighted Average:			179.7	131.8

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

THE CAPRON FARMS

North Tract - Aerial Map



THE CAPRON FARMS

North Tract - Topography Map



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem
Interval(ft): 2.0
Min: 912.0
Max: 936.8
Range: 24.8
Average: 923.2
Standard Deviation: 5.45 ft

0ft 321ft 642ft



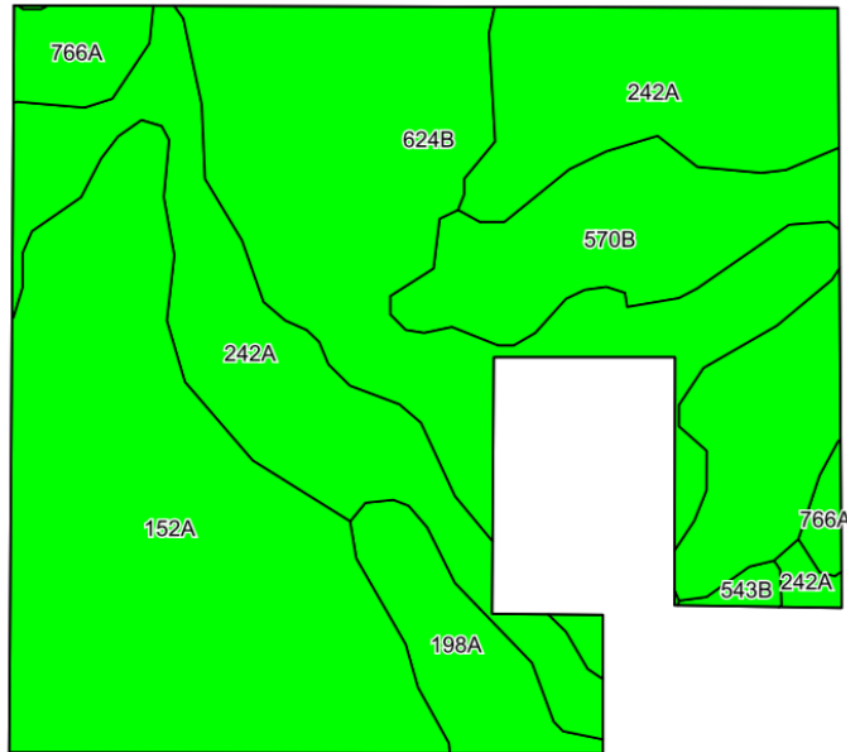
1/26/2022

Map Center: 42.409079, -88.736437

2-45N-4E
Boone County
Illinois

THE CAPRON FARMS

North Tract - Soils Information



SOILS DESCRIPTIONS & PRODUCTIVITY DATA

Soil #	Soil Name	Approx. Acres	Corn Yield Index (CYI)*	Productivity Index (PI)*
152A	Drummer silty clay loam	17.12	195	144
242A	Kendall silt loam	14.71	172	125
624B	Caprell silt loam	13.63	155	114
570B	Martinsville silt loam	8.95	153	113
198A	Elburn silt loam	2.71	197	143
766A	Lamartine silt loam	1.66	182	133
543B	Piscasaw silt loam	0.22	166	121
Weighted Average:			173.3	127.2

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

THE CAPRON FARMS

Appendix

The following pages contain these documents:

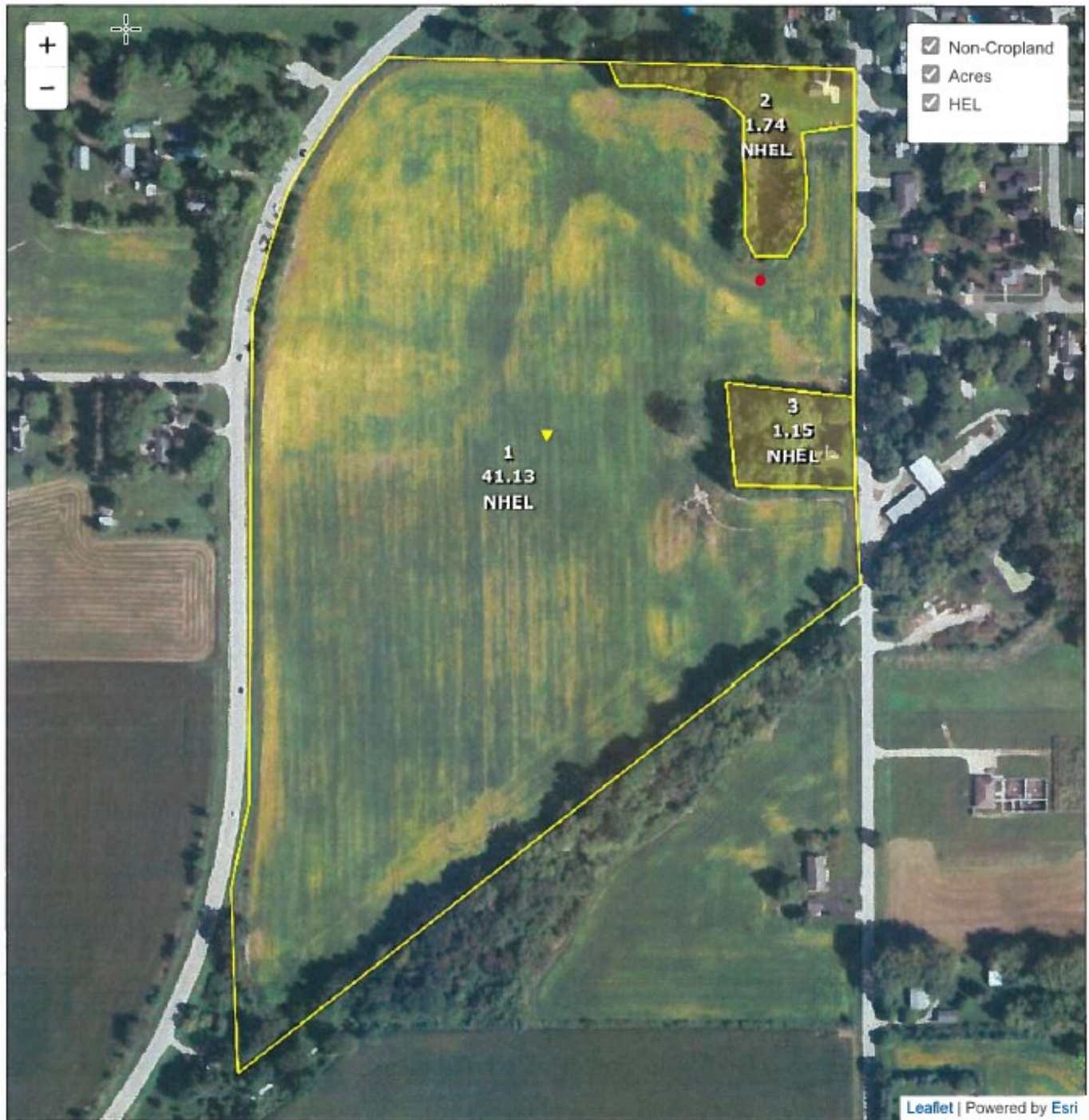
1. FSA Documents
2. Surveys

For more information, visit mgw.us.com
or contact:

Mark T. Mommsen (815) 901-4269 | Mark.Mommsen@mgw.us.com
Josh Waddell (815) 751-0439 | Josh.Waddell@mgw.us.com



Boone County, Illinois



Common Land Unit

- Cropland
- Non-cropland
- CRP

Farm 359
Tract 974

Wetland Determination Identifiers

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

2022 Crop Year



Tract 1 of 1

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

FARM: 359

Illinois
Boone

U.S. Department of Agriculture
Farm Service Agency

Prepared: 5/10/22 10:27 AM
Crop Year: 2022

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name Farm Identifier
Not Applicable

Farms Associated with Operator:

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
44.02	41.13	41.13	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	41.13	0.0	0.0					

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
CORN	SOYBN	NONE	NONE	NONE	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	20.2	113	0.00
SOYBEANS	20.2	34	0.00
Total Base Acres:	40.4		

Tract Number: 974 Description G4-4 BOONE SEC. 10

FSA Physical Location : Boone, IL ANSI Physical Location: Boone, IL

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

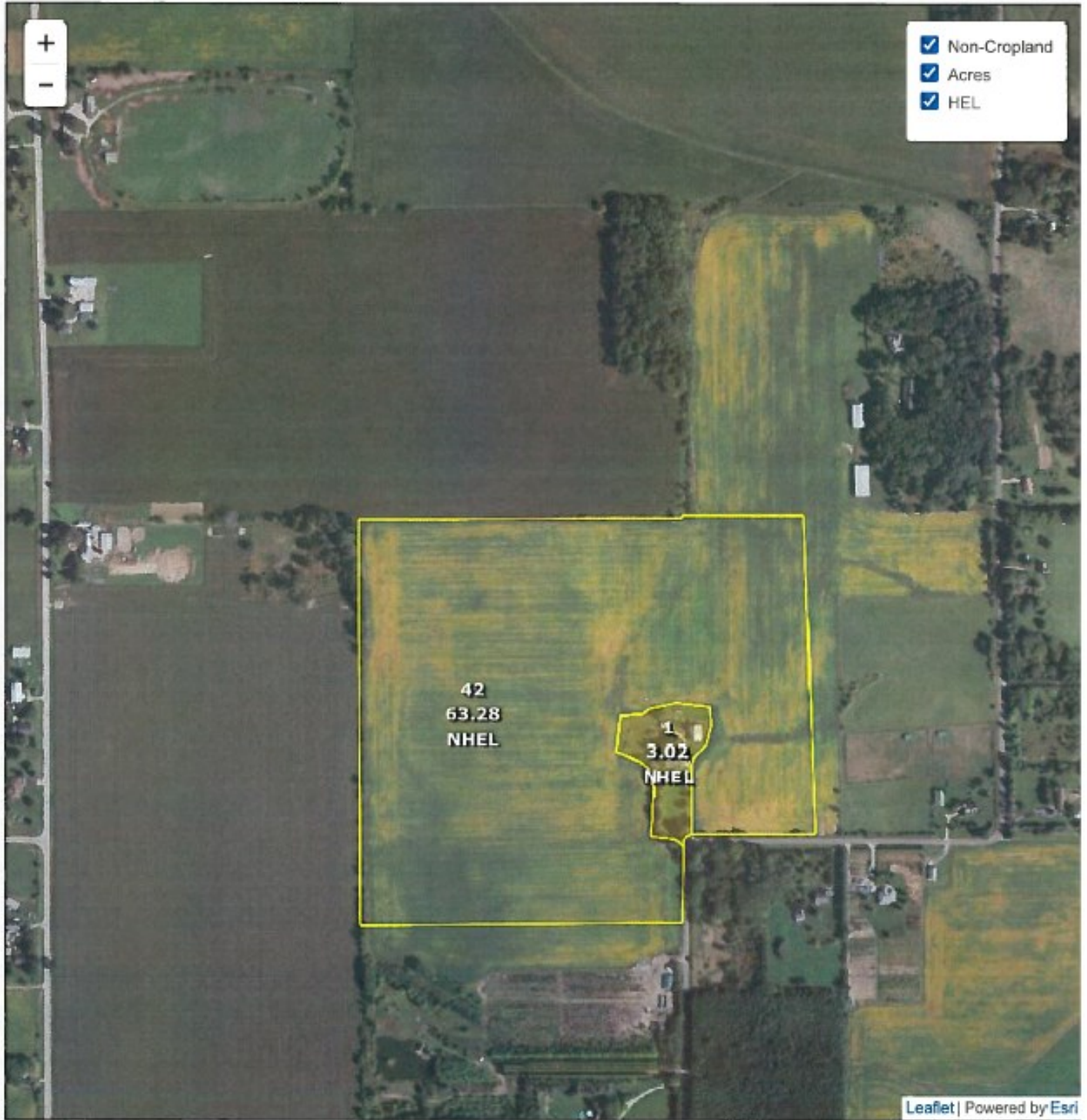
Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
44.02	41.13	41.13	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	41.13	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	20.2	113	0.00
SOYBEANS	20.2	34	0.00
Total Base Acres:	40.4		

Owners:



Common Land Unit

- Cropland
- Non-cropland
- CRP

Farm 4889
Tract 9380

Wetland Determination Identifiers

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

2022 Crop Year



Tract 1 of 1

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Illinois
Boone
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 4889
Prepared: 3/10/22 10:56 AM
Crop Year: 2022
Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
		2022 - 9

Farms Associated with Operator:

ARC/PLC G/WF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
66.3	63.28	63.28	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW					
0.0	0.0	63.28	0.0	0.0					

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
CORN	NONE	NONE	NONE	NONE	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	63.28	109	0.00
Total Base Acres:	63.28		

Tract Number: 9380 Description
FSA Physical Location : Boone, IL ANSI Physical Location: Boone, IL

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields Recon Number
Wetland Status: Wetland determinations not complete 2022- 8

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
66.3	63.28	63.28	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW			
0.0	0.0	63.28	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	63.28	109	0.00
Total Base Acres:	63.28		

Owners:
Other Producers: None

