

# THE SPRING FARM

119<sup>±</sup> Acres, Spring Township, Boone County, Illinois



# THE SPRING FARM

## Aerial Map



# THE SPRING FARM

## Auction & Property Details

<b>LOCATION</b>	The subject farm is located approximately 45 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Belvidere (4 1/2 miles northwest), Marengo (5 miles northeast), and Genoa (6 3/4 miles south).
<b>FRONTAGE</b>	There is approximately 1/8 mile of road frontage on Garden Prairie Road, 3/8 mile on Carlson Road, and 3/16 mile on Interstate 90.
<b>MAJOR HIGHWAYS</b>	Interstate 90 intersects the property, U.S. Route 20 is 2 7/8 miles north, Illinois Route 23 is 5 miles east, and Illinois Route 72 is 7 1/4 miles south of the property.
<b>LEGAL DESCRIPTION</b>	A brief legal description indicates The Spring Farm is located in Part of the Northwest Quarter of Section 13 and Part of the Northeast Quarter of Section 14, Township 43 North - Range 4 East (Spring Township), Boone County, Illinois.
<b>TOTAL ACRES</b>	There are a total of 119.305 acres according to a survey.
<b>TILLABLE ACRES</b>	There are approximately 117.66 tillable acres, according to the Boone County FSA.
<b>SOIL TYPES</b>	Major soil types found on this farm include Drummer silty clay loam and Jasper silt loam.
<b>TOPOGRAPHY</b>	The topography of the subject farm is level to nearly level.
<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 \$14,800 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 Spring Farm.

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<b>TAXES</b>	The 2021 real estate taxes totaled \$5,763.86. The tax parcel numbers are: #08-13-100-002, #08-13-100-009 & #08-14-200-009.
<b>ZONING</b>	The property 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 or Josh Waddell at Martin, Goodrich & Waddell, Inc. at 815-756-3606.

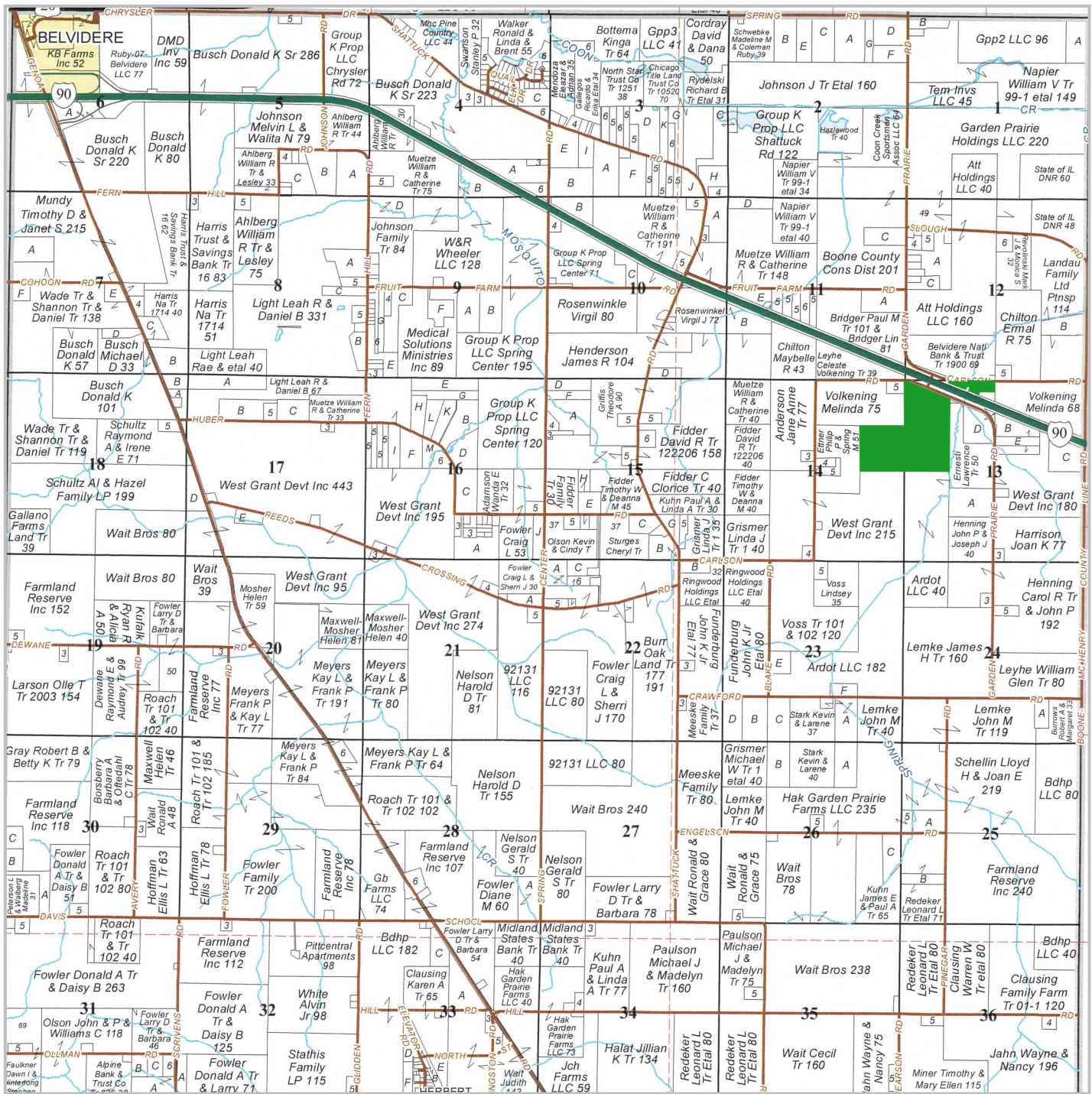
# THE SPRING FARM

## Property Photos



# THE SPRING FARM

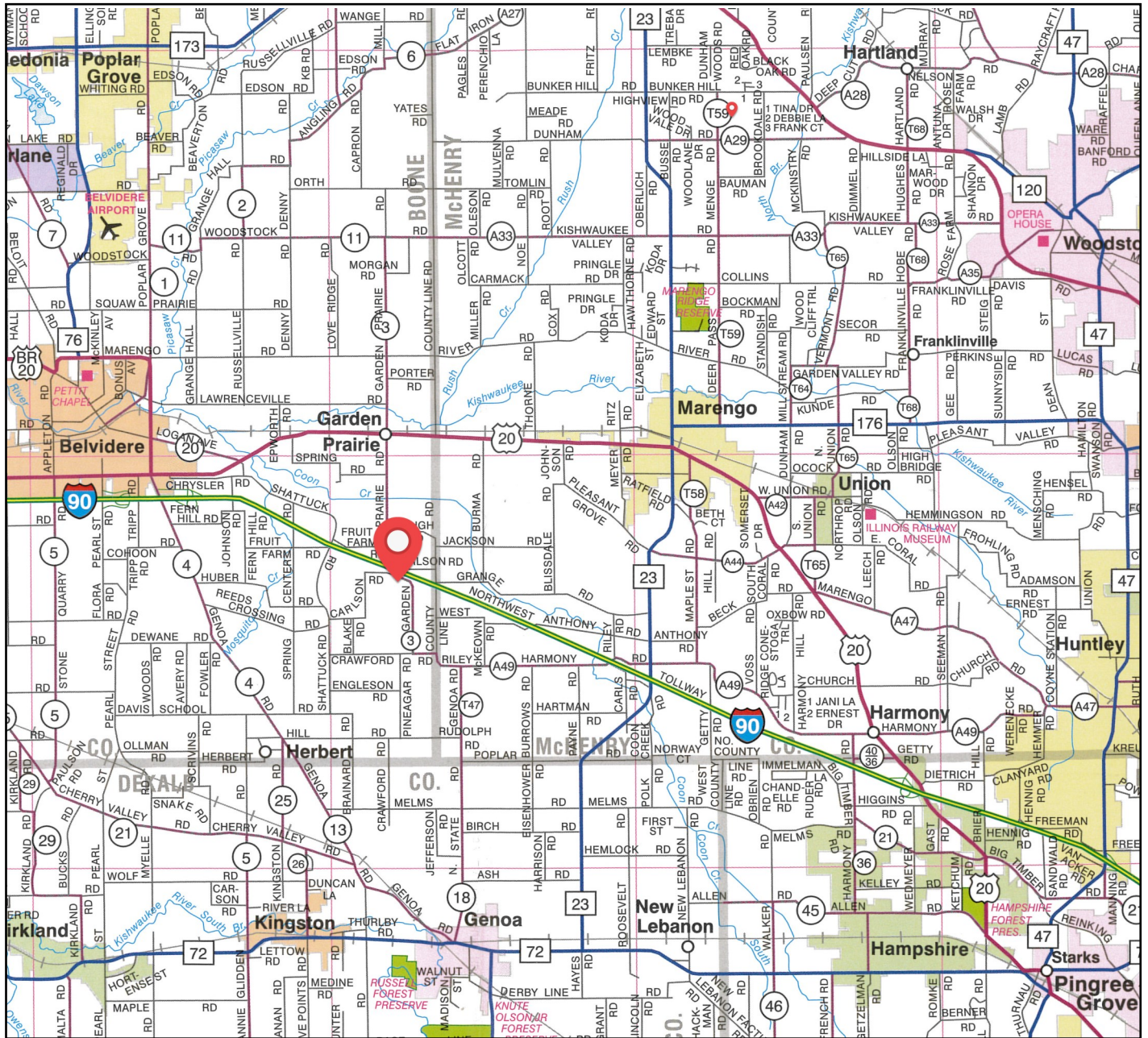
## Plat Map



The Spring Farm is located in Part of the Northwest Quarter of Section 13 and Part of the Northeast Quarter of Section 14, Township 43 North - Range 4 East (Spring Township), Boone County, Illinois.

# THE SPRING FARM

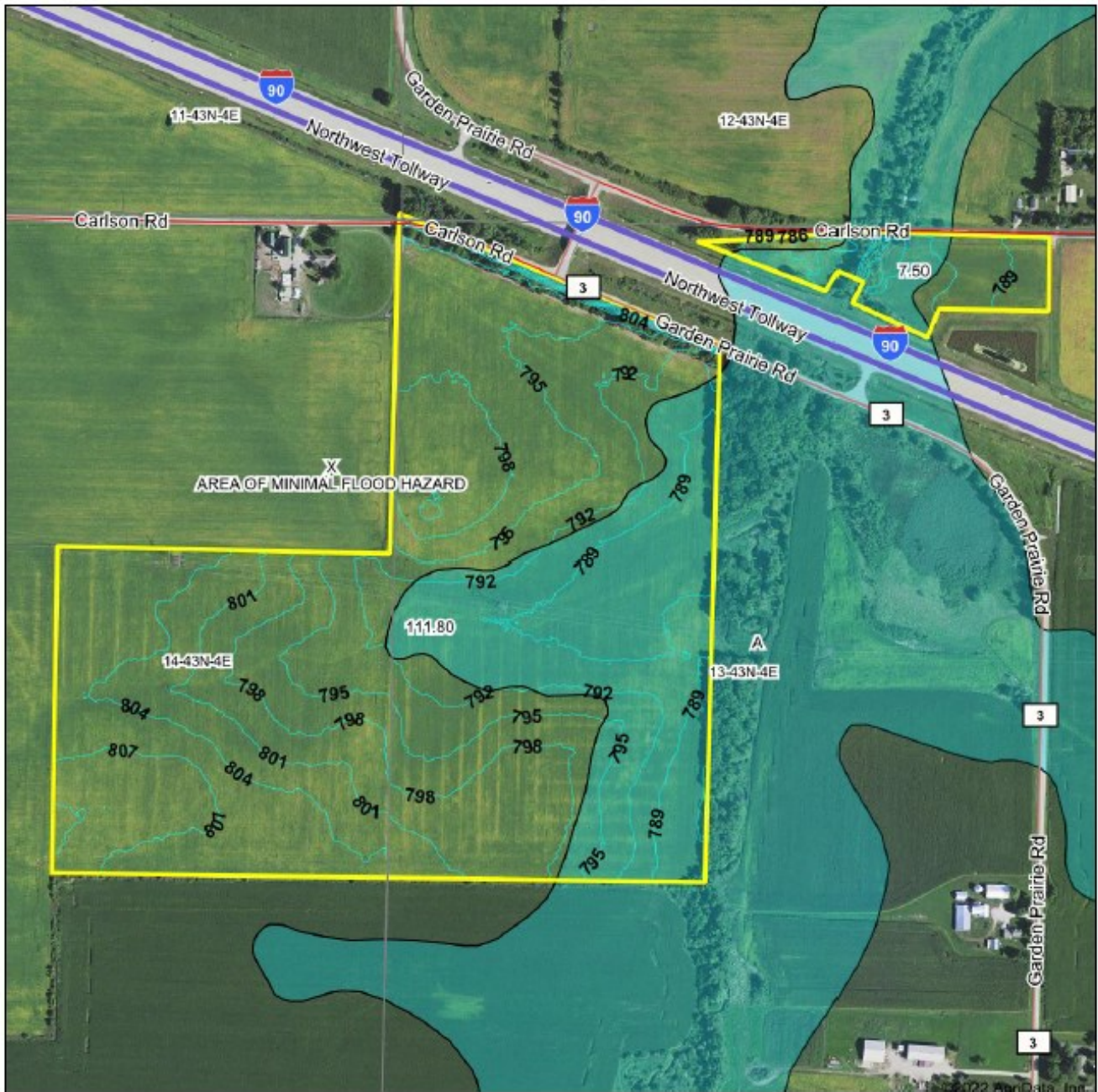
## Highway Map



The Spring Farm is located approximately 45 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Belvidere (4 1/2 miles northwest), Marengo (5 miles northeast), and Genoa (6 3/4 miles south).

# THE SPRING FARM

## Topography & Flood Map



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Flood related information provided by FEMA

Source: USGS 3 meter dem  
Interval(ft): 3.0  
Min: 777.7  
Max: 816.7  
Range: 39.0  
Average: 796.4  
Standard Deviation: 6.5 ft

0ft 625ft 1250ft



1/26/2022

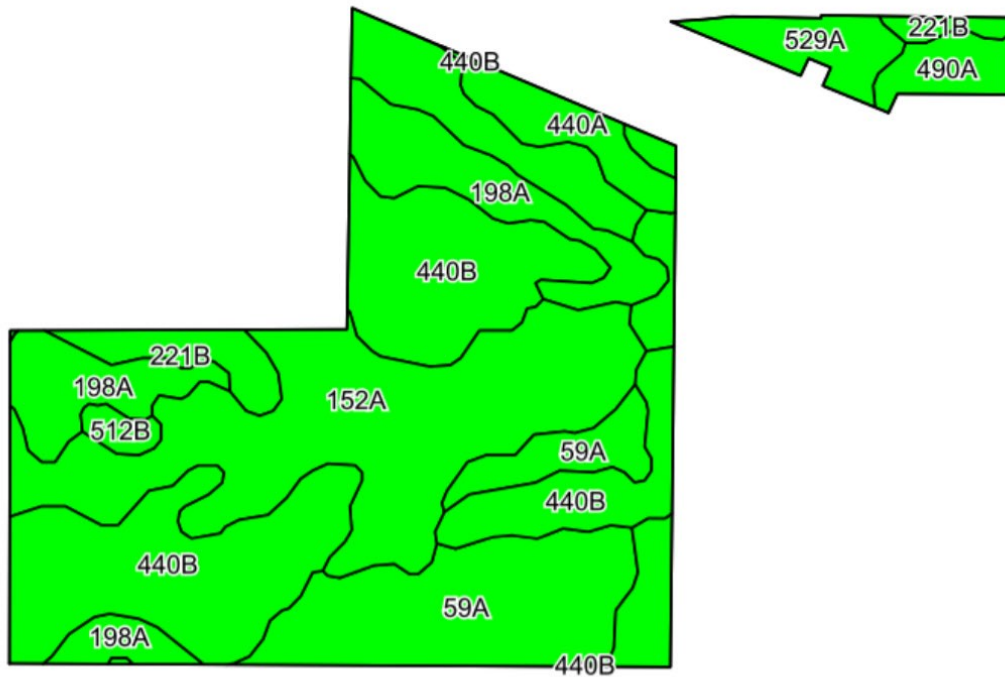
Map Center: 42.209207, -88.722033

13-43N-4E  
Boone County  
Illinois



# THE SPRING FARM

## Soils Information



### SOILS DESCRIPTIONS & PRODUCTIVITY DATA

Soil #	Soil Name	Approx. Acres	Corn Yield Index (CYI)*	Productivity Index (PI)*
152A	Drummer silty clay loam	34.46	195	144
440B	Jasper silt loam	32.75	173	129
59A	Lisbon silt loam	17.64	188	136
198A	Elburn silt loam	13.87	197	143
529A	Selmass loam	8.24	163	121
221B	Parr silt loam	3.73	157	118
440A	Jasper silt loam	3.38	175	130
490A	Odell silt loam	2.57	176	129
512B	Danabrook silt loam	1.02	185	137
<b>Weighted Average:</b>			<b>183.5</b>	<b>135.3</b>

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

# THE SPRING FARM

## Appendix

The following pages contain these documents:

1. Survey
2. FSA Documents

For more information, visit [mgw.us.com](http://mgw.us.com)  
or contact:

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





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

2022 Program Year  
Map Created February 01, 2022

Farm 9666  
Tract 12888

Tract Cropland Total: 117.66 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).

FARM: 9666

Illinois  
McHenry

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

Prepared: 2/2/22 1:44 PM  
Crop Year: 2022  
Page: 1 of 2

Report ID: FSA-156EZ

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.

Farm Identifier

Recon Number  
2022 - 10

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
117.9	117.66	117.66	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	117.66	0.0	0.0					

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
CORN	WHEAT, SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	60.3	148	0.00
SOYBEANS	54.7	46	0.00
<b>Total Base Acres:</b>	115.0		

Tract Number: 12888 Description

FSA Physical Location : Boone, IL

ANSI Physical Location: Boone, IL

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Recon Number  
2022- 9

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
117.9	117.66	117.66	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	117.66	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	60.3	148	0.00
SOYBEANS	54.7	46	0.00
<b>Total Base Acres:</b>	115.0		