

# THE ROSSETTER FARM

451<sup>±</sup> ACRES, BOONE & WINNEBAGO COUNTIES, ILLINOIS



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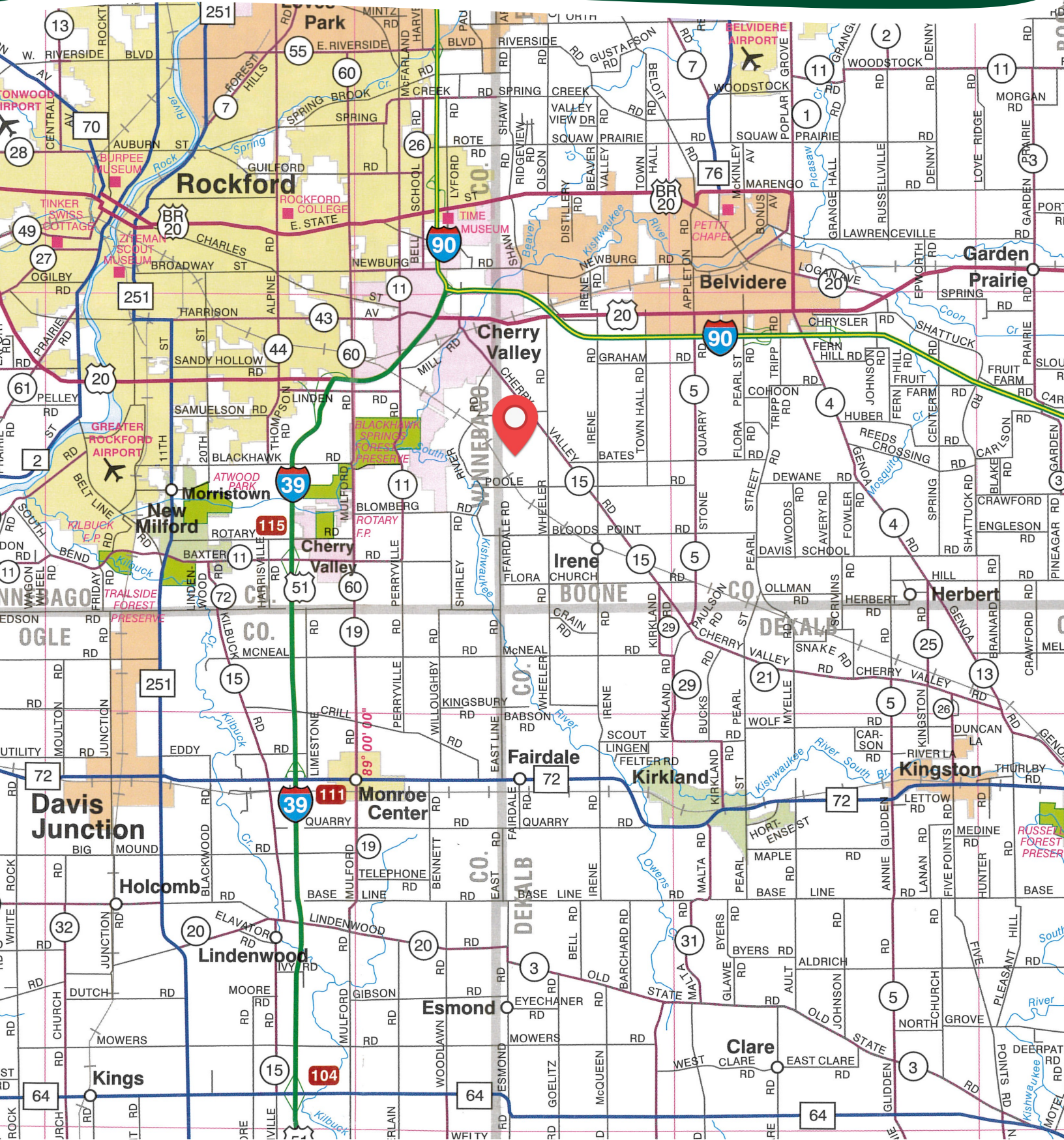
# THE ROSSETTER FARM

AERIAL MAP



# THE ROSSETTER FARM

## HIGHWAY MAP



# THE ROSSETTER 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 (3/4 mile north), Belvidere (3 miles northeast), and Rockford (3 miles west).
<b>FRONTAGE</b>	There is approximately 1/8 mile of road frontage on Cherry Valley Road, 1/8 mile on Burton Road, and 1/2 mile on Rossetter Road.
<b>MAJOR HIGHWAYS</b>	U.S. Route 20 is 1 5/8 miles north, Interstate 90 is 1 3/4 miles northeast, and Interstate 39 is 2 miles northwest of the property.
<b>LEGAL DESCRIPTION</b>	A brief legal description indicates the Rossetter Farm is located in Parts of Section 7, 18, & 19 in Township 43 North – Range 3 East (Flora Township), Boone County, Illinois, and Parts of Sections 12 & 13, Township 43 North – Range 2 East (Cherry Valley Township), Winnebago County, Illinois.
<b>TOTAL ACRES</b>	There are a total of 451.12 acres, more or less, according to the Boone and Winnebago County Assessors.
<b>TILLABLE ACRES</b>	There are approximately 400.22 tillable acres, estimated.
<b>SOIL TYPES</b>	Dakota loam is the primary soil type on this farm.
<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 &amp; TERMS</b>	The asking price is \$9,250 per acre. 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 15 miles of The Rossetter Farm.
<b>COMMENTS</b>	The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark Mommsen at Martin, Goodrich & Waddell, Inc. at 815-901-4269.

# THE ROSSETTER FARM

## PROPERTY DETAILS

PARCEL ID#	2021 TAXES	TOTAL ACRES +/-	COUNTY	ZONING
07-07-300-006	\$823.84	38.28	BOONE	A-1, Ag. Conservation
07-07-300-010	\$862.48	39.80	BOONE	A-1, Ag. Conservation
07-18-100-001	\$1,784.78	89.50	BOONE	A-1, Ag. Conservation
07-18-100-003	\$1,222.24	67.50	BOONE	A-1, Ag. Conservation
07-18-100-004	\$56.40	5.00	BOONE	A-1, Ag. Conservation
07-18-300-001	\$2,445.50	86.50	BOONE	A-1, Ag. Conservation
07-18-300-003	\$76.56	8.53	BOONE	A-1, Ag. Conservation
07-19-100-002	\$660.48	25.39	BOONE	A-1, Ag. Conservation
16-12-400-006	\$519.68	20.00	WINNEBAGO	AG, Agricultural Priority
16-13-200-003	\$693.48	40.00	WINNEBAGO	AG, Agricultural Priority
16-13-400-003	\$130.96	8.03	WINNEBAGO	AG, Agricultural Priority
16-13-400-005	\$438.92	22.59	WINNEBAGO	AG, Agricultural Priority
<b>TOTALS</b>	<b>\$9,715.32</b>	<b>451.12</b>		

# THE ROSSETTER FARM

## PROPERTY PHOTOS



# THE ROSSETTER FARM

## PROPERTY PHOTOS



# THE ROSSETTER FARM

## PROPERTY PHOTOS





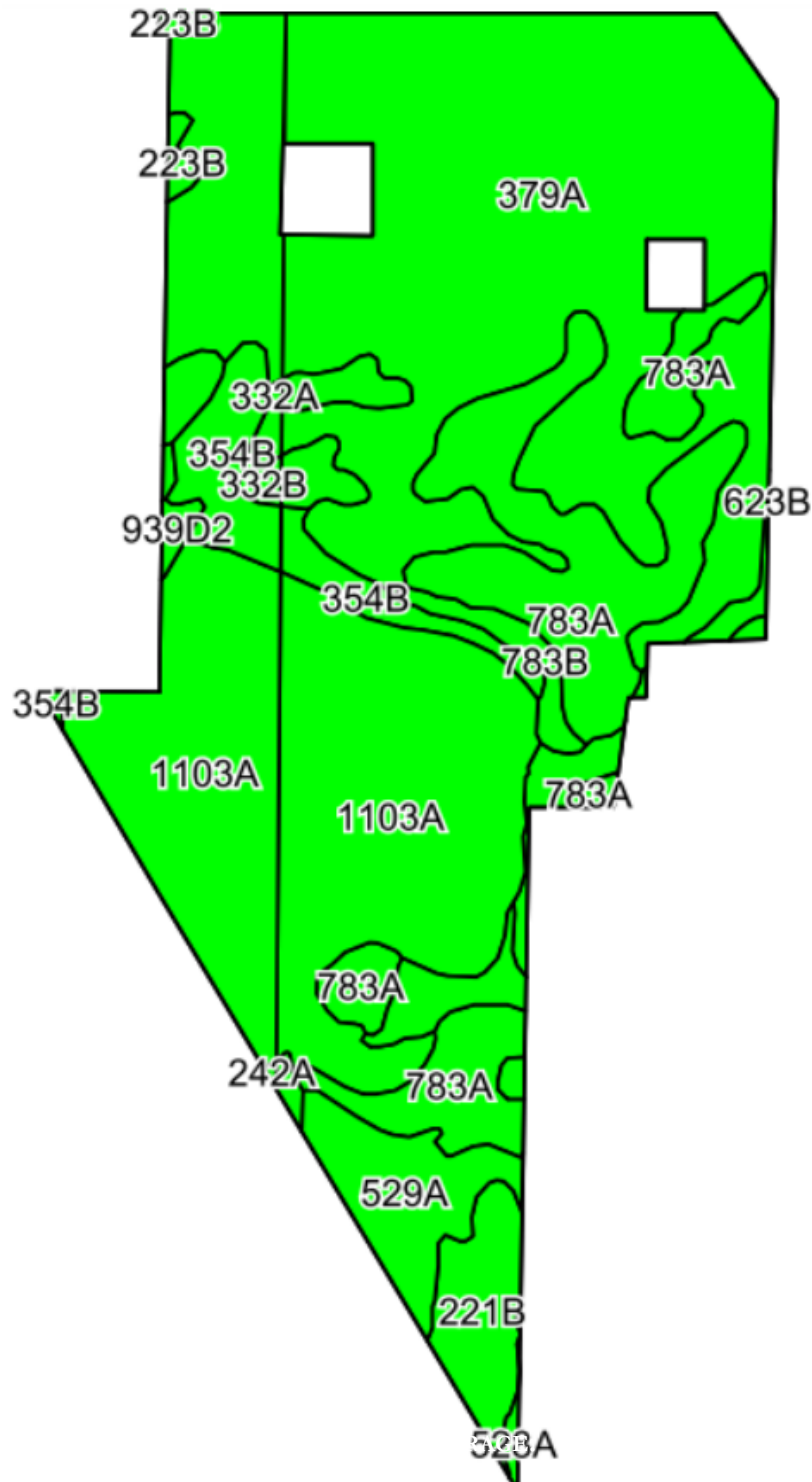
# THE ROSSETTER FARM

## PROPERTY PHOTOS



# THE ROSSETTER FARM

## SOILS MAP



# THE ROSSETTER FARM

## SOILS INFORMATION

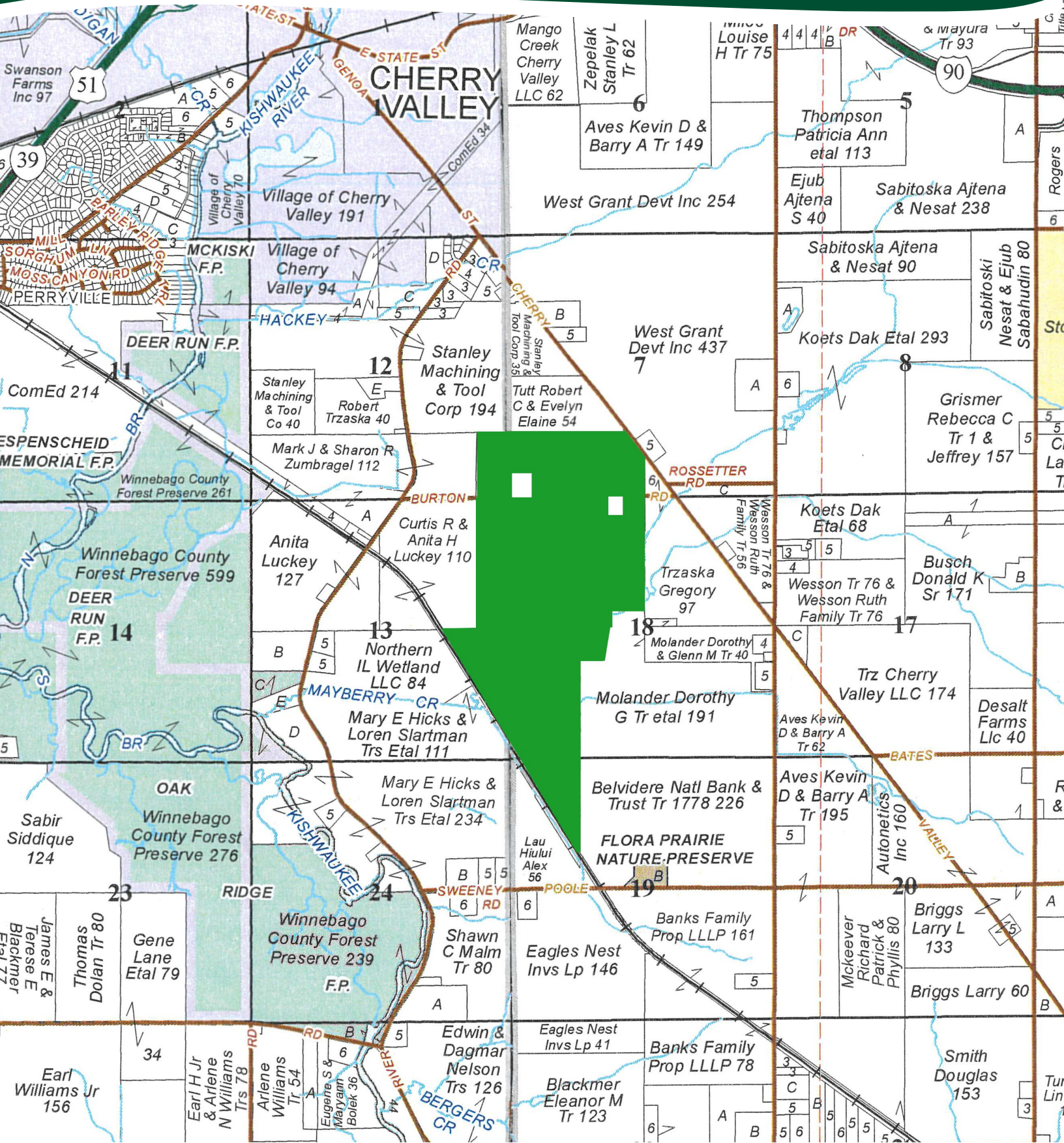
### SOILS DESCRIPTIONS & PRODUCTIVITY DATA

SOIL #	SOIL NAME	APPROX. ACRES	CORN YIELD INDEX (CYI)*	PRODUCTIVITY INDEX (PI)*
379A	Dakota loam	158.30	150	112
1103A	Houghton muck	62.79	175	130
783A	Flagler sandy loam	54.51	129	96
1103A	Houghton muck	38.54	175	130
379A	Dakota loam	29.86	150	112
529A	Selmass loam	20.94	163	121
221B	Parr silt loam	12.30	157	118
354B	Hononegah loamy coarse sand	6.18	113	83
332B	Billett sandy loam	3.49	134	98
332A	Billett sandy loam	3.27	135	99
783B	Flagler sandy loam	3.12	128	95
332B	Billett sandy loam	2.72	134	98
223B	Varna silt loam	1.79	156	115
528A	Lahoguess loam	0.77	170	126
354B	Hononegah loamy coarse sand	0.75	113	83
8776A	Comfrey loam	0.34	185	138
332A	Billett sandy loam	0.28	135	99
354A	Hononegah loamy coarse sand	0.27	114	84
WEIGHTED AVERAGE:			153.2	114.1

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

# THE ROSSETTER FARM

## PLAT MAP



# THE ROSSETTER FARM

## APPENDIX

### THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. WETLANDS & FLOODPLAIN MAP
5. PIPELINE MAP (BOONE COUNTY)
6. PIPELINE MAP (WINNEBAGO COUNTY)

For more information, please visit [MGW.us.com](http://MGW.us.com)

or contact:

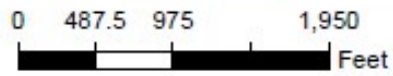
Mark Mommsen (815) 901-4269 | [Mark.Mommsen@mgw.us.com](mailto:Mark.Mommsen@mgw.us.com)



MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES



- Tract Boundary
- Common Land Unit**
- Non-Cropland
  - Cropland
  - plss\_a\_ll\_WMAS
  - CRP



2022 Program Year  
Map Created December 08, 2021

- Wetland Determination Identifiers**
- Restricted Use
  - Limited Restrictions
  - Exempt from Conservation
  - Compliance Provisions

**Farm 563**  
**Tract 348**

**Tract Cropland Total: 403.33 acres**

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ILLINOIS

BOONE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 563

Prepared : 1/12/23 8:39 AM CST

Crop Year : 2023

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
465.29	403.33	403.33	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	403.33	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	284.60	0.00	139	
Soybeans	118.73	0.00	44	
<b>TOTAL</b>	<b>403.33</b>	<b>0.00</b>		

NOTES

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Tract Number : 348

Description : A10-4,5 & A11-1,5 FLORA SEC. 7 & 18  
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 : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
465.29	403.33	403.33	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	403.33	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	284.60	0.00	139

ILLINOIS  
BOONE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 563  
Prepared : 1/12/23 8:39 AM CST  
Crop Year : 2023

Tract 348 Continued ...

Soybeans	118.73	0.00	44
<b>TOTAL</b>	<b>403.33</b>	<b>0.00</b>	

NOTES

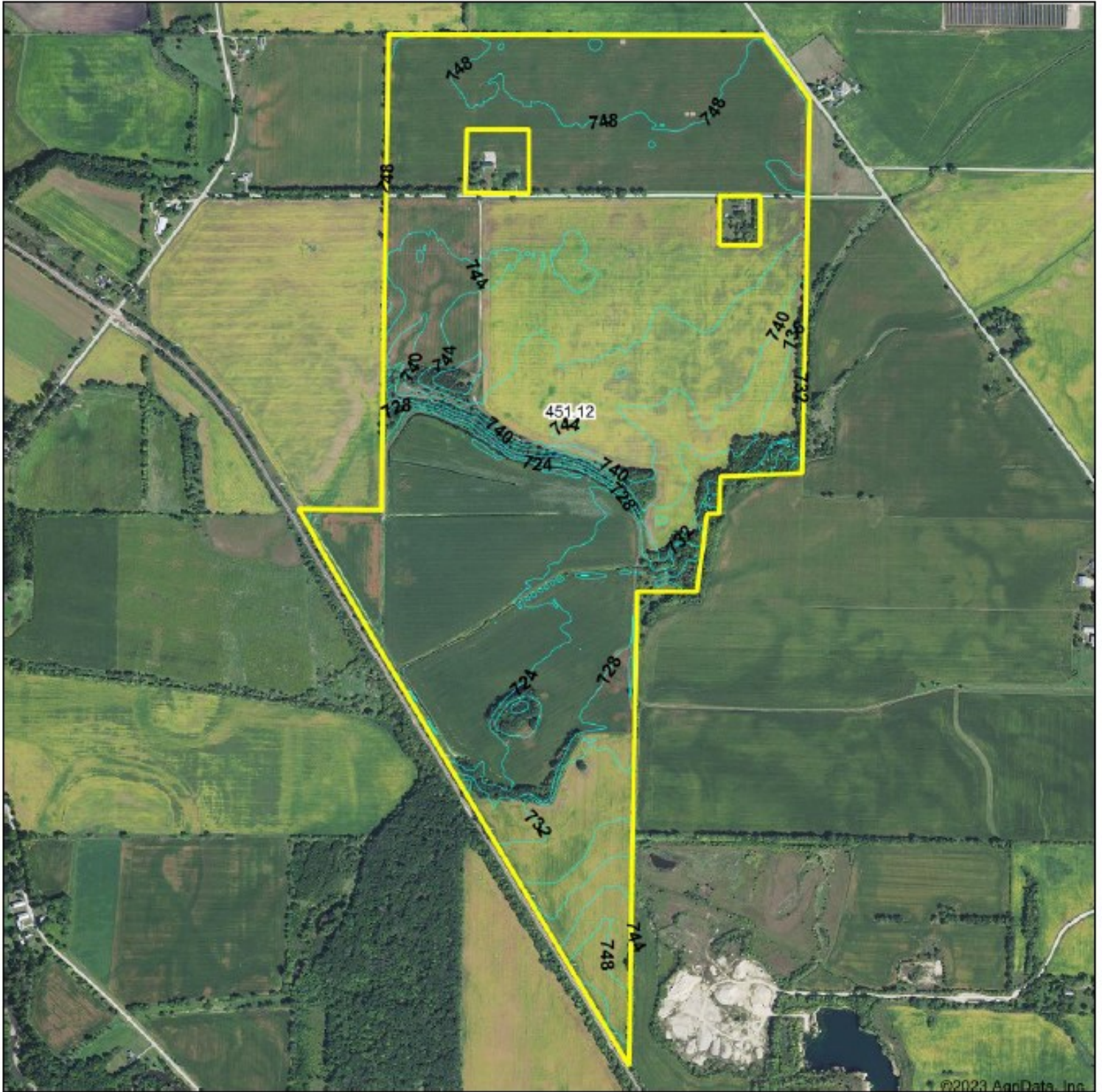
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# Topography Contours

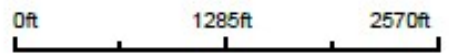


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Maps Provided By  
 **surety**<sup>®</sup>  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021 [www.Agridata.com](http://www.Agridata.com)

Source: USGS 10 meter dem  
Interval(ft): 4.0  
Min: 718.9  
Max: 754.8  
Range: 35.9  
Average: 737.4  
Standard Deviation: 9.88 ft

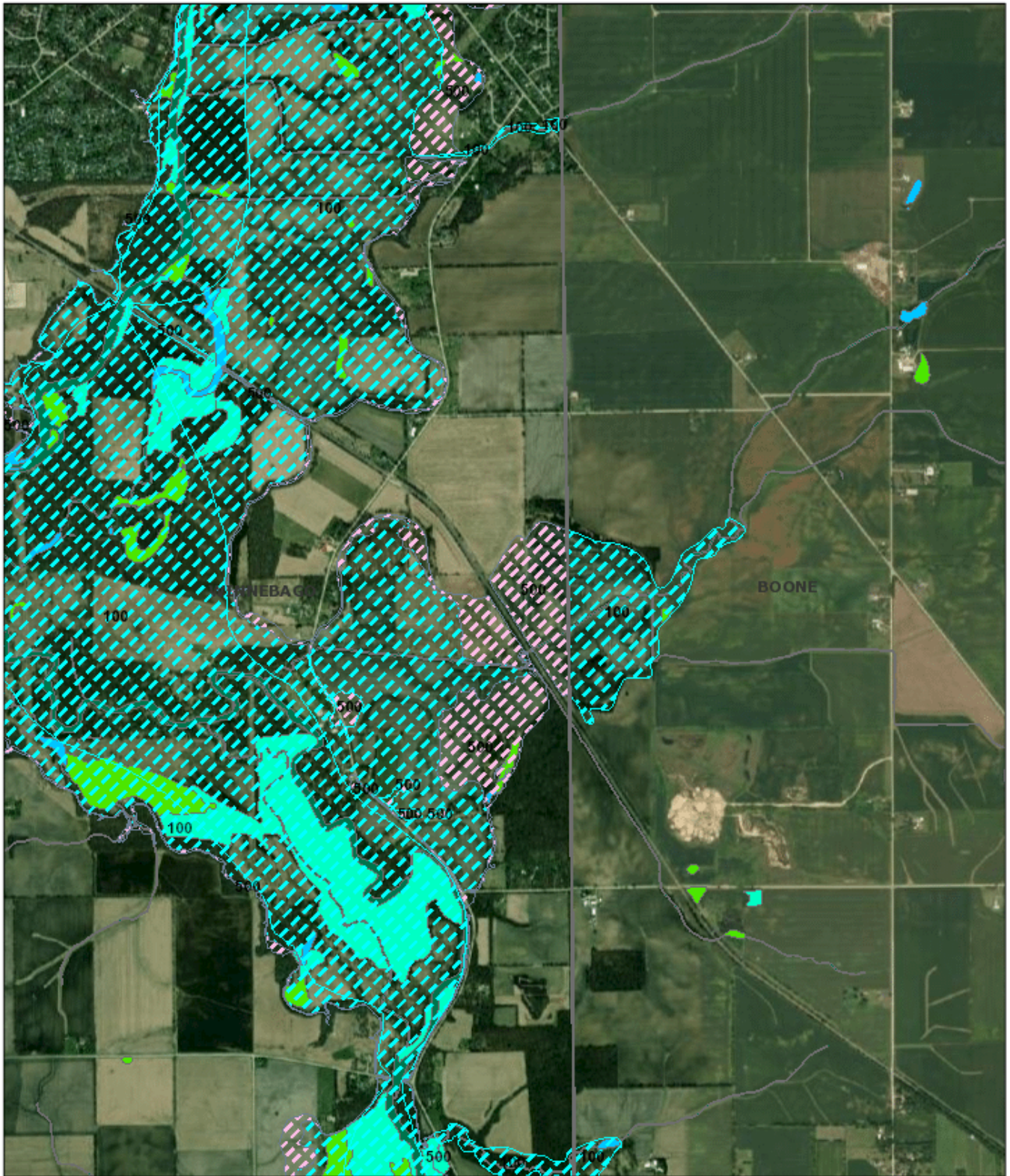


1/12/2023

18-43N-3E  
Boone County  
Illinois

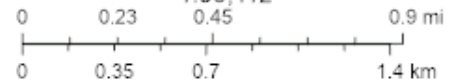
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# Wetlands & Floodplain Map



January 13, 2023

1:36,112



- |   |                                   |
|---|-----------------------------------|
| National Wetland Inventory 2018   |                                   |
|  | Freshwater Emergent Wetland       |
|  | Freshwater Forested/Shrub Wetland |
|  | Freshwater Pond                   |
|  | Lake                              |
|  | Riverine                          |
|  | Other                             |
| FEMA Floodzones   |                                   |
|  |                                   |
|  | 100                               |
|  | 500                               |
|  | Counties                          |

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Resource Management Mapping Service (<https://www.rmms.illinois.edu>)

# NATIONAL PIPELINE MAPPING SYSTEM

# BOONE COUNTY



### Legend

- Gas Transmission Pipelines
- Hazardous Liquid Pipelines
- County Boundaries



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 [npmis@dot.gov](mailto:npmis@dot.gov).

Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application at [www.npmis.pnhmsa.dot.gov](http://www.npmis.pnhmsa.dot.gov)

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Date Printed: Jan 11, 2023



# NATIONAL PIPELINE MAPPING SYSTEM

# WINNEBAGO COUNTY



### Legend

- Gas Transmission Pipelines
- Hazardous Liquid Pipelines
- County Boundaries
- GOM Block Groups
- GOM Blocks



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

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Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application at [www.npmns.plmrsa.dot.gov](http://www.npmns.plmrsa.dot.gov)

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