

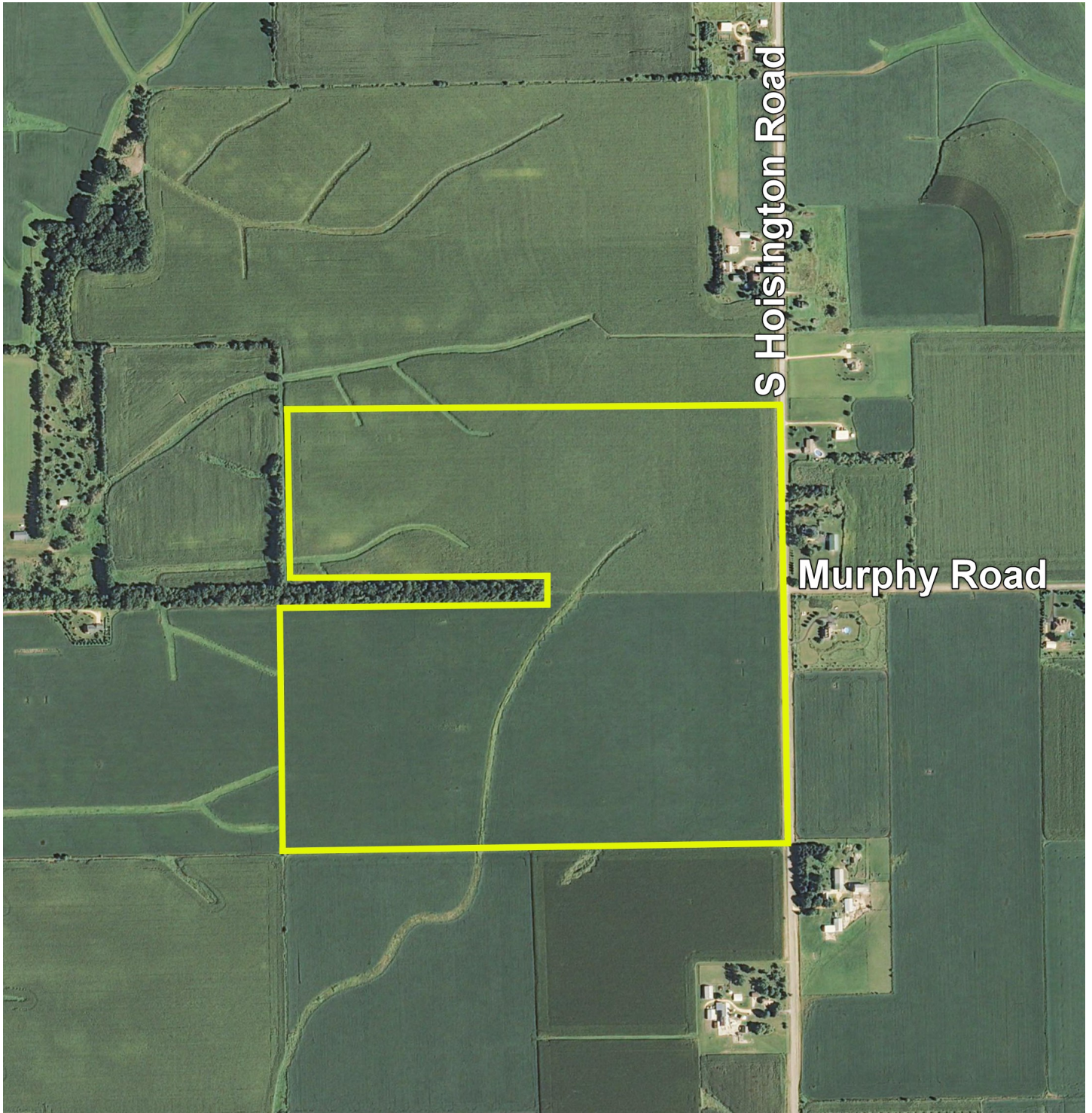
THE HOISINGTON ROAD FARM

134[±] Acres, Seward Township, Winnebago County, IL



THE HOISINGTON ROAD FARM

Aerial Map



THE HOISINGTON ROAD FARM

Property Details

LOCATION	The subject farm is located approximately 73 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Winnebago (3 3/4 miles northeast), Byron (4 1/2 miles south), and Rockford (8 1/2 miles east).
FRONTAGE	There is approximately 7/16 mile of road frontage on S Hoisington Road.
MAJOR HIGHWAYS	U.S. Route 20 is 4 1/2 miles north, Illinois Route 2 is 5 miles southeast, and Illinois Route 72 is 5 3/4 miles south of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Hoisington Road Farm is located in Parts of the Southeast Quarter of Section 26 and the Northeast Quarter of Section 35, Township 26 North – Range 10 East (Seward Township), Winnebago County, Illinois.
TOTAL ACRES	There are a total of approximately 133.65 acres, estimated.
TILLABLE ACRES	There are approximately 128 tillable acres, estimated.
SOIL TYPES	Major soil types found on this farm include Osco silt loam and Greenbush silt loam.
TOPOGRAPHY	The topography of the subject farm 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 \$14,450 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 15 miles of The Hoisington Road Farm.

THE HOISINGTON ROAD FARM

Property Details

TAXES	The real estate taxes and Parcel Identification Numbers are to be determined pending a parcel split.
ZONING	The property is zoned AG - Agricultural Priority.
COMMENTS	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.

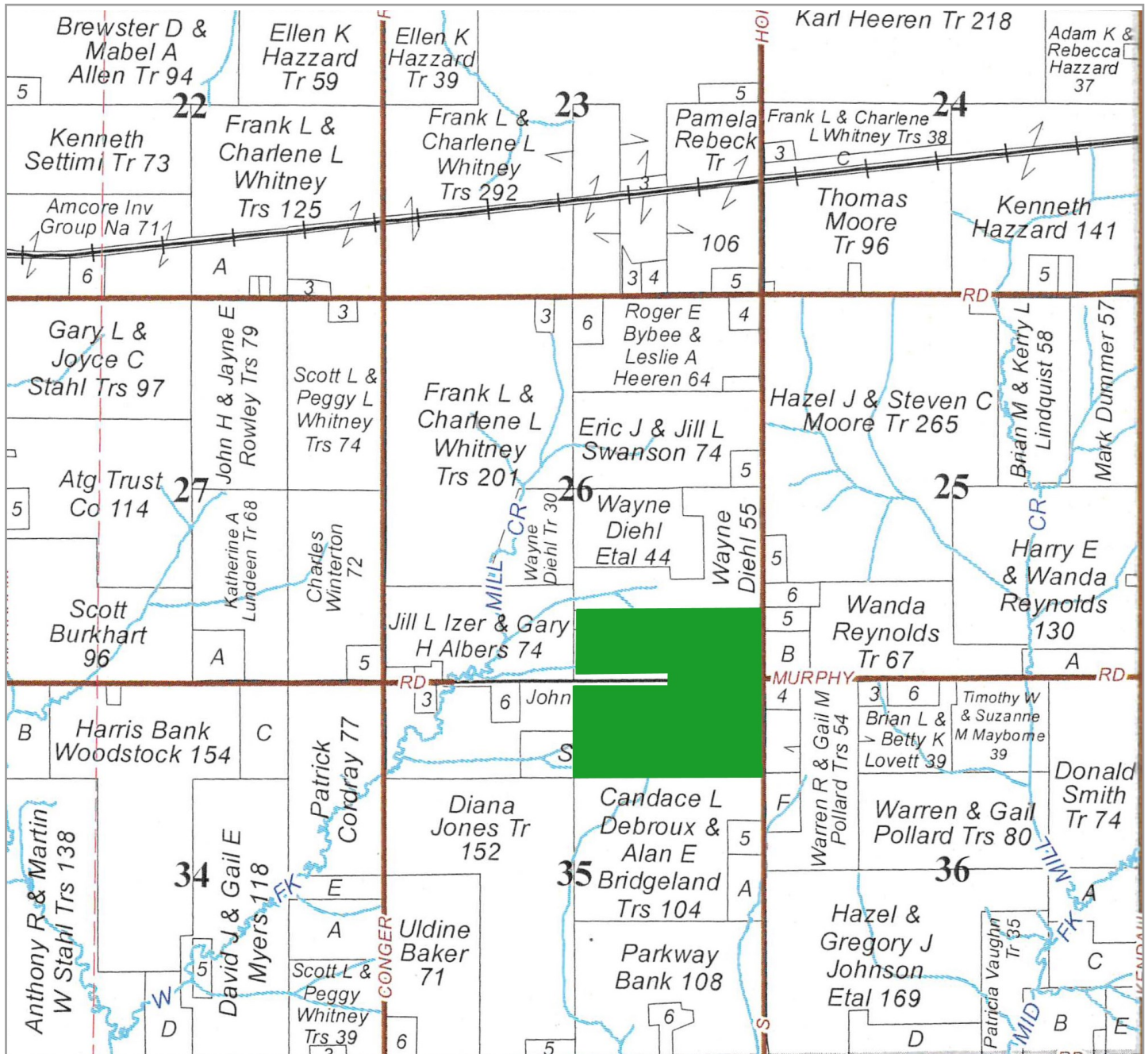
THE HOISINGTON ROAD FARM

Property Photos



THE HOISINGTON ROAD FARM

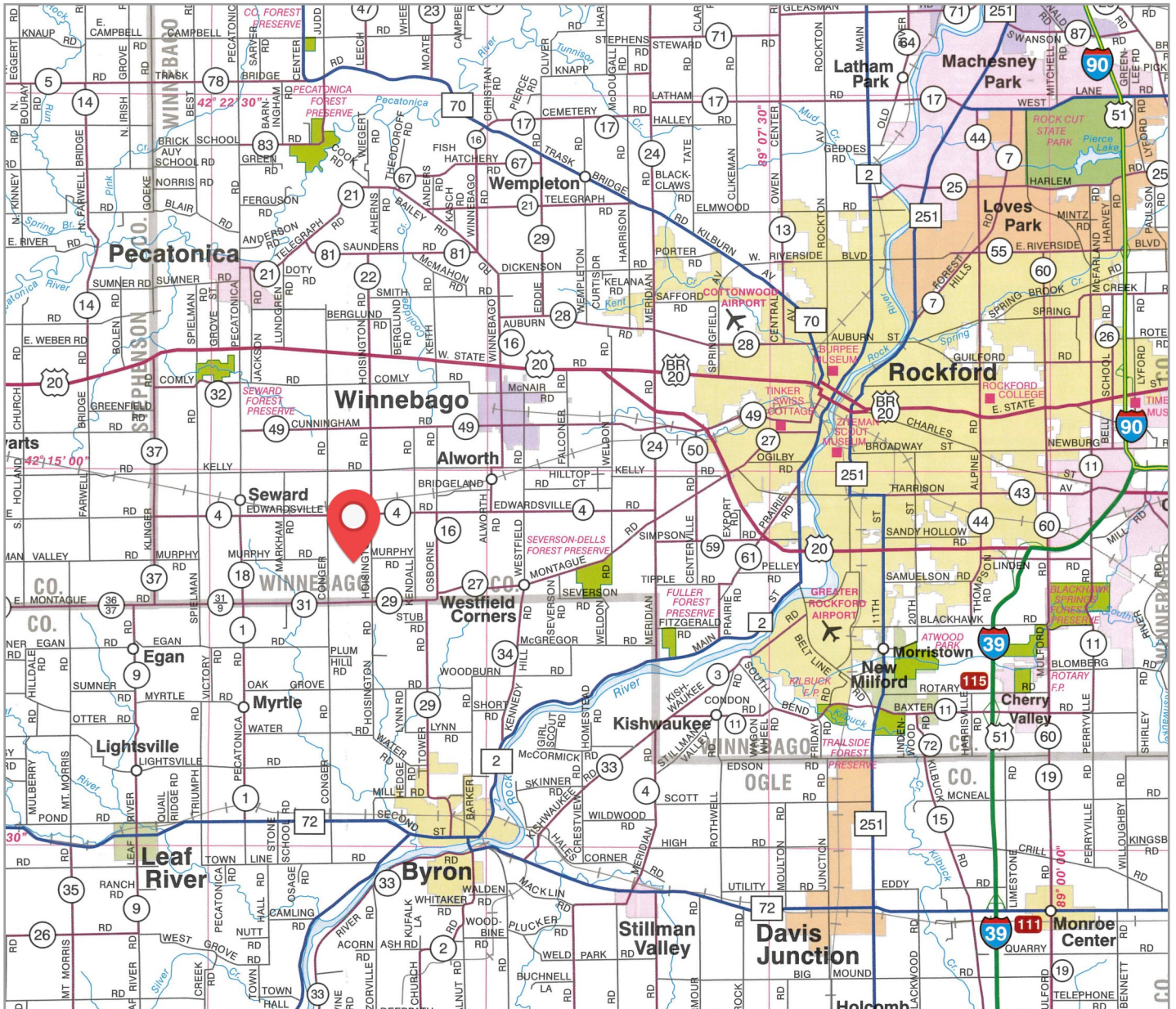
Plat Map



The Hoisington Road Farm is located in Parts of the Southeast Quarter of Section 26 and the Northeast Quarter of Section 35, Township 26 North – Range 10 East (Seward Township), Winnebago County, Illinois.

THE HOISINGTON ROAD FARM

Highway Map

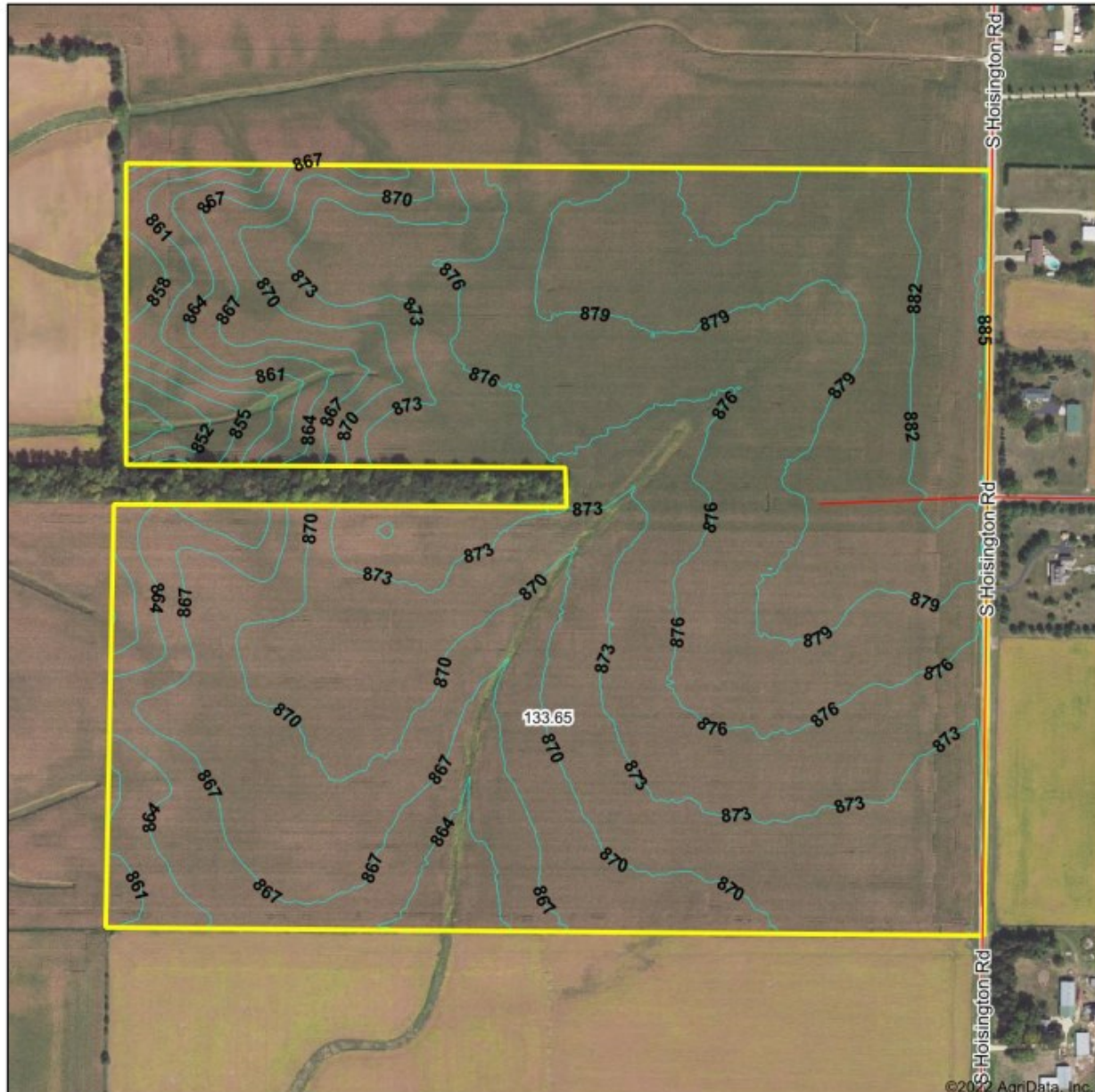


The Hoisington Road Farm is located approximately 73 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Winnebago (3 3/4 miles northeast), Byron (4 1/2 miles south), and Rockford (8 1/2 miles east).

THE HOISINGTON ROAD FARM

Topography Map

Topography Contours



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 846.9

Max: 885.8

Range: 38.9

Average: 872.6

Standard Deviation: 6.43 ft

0ft 467ft 935ft



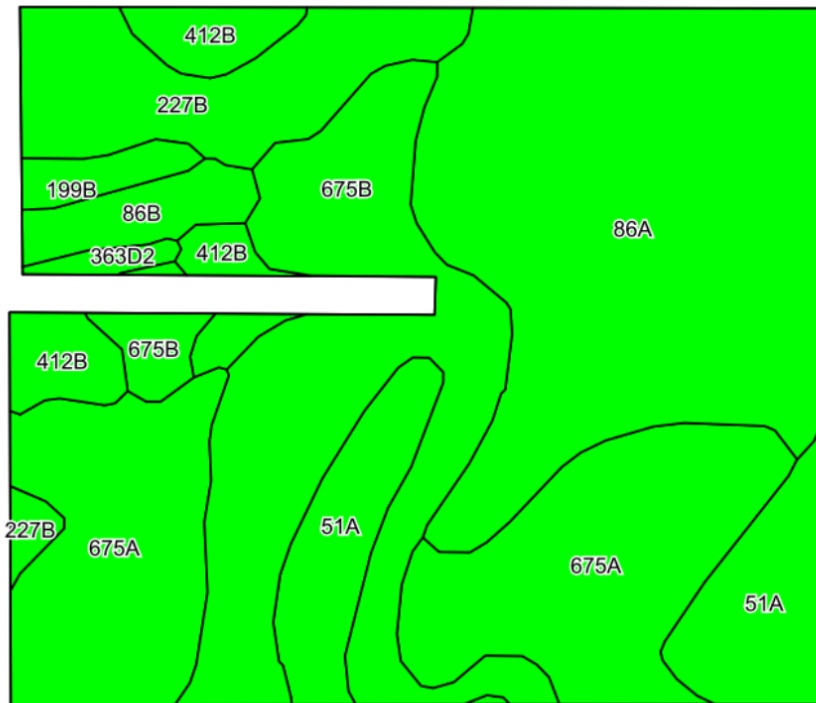
10/13/2022

35-26N-10E
Winnebago County
Illinois

Map Center: 42.216631, -89.304556

THE HOISINGTON ROAD FARM

Soils Information



SOILS DESCRIPTIONS & PRODUCTIVITY DATA

Soil #	Soil Name	Approx. Acres	Corn Yield Index (CYI)*	Productivity Index (PI)*
86A	Osco silt loam	38.44	191	141
675A	Greenbush silt loam	30.12	184	134
675B	Greenbush silt loam	25.63	182	133
227B	Argyle silt loam	11.58	162	121
51A	Muscatune silt loam	10.58	200	147
412B	Ogle silt loam	6.47	175	130
86B	Osco silt loam	2.50	189	140
199B	Plano silt loam	1.70	192	141
363D2	Griswold loam	0.83	145	109
440C2	Jasper silt loam	0.15	163	121
Weighted Average:			184.5	135.6

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