

THE NELSON FARM

147[±] ACRES, WINNEBAGO COUNTY, ILLINOIS



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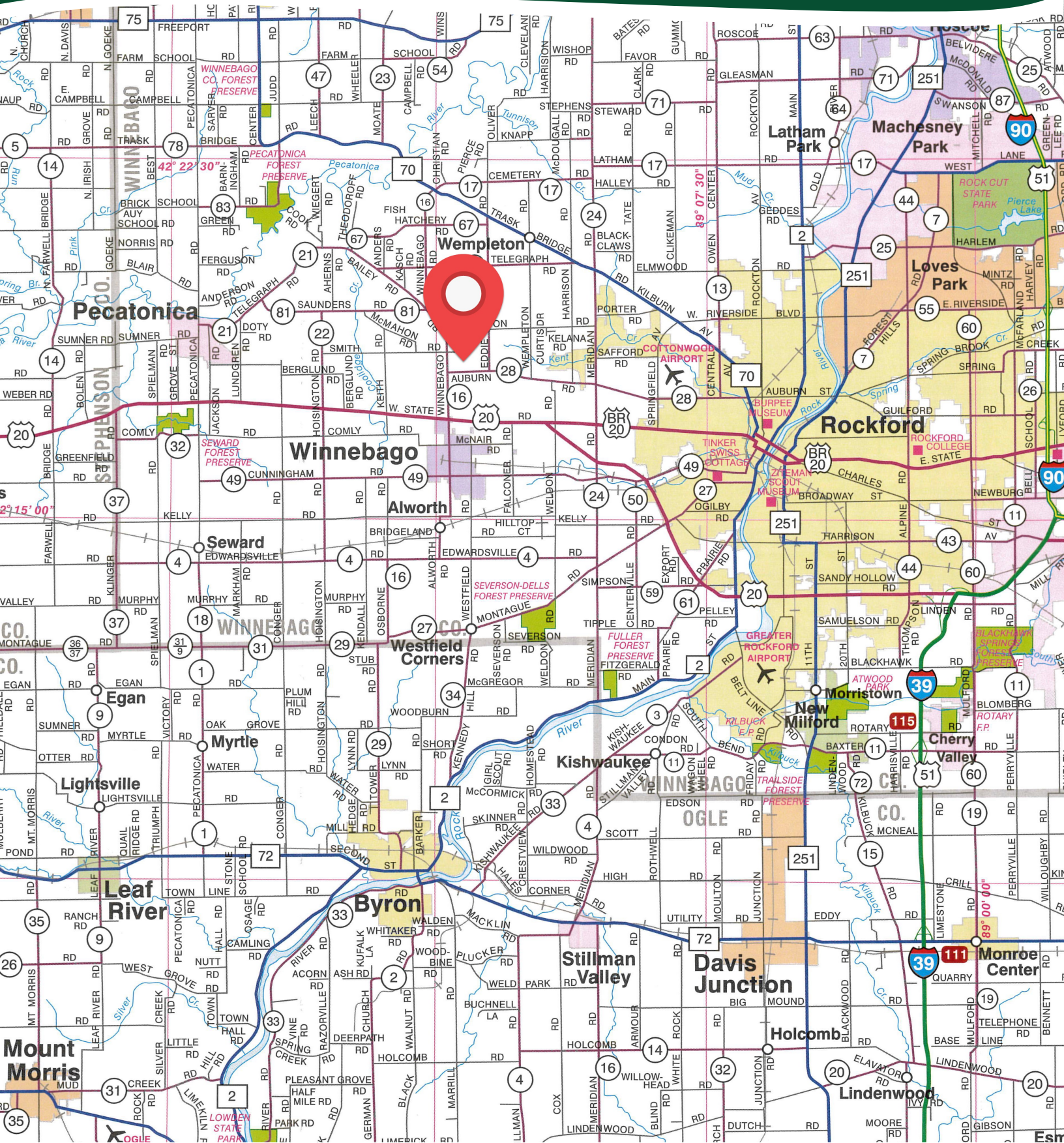
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

MGW.us.com
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Real Estate • Farm Management • Appraisals • Consulting

THE NELSON FARM

HIGHWAY MAP



THE NELSON FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 70 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Winnebago (1 1/8 miles south), Rockford (2 miles east), and Pecatonica (5 miles west).
FRONTAGE	There is approximately 3/16 mile of road frontage on N Winnebago Road and 3/16 mile on Auburn Road.
MAJOR HIGHWAYS	U.S. Route 20 is 1 1/8 miles south, Illinois Route 70 is 2 3/4 miles northeast, and Illinois Route 2 is 8 miles east of the property.
LEGAL DESCRIPTION	A brief legal description indicates the Nelson Farm is located in Part of the Southwest Quarter of Section 28 and Part of the Northwest Quarter of Section 33, Township 27 North – Range 11 East (Burrirt Township), Winnebago County, Illinois.
TOTAL ACRES	There are a total of 147.121 acres, more or less, estimated.
TILLABLE ACRES	There are approximately 135.79 tillable acres, estimated.
SOIL TYPES	Major soil types found on this farm include Winnebago silt loam, Griswold loam, and Edmund silt loam.
TOPOGRAPHY	The topography of the subject farm is level to gently rolling.
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 & TERMS	The asking price is \$9,450 per acre. 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 Nelson Farm.

THE NELSON FARM

PROPERTY DETAILS

TAXES	The 2022 real estate taxes on Parcel Number #10-28-300-012 totaled \$1,757.98 for 73.55 assessed acres. The remaining taxes are to be determined pending a parcel split of the approximately 5 acre building site from Parcel Number #10-33-100-013.
ZONING	The property is zoned AG, Agricultural Priority & A1, Agricultural.
COMMENTS	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 NELSON FARM

PROPERTY PHOTOS



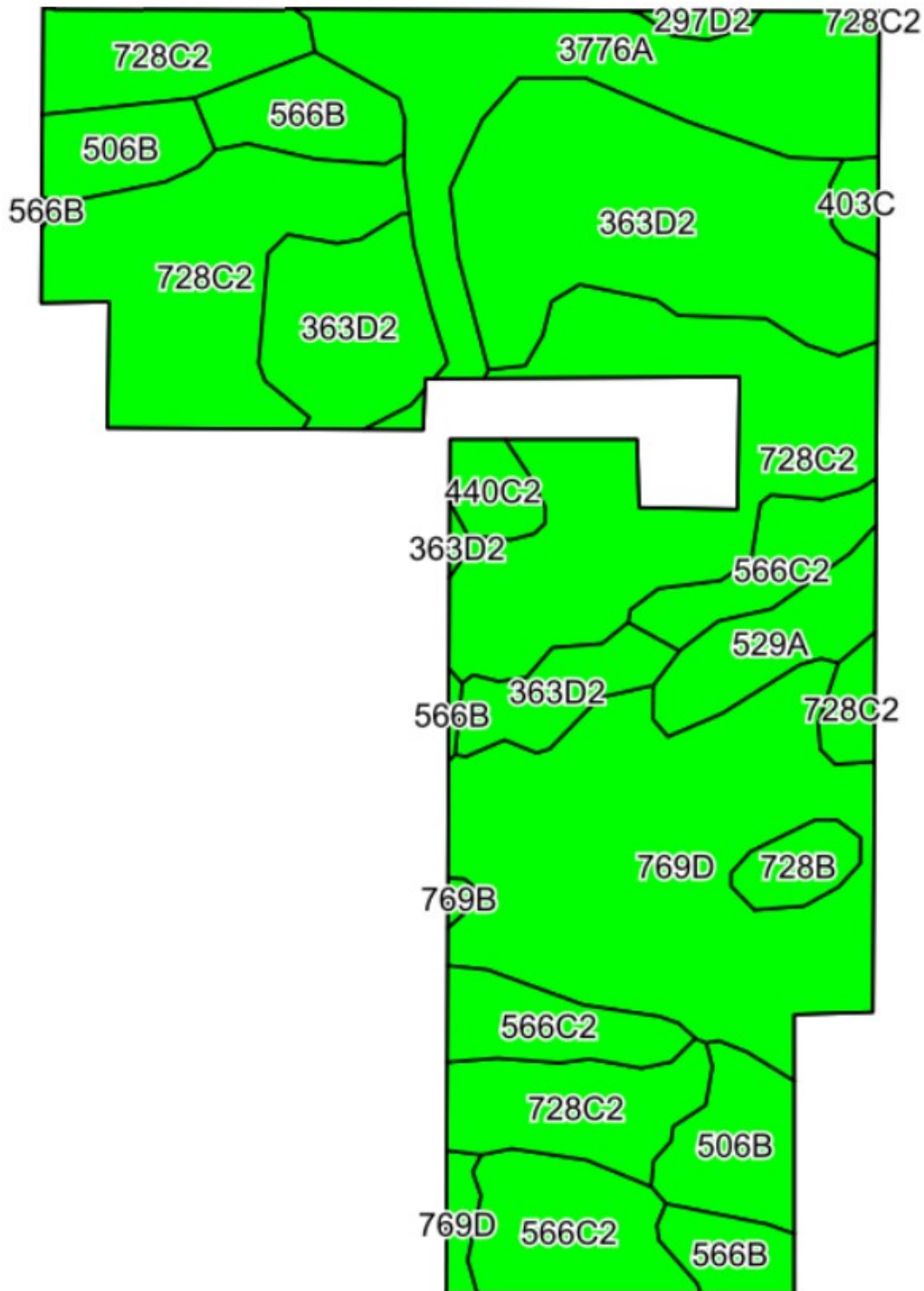
THE NELSON FARM

PROPERTY PHOTOS



THE NELSON FARM

SOILS MAP



THE NELSON FARM

SOILS INFORMATION

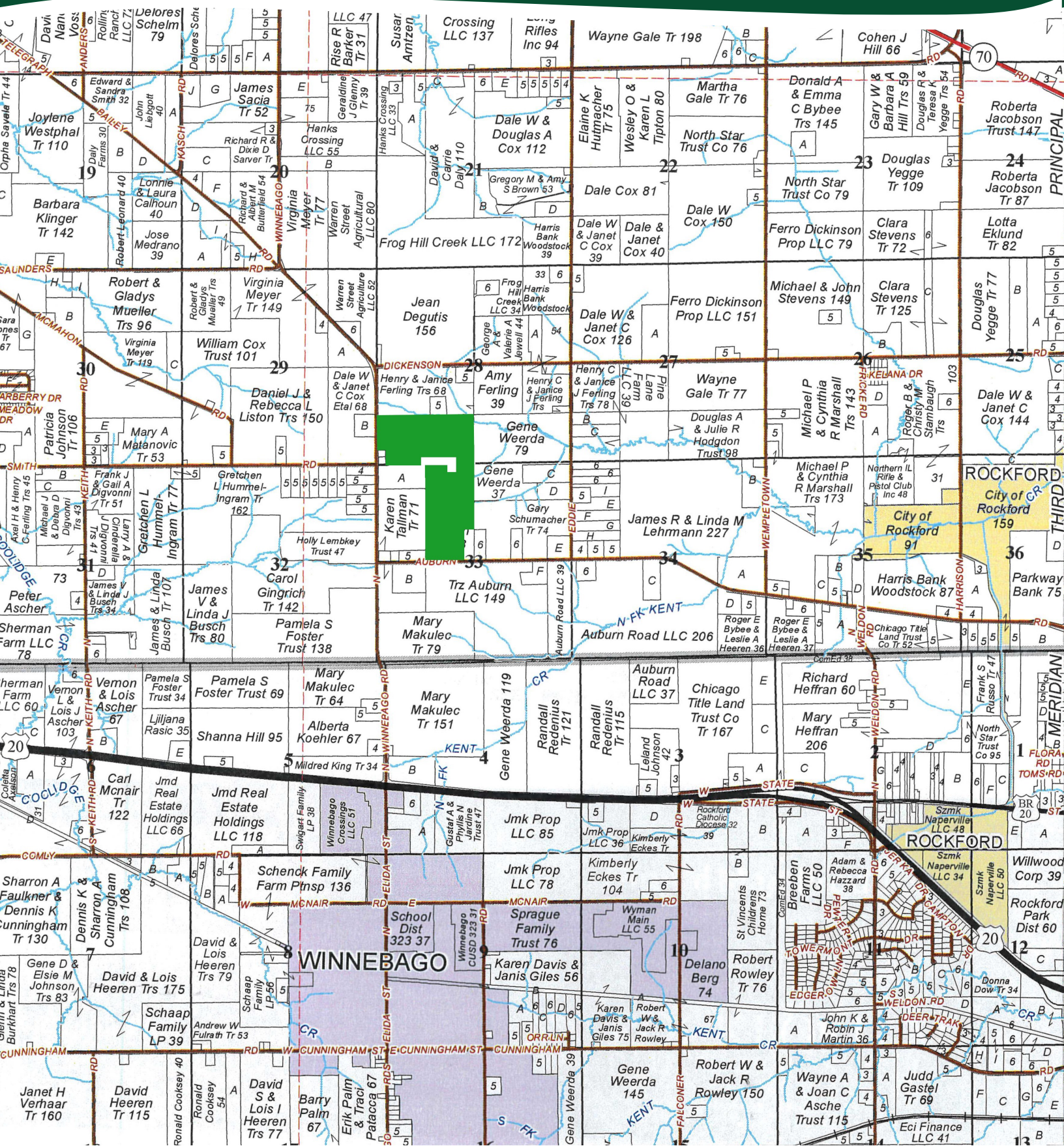
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
728C2	Winnebago silt loam	40.35	113
363D2	Griswold loam	27.02	109
769D	Edmund silt loam	26.17	85
566C2	Rockton and Dodgeville soils	12.38	96
3776A	Comfrey loam	9.53	138
506B	Hitt silt loam	6.72	117
566B	Rockton and Dodgeville soils	5.60	102
529A	Selma loam	3.55	121
728B	Winnebago silt loam	1.72	121
440C2	Jasper silt loam	1.54	121
403C	Elizabeth silt loam	0.78	59
297D2	Ringwood silt loam	0.23	120
769B	Edmund silt loam	0.20	88
WEIGHTED AVERAGE:			106.8

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

THE NELSON FARM

PLAT MAP



THE NELSON FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP (PRIOR TO RECONSTITUTION)
2. FSA-156EZ (PRIOR TO RECONSTITUTION)
3. TOPOGRAPHY MAP
4. WETLANDS & FLOODPLAIN MAP

For more information, please visit MGW.us.com

or contact:

Mark Mommsen (815) 901-4269 | Mark.Mommsen@mgw.us.com

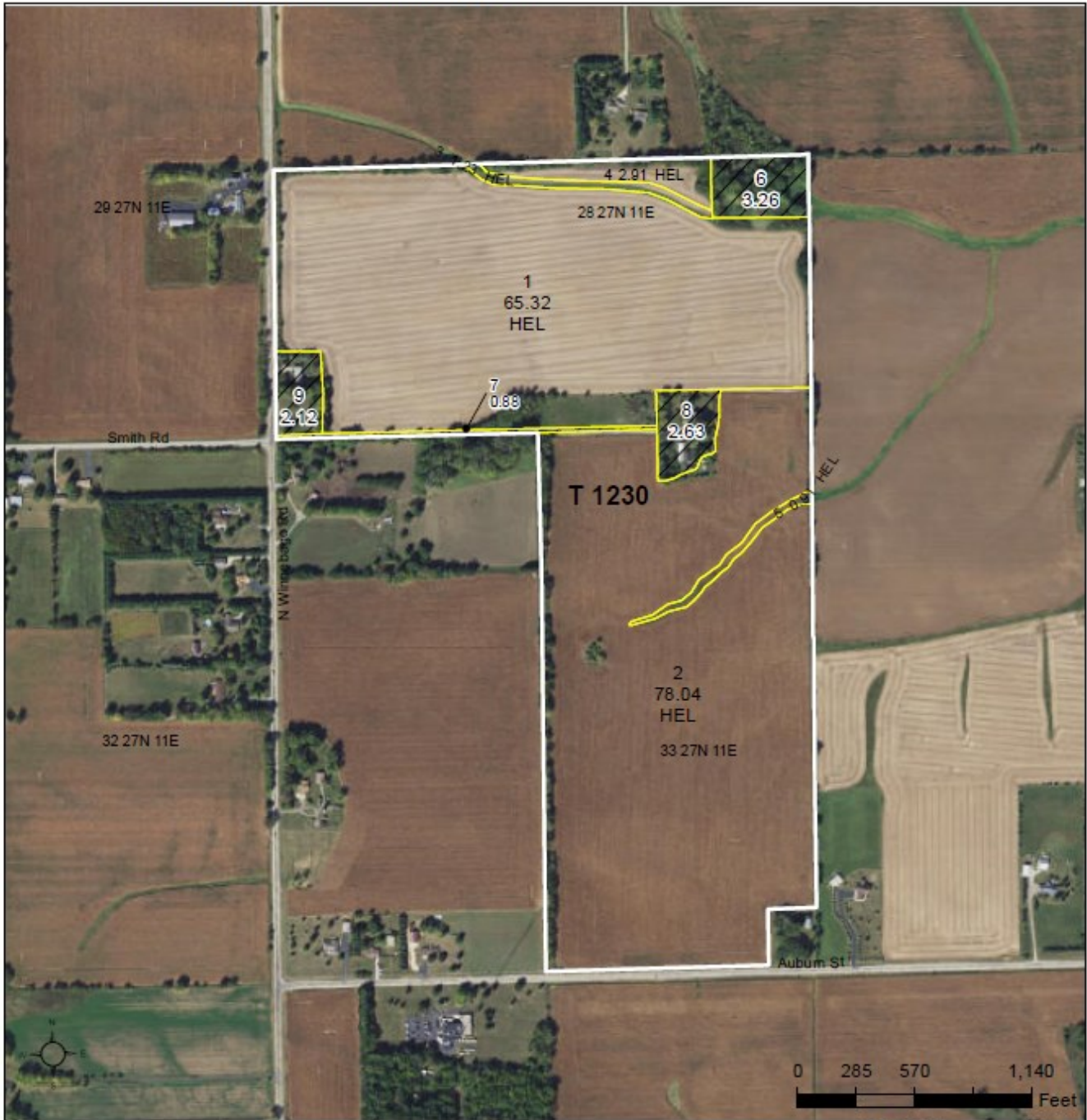


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REAL ESTATE SERVICES

PRIOR TO RECONSTITUTION



Winnebago County, Illinois



Common Land Unit Tract Boundary

Non-Cropland

Cropland

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

Tract Cropland Total: 148.41 acres

2023 Program Year

Map Created December 12, 2022

Farm 2284

Tract 1230

IL201_T1230

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PRIOR TO RECONSTITUTION

ILLINOIS WINNEBAGO Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 2284 Prepared : 3/7/23 1:21 PM CST Crop Year : 2023
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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	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
157.30	148.41	148.41	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	148.41	0.00		0.00	0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	CORN

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	146.60	0.00	168	
TOTAL	146.60	0.00		

NOTES

Tract Number : 1230
 Description : F7 (4) BURRITT TWP SEC 28 & 33
 FSA Physical Location : ILLINOIS/WINNEBAGO
 ANSI Physical Location : ILLINOIS/WINNEBAGO
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners :
 Other Producers :
 Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
157.30	148.41	148.41	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	148.41	0.00	0.00	0.00	0.00	0.00

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Tract 1230 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	146.60	0.00	168
TOTAL	146.60	0.00	

NOTES

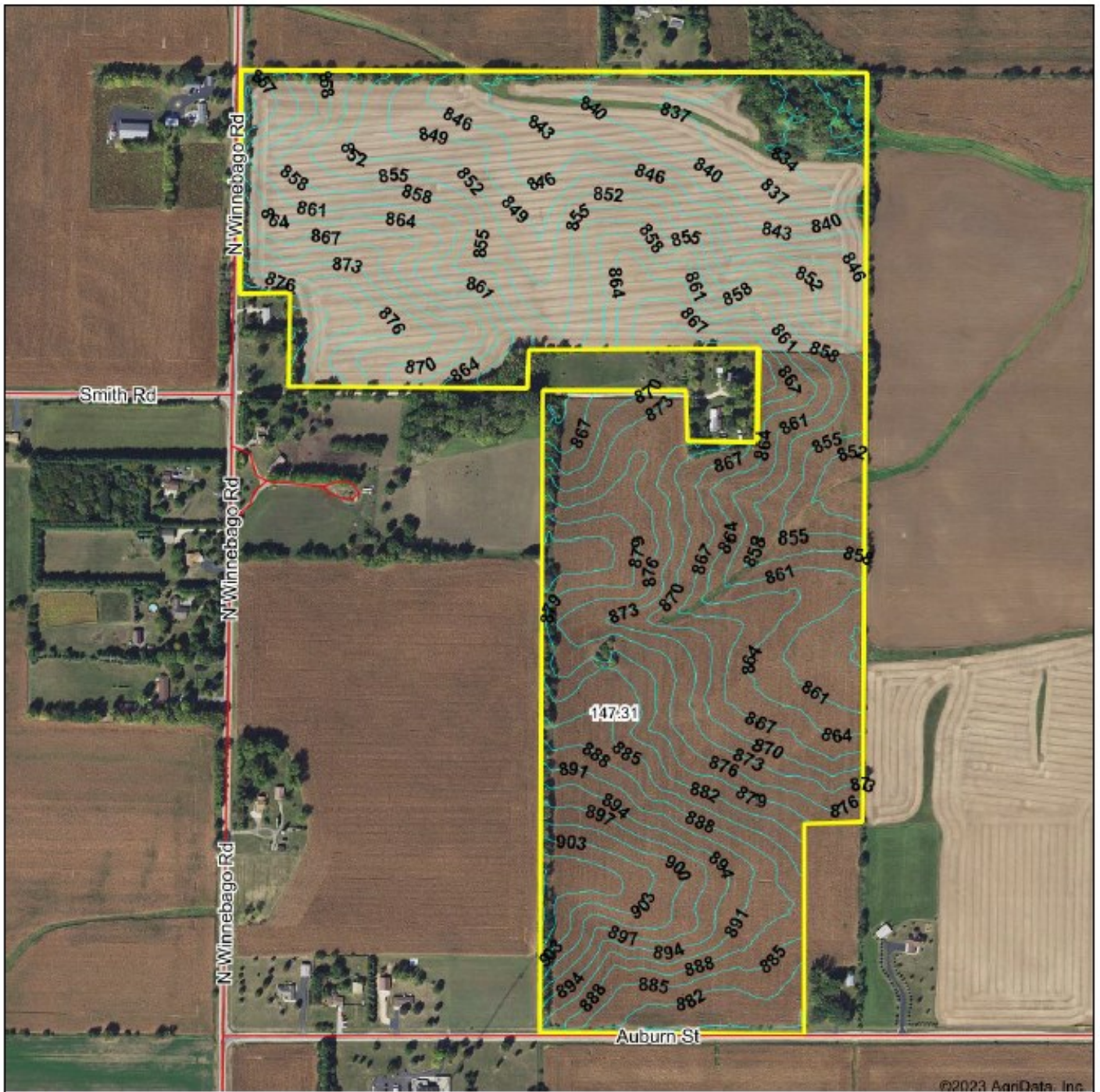
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TOPOGRAPHY MAP



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Map Provided By:




surety[®]

CUSTOMIZED ONLINE MAPPING

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Source: USGS 3 meter dem
 Interval(ft): 3.0
 Min: 826.9
 Max: 910.2
 Range: 83.3
 Average: 885.9
 Standard Deviation: 17.49 ft

0ft 644ft 1287ft



33-27N-11E
 Winnebago County
 Illinois

3/7/2023



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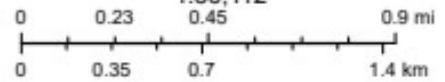
WETLANDS & FLOODPLAIN MAP



March 13, 2023

1:36,112

- | | |
|---|--|
|  Towns (Boundaries) |  Riverine |
| National Wetland Inventory 2018 |  Other |
|  Freshwater Emergent Wetland | FEMA Floodzones |
|  Freshwater Forested/Shrub Wetland |  100 |
|  Freshwater Pond |  500 |
|  Lake | |



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



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