

THE SPRING FARM

139[±] ACRES, WINNEBAGO COUNTY, ILLINOIS



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Real Estate • Farm Management • Appraisals • Consulting

THE SPRING FARM

AERIAL MAP

Loves
Park

E Riverside Boulevard

Blain's FARM & FLEET
the great escape

WOODMAN'S

ANDERSON
TOYOTA

Hilton
FOR THE STAY

UWHealth

Costco Wholesale

Casey's

ROCKFORD
RIVETS

D-BAT
ROCKFORD

Mercyhealth
Sportscore

the Y

FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

siffron

BENCHMARK
FLOORING

LONNIE'S
CARPET MAX

Mercyhealth
A passion for making lives better.

Spring Brook Road

Rockford

Spring Creek Road

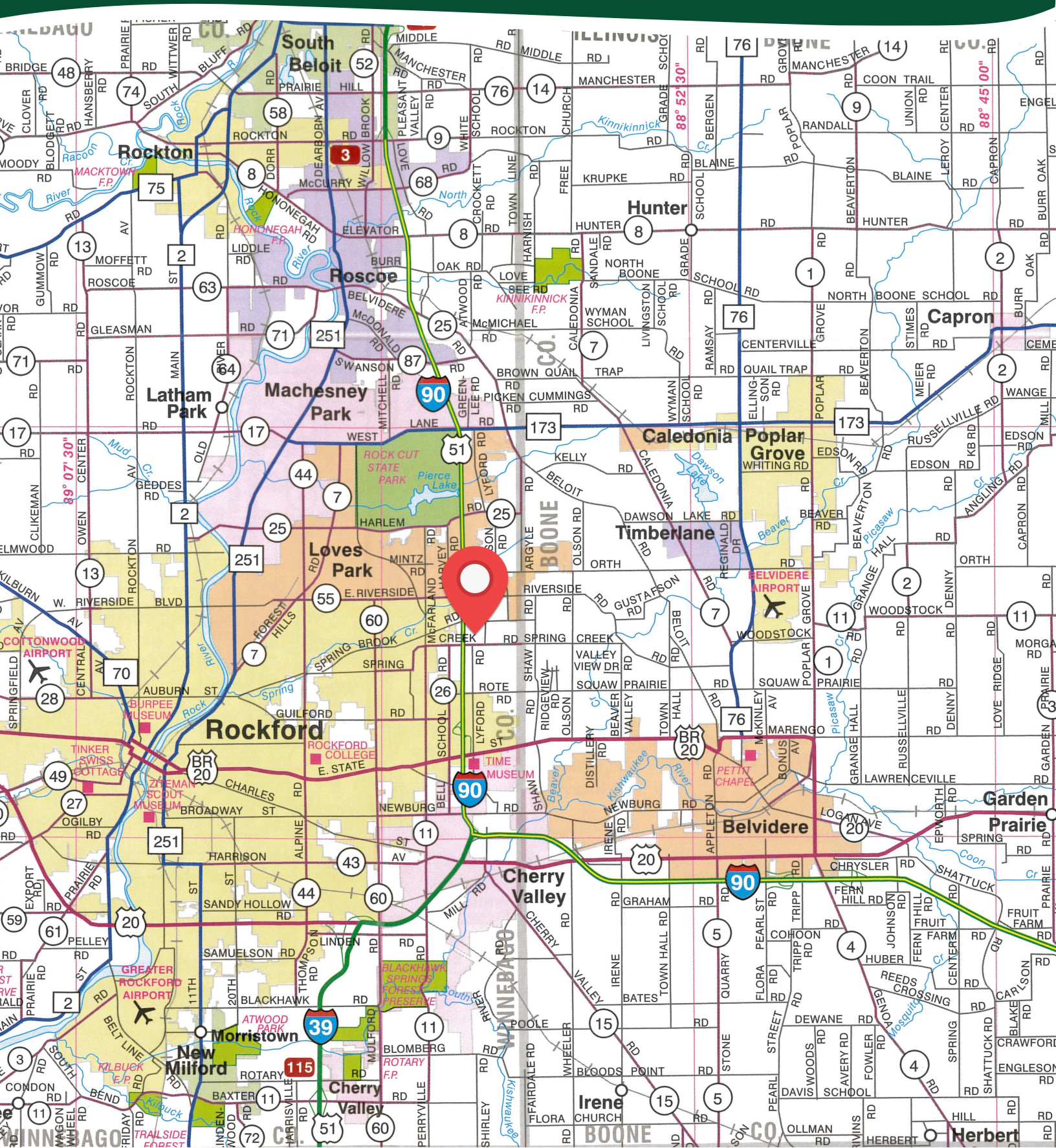


N Perryville Road

N Lyford Road

THE SPRING FARM

HIGHWAY MAP



THE SPRING FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 58 miles northwest of Chicago O'Hare International Airport and is contiguous to the City of Rockford. Nearby cities include: Loves Park (1/2 mile north), Cherry Valley (2 1/4 miles south), and Belvidere (2 3/4 miles southeast).
FRONTAGE	There is approximately 1/2 mile of road frontage on I-39/I-90/US 51, 7/16 mile on Spring Creek Road, 3/8 mile on Spring Brook Road, and 3/8 mile on N Lyford Road.
MAJOR HIGHWAYS	I-39/I-90/US 51 is the west border, U.S. Route 20 Business is 2 1/4 miles south, Illinois Route 173 is 4 miles north, and Illinois Route 76 is 5 1/8 miles east of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Spring Farm is located in Part of the Northeast Quarter of Section 11 and Part of the Northwest Quarter of Section 12, Township 44 North – Range 2 East (Rockford Township), Winnebago County, Illinois.
TOTAL ACRES	There are a total of 139.21 acres, more or less, according to the Winnebago County Assessor.
TILLABLE ACRES	There are approximately 126.72 tillable acres according to the Winnebago County FSA.
SOIL TYPES	Major soil types found on this farm include Greenbush silt loam and Ogle 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 \$19,850 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 Spring Farm.
TAXES	The 2021 real estate taxes totaled \$5,327.90. The tax parcel numbers are #12-11-226-001 & #12-12-101-003.

THE SPRING FARM

PROPERTY DETAILS

ZONING	The property is zoned AG, Agricultural Priority.
TRANSPORTATION INFRASTRUCTURE	<p>Rockford is 60 minutes from O'Hare International Airport (ORD) and is served by Chicago Rockford International Airport (RFD). RFD is home to the second-largest UPS air cargo hub in the country.</p> <p>Rockford is #1 in interstate and railroad connections – 4 interstates run through the region, businesses located here can reach 75% of U.S. businesses within a 24-hour truck drive. All of this with the proximity to the major market of Chicago, but without all the congestion.</p> <p>Major highways and an abundance of rail line in the Rockford area create an efficient system for land transportation.</p> <p>https://rockfordil.com/doing-business-here/transportation-infrastructure/</p>
ROCKFORD AREA INCENTIVES	<p>Rockford Area communities work enthusiastically with new and expanding companies to create a higher standard of living for the Region's residents. Incentives are an investment in the future economic well being of a company and as such a return on investment of jobs, tax revenue, community cooperation, and capital investment is expected. Incentives and a location decision must make good fiscal sense to all parties involved.</p> <p>The Rockford Region offers an array of incentive programs for new and expanding businesses as well as entrepreneurs. These programs are designed to assist a wide selection of qualifying companies in various stages of their economic growth.</p> <p>The Rockford Area Economic Development Council has compiled information about these incentives for which qualified companies may be eligible. Incentives in the Rockford Area tend to come in the following forms: Incentive Zones, Tax Abatements, Workforce Development, Flexible Financing, and Energy Efficiency.</p> <p>Additional information from the Rockford Area Economic Development Council can be found HERE.</p> <p>https://rockfordil.com/doing-business-here/incentives/</p>
COMMENTS	<p>Excellent investment opportunity. Future development potential with high visibility and great access to Interstate 90, Interstate 39, and US-20. In close proximity to nearby utilities.</p> <p>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.</p>

THE SPRING FARM

PROPERTY PHOTOS



THE SPRING FARM

PROPERTY PHOTOS



THE SPRING FARM

SOILS INFORMATION

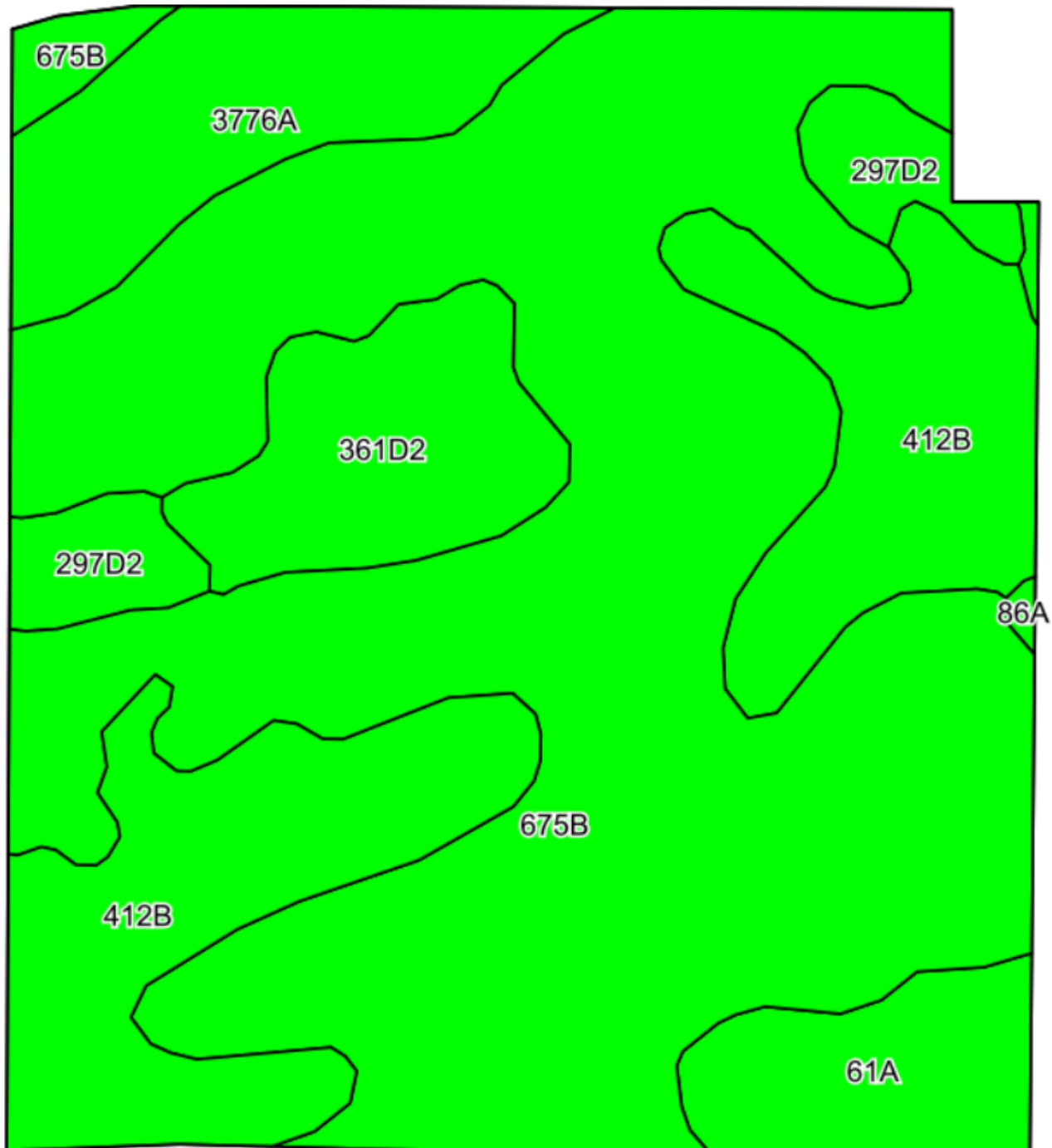
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
675B	Greenbush silt loam	75.83	133
412B	Ogle silt loam	27.58	130
361D2	Kidder loam	8.97	95
61A	Atterberry silt loam	6.62	132
297D2	Ringwood silt loam	4.79	120
3776A	Comfrey loam	2.77	138
86A	Osco silt loam	0.16	141
WEIGHTED AVERAGE:			129.2

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

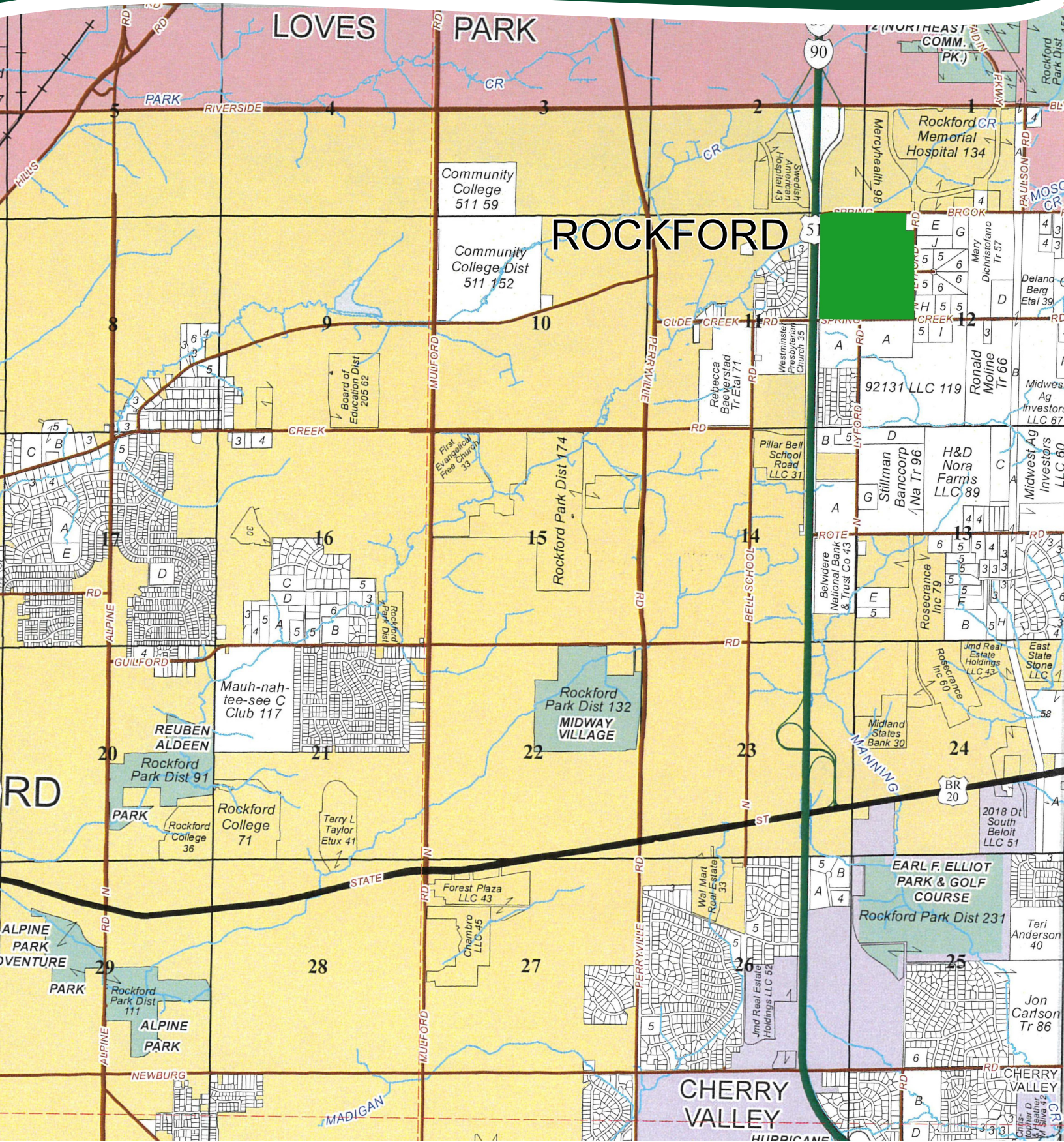
THE SPRING FARM

SOILS MAP



THE SPRING FARM

PLAT MAP



THE SPRING FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. WETLANDS & FLOODPLAIN MAP
5. SEWER & WATER LOCATION

For more information, please visit MGW.us.com

or contact:

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



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Common Land Unit

- Tract Boundary
- Non-Cropland
- Cropland

2023 Program Year
Map Created December 12, 2022

Farm 5159
Tract 555

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

Tract Cropland Total: 126.72 acres

IL201_T555

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).

ILLINOIS
WINNEBAGO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 5159
Prepared : 3/23/23 7:02 AM CST
Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

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
139.49	126.72	126.72	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	126.72	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
CORN	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	107.80	0.00	160	
TOTAL	107.80	0.00		

NOTES

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Tract Number : 555

Description : O7 (5) NE ROCKFORD TWP SEC 11 & 12
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
139.49	126.72	126.72	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	126.72	0.00	0.00	0.00	0.00	0.00

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United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5159
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Tract 555 Continued ...

DCP Crop Data

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Corn	107.80	0.00	160
TOTAL	107.80	0.00	

NOTES

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TOPOGRAPHY MAP



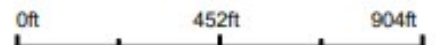
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Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem
Interval(ft): 3.0
Min: 875.1
Max: 910.4
Range: 35.3
Average: 894.4
Standard Deviation: 7.38 ft

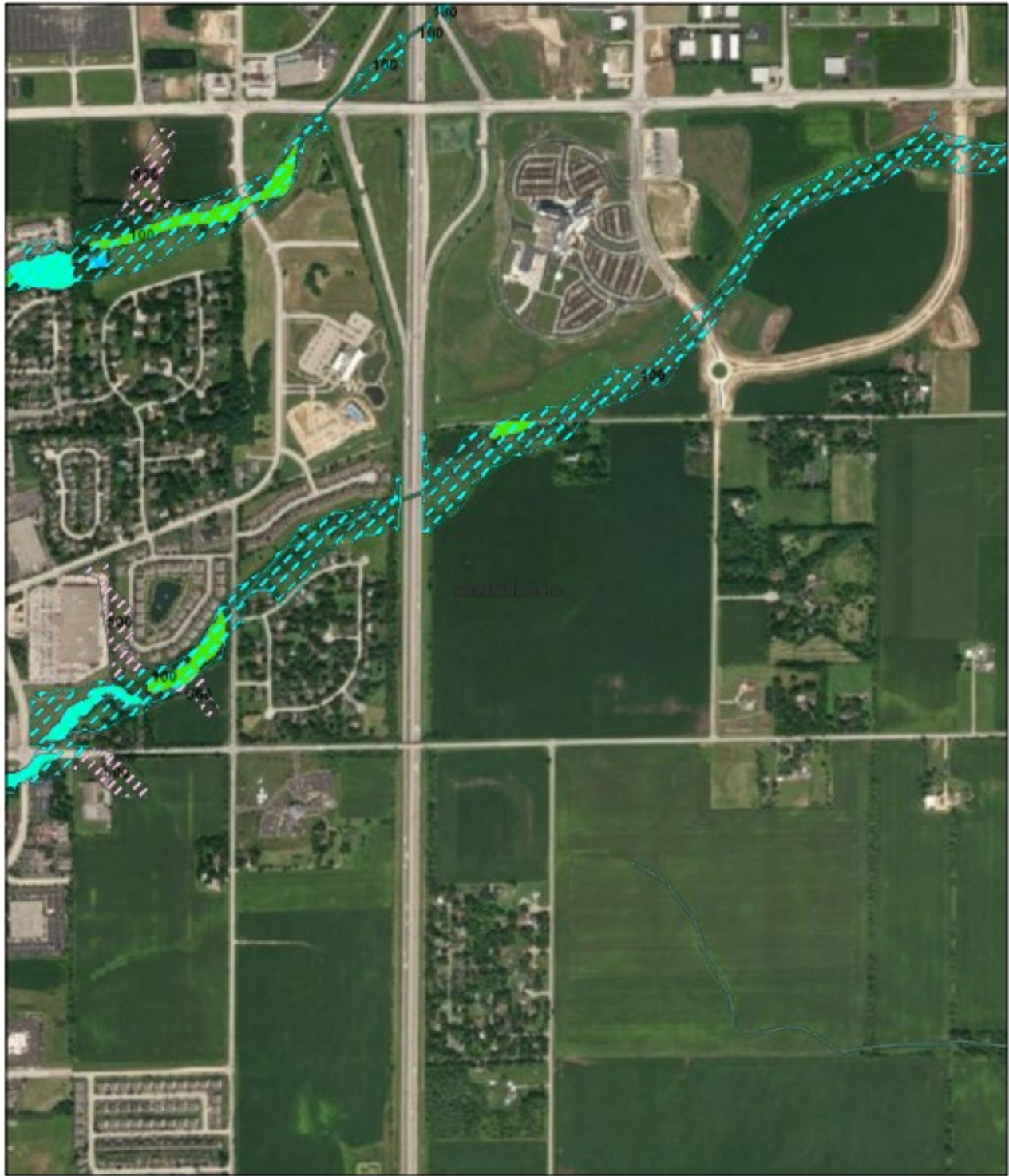


3/24/2023

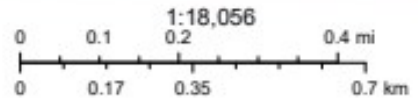
12-44N-2E
Winnebago County
Illinois

Map Center: 42.308836, -88.958738

WETLANDS & FLOODPLAIN MAP



March 24, 2023



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

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

SEWER & WATER LOCATION

BLUE LINE: WATER

RED LINE: SEWER





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