

# THE CARLSON ROAD FARM

51<sup>±</sup> ACRES, BOONE COUNTY, ILLINOIS



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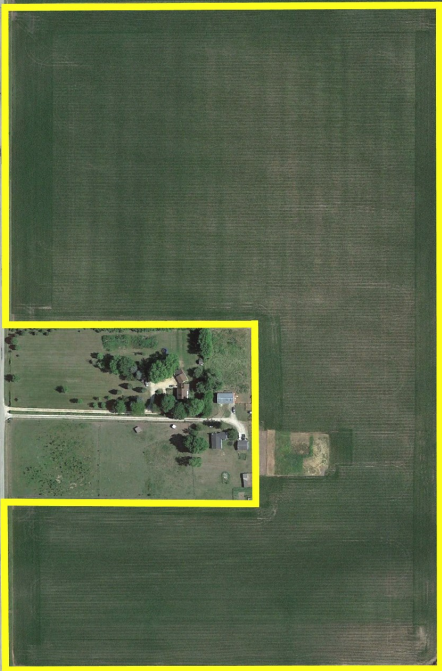
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# THE CARLSON ROAD FARM

AERIAL MAP

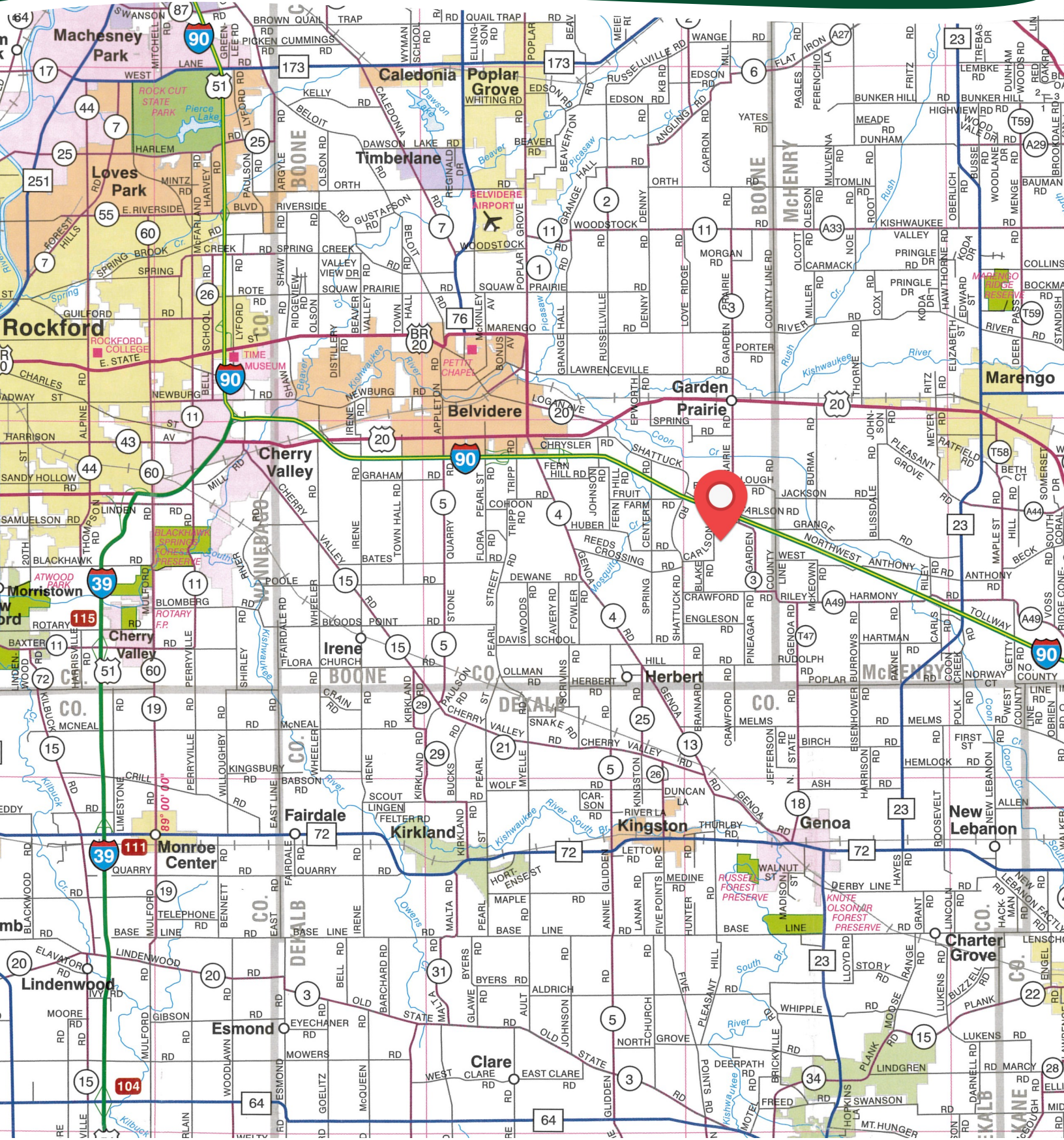
**Carlson Road**





# THE CARLSON ROAD FARM

## HIGHWAY MAP





# THE CARLSON ROAD FARM

## 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 1/4 miles northwest), Marengo (5 3/4 miles northeast), and Rockford (12 miles west).
<b>FRONTAGE</b>	There is approximately 1/4 mile of road frontage on Carlson Road.
<b>MAJOR HIGHWAYS</b>	Interstate 90 is 3/8 mile north, Illinois Route 23 is 5 1/2 miles southeast, and Illinois Route 72 is 7 1/8 miles south of the property.
<b>LEGAL DESCRIPTION</b>	A brief legal description indicates The Carlson Road Farm is located in Part of the East Half of Section 14, Township 43 North – Range 4 East (Spring Township), Boone County, Illinois.
<b>TOTAL ACRES</b>	There are a total of 51.065 acres according to a survey.
<b>TILLABLE ACRES</b>	There are approximately 48.1 cropland acres according to the McHenry County FSA. There is approximately 0.75 additional acres, estimated, located east of the building site, that was brought into production for the 2023 crop year, for a total of 48.85 acres, estimated.
<b>SOIL TYPES</b>	Major soil types on this farm include Drummer silty clay loam and Elburn 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 &amp; TERMS</b>	The asking price is \$15,275 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 Carlson Road Farm.



# THE CARLSON ROAD FARM

## PROPERTY DETAILS

<b>TAXES</b>	The 2022 real estate taxes totaled \$3,112.56. The tax parcel numbers are: #08-14-200-010 & #08-14-400-009.
<b>ZONING</b>	The property is zoned A-1, Ag. Preservation.
<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 CARLSON ROAD FARM

## PROPERTY PHOTOS





# THE CARLSON ROAD FARM

## PROPERTY PHOTOS





# THE CARLSON ROAD FARM

## SOILS INFORMATION

### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

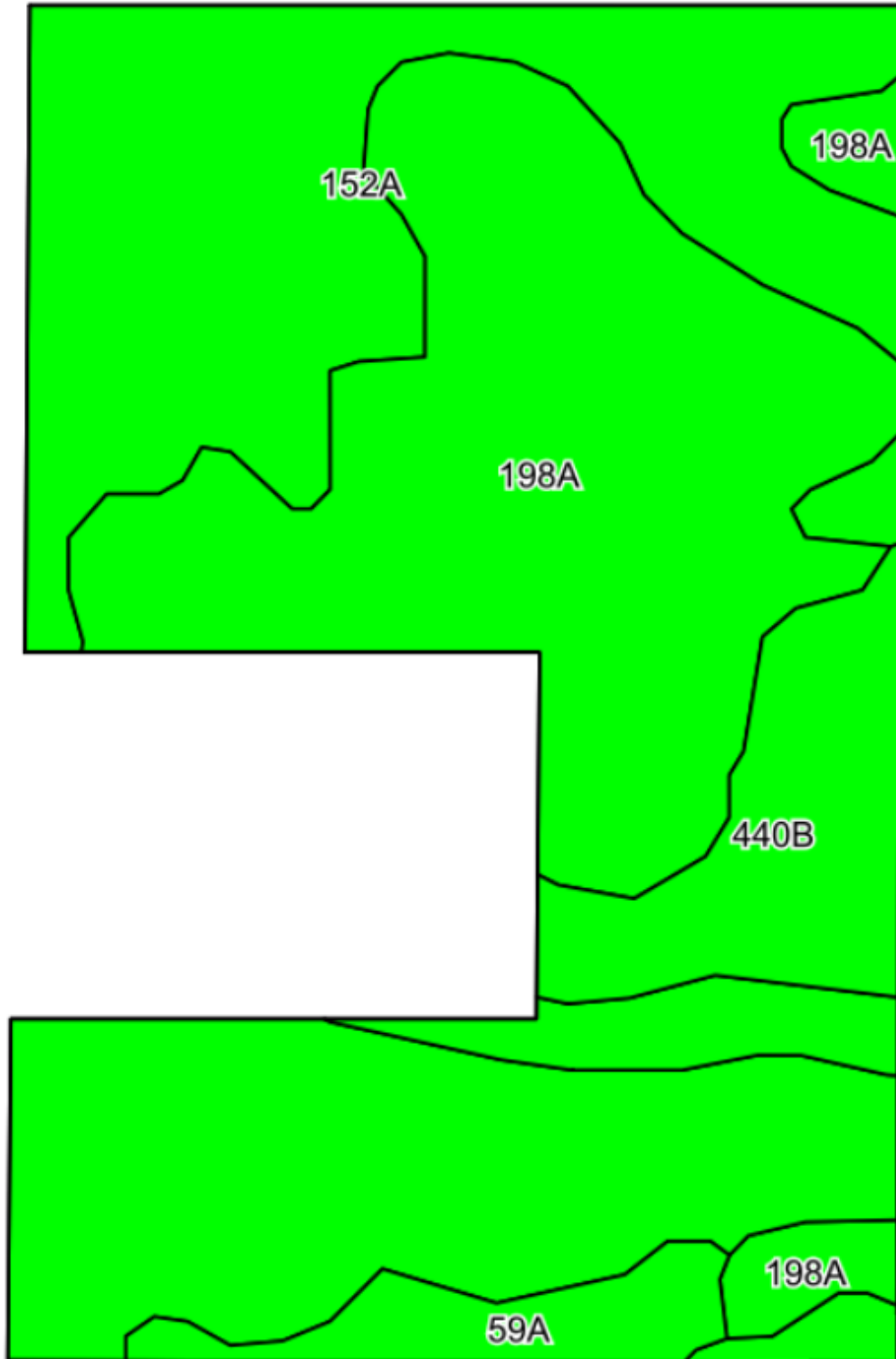
SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
152A	Drummer silty clay loam	23.31	144
198A	Elburn silt loam	18.49	143
440B	Jasper silt loam	4.37	129
59A	Lisbon silt loam	2.06	136
221B	Parr silt loam	0.62	118
WEIGHTED AVERAGE:			141.6

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



# THE CARLSON ROAD FARM

## SOILS MAP









# THE CARLSON ROAD FARM

## APPENDIX

### THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. PIPELINE MAP

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)



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**Common Land Unit**

- Non-Cropland
- Cropland
- Tract Boundary
- CRP

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2023 Program Year  
Map Created May 03, 2023

**Farm 9646**  
**Tract 12871**

Tract Cropland Total: 48.10 acres

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ILLINOIS

MCHENRY

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9646

Prepared : 5/9/23 8:34 AM CST

Crop Year : 2023

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 17-111-2021-78  
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
48.92	48.10	48.10	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	48.10	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	47.05	0.00	121	
<b>TOTAL</b>	<b>47.05</b>	<b>0.00</b>		

NOTES

Tract Number : 12871

Description :  
FSA Physical Location : ILLINOIS/BOONE  
ANSI Physical Location : ILLINOIS/BOONE  
BIA Unit Range Number :  
HEL Status : HEL determinations not completed for all fields on the tract  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners :  
Other Producers : None  
Recon ID : 17-111-2021-77

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
48.92	48.10	48.10	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	48.10	0.00	0.00	0.00	0.00	0.00



ILLINOIS  
MCHENRY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9646  
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Crop Year : 2023

Tract 12871 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	47.05	0.00	121
<b>TOTAL</b>	<b>47.05</b>	<b>0.00</b>	

NOTES

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# TOPOGRAPHY MAP

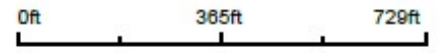


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Map Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 3 meter dem  
Interval(ft): 3.0  
Min: 798.9  
Max: 814.0  
Range: 15.1  
Average: 808.2  
Standard Deviation: 2.33 ft



5/9/2023

14-43N-4E  
Boone County  
Illinois

Map Center: 42.204592, -88.733913



# PIPELINE MAP

## NATIONAL PIPELINE MAPPING SYSTEM



### Legend

-  Gas Transmission Pipelines
-  Hazardous Liquid Pipelines



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 the map or its contents can be directed to [nipms@stl.gov](mailto:nipms@stl.gov).

Projection: Geographic

Datum: NAD83

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

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