

# THE WINNEBAGO FARM

127<sup>±</sup> ACRES, WINNEBAGO COUNTY, ILLINOIS



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REAL ESTATE SERVICES

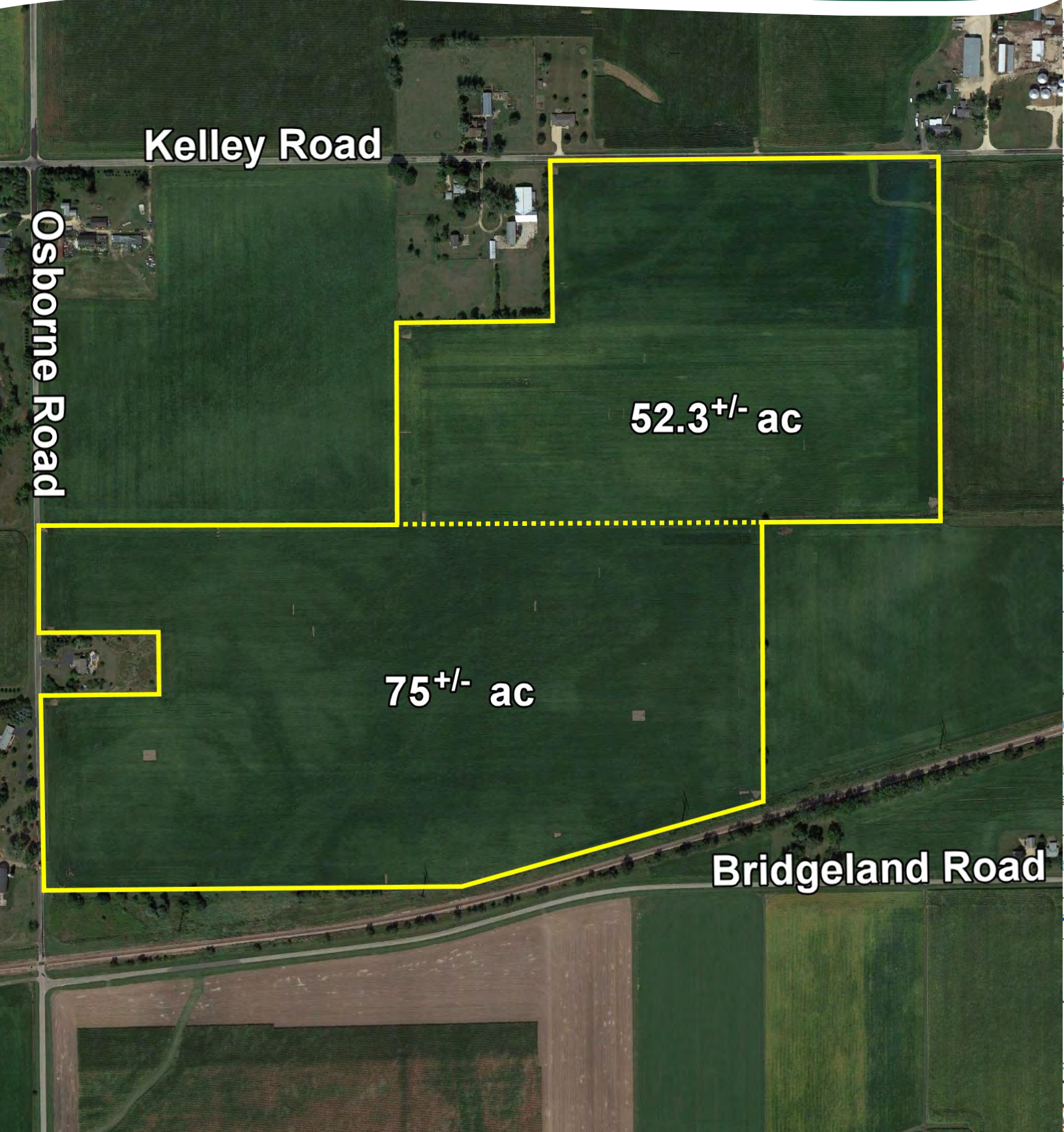
MGW.us.com  
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(815) 756-3606

Real Estate • Farm Management • Appraisals • Consulting



# THE WINNEBAGO FARM

AERIAL MAP



Kelley Road

Osborne Road

52.3<sup>+/-</sup> ac

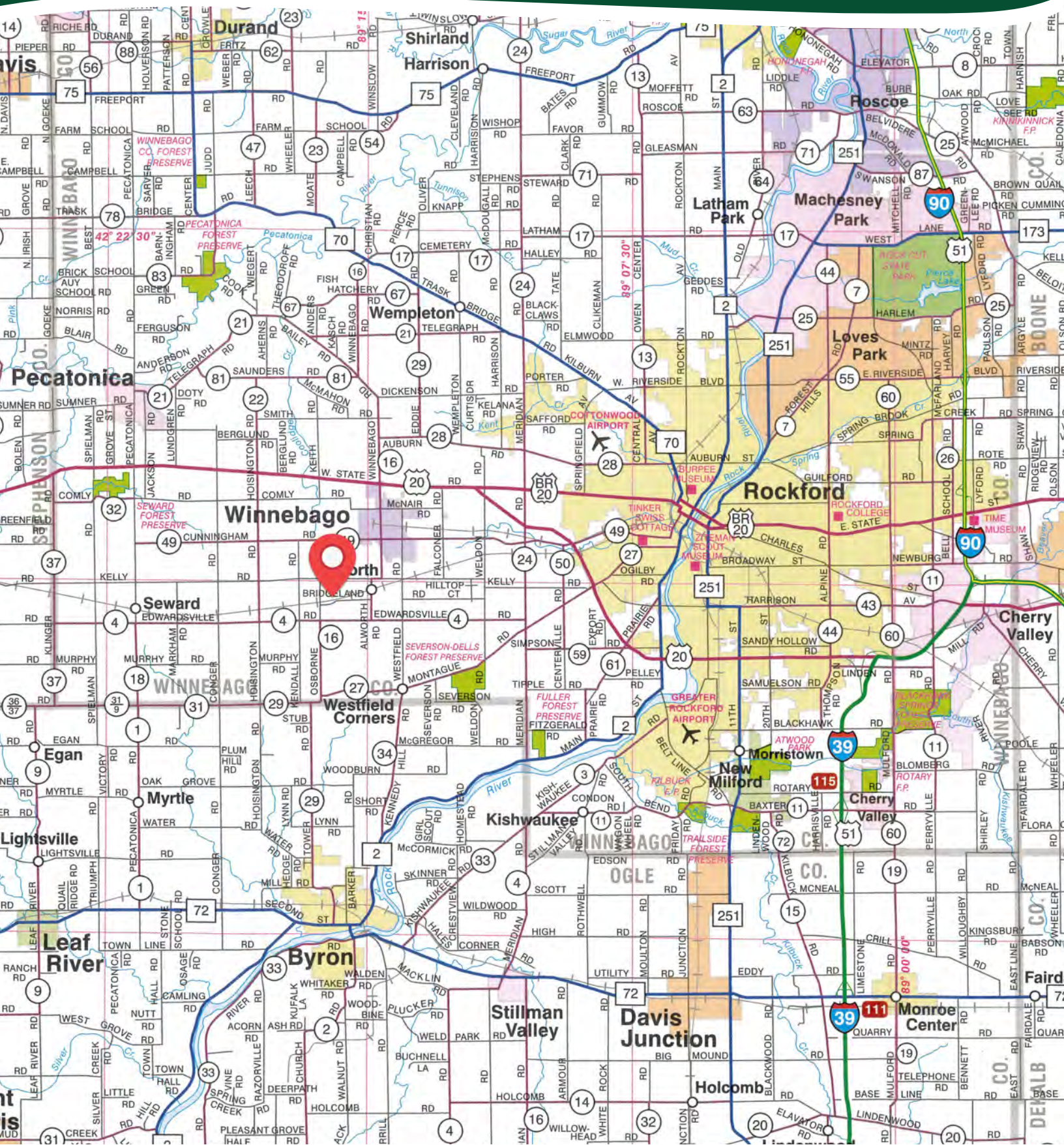
75<sup>+/-</sup> ac

Bridgeland Road



# THE WINNEBAGO FARM

## HIGHWAY MAP





# THE WINNEBAGO FARM

## PROPERTY DETAILS

|                          |   |
|--------------------------|---|
| <b>LOCATION</b>          | The subject farm is located approximately 72 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Winnebago (1 mile north), Rockford (5 1/2 miles east), and Byron (6 miles south).  |
| <b>FRONTAGE</b>          | There is approximately 3/16 mile of road frontage on Osborne Road and 1/4 mile on Kelley Road.  |
| <b>MAJOR HIGHWAYS</b>    | U.S. Route 20 is 2 1/2 miles north, Illinois Route 2 is 5 3/8 miles southeast, and Interstate 39/U.S. Route 51 is 12 1/2 miles southeast of the property.   |
| <b>LEGAL DESCRIPTION</b> | A brief legal description indicates The Winnebago Farm is located in Part of the Northeast Quarter of Section 19 and Part of the Northwest Quarter of Section 20, Township 26 North – Range 11 East (Winnebago Township), Winnebago County, Illinois. |
| <b>TOTAL ACRES</b>       | There are a total of 127.271 acres according to a survey.   |
| <b>TILLABLE ACRES</b>    | There are approximately 127 tillable acres according to the Winnebago County FSA.   |
| <b>SOIL TYPES</b>        | Major soil types found on this farm include Muscatune silt loam, Ogle silt loam, and Osco 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 \$15,325 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 Winnebago Farm.  |

# THE WINNEBAGO FARM

## PROPERTY DETAILS

|                 |   |
|-----------------|---|
| <b>TAXES</b>    | The 2022 real estate taxes totaled \$7,671.54. The tax parcel numbers are: #14-19-200-004 & #14-20-100-001.   |
| <b>ZONING</b>   | The property is zoned AG - Agricultural Priority.   |
| <b>COMMENTS</b> | <p>The owner will consider offers on the north 52.3<sup>+/-</sup> acres and the south 75<sup>+/-</sup> acres separately, in addition to the entire property.</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 &amp; Waddell, Inc. at 815-901-4269.</p> |



# THE WINNEBAGO FARM

## PROPERTY PHOTOS





# THE WINNEBAGO FARM

## PROPERTY PHOTOS





# THE WINNEBAGO FARM

## SOILS INFORMATION

### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

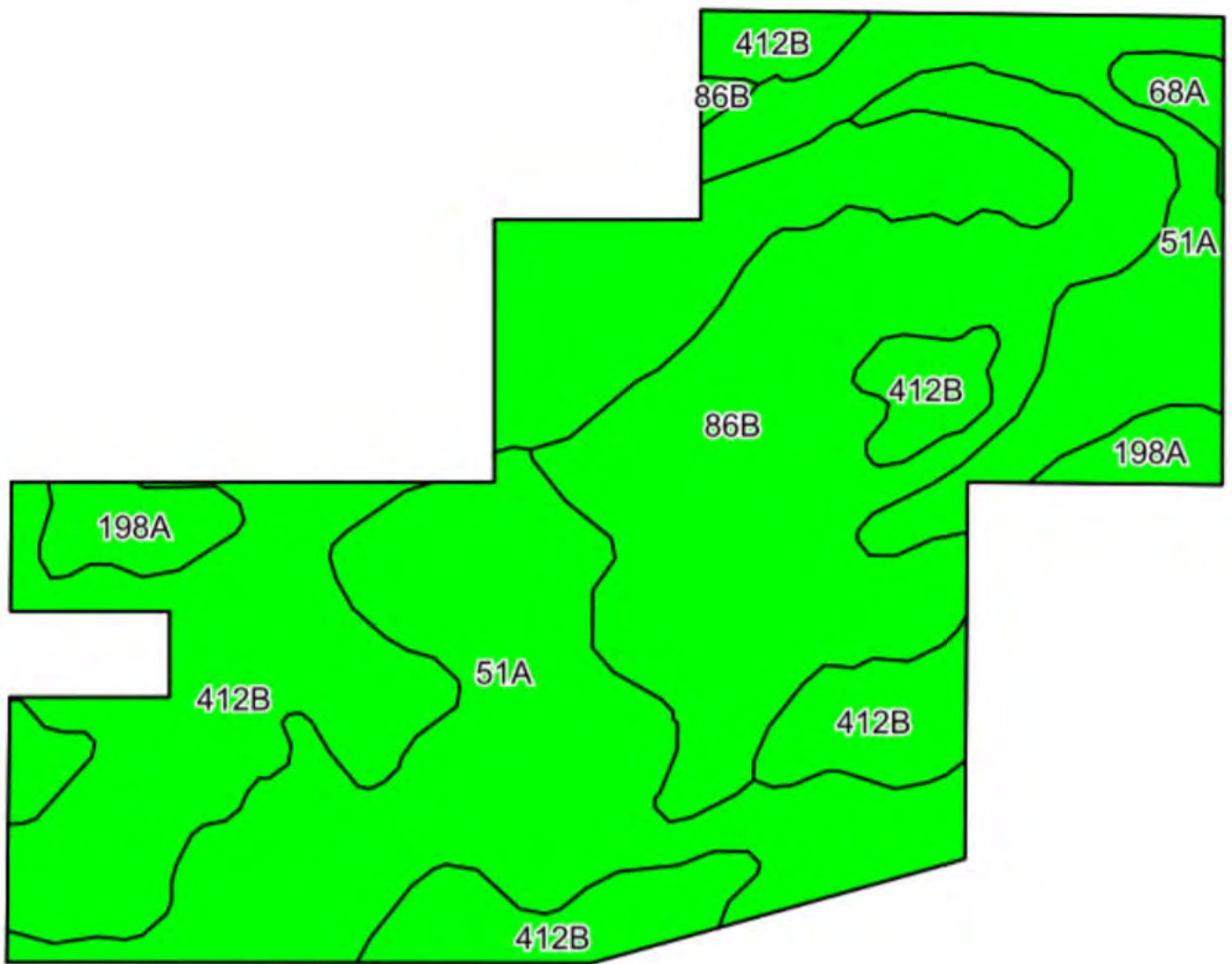
| SOIL #            | SOIL NAME             | APPROX. ACRES | PRODUCTIVITY INDEX (PI)* |
|-------------------|-----------------------|---------------|--------------------------|
| 51A               | Muscatune silt loam   | 44.36         | 147                      |
| 412B              | Ogle silt loam        | 44.14         | 130                      |
| 86B               | Oscos silt loam       | 32.77         | 140                      |
| 198A              | Elburn silt loam      | 4.51          | 143                      |
| 68A               | Sable silty clay loam | 1.22          | 143                      |
| WEIGHTED AVERAGE: |                       |               | 139.1                    |

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



# THE WINNEBAGO FARM

## SOILS MAP









# THE WINNEBAGO FARM

## APPENDIX

### THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

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

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

or contact:

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MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES



FARM: 6382

Illinois  
Winnebago

U.S. Department of Agriculture  
Farm Service Agency

Prepared: 3/23/21 3:29 PM

Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

|               |                 |              |
|---------------|-----------------|--------------|
| Operator Name | Farm Identifier | Recon Number |
|               | 19 1944 S 20    | 2020 - 14    |

Farms Associated with Operator:

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP     | EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|-----|--------------|-----|-------------|------------------|
| 129.28             | 127.0              | 127.0                  | 0.0            | 0.0     | 0.0 | 0.0          | 0.0 | Active      | 1                |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP |     |              |     |             |                  |
| 0.0                | 0.0                | 127.0                  | 0.0            | 0.0     |     |              |     |             |                  |

ARC/PLC

| PLC  | ARC-CO | ARC-IC | PLC-Default | ARC-CO-Default | ARC-IC-Default |
|------|--------|--------|-------------|----------------|----------------|
| CORN | SOYBN  | NONE   | NONE        | NONE           | NONE           |

| Crop                     | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| CORN                     | 89.0         | 136       | 0.00                  |
| SOYBEANS                 | 35.4         | 43        | 0.00                  |
| <b>Total Base Acres:</b> | 124.4        |           |                       |

Tract Number: 1042 Description E9 (4) WINNEBAGO TWP SEC 19

FSA Physical Location : Winnebago, IL ANSI Physical Location: Winnebago, IL

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

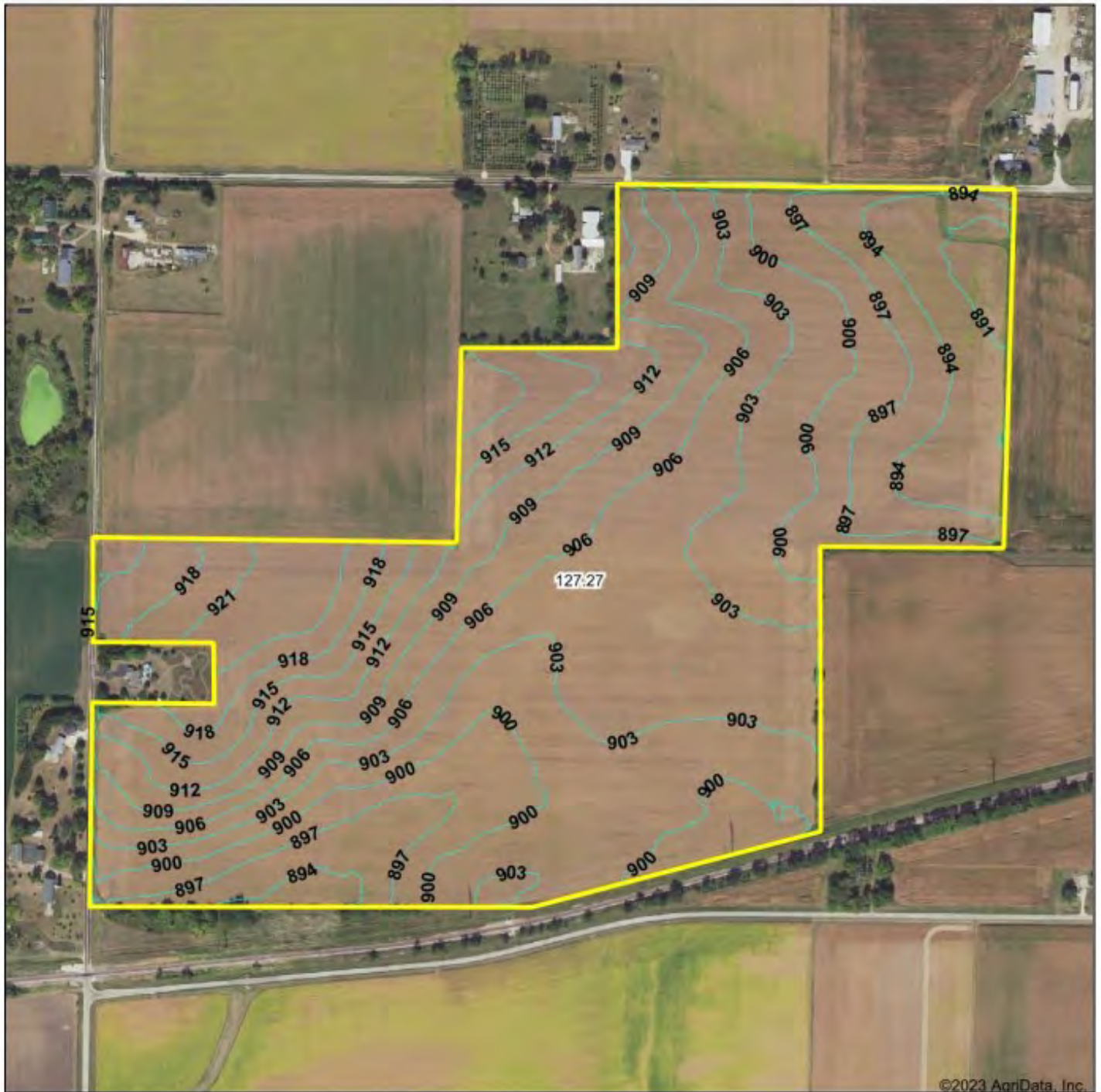
| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP     | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|-----|--------------|-----|
| 129.28             | 127.0              | 127.0                  | 0.0            | 0.0     | 0.0 | 0.0          | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP |     |              |     |
| 0.0                | 0.0                | 127.0                  | 0.0            | 0.0     |     |              |     |

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| <b>Total Base Acres:</b> | 124.4        |           |                       |

Owners:



# TOPOGRAPHY MAP



©2023 AgriData, Inc.



Source: USGS 3 meter dem  
Interval(ft): 3.0  
Min: 889.1  
Max: 923.3  
Range: 34.2  
Average: 904.3  
Standard Deviation: 7.61 ft



5/25/2023

19-26N-11E  
Winnebago County  
Illinois

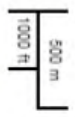
Map Center: 42.241961, -89.264585



# NATIONAL PIPELINE MAPPING SYSTEM



- Legend**
- Gas Transmission Pipelines
  - Hazardous Liquid Pipelines
  - LNG Plants
  - Breakout Tanks



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 [nrms@doh.gov](mailto:nrms@doh.gov).

Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application at [www.nrms.pjrnmsa.doh.gov](http://www.nrms.pjrnmsa.doh.gov)

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