

THE HEBRON FARM

85[±] ACRES, MCHENRY COUNTY, ILLINOIS



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REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

THE HEBRON FARM

AERIAL MAP



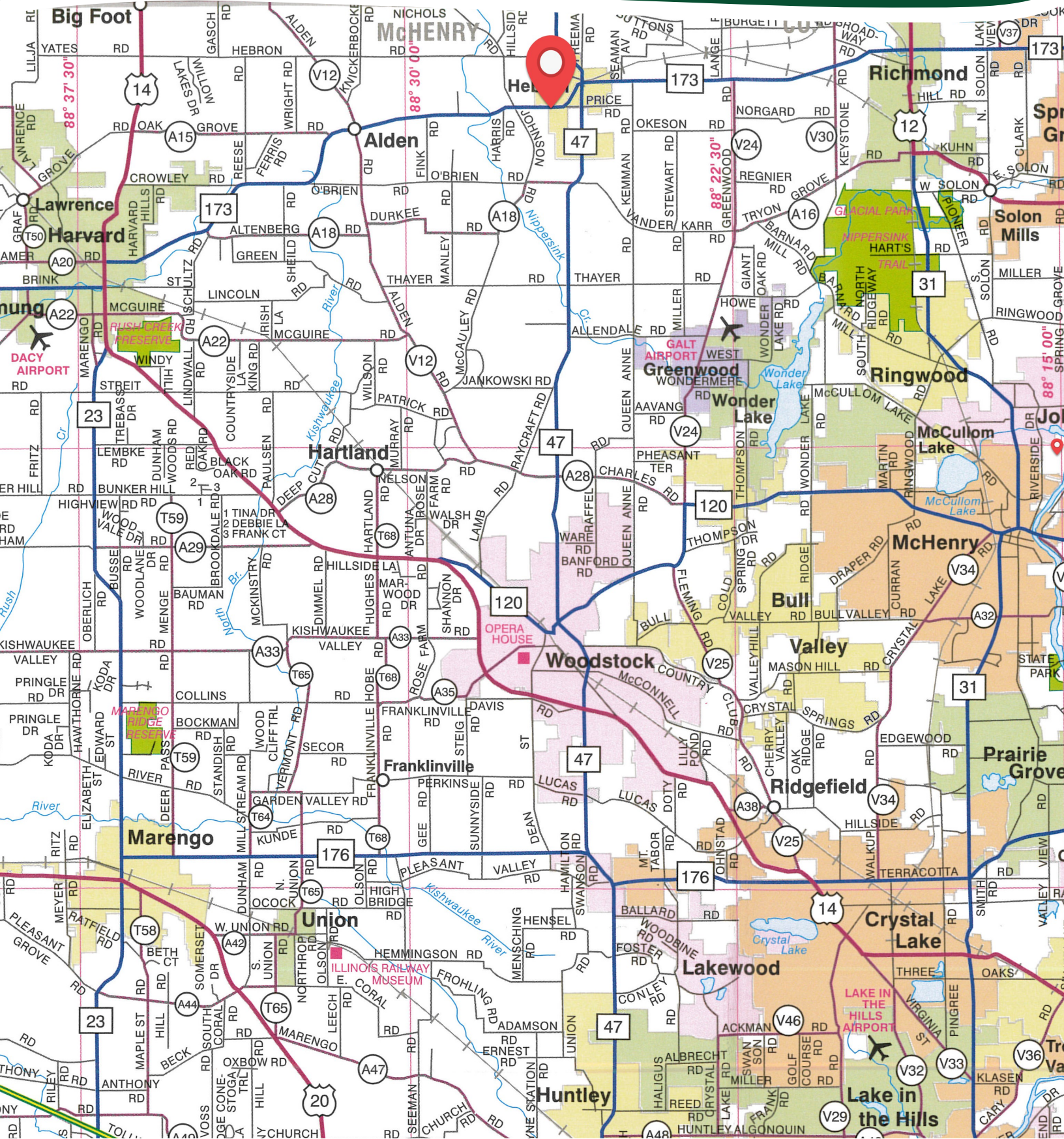
ILLINOIS
47

ILLINOIS
173

Hebron

THE HEBRON FARM

HIGHWAY MAP



THE HEBRON FARM

PROPERTY DETAILS

| | |
|--------------------------|---|
| LOCATION | The subject farm is located approximately 43 miles northwest of Chicago O'Hare International Airport and is within the village of Hebron. Nearby cities include: Richmond (6 miles east), Woodstock (7 3/8 miles south), and Harvard (7 5/8 miles southwest). |
| FRONTAGE | There is approximately 3/16 mile of road frontage on Illinois Route 173. |
| MAJOR HIGHWAYS | Illinois Route 173 is the south border of the property, Illinois Route 47 is 1/2 mile east, and U.S. Route 14 is 7 3/4 miles west of the property. |
| LEGAL DESCRIPTION | A brief legal description indicates the Hebron Farm is located in Part of the Northwest Quarter of Section 17, Township 46 North – Range 7 East (Hebron Township), McHenry County, Illinois. |
| TOTAL ACRES | There are a total of 85.21 acres, more or less, according to the McHenry County Assessor. |
| TILLABLE ACRES | There are approximately 82.05 tillable acres according to the McHenry County FSA. |
| SOIL TYPES | Proctor silt loam is the primary soil type found on this farm. |
| 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 & TERMS | The asking price is \$13,950 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 Hebron Farm. |

THE HEBRON FARM

PROPERTY DETAILS

| | |
|-----------------|---|
| TAXES | The 2022 real estate taxes totaled \$3,450.02. The tax parcel numbers are: #03-17-100-012 & #03-17-100-016. |
| ZONING | The property is zoned E-1, Estate District. |
| 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 HEBRON FARM

PROPERTY PHOTOS



THE HEBRON FARM

PROPERTY PHOTOS



THE HEBRON FARM

SOILS INFORMATION

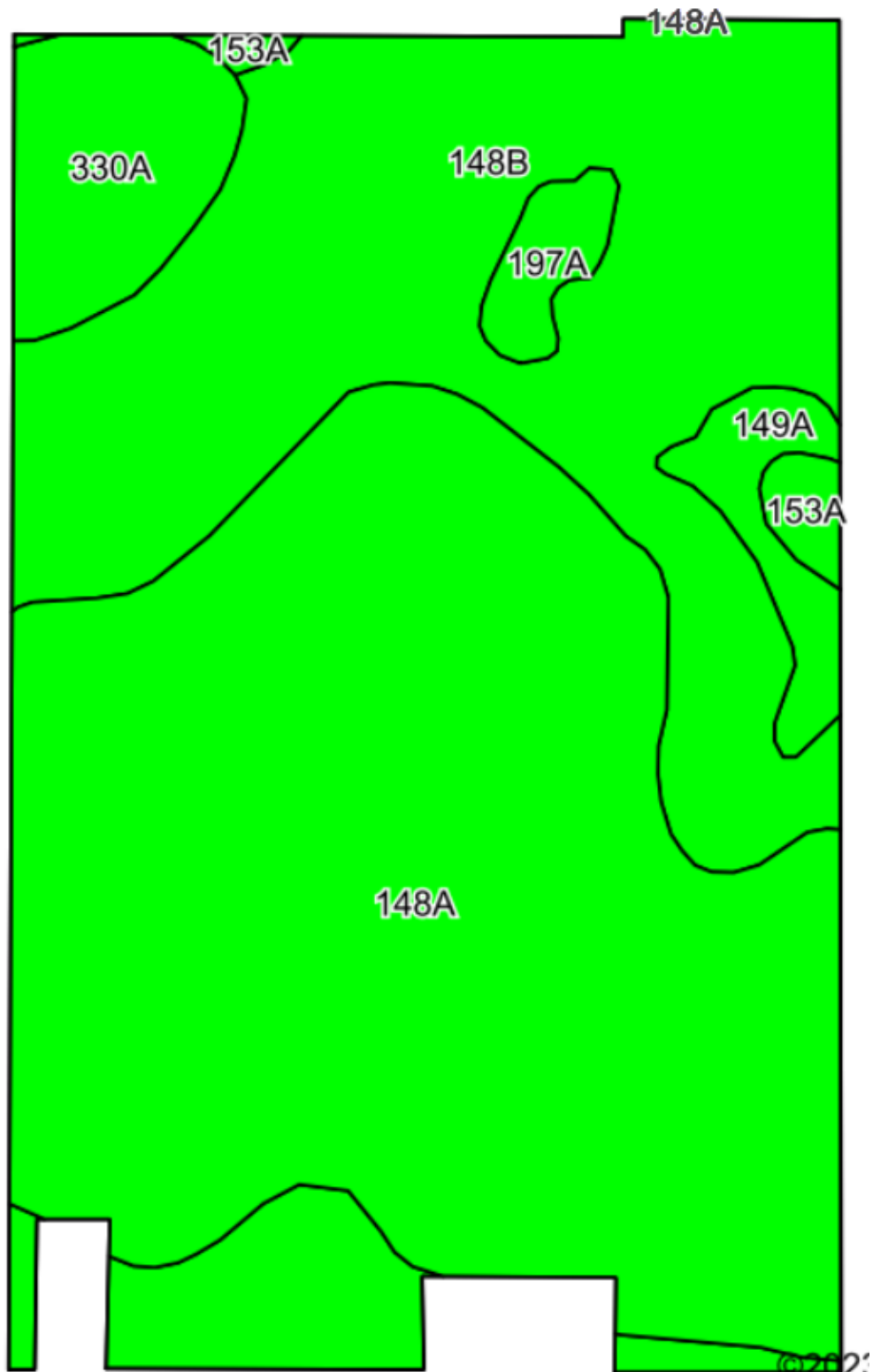
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

| SOIL # | SOIL NAME | APPROX. ACRES | PRODUCTIVITY INDEX (PI)* |
|-------------------|-------------------------|---------------|--------------------------|
| 148A | Proctor silt loam | 45.60 | 135 |
| 148B | Proctor silt loam | 29.69 | 134 |
| 330A | Peotone silty clay loam | 3.44 | 123 |
| 149A | Brenton silt loam | 1.57 | 141 |
| 197A | Troxel silt loam | 1.31 | 140 |
| 153A | Pella silty clay loam | 0.44 | 136 |
| WEIGHTED AVERAGE: | | | 134.3 |

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

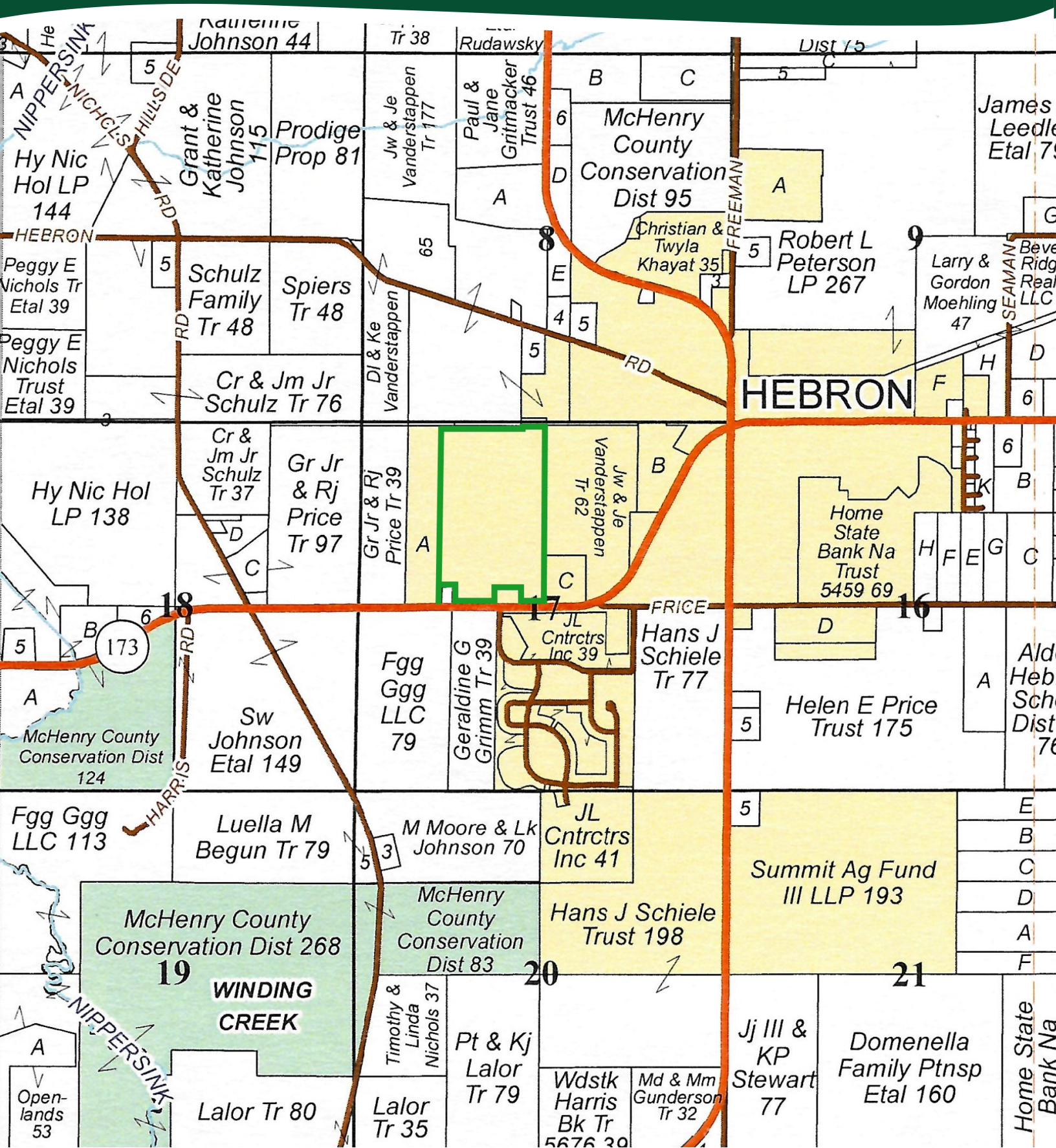
THE HEBRON FARM

SOILS MAP



THE HEBRON FARM

PLAT MAP



THE HEBRON FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. VILLAGE OF HEBRON ZONING MAP
2. FSA AERIAL MAP
3. FSA-156EZ
4. TOPOGRAPHY 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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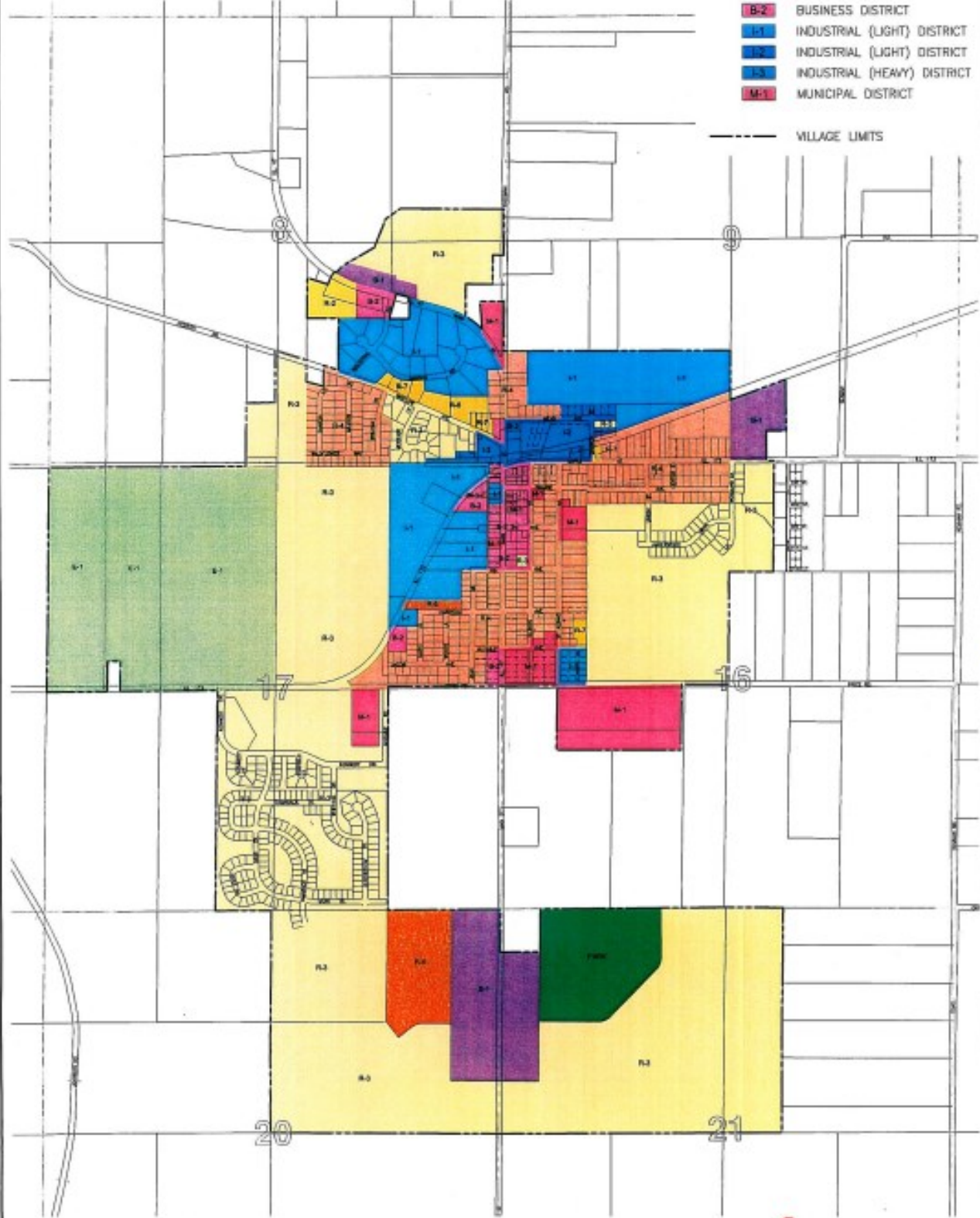
VILLAGE OF HEBRON, ILLINOIS

ZONING MAP



| LEGEND | |
|--------|-----------------------------|
| E-1 | ESTATE DISTRICT |
| R-1 | RESIDENTIAL DISTRICT |
| R-2 | RESIDENTIAL DISTRICT |
| R-3 | RESIDENTIAL DISTRICT |
| R-4 | RESIDENTIAL DISTRICT |
| R-5 | RESIDENTIAL DISTRICT |
| R-6 | RESIDENTIAL DISTRICT |
| R-7 | RESIDENTIAL DISTRICT |
| B-1 | BUSINESS DISTRICT |
| B-2 | BUSINESS DISTRICT |
| I-1 | INDUSTRIAL (LIGHT) DISTRICT |
| I-2 | INDUSTRIAL (LIGHT) DISTRICT |
| I-3 | INDUSTRIAL (HEAVY) DISTRICT |
| M-1 | MUNICIPAL DISTRICT |

--- VILLAGE LIMITS





United States
Department of
Agriculture

McHenry County, Illinois



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 7836
Tract 10752

Tract Cropland Total: 26.79 acres

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).



| 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 7836

Tract 10751

Tract Cropland Total: 55.26 acres

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ILLINOIS
MCHENRY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 7836
Prepared : 7/12/23 3:33 PM CST
Crop Year : 2023

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-111-2009-173
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 |
|--------------------|--------------------|------------------------|----------------|------|------|------|----------------------|-------------|------------------|
| 86.67 | 82.05 | 82.05 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 | Active | 2 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | | CRP | MPL | DCP Ag.Rel. Activity | SOD | |
| 0.00 | 0.00 | 82.05 | 0.00 | | 0.00 | 0.00 | 0.00 | 0.00 | |

Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|-------------|---------------------|
| None | CORN, SOYBN | None |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|--------------|-----------------------------|-----------|-----|
| Corn | 69.60 | 0.00 | 164 | 0 |
| Soybeans | 6.00 | 0.00 | 73 | 0 |
| TOTAL | 75.60 | 0.00 | | |

NOTES

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Tract Number : 10751

Description : I-2/T46N-R7E-17
FSA Physical Location : ILLINOIS/MCHENRY
ANSI Physical Location : ILLINOIS/MCHENRY
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 58.77 | 55.26 | 55.26 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |

ILLINOIS
MCHENRY
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 7836
Prepared : 7/12/23 3:33 PM CST
Crop Year : 2023

Tract 10751 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00 | 0.00 | 55.26 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|--------------|-----------------------------|-----------|
| Corn | 54.51 | 0.00 | 164 |
| Soybeans | 0.75 | 0.00 | 73 |
| TOTAL | 55.26 | 0.00 | |

NOTES

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Tract Number : 10752

Description : I-2/T46N-R7E-17
FSA Physical Location : ILLINOIS/MCHENRY
ANSI Physical Location : ILLINOIS/MCHENRY
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|-----------|
| 27.90 | 26.79 | 26.79 | 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 | 26.79 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|--------------|-----------------------------|-----------|
| Corn | 15.09 | 0.00 | 164 |
| Soybeans | 5.25 | 0.00 | 73 |
| TOTAL | 20.34 | 0.00 | |

NOTES

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| |
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ILLINOIS
MCHENRY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7836
Prepared : 7/12/23 3:33 PM CST
Crop Year : 2023

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TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3.0

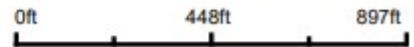
Min: 920.0

Max: 938.1

Range: 18.1

Average: 931.4

Standard Deviation: 3.9 ft



6/30/2023

17-46N-7E
McHenry County
Illinois

Boundary Center: 42.468499, -88.445381



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