

# THE RICHMOND FARM

496<sup>±</sup> ACRES, MCHENRY COUNTY, ILLINOIS



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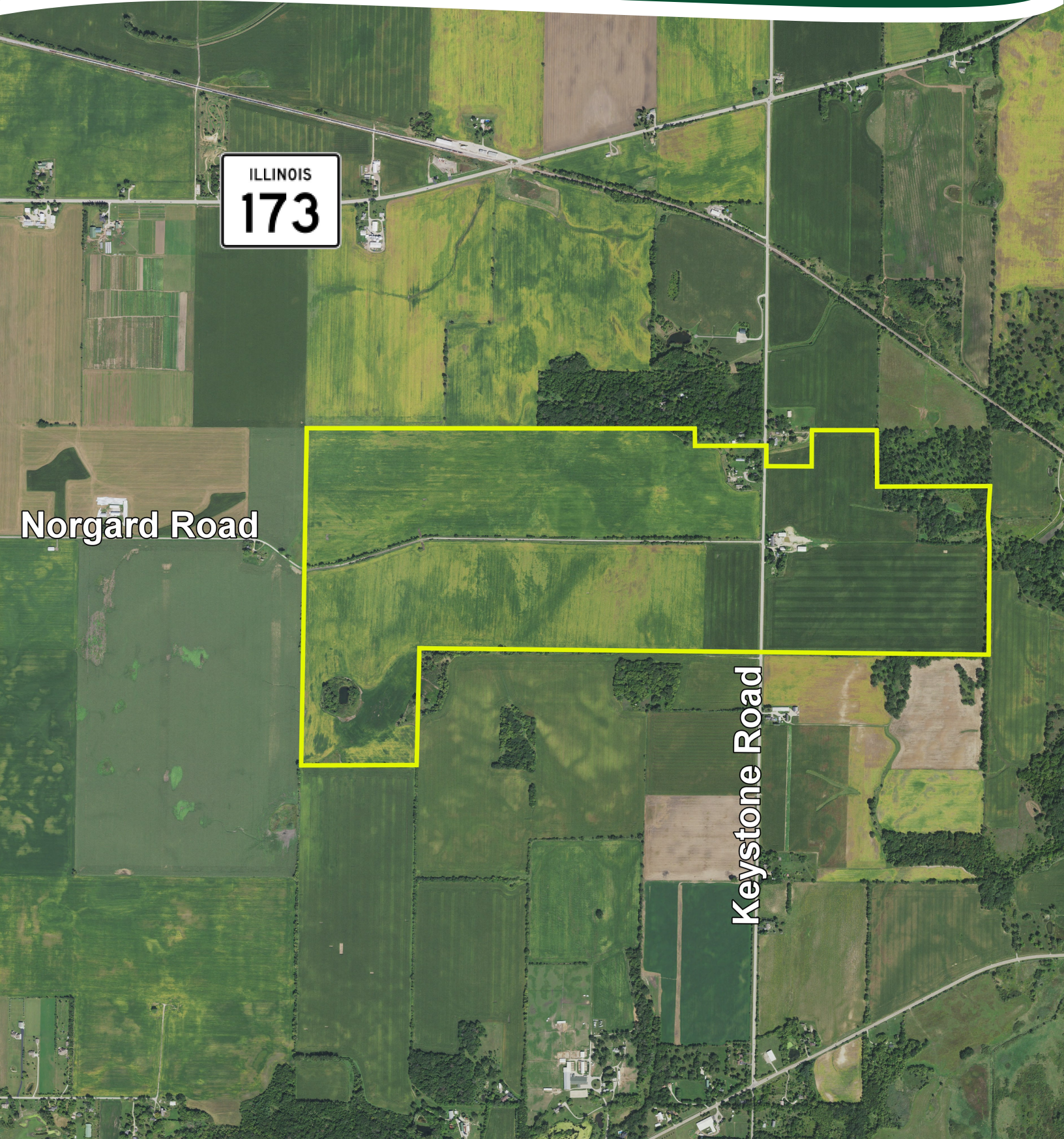
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# THE RICHMOND FARM

AERIAL MAP



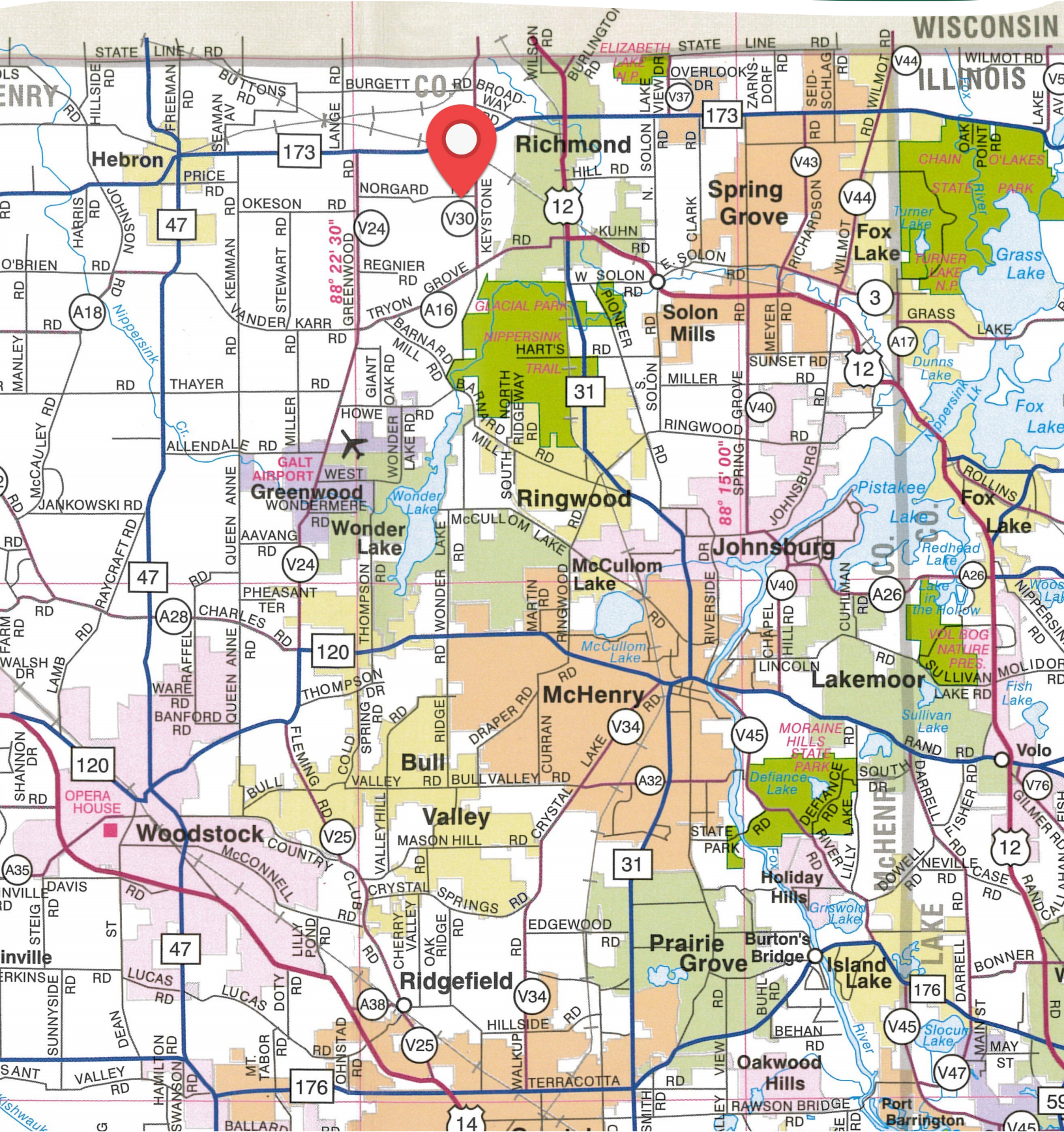
ILLINOIS  
173

Norgard Road

Keystone Road

# THE RICHMOND FARM

## HIGHWAY MAP



# THE RICHMOND FARM

## PROPERTY DETAILS

<b>LOCATION</b>	The subject farm is located approximately 39 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Richmond (1/16 mile east), Hebron (3 1/2 miles west), and Wonder Lake (3 1/4 miles south).
<b>FRONTAGE</b>	There is approximately 1 mile of road frontage on Norgard Road and 1/2 mile on Keystone Road.
<b>MAJOR HIGHWAYS</b>	Illinois Route 173 is 1/2 mile north, U.S. Route 12 is 1 mile east, and Illinois Route 47 is 4 miles west of the property.
<b>LEGAL DESCRIPTION</b>	A brief legal description indicates The Richmond Farm is located in Part of the Southwest Quarter of Section 17, Part of the South Half of Section 18, and Part of the Northwest Quarter of Section 19, Township 46 North – Range 8 East (Richmond Township), McHenry County, Illinois.
<b>TOTAL ACRES</b>	There are a total of 496.37 acres, more or less, according to the McHenry County Assessor.
<b>TILLABLE ACRES</b>	There are approximately 457.81 tillable acres according to the McHenry County FSA.
<b>SOIL TYPES</b>	Major soil types found on this farm include: Pella silty clay loam, Ringwood silt 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 \$12,950 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 Richmond Farm.

# THE RICHMOND FARM

## PROPERTY DETAILS

<b>TAXES</b>	The 2022 real estate taxes totaled \$29,936.84. The tax parcel numbers are: #04-17-300-006, #04-17-300-007, #04-17-300-008, #04-18-300-001, #04-18-400-002, #04-18-400-003, #04-18-400-004 & #04-19-100-001.
<b>ZONING</b>	The property is zoned A1-Agriculture.
<b>IMPROVEMENTS</b>	Property includes two building sites, each with a single family home and several outbuildings. These homes are located at 9304 Keystone Road, Richmond, IL 60071 & 9409 Keystone Road, Richmond, IL 60071. All improvements are being sold as-is. Additional information is available upon request.
<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 RICHMOND FARM

## PROPERTY PHOTOS



# THE RICHMOND FARM

## PROPERTY PHOTOS



# THE RICHMOND FARM

9304 KEYSTONE ROAD, RICHMOND, IL





# THE RICHMOND FARM

9409 KEYSTONE ROAD, RICHMOND, IL



# THE RICHMOND FARM

## SOILS INFORMATION

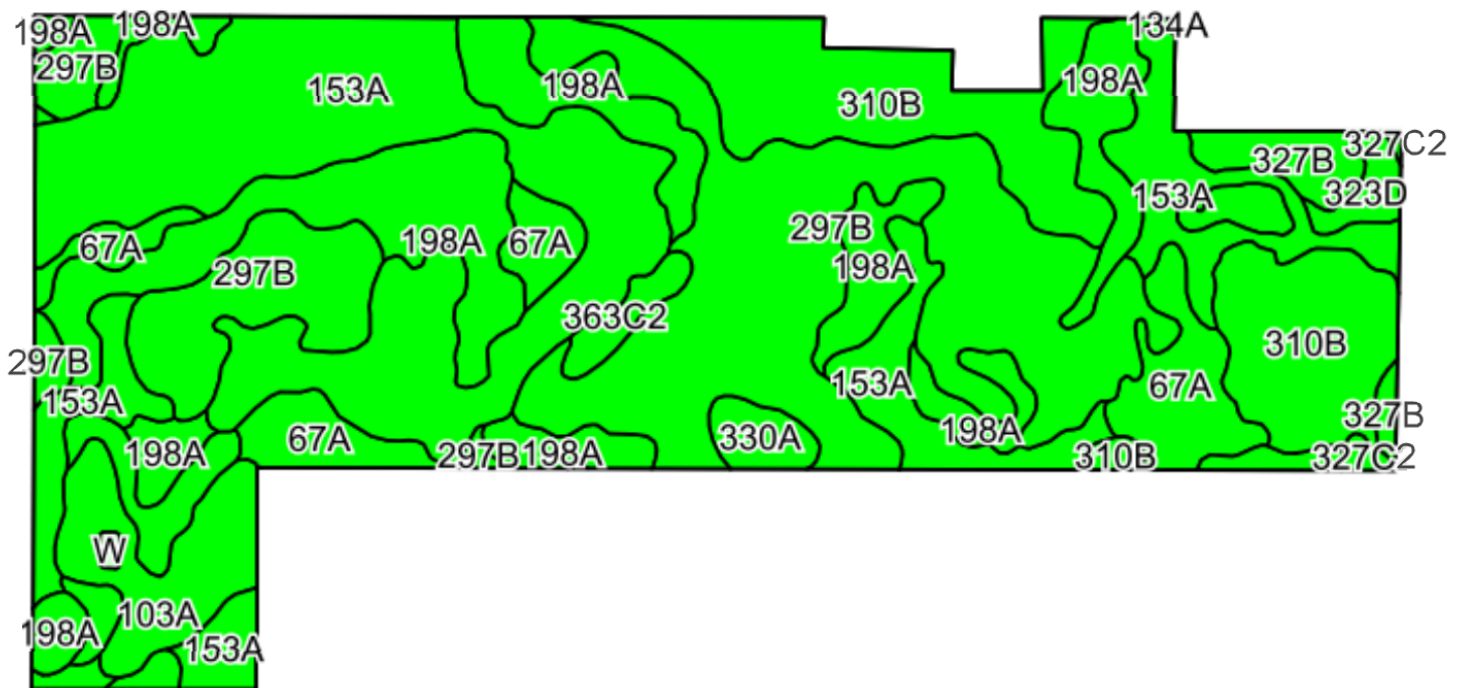
### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
153A	Pella silty clay loam	138.38	136
297B	Ringwood silt loam	112.85	128
198A	Elburn silt loam	84.09	143
310B	McHenry silt loam	52.70	114
67A	Harpster silty clay loam	29.42	133
103A	Houghton muck	15.60	130
626A	Kish loam	8.64	124
330A	Peotone silty clay loam	4.82	123
363C2	Griswold loam	4.33	111
327B	Fox silt loam	3.67	108
327C2	Fox silt loam	3.18	104
134A	Camden silt loam	0.13	119
WEIGHTED AVERAGE:			131.3

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

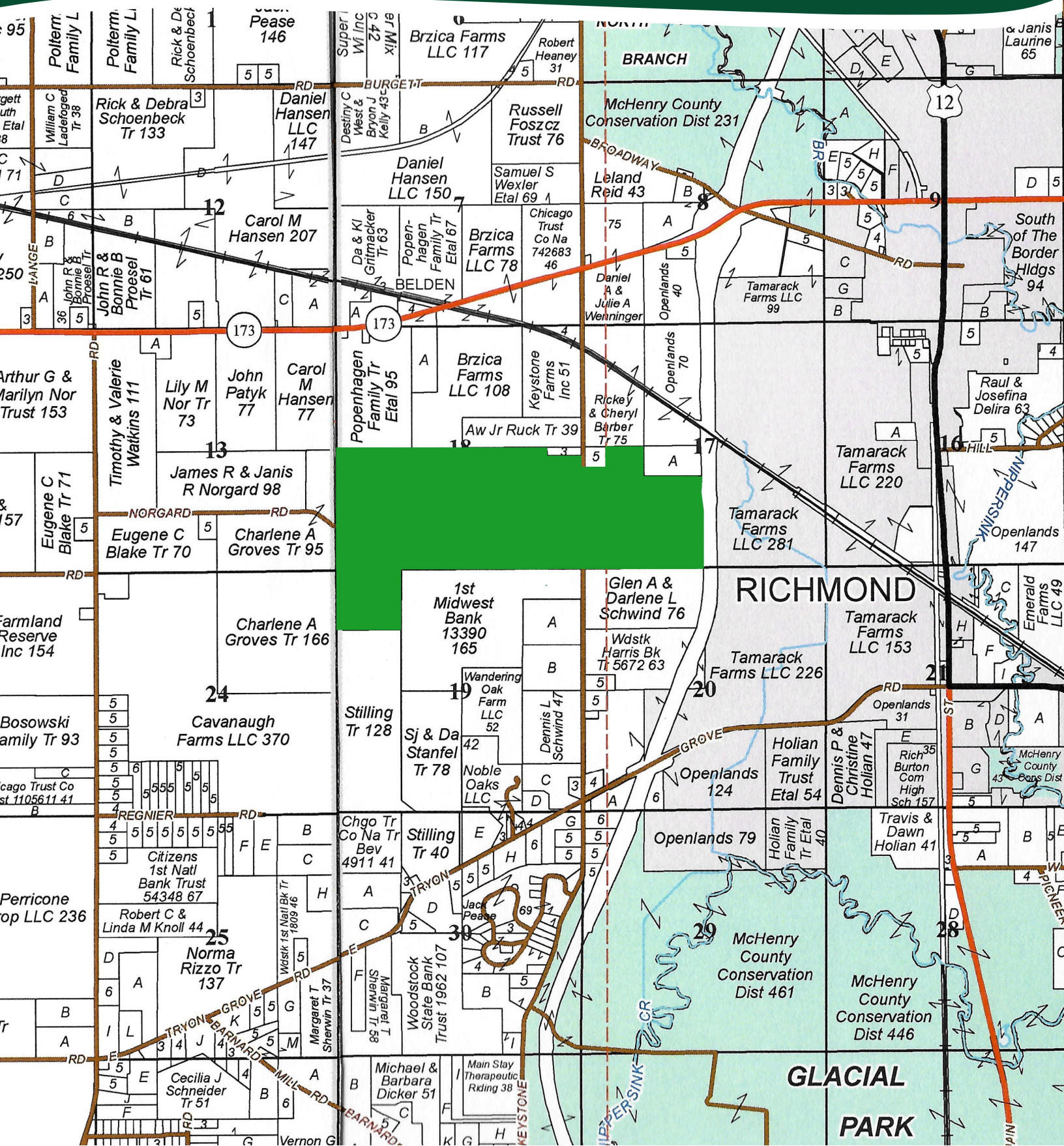
# THE RICHMOND FARM

## SOILS MAP



# THE RICHMOND FARM

## PLAT MAP



# THE RICHMOND FARM

## APPENDIX

### THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

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



MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES



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 1176**  
**Tract 1616**

Tract Cropland Total: 327.90 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 8871**  
**Tract 12256**

**Tract Cropland Total: 129.91 acres**

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ILLINOIS  
MCHENRY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 1176  
Prepared : 7/12/23 3:37 PM 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
342.30	327.90	327.90	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	327.90	0.00		0.00	0.00	0.00	0.00	

**Crop Election Choice**

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

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	289.30	0.00	140	
Soybeans	33.00	0.00	45	
<b>TOTAL</b>	<b>322.30</b>	<b>0.00</b>		

**NOTES**

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**Tract Number : 1616**

Description : L-2/T46N-R8E-18,19  
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 : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners :  
Other Producers :  
Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
342.30	327.90	327.90	0.00	0.00	0.00	0.00	0.0



ILLINOIS  
 MCHENRY  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1176  
 Prepared : 7/12/23 3:37 PM CST  
 Crop Year : 2023

Tract 1616 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	327.90	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	289.30	0.00	140
Soybeans	33.00	0.00	45
<b>TOTAL</b>	<b>322.30</b>	<b>0.00</b>	

NOTES

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ILLINOIS  
MCHENRY



United States Department of Agriculture  
Farm Service Agency

FARM : 8871

Prepared : 7/12/23 3:36 PM CST

Form: FSA-156EZ

Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 17-111-2016-68  
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
151.20	129.91	129.91	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	129.91	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	13.06	0.00	49	
Corn	115.23	0.00	138	0
<b>TOTAL</b>	<b>128.29</b>	<b>0.00</b>		

NOTES

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Tract Number : 12256

Description :  
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 : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners :  
Other Producers : None  
Recon ID : 17-111-2016-67

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
151.20	129.91	129.91	0.00	0.00	0.00	0.00	0.0

ILLINOIS  
 MCHENRY  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8871  
 Prepared : 7/12/23 3:36 PM CST  
 Crop Year : 2023

Tract 12256 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	129.91	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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<b>TOTAL</b>	<b>128.29</b>	<b>0.00</b>	

NOTES

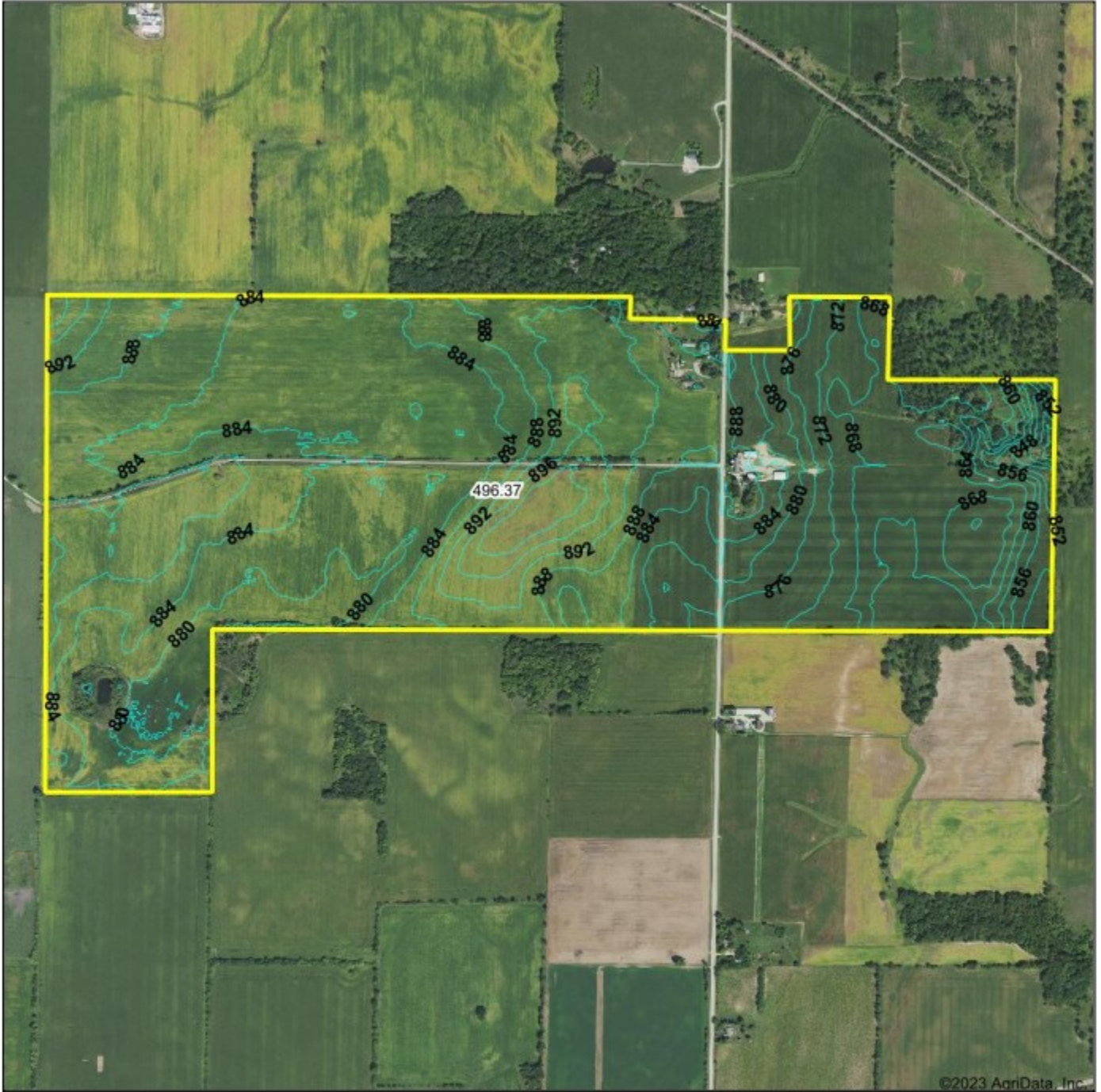
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# TOPOGRAPHY MAP



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Maps Provided By  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 3 meter dem  
Interval(ft): 4.0  
Min: 836.5  
Max: 903.6  
Range: 67.1  
Average: 881.6  
Standard Deviation: 9.88 ft

0ft 1234ft 2469ft

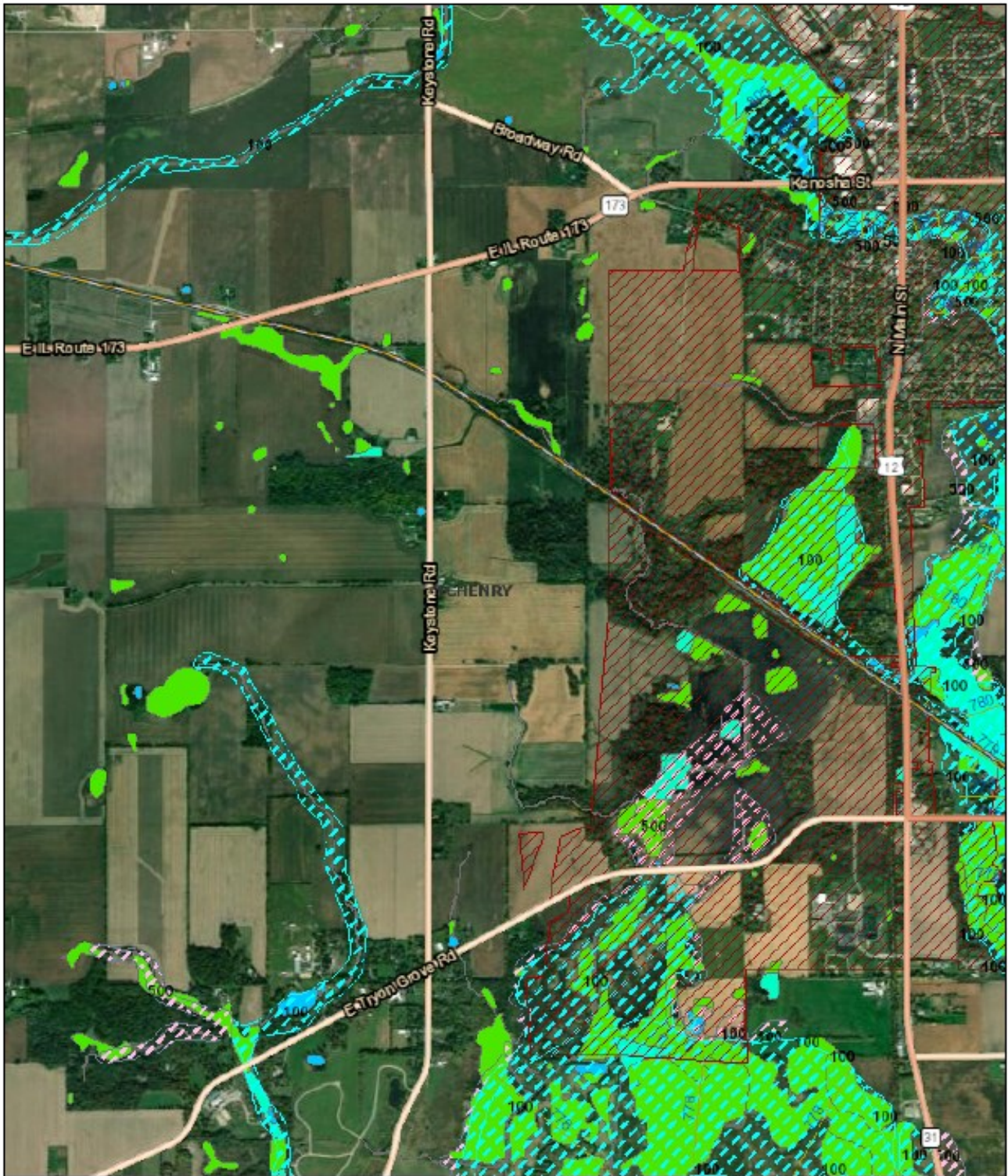


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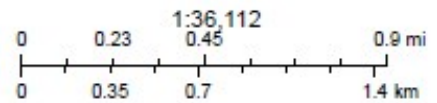
**18-46N-8E**  
**McHenry County**  
**Illinois**

Boundary Center: 42.459721, -88.340279

# WETLANDS & FLOODPLAIN MAP



July 6, 2023



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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



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