

# THE BELVIDERE NORTH FARM

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



[CLICK HERE TO SUBSCRIBE TO OUR \*FARMLAND SEASONS\* NEWSLETTER](#)



MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES

MGW.us.com  
info@mgw.us.com  
(815) 756-3606

Real Estate • Farm Management • Appraisals • Consulting

# THE BELVIDERE NORTH FARM

## AERIAL MAP



Poplar  
Grove

Spring Creek Road

ILLINOIS  
76

Squaw Prairie Road

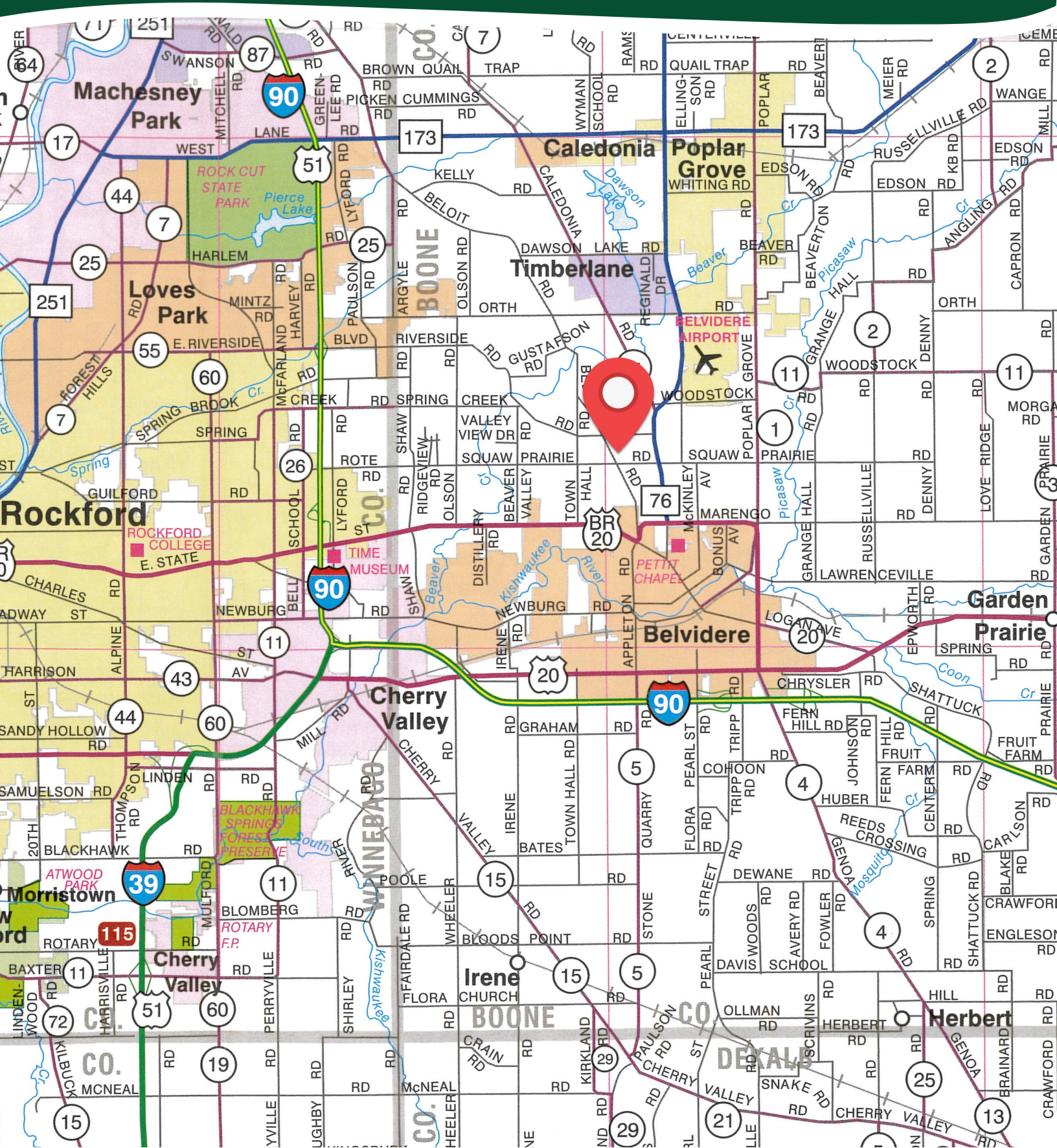
Beloit Road

BUSINESS  
20

Belvidere

# THE BELVIDERE NORTH FARM

## HIGHWAY MAP



# THE BELVIDERE NORTH FARM

## PROPERTY DETAILS

<b>LOCATION</b>	The subject farm is located approximately 54 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Belvidere (5/8 mile south), Poplar Grove (1 mile northeast), and Rockford (3 5/8 miles west).
<b>FRONTAGE</b>	There is approximately 3/8 mile of road frontage on Spring Creek Road, 7/16 mile on Beloit Road, and 3/16 mile on Squaw Prairie Road.
<b>MAJOR HIGHWAYS</b>	Illinois Route 76 is 1/2 mile east, U.S. Business 20 is 1 mile south, Interstate 90 is 4 miles south, and Illinois Route 173 is 5 miles north of the property.
<b>LEGAL DESCRIPTION</b>	A brief legal description indicates the Belvidere North Farm is located in Part of the Northeast Quarter of Section 15, Township 44 North – Range 3 East (Belvidere Township), Boone County, Illinois.
<b>TOTAL ACRES</b>	There are a total of 95.78 acres, more or less, estimated.
<b>TILLABLE ACRES</b>	There are approximately 92.7 tillable acres, estimated.
<b>SOIL TYPES</b>	Major soil types found on this farm include Plano silt loam and McHenry 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 \$12,450 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 Belvidere North Farm.

# THE BELVIDERE NORTH FARM

## PROPERTY DETAILS

<b>TAXES</b>	The 2022 real estate taxes for PIN #05-15-200-006 totaled \$2,711.38 (containing 60.02 acres, more or less). The 2022 real estate taxes for PIN #05-15-200-007 are to be determined pending a parcel split.
<b>ZONING</b>	The property is zoned A-1, Agricultural District.
<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 BELVIDERE NORTH FARM

## PROPERTY PHOTOS



# THE BELVIDERE NORTH FARM

## PROPERTY PHOTOS



# THE BELVIDERE NORTH FARM

## SOILS INFORMATION

### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

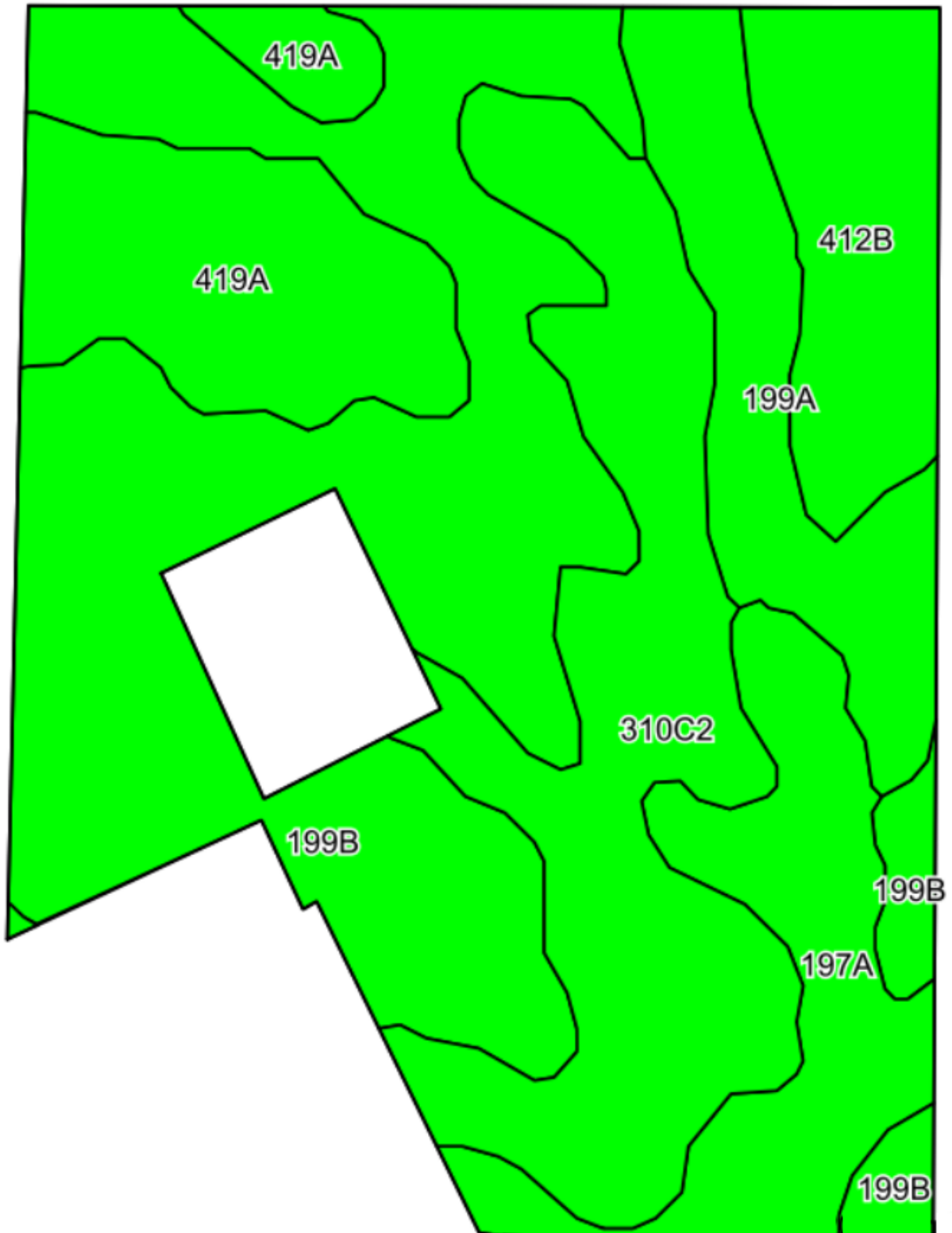
SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
199B	Plano silt loam	34.46	141
310C2	McHenry silt loam	20.62	109
419A	Flagg silt loam	11.05	119
197A	Troxel silt loam	10.07	140
199A	Plano silt loam	8.79	142
412B	Ogle silt loam	7.71	130
WEIGHTED AVERAGE:			130.3

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



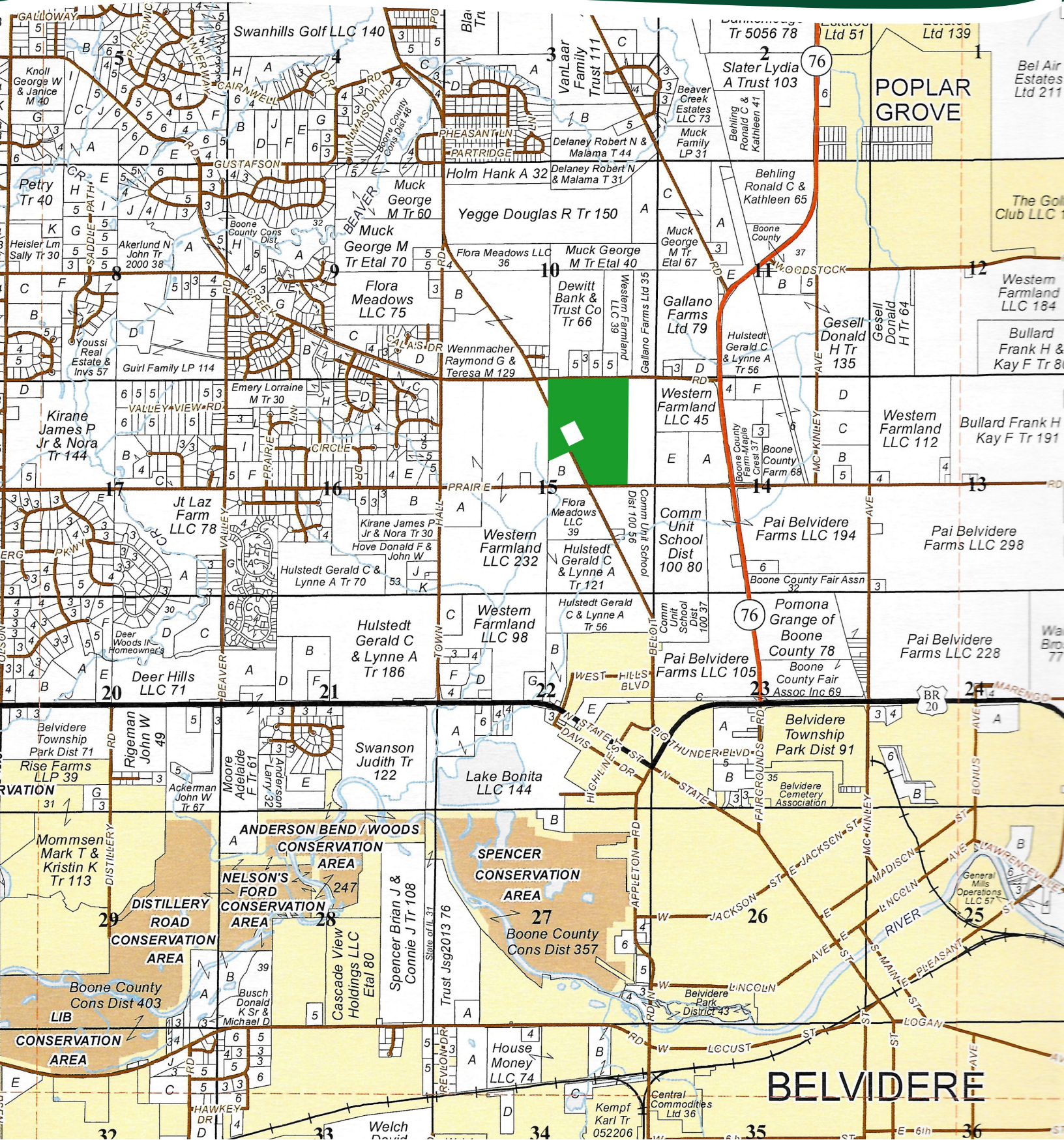
# THE BELVIDERE NORTH FARM

## SOILS MAP



# THE BELVIDERE NORTH FARM

## PLAT MAP



# THE BELVIDERE NORTH FARM

## APPENDIX

### THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP (PRIOR TO RECONSTITUTION)
2. FSA-156EZ (PRIOR TO RECONSTITUTION)
3. TOPOGRAPHY 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



**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 04, 2023

**Farm 3831**  
**Tract 8379**

Tract Cropland Total: 135.91 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).

# PRIOR TO RECONSTITUTION

ILLINOIS  
BOONE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 3831  
Prepared : 8/8/23 10:05 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 : 17-007-2007-75  
Transferred From : None  
ARCPLC G/I/F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
140.68	135.91	135.91	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	135.91	0.00		0.00	0.00	0.00	0.00	

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	135.90	0.00	159	
<b>TOTAL</b>	<b>135.90</b>	<b>0.00</b>		

### NOTES

--

**Tract Number : 8379**

Description : C8-1 BELVIDERE SEC. 15  
FSA Physical Location : ILLINOIS/BOONE  
ANSI Physical Location : ILLINOIS/BOONE  
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
140.68	135.91	135.91	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	135.91	0.00	0.00	0.00	0.00	0.00

# PRIOR TO RECONSTITUTION

ILLINOIS BOONE Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	<b>FARM : 3831</b> Prepared : 8/8/23 10:05 AM CST Crop Year : 2023
--------------------------------------	--	--

**Tract 8379 Continued ...**

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	135.90	0.00	159
<b>TOTAL</b>	<b>135.90</b>	<b>0.00</b>	

**NOTES**

--

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

# TOPOGRAPHY MAP



© 2023 AgriData, Inc.



© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 3 meter dem

Interval(ft): 3.0

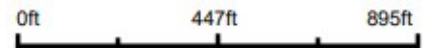
Min: 788.4

Max: 828.8

Range: 40.4

Average: 807.7

Standard Deviation: 10.63 ft



8/8/2023

15-44N-3E  
Boone County  
Illinois

Boundary Center: 42.294774, -88.867082



MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES

Real Estate

Farm Management

Appraisals

Consulting



[CLICK HERE TO SUBSCRIBE TO OUR \*FARMLAND SEASONS\* NEWSLETTER](#)

MGW.us.com  
info@mgw.us.com  
(815) 756-3606