

# THE BELL SCHOOL FARM

71± ACRES, WINNEBAGO COUNTY, ILLINOIS



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# THE BELL SCHOOL FARM

## AERIAL MAP



Rockford

Olde Creek Road

N Perryville Road

N Bell School Road

Spring Creek Road

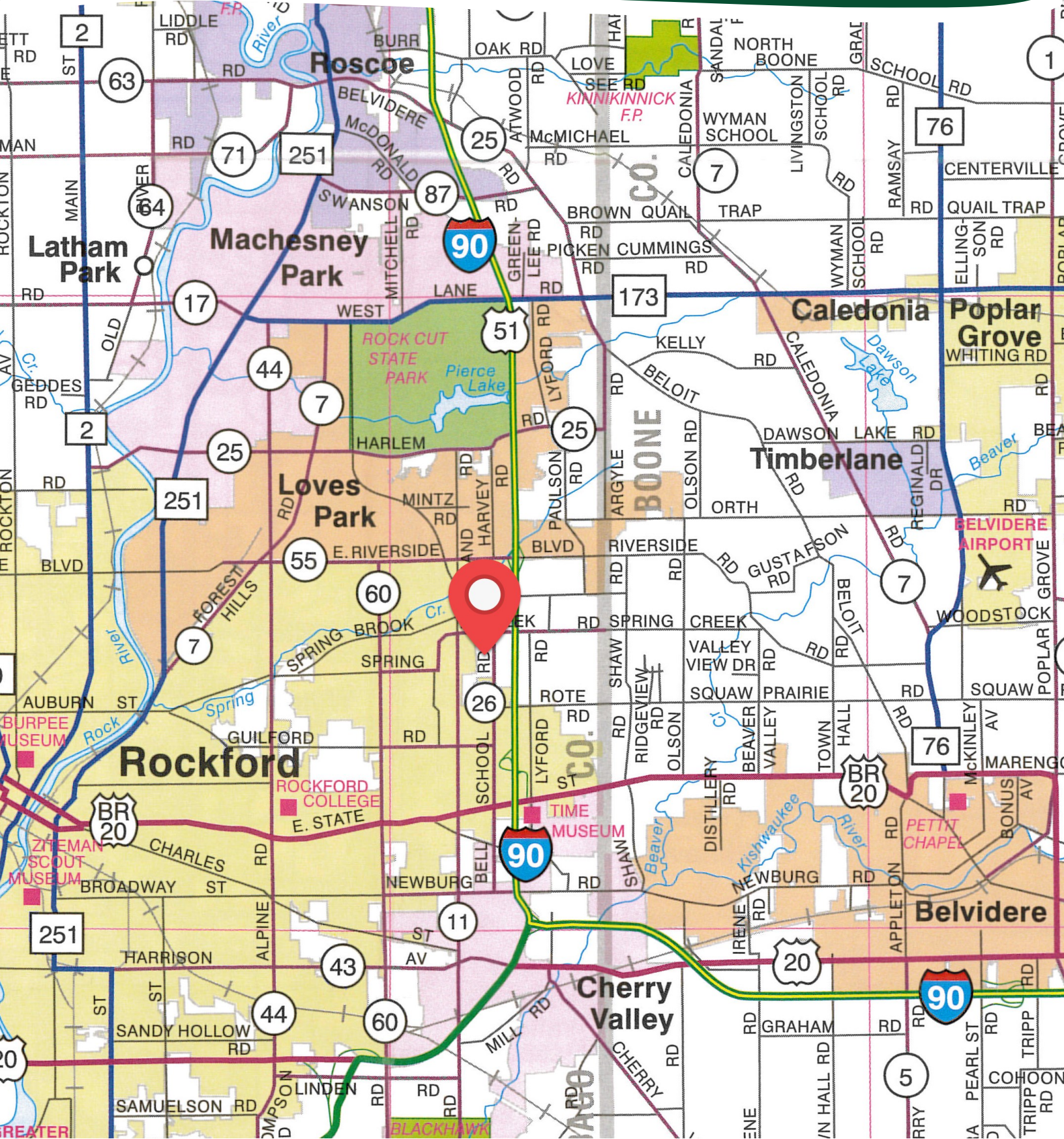
**WOODMAN'S**  
FIFTH THIRD BANK  
Starbucks  
JJ  
Famous Dave's  
PREMIER FITNESS  
Goodwill Northern Illinois  
Exxon Mobil Fuels  
Mercyhealth  
Westminster Rockford  
jiffy lube  
FRANCESCO'S  
**meijer**  
WINTRUST MORTGAGE us bank  
Morgan Stanley  
Blackhawk Bank





# THE BELL SCHOOL FARM

## HIGHWAY MAP





# THE BELL SCHOOL FARM

## PROPERTY DETAILS

<b>LOCATION</b>	The subject farm is located approximately 59 miles northwest of Chicago O'Hare International Airport and is contiguous to the city of Rockford. Nearby cities include: Loves Park (1 mile north), Cherry Valley (2 miles south), and Belvidere (3 miles southeast).
<b>FRONTAGE</b>	There is approximately 3/16 mile of road frontage on Olde Creek Road, 1/4 mile on Spring Creek Road, and 3/8 mile on N Bell School Road.
<b>MAJOR HIGHWAYS</b>	I-39/I-90/US 51 is 1/4 mile east, U.S. Business Route 20 is 1 7/8 miles south, Illinois Route 251 is 4 1/4 miles west, and Illinois Route 173 is 4 1/2 miles north of the property.
<b>LEGAL DESCRIPTION</b>	A brief legal description indicates The Bell School Farm is located in Part of the Southwest Quarter of Section 11, Township 44 North – Range 2 East (Rockford Township), Winnebago County, Illinois.
<b>TOTAL ACRES</b>	There are a total of 70.97 acres, more or less, according to the Winnebago County Assessor.
<b>TILLABLE ACRES</b>	There are approximately 65 tillable acres, estimated.
<b>SOIL TYPES</b>	Major soil types found on this farm include Greenbush silt loam and Atterberry silt loam.
<b>TOPOGRAPHY</b>	The topography of the subject farm is level to gently rolling.
<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 \$16,700 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 Bell School Farm.



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## PROPERTY DETAILS

<b>TAXES</b>	The tax parcel number for The Bell School Farm is #12-11-376-007 and was established in 2023; the current real estate taxes are unavailable at this time.
<b>ZONING</b>	The property is zoned AG - Agricultural Priority (AG) .
<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 BELL SCHOOL FARM

## PROPERTY PHOTOS





# THE BELL SCHOOL FARM

## PROPERTY PHOTOS





# THE BELL SCHOOL FARM

## SOILS INFORMATION

### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

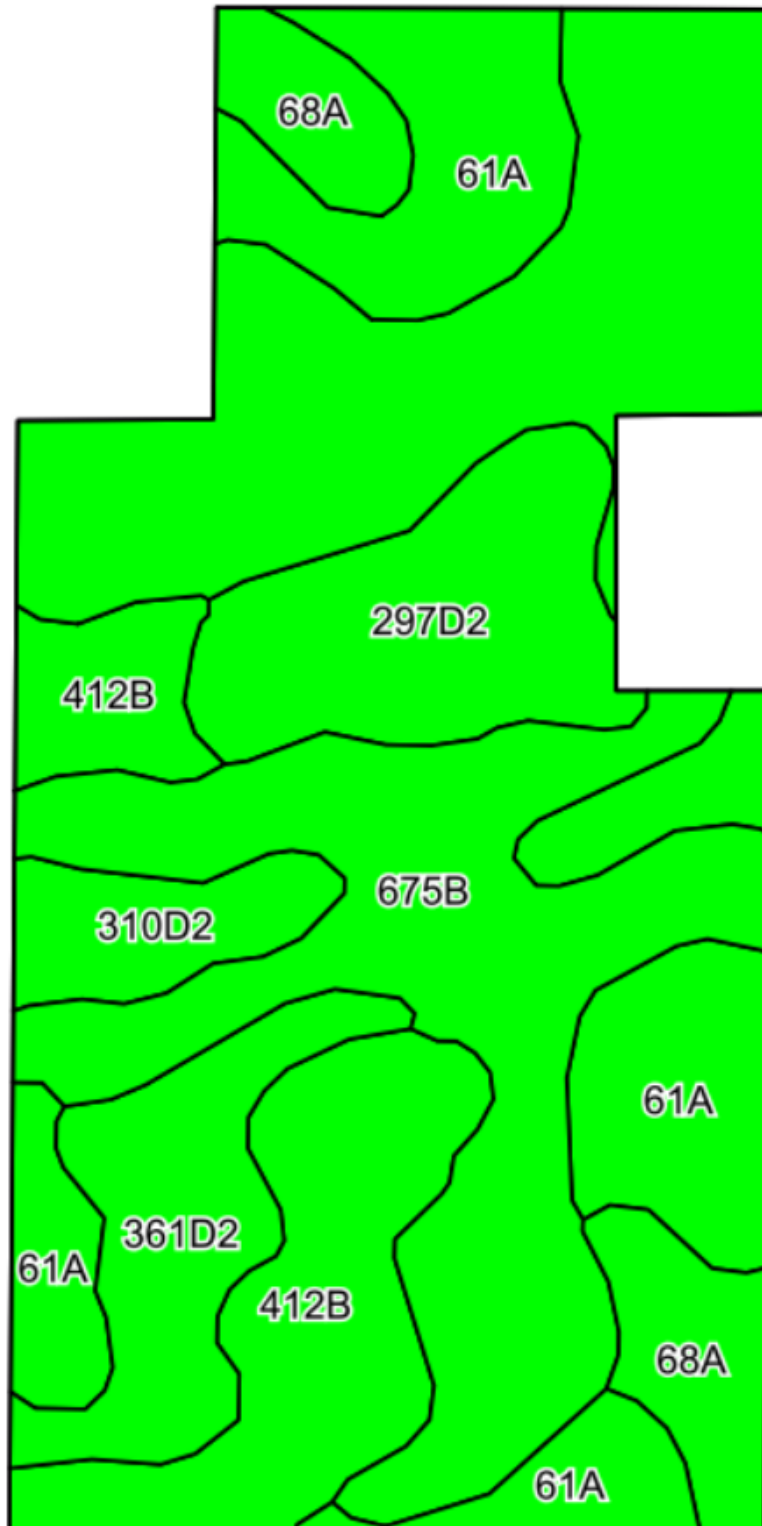
SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
675B	Greenbush silt loam	28.16	133
61A	Atterberry silt loam	11.33	132
412B	Ogle silt loam	8.13	130
297D2	Ringwood silt loam	6.38	120
361D2	Kidder loam	5.16	95
68A	Sable silty clay loam	3.36	143
310D2	McHenry silt loam	2.48	107
WEIGHTED AVERAGE:			127.7

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



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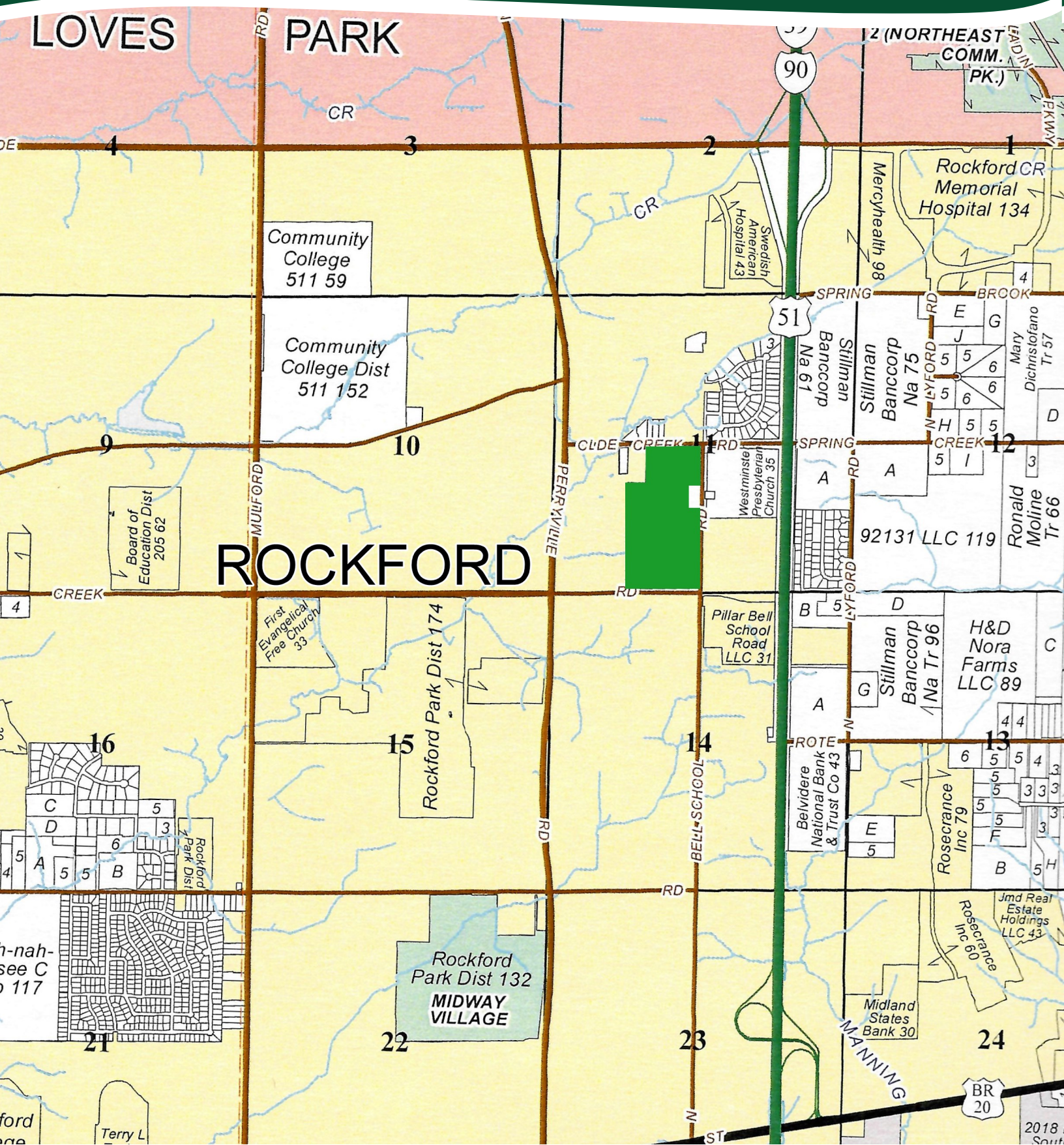
## SOILS MAP





# THE BELL SCHOOL FARM

## PLAT MAP





# THE BELL SCHOOL FARM

## APPENDIX

### THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. TOPOGRAPHY MAP
2. 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)



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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: 870.8

Max: 904.9

Range: 34.1

Average: 892.0

Standard Deviation: 7.25 ft

0ft 459ft 917ft



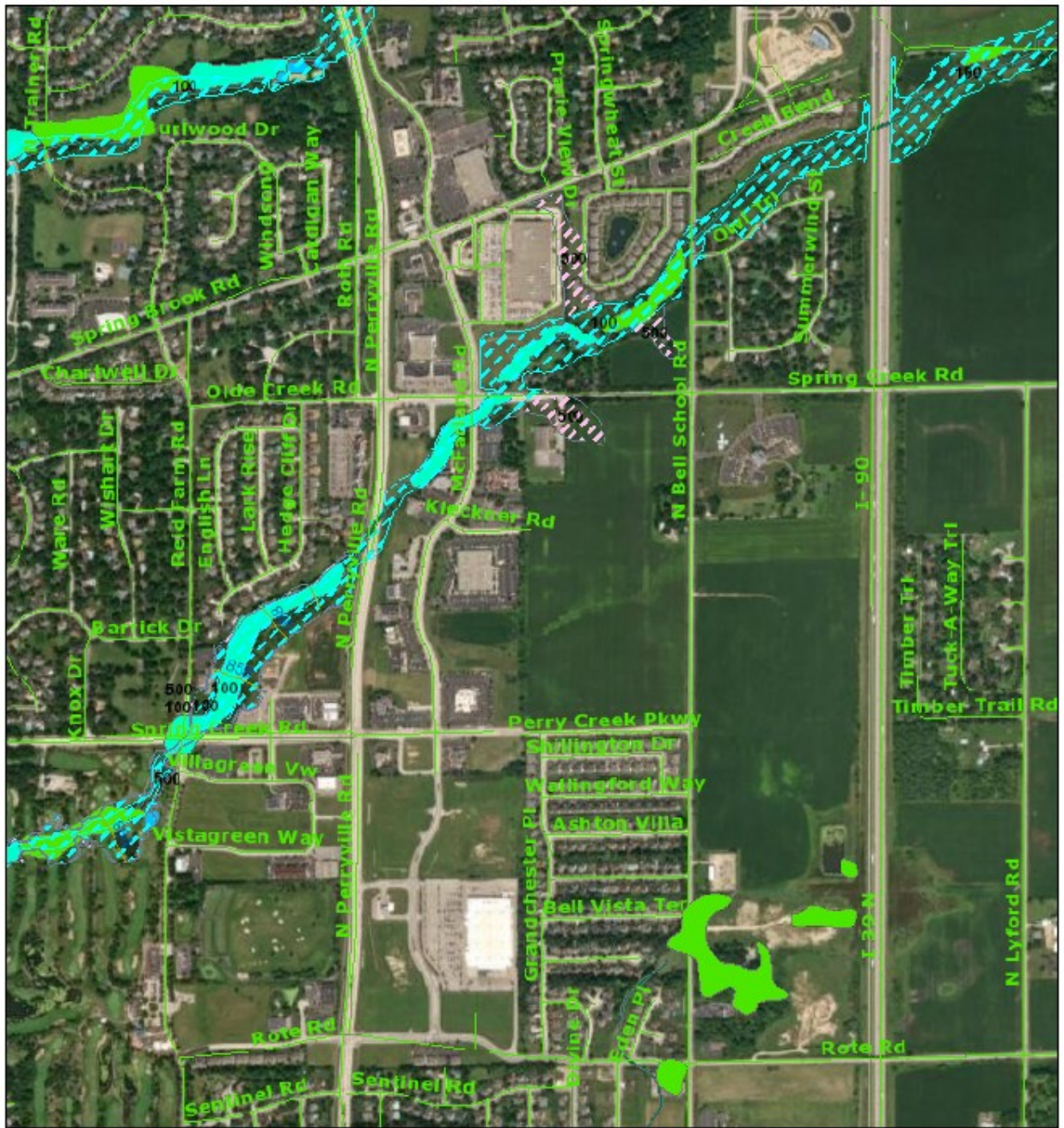
9/21/2023

11-44N-2E  
Winnebago County  
Illinois

Boundary Center: 42.300759, -88.972687



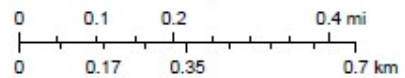
# WETLANDS & FLOODPLAIN MAP



September 25, 2023

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- |                                   |                          |
|-----------------------------------|--------------------------|
| National Wetland Inventory 2018   | Other                    |
| Freshwater Emergent Wetland       | FEMA Floodzones          |
| Freshwater Forested/Shrub Wetland | 100                      |
| Freshwater Pond                   | 500                      |
| Lake                              | FEMA Floodzone Elevation |
| Riverine                          |                          |



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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





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