

THE HALL FARM

148[±] ACRES, OGLE COUNTY, ILLINOIS



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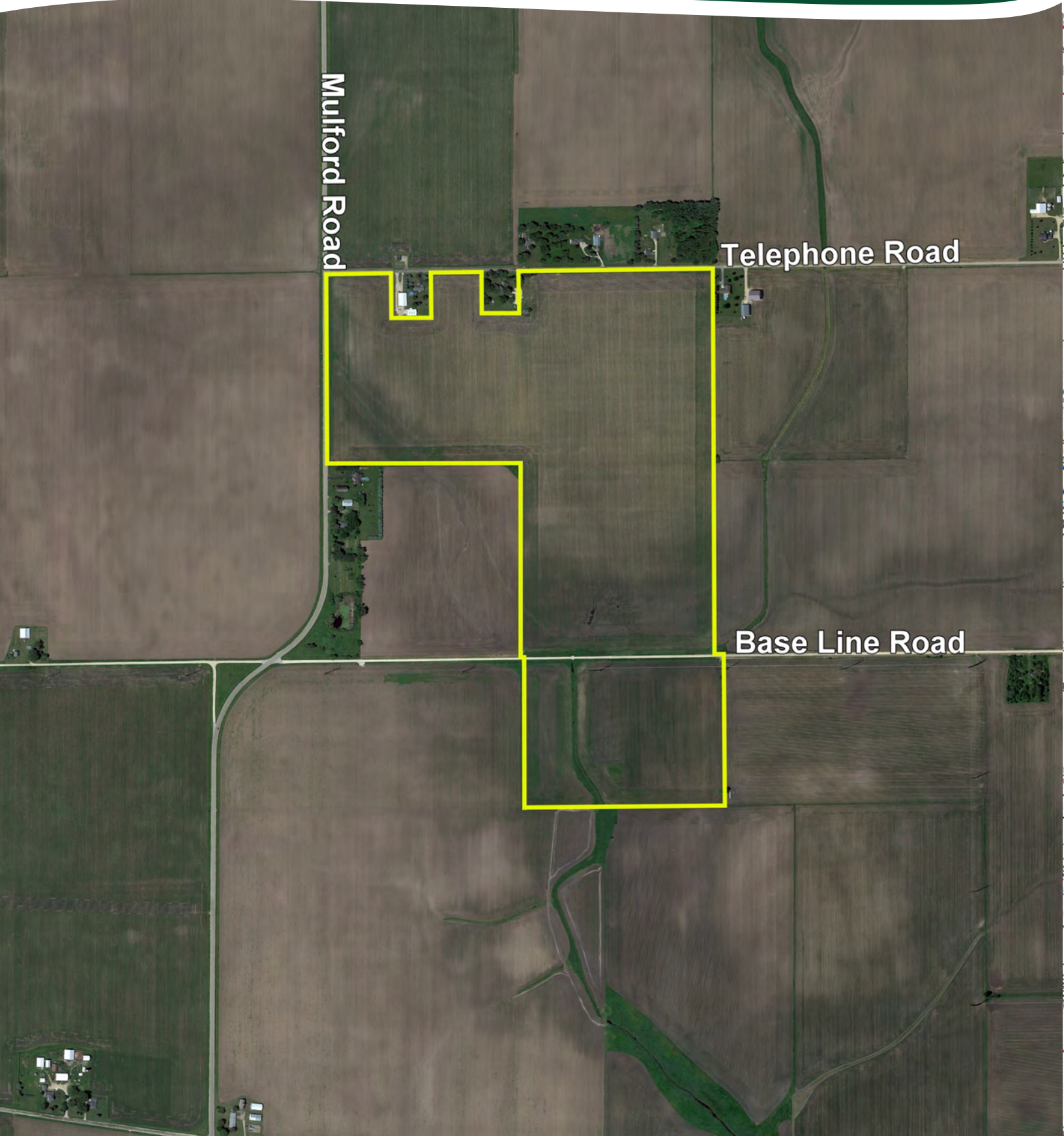
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

MGW.us.com
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(815) 756-3606

Real Estate • Farm Management • Appraisals • Consulting

THE HALL FARM

AERIAL MAP



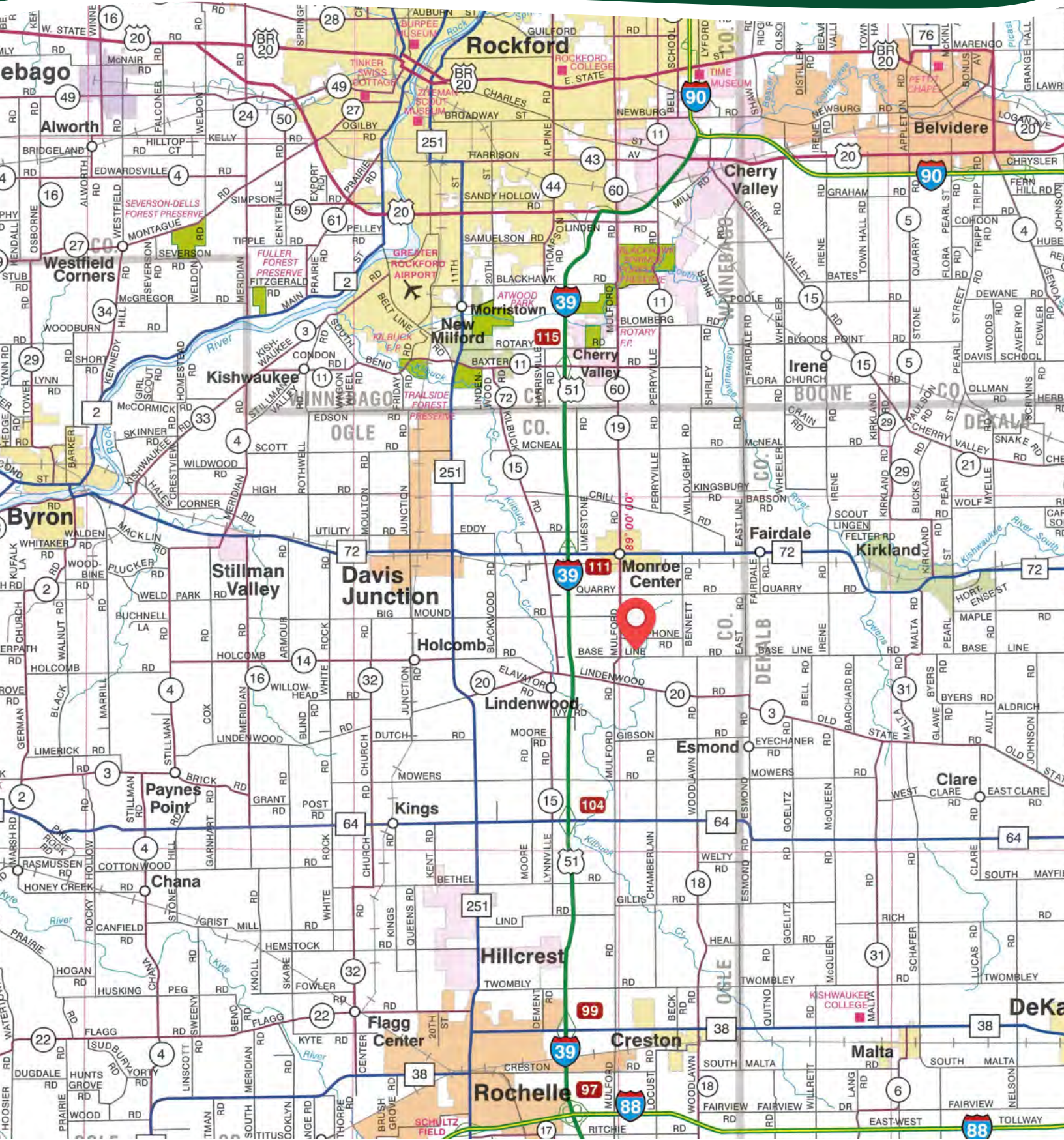
Mulford Road

Telephone Road

Base Line Road

THE HALL FARM

HIGHWAY MAP



THE HALL FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 55 miles west of Chicago O'Hare International Airport. Nearby cities include: Monroe Center (1 1/2 miles north), Rockford (8 miles northwest), and Rochelle (8 5/8 miles southwest).
FRONTAGE	There is approximately 3/8 mile of road frontage in Telephone Road, 1/4 mile on Mulford Road, and 1/4 mile on Base Line Road.
MAJOR HIGHWAYS	Interstate 39/U.S. Route 51 is 1 1/4 miles west, Illinois Route 72 is 2 miles north, and Illinois Route 64 is 3 3/4 miles south of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Hall Farm is located in Part of the Southwest Quarter of Section 34, Township 42 North – Range 2 East (Monroe Township) and Part of the North Half of Section 3, Township 41 North – Range 2 East (Lynnville Township), all in Ogle County, Illinois.
TOTAL ACRES	There are a total of 148.11 acres, more or less, according to the Ogle County Assessor.
TILLABLE ACRES	There are approximately 142.5 tillable acres, estimated.
SOIL TYPES	Major soil types found on this farm include Plano silt loam, Drummer silty clay loam, and Elburn silt loam.
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 \$14,750 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 Hall Farm.

THE HALL FARM

PROPERTY DETAILS

TAXES	The 2022 real estate taxes totaled \$9,102.26. The tax parcel numbers are: #12-34-300-005, #12-34-300-014 & #19-03-200-001.
ZONING	The property is zoned AG-1, Agricultural.
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 HALL FARM

PROPERTY PHOTOS



THE HALL FARM

PROPERTY PHOTOS



THE HALL FARM

SOILS INFORMATION

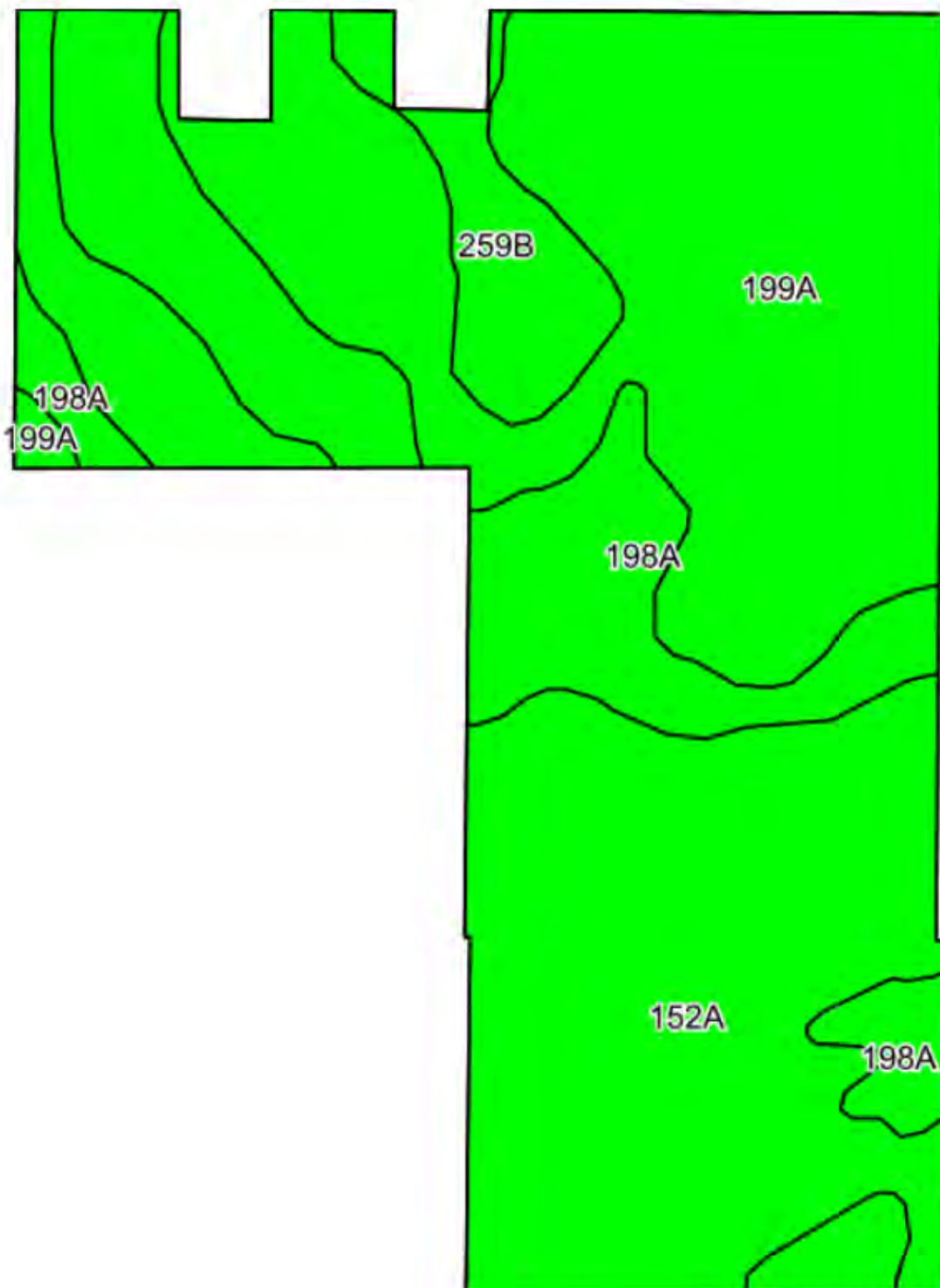
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
199A	Plano silt loam	54.72	142
152A	Drummer silty clay loam	50.62	144
198A	Elburn silt loam	29.71	143
259B	Assumption silt loam	7.45	117
WEIGHTED AVERAGE:			141.6

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

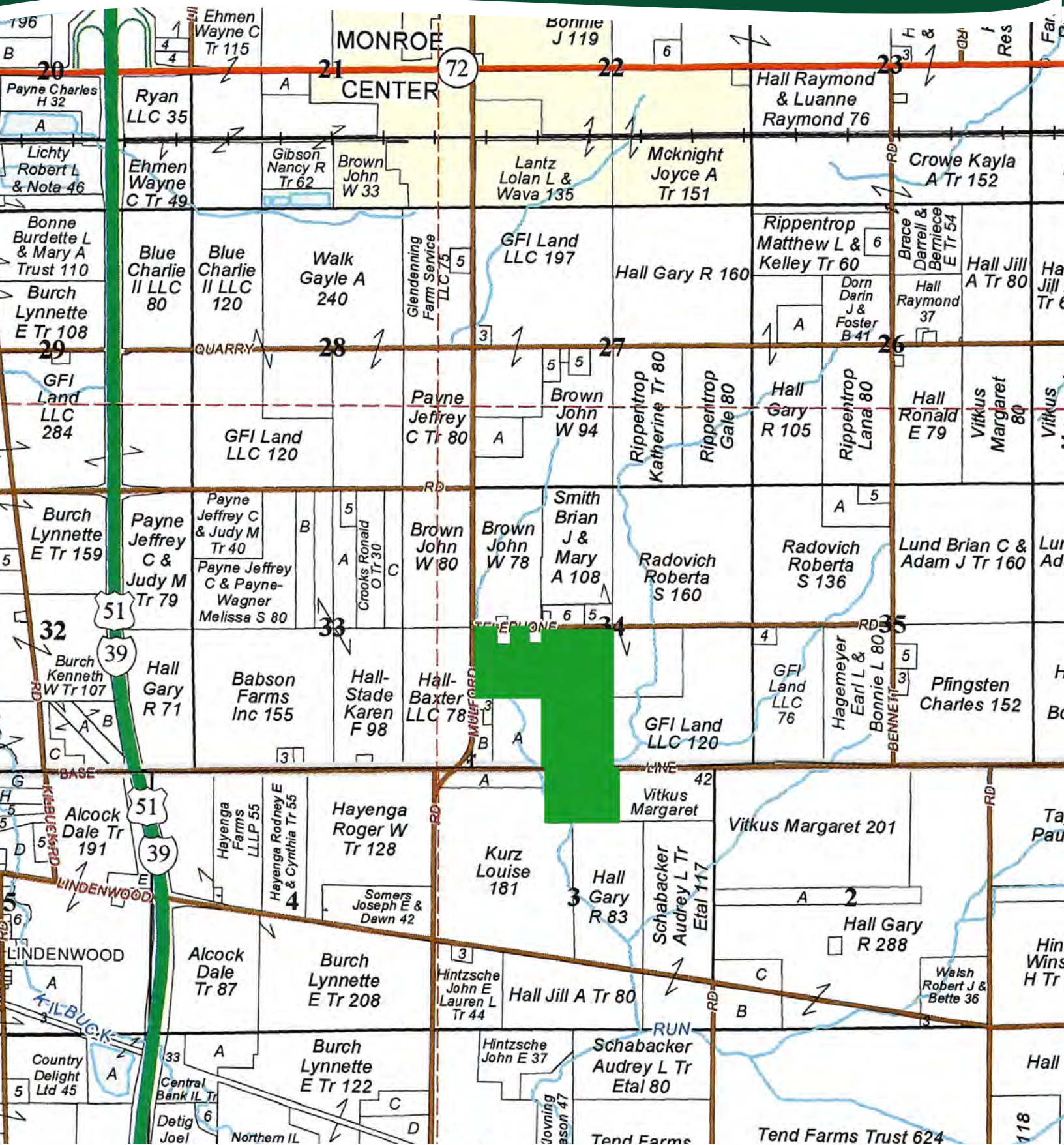
THE HALL FARM

SOILS MAP



THE HALL FARM

PLAT MAP



THE HALL FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

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

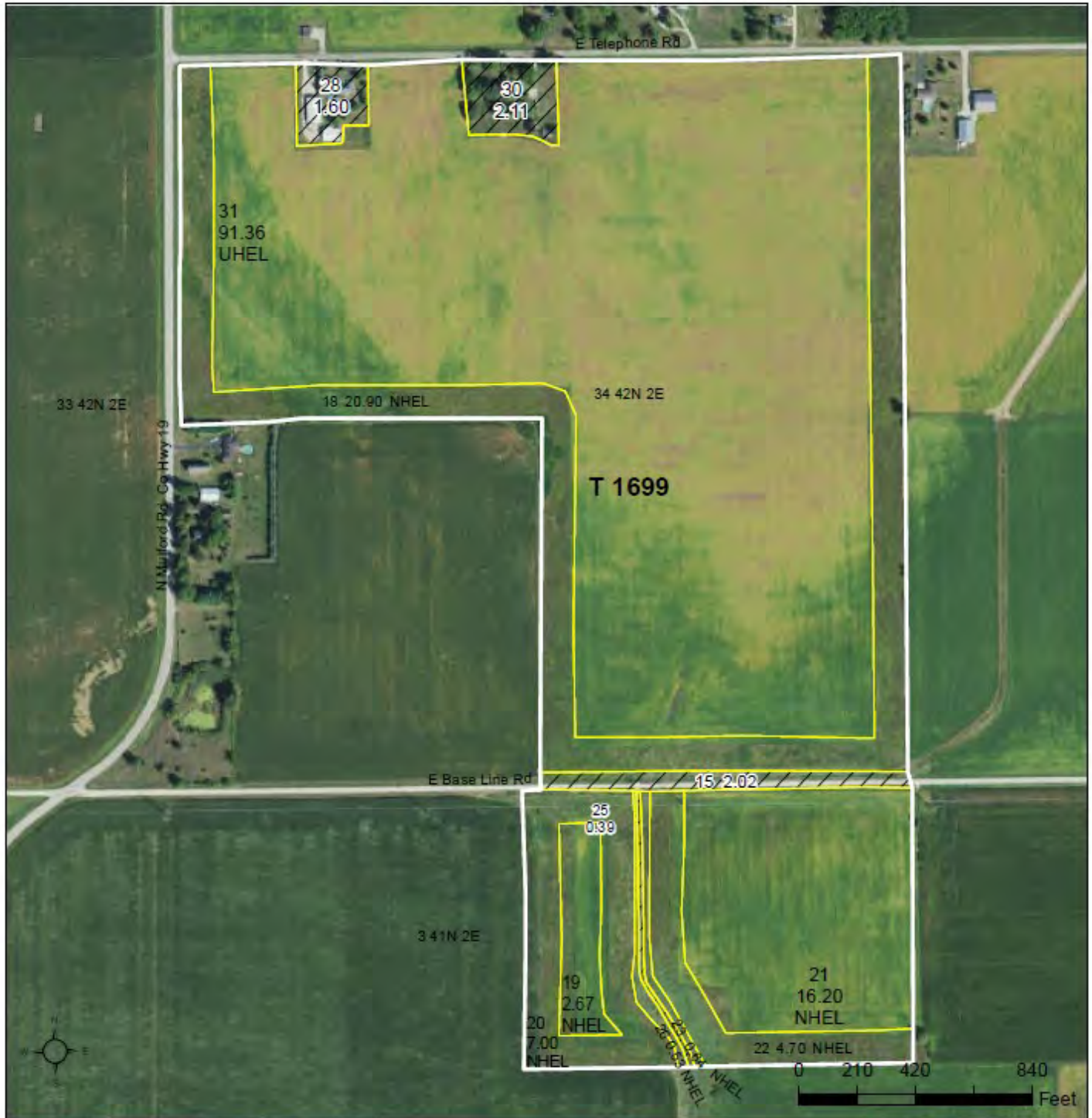
For more information, please visit MGW.us.com

or contact:

Mark Mommsen (815) 901-4269 | Mark.Mommsen@mgw.us.com



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REAL ESTATE SERVICES



Common Land Unit Tract Boundary

Non-Cropland

Cropland

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

Tract Cropland Total: 144.00 acres

2023 Program Year
Map Created December 08, 2022

Farm 6120
Tract 1699

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ILLINOIS

OGLE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6120

Prepared : 11/29/23 10:40 AM CST

Crop Year : 2024

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/WF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
150.12	144.00	144.00	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	144.00	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	83.97	0.00	159	
Soybeans	60.03	0.00	49	0
TOTAL	144.00	0.00		

NOTES

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Tract Number : 1699

Description : 88E23 MON-34 LYN-3

FSA Physical Location : ILLINOIS/OGLE

ANSI Physical Location : ILLINOIS/OGLE

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 : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
150.12	144.00	144.00	0.00	0.00	0.00	0.00	0.0

ILLINOIS
 OGLE
 Form: FSA-156EZ



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Tract 1699 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	144.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	83.97	0.00	150
Soybeans	60.03	0.00	49
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NOTES

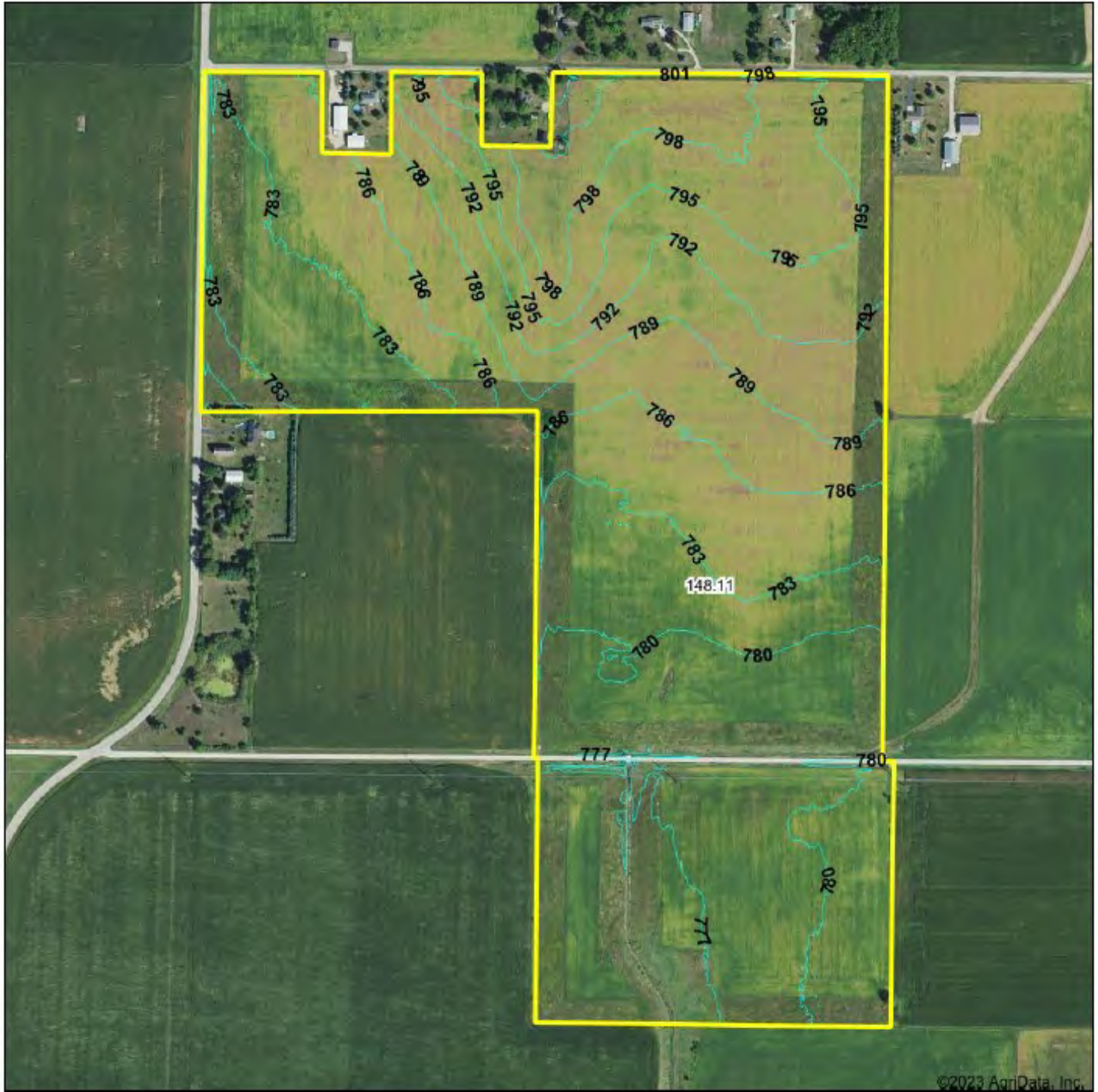
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TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 3 meter dem
Interval(ft): 3.0
Min: 773.5
Max: 806.5
Range: 33.0
Average: 785.5
Standard Deviation: 7.02 ft

0ft 597ft 1194ft



11/27/2023

34-42N-2E
Ogle County
Illinois

Boundary Center: 42.066845, -88.992477



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