

# THE SAVALA-ANDERS FARM

130<sup>±</sup> ACRES, WINNEBAGO COUNTY, ILLINOIS



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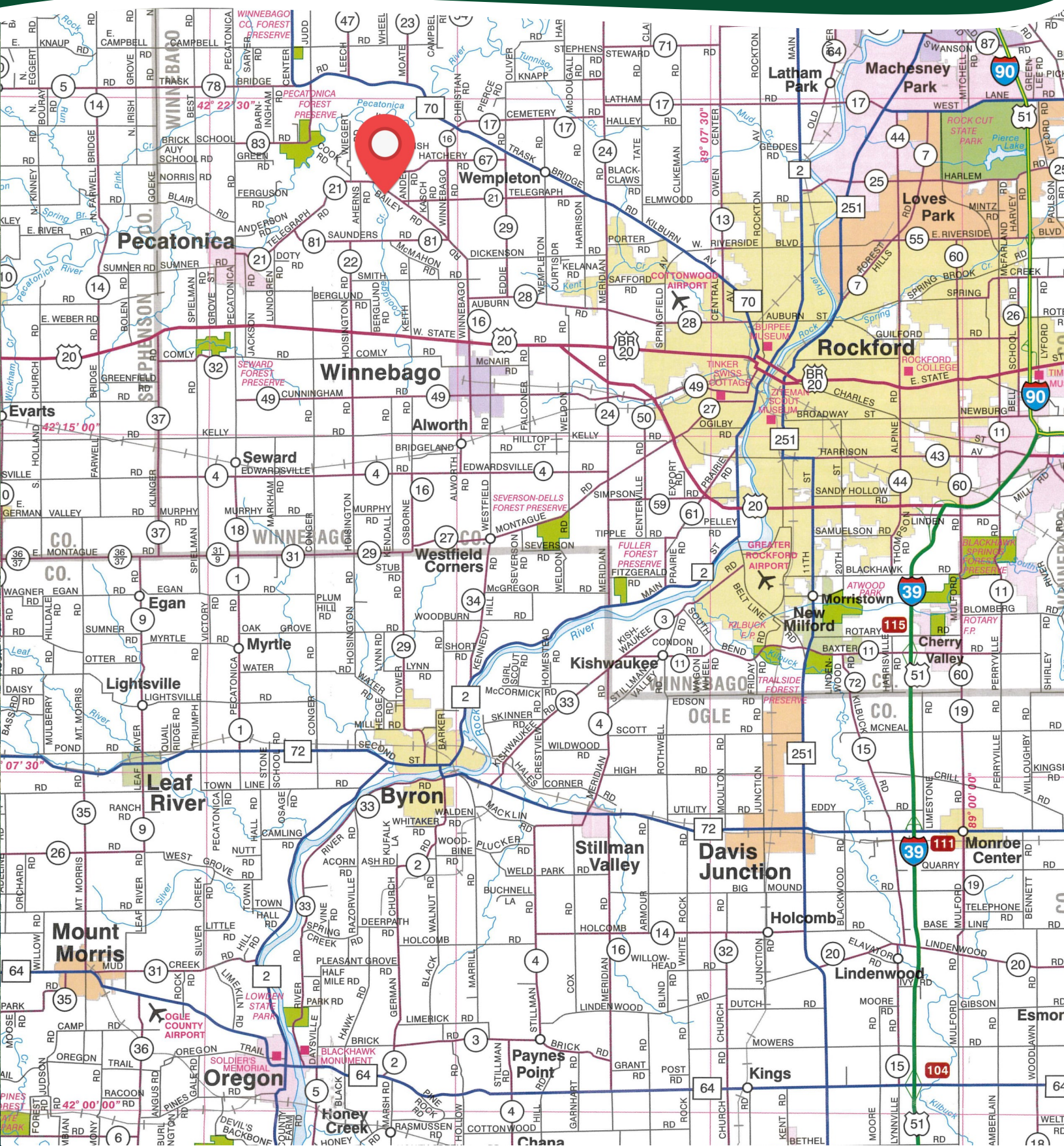
# THE SAVALA-ANDERS FARM

AERIAL MAP



# THE SAVALA-ANDERS FARM

## HIGHWAY MAP



# THE SAVALA-ANDERS FARM

## PROPERTY DETAILS

<b>LOCATION</b>	The subject farm is located approximately 75 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Pecatonica (3 3/8 miles southwest), Rockford (5 1/2 miles east), and Winnebago (3 5/8 miles southeast).
<b>FRONTAGE</b>	There is approximately 7/16 mile of road frontage on Telegraph Road.
<b>MAJOR HIGHWAYS</b>	Illinois Route 70 is 2 1/2 miles north, U.S. Route 20 is 3 miles south, and Illinois Route 2 is 10 1/4 miles east of the property.
<b>LEGAL DESCRIPTION</b>	A brief legal description indicates The Savala-Anders Farm is located in Part of the Southeast Quarter of Section 13, Township 27 North - Range 10 East (Pecatonica Township) and Part of the Northwest Quarter of Section 19 and Part of the Southwest Quarter of Section 18, both in Township 27 North – Range 11 East (Burritt Township), all in Winnebago County, Illinois.
<b>TOTAL ACRES</b>	There are a total of 130.297 surveyed acres.
<b>ACREAGE OVERVIEW</b>	There are approximately 75.21 tillable acres, estimated, currently in crop production. There are an additional 13.93 cropland acres, according to the Winnebago County FSA, that are currently in grass and trees. Coolidge Creek traverses the western part of the farm through approximately 10.5 additional acres of woods. The eastern part of the property includes a pond on approximately 28.9 additional acres of grass and trees.
<b>SOIL TYPES</b>	Major soil types found on this farm include Comfrey loam, Selmass loam, and Jasper 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 \$7,250 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 Savala-Anders Farm.

# THE SAVALA-ANDERS FARM

## PROPERTY DETAILS

<b>TAXES</b>	The 2023 real estate taxes totaled \$2,309.84. The tax parcel numbers are: #09-13-400-008, #10-18-300-002, #10-18-300-010 & #10-19-100-001.
<b>ZONING</b>	The property is zoned AG - Agricultural Priority.
<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 SAVALA-ANDERS FARM

## PROPERTY PHOTOS



# THE SAVALA-ANDERS FARM

## PROPERTY PHOTOS



# THE SAVALA-ANDERS FARM

## SOILS INFORMATION

### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

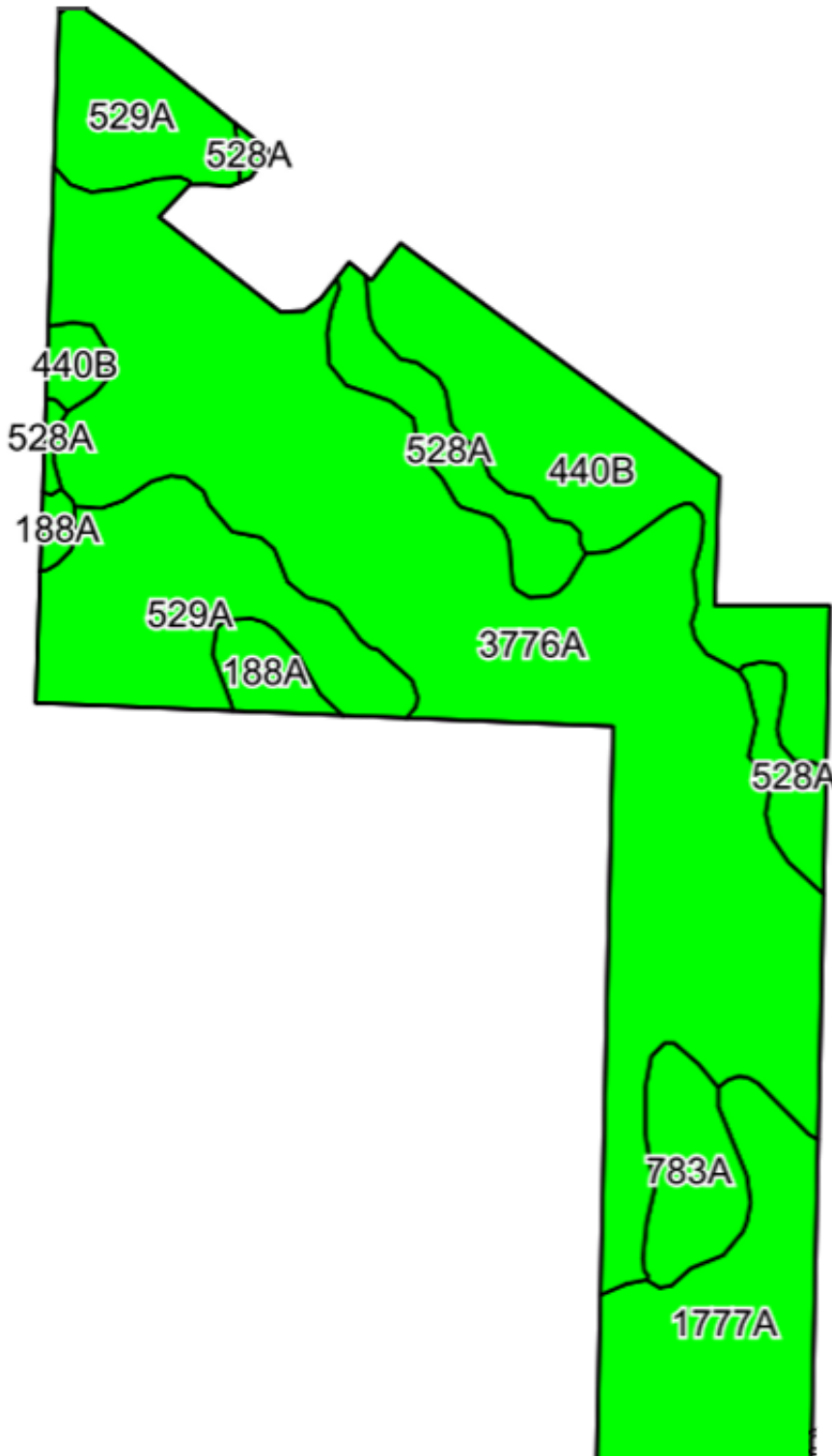
SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
3776A	Comfrey loam	30.04	127
529A	Selmass loam	19.72	121
440B	Jasper silt loam	16.21	129
528A	Lahoguess loam	6.56	126
188A	Beardstown loam	2.68	114
WEIGHTED AVERAGE:			125.3

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



# THE SAVALA-ANDERS FARM

## SOILS MAP





# THE SAVALA-ANDERS 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:

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**Legend**

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2024 Program Year  
Map Created April 22, 2024

**Farm 4987**  
**Tract 493**





Tract Cropland Total: 63.49 acres

IL201\_T493

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**Legend**

-  Tract Boundary
-  Non-Cropland
-  Cropland
-  CRP

**Wetland Determination Identifiers**

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

2024 Program Year

Map Created April 22, 2024

**Farm 4987**  
**Tract 975**

Tract Cropland Total: 25.65 acres

IL201\_T975

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ILLINOIS  
WINNEBAGO



United States Department of Agriculture  
Farm Service Agency

FARM : 4987  
Prepared : 4/24/24 7:18 AM CST  
Crop Year : 2024

Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 3 for non-discriminatory Statements.

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
138.04	89.14	89.14	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	89.14	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	1.15	0.00	47	
Corn	56.10	0.00	145	
Soybeans	16.64	0.00	54	
<b>TOTAL</b>	<b>73.89</b>	<b>0.00</b>		

NOTES

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Tract Number : 493

Description : D6 (3) PECATONICA TWP SEC 13  
 FSA Physical Location : ILLINOIS/WINNEBAGO  
 ANSI Physical Location : ILLINOIS/WINNEBAGO  
 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
80.66	63.49	63.49	0.00	0.00	0.00	0.00	0.0

ILLINOIS  
WINNEBAGO  
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 4987  
Prepared : 4/24/24 7:18 AM CST  
Crop Year : 2024

Tract 493 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	63.49	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	41.20	0.00	145
Soybeans	14.84	0.00	54
<b>TOTAL</b>	<b>56.04</b>	<b>0.00</b>	

NOTES

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Tract Number : 975

Description : E6 (4) BURRITT TWP SEC 18 & 19  
 FSA Physical Location : ILLINOIS/WINNEBAGO  
 ANSI Physical Location : ILLINOIS/WINNEBAGO  
 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
57.38	25.65	25.65	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	25.65	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.15	0.00	47
Corn	14.90	0.00	145
Soybeans	1.80	0.00	54
<b>TOTAL</b>	<b>17.85</b>	<b>0.00</b>	

NOTES

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ILLINOIS  
WINNEBAGO  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 4987**  
Prepared : 4/24/24 7:18 AM CST  
Crop Year : 2024

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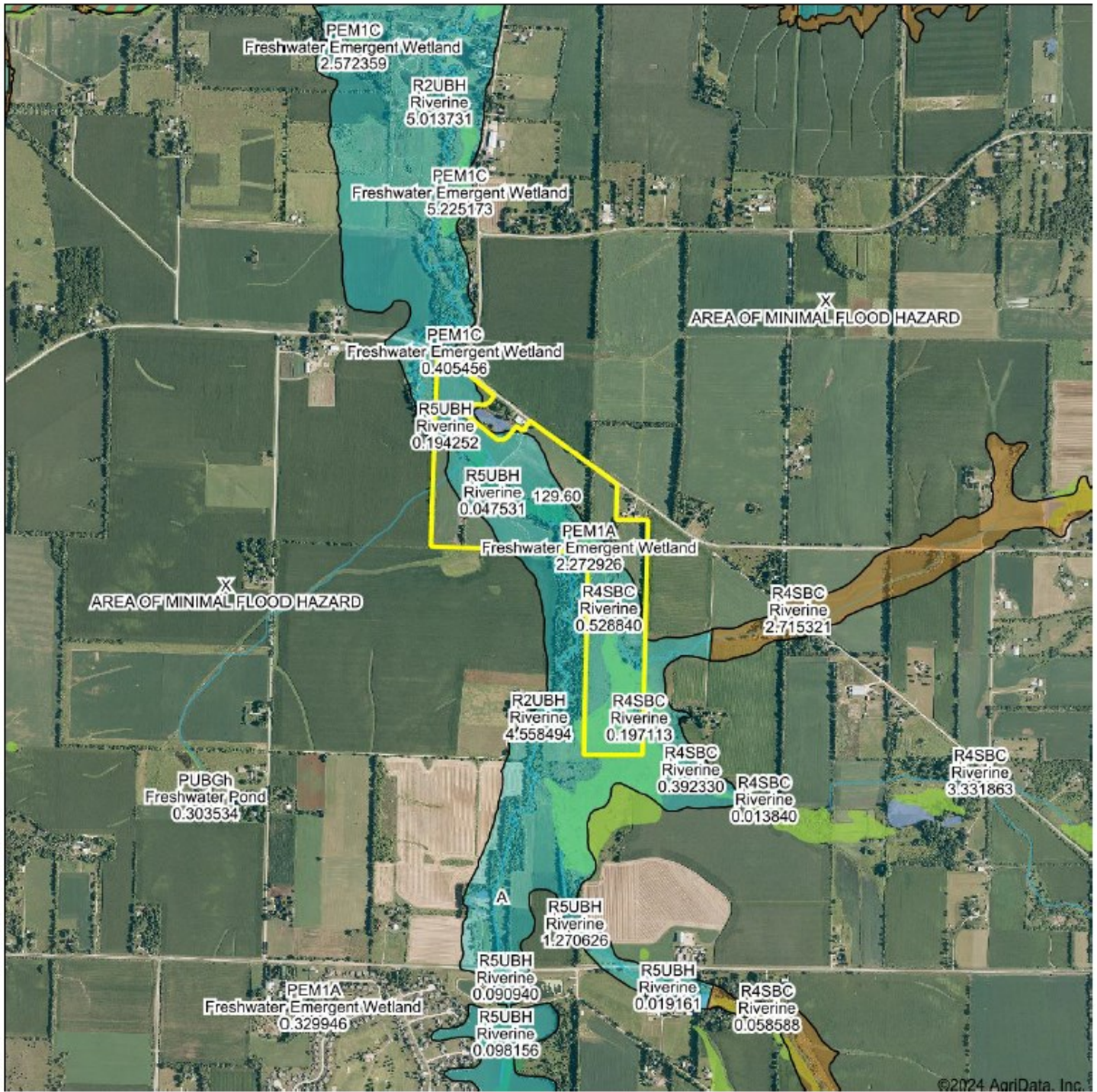
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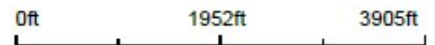


# WETLANDS & FLOODPLAIN MAP



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Boundary Center: 42.332821, -89.283850



24-27N-10E  
Winnebago County  
Illinois



Maps Provided By:  
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4/26/2024

Flood related information provided by FEMA.



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