

THE SHELLADY FARM

708[±] ACRES, JO DAVIESS COUNTY, ILLINOIS



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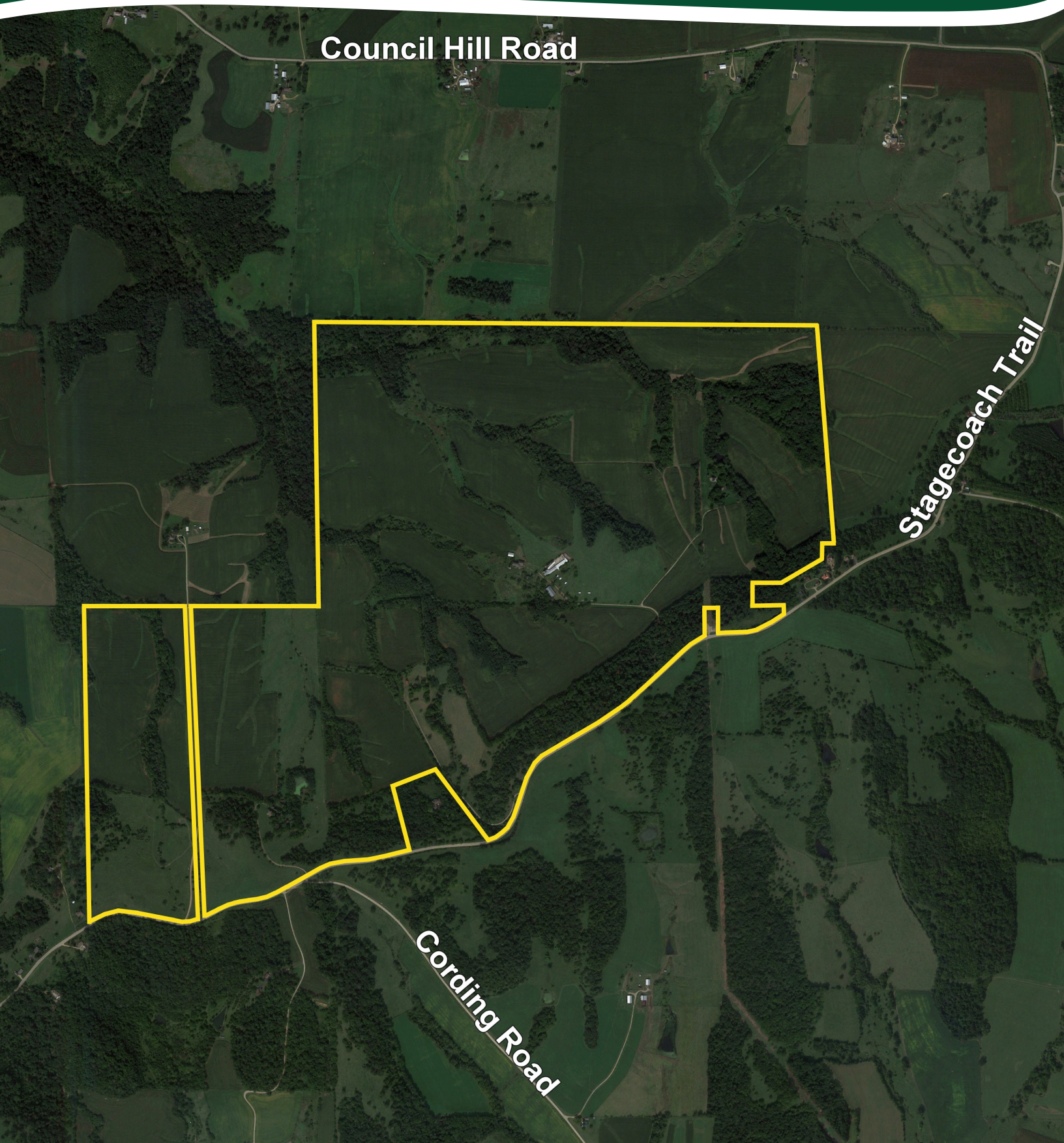
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

THE SHELLADY FARM

AERIAL MAP



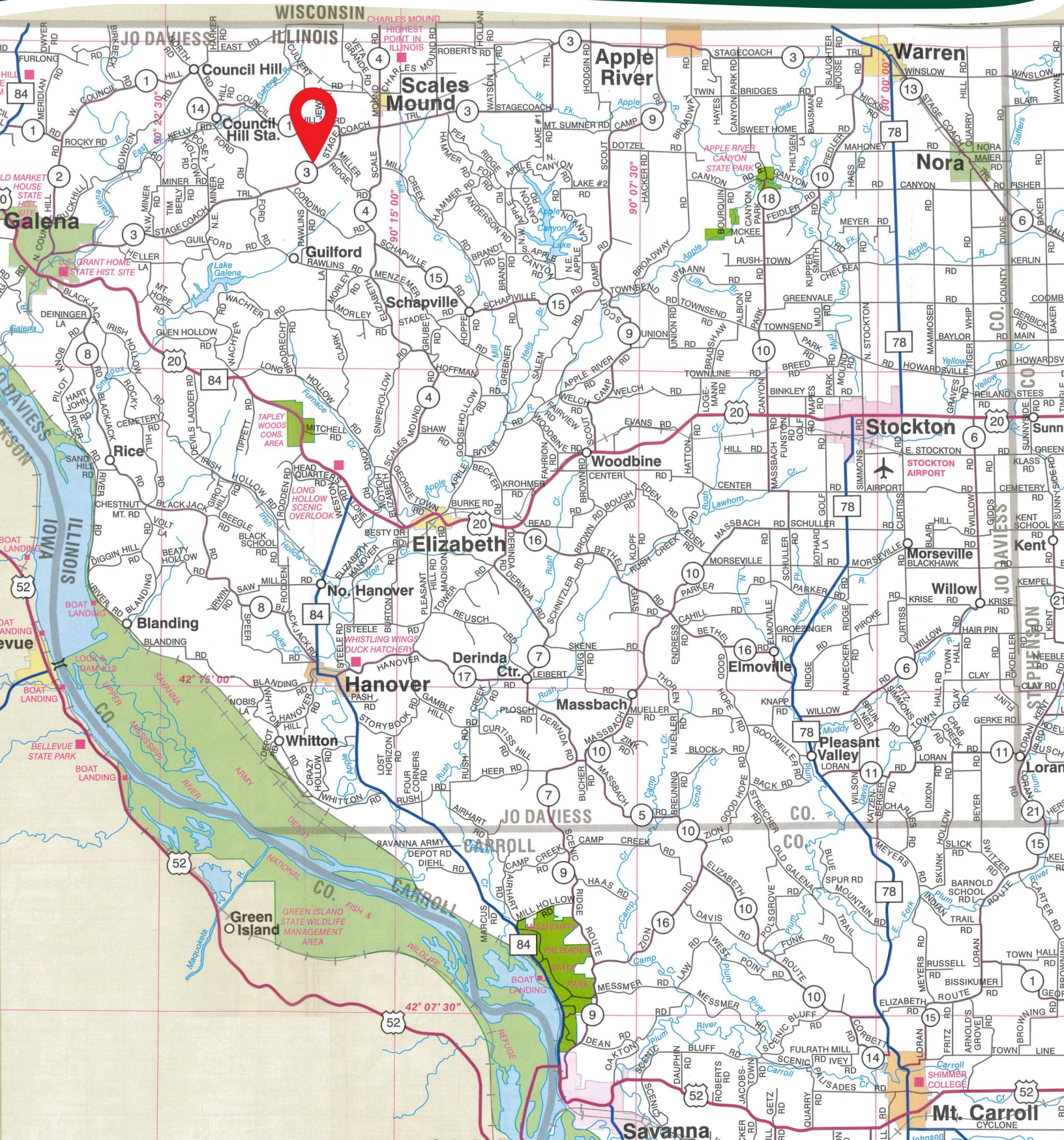
Council Hill Road

Stagecoach Trail

Cording Road

THE SHELLADY FARM

HIGHWAY MAP



THE SHELLADY FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 125 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Scales Mound (1 5/8 miles northeast), Galena (4 5/8 miles southwest), and Elizabeth (9 1/4 miles southeast).
FRONTAGE	There is approximately 1 7/16 mile of road frontage on Stagecoach Trail.
MAJOR HIGHWAYS	U.S. Route 20 is 4 1/2 miles southwest, Illinois Route 84 is 7 3/8 miles west, and Illinois Route 78 is 13 1/4 miles northeast of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Shellady Farm is located in Part of Sections 4, 5 & 8, Township 28 North – Range 2 East (Guilford Township), Jo Daviess County, Illinois.
TOTAL ACRES	There are a total of approximately 708 acres, estimated.
ACREAGE OVERVIEW	There are approximately 362.15 cropland acres according to the Jo Daviess County FSA, approximately 165 acres of wooded land and large waterways, estimated, and approximately 150 acres of pasture and grass, estimated. There are four building sites on the property that total approximately 7 acres, estimated, and two ponds.
SOIL TYPES	Major soil types found on this farm include Eleroy silt loam and Rozetta silt loam.
TOPOGRAPHY	The topography of the subject farm is nearly level to very rolling.
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 \$7,900 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 Shellady Farm.

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PROPERTY DETAILS

TAXES	The 2023 real estate taxes totaled \$19,913.44. The tax parcel numbers are: #08-000-023-00, #08-000-025-09, #08-000-026-00, #08-000-029-00, #08-000-030-00, #08-000-035-00, #08-000-038-00, #08-000-038-03, #08-000-061-00, #08-000-061-03.
ZONING	The property is zoned AG - General Agriculture District.
IMPROVEMENTS	<p>Of the four building sites on the farm, the easternmost site at 3384 W Stagecoach Trail, Scales Mound, Illinois 61075, is improved with a quality stone home and a 23' x 25' carriage house with living quarters up top. The house has a metal roof, newer windows, and a stone patio. There are four rooms and a half bath upstairs. The main level includes a porch, foyer, full bath, kitchen, dining room, and living room.</p> <p>The main farm, located at 3424 W Stagecoach Trail, Scales Mound, Illinois 61075, includes a 56' x 108' pole building with partial concrete floor. This site also has five 12' x 24' open front livestock shelters, and an approximately 32' x 280' milking barn.</p> <p>The westernmost site includes a house with a large porch and a livestock barn located at 4032 W Stagecoach Trail, Scales Mound, Illinois 61075.</p> <p>3600W Stagecoach Trail, Galena, Illinois 61036, includes a vacant home in poor condition and a small storage shed.</p> <p>There are a number of other structures on the building sites that have little to no value and could be removed.</p>
COMMENTS	<p>The Shellady Farm is a special offering of contiguous property with excellent views, a beautiful stone home and carriage house, income producing cropland, woods, pasture, and plentiful recreational opportunities.</p> <p>The property surrounds a 6,256 square foot custom home, located at 3704 W Stagecoach Trail, Scales Mound, Illinois 61075. This home contains 4 bedrooms, 4 1/2 bathrooms, a two story six car attached garage, a walk out basement, and offers outstanding views of the surrounding countryside. This home sits on approximately 11.03 acres and is available for purchase separately from the land.</p> <p>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.</p>

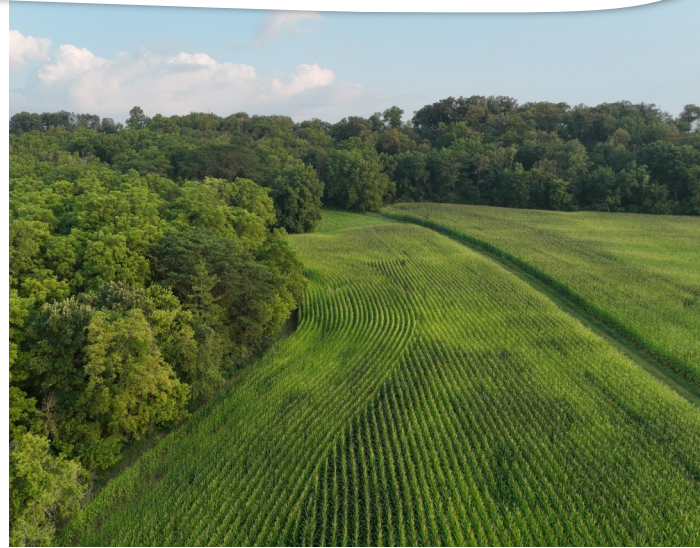
THE SHELLADY FARM

PROPERTY PHOTOS



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SOILS INFORMATION

SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
547C2	Eleroy silt loam	128.51	98
279C2	Rozetta silt loam	116.79	112
279B	Rozetta silt loam	27.37	118
547D2	Eleroy silt loam	26.84	91
279D2	Rozetta silt loam	13.53	104
572B	Loran silty clay loam	12.54	119
280C2	Fayette silt loam	6.48	113
86C	Oscos silt loam	6.35	137
280F2	Fayette silt loam	4.48	87
675C2	Greenbush silt loam	3.47	125
418B	Schapville silt loam	2.72	104
3579A	Beavercreek silt loam	2.40	78
755F2	Lamoille silt loam	2.25	57
429D2	Palsgrove silt loam	2.22	91
417E2	Derinda silt loam	1.58	68
753C2	Massbach silt loam	1.55	104
547E2	Eleroy silt loam	1.46	80
429E2	Palsgrove silt loam	0.60	80
280D2	Fayette silt loam	0.27	106
873E2	Dunbarton-Dubuque silt loams	0.24	65
785F	Lacrescent cobbly silt loam	0.22	48
29D2	Dubuque silt loam	0.17	79
51B	Muscataune silt loam	0.11	144
WEIGHTED AVERAGE:			104.9

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

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APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

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

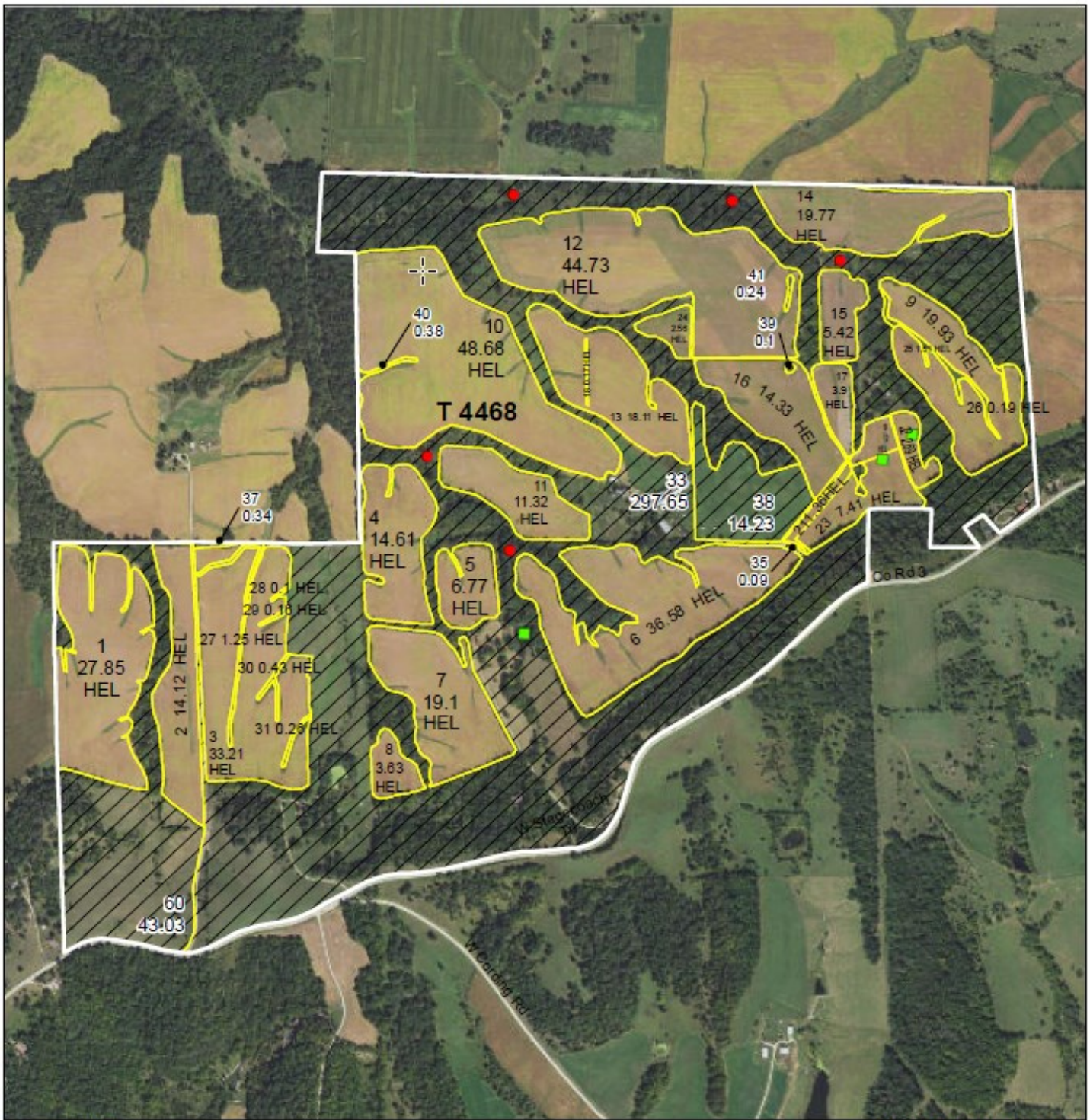
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or contact:

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



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Common Land Unit

- Non-Cropland
- Conservation Reserve Program
- Cropland
- Tract Boundary

cls_classification_code
 str:at100k_U_L_sfn

Wetland Determination Identifiers

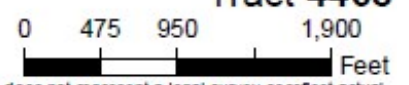
- Restricted Use
- Limited Restrictions
- Exempt from Conservation

Compliance Provisions

2024 Program Year
 Map Created August 14, 2024

Tract Cropland Total: 362.15 acres

Farm 2022
Tract 4468



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ILLINOIS
JO DAVIESS



United States Department of Agriculture
Farm Service Agency

FARM : 2022

Prepared : 8/13/24 2:31 PM CST

Form: FSA-156EZ

Crop Year : 2024

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/WF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
718.21	362.15	362.15	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	362.15	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Com	308.10	0.00	166	
Soybeans	51.40	0.00	46	
TOTAL	359.50	0.00		

NOTES

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Tract Number : 4468

Description : G3TC-LO-1 & F3R-LO-2, SEC 4 & 5 GUILFORD TWP
 FSA Physical Location : ILLINOIS/JO DAVIESS
 ANSI Physical Location : ILLINOIS/JO DAVIESS
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 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
718.21	362.15	362.15	0.00	0.00	0.00	0.00	0.0

Tract 4468 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	362.15	0.00	0.00	0.00	0.00	0.00

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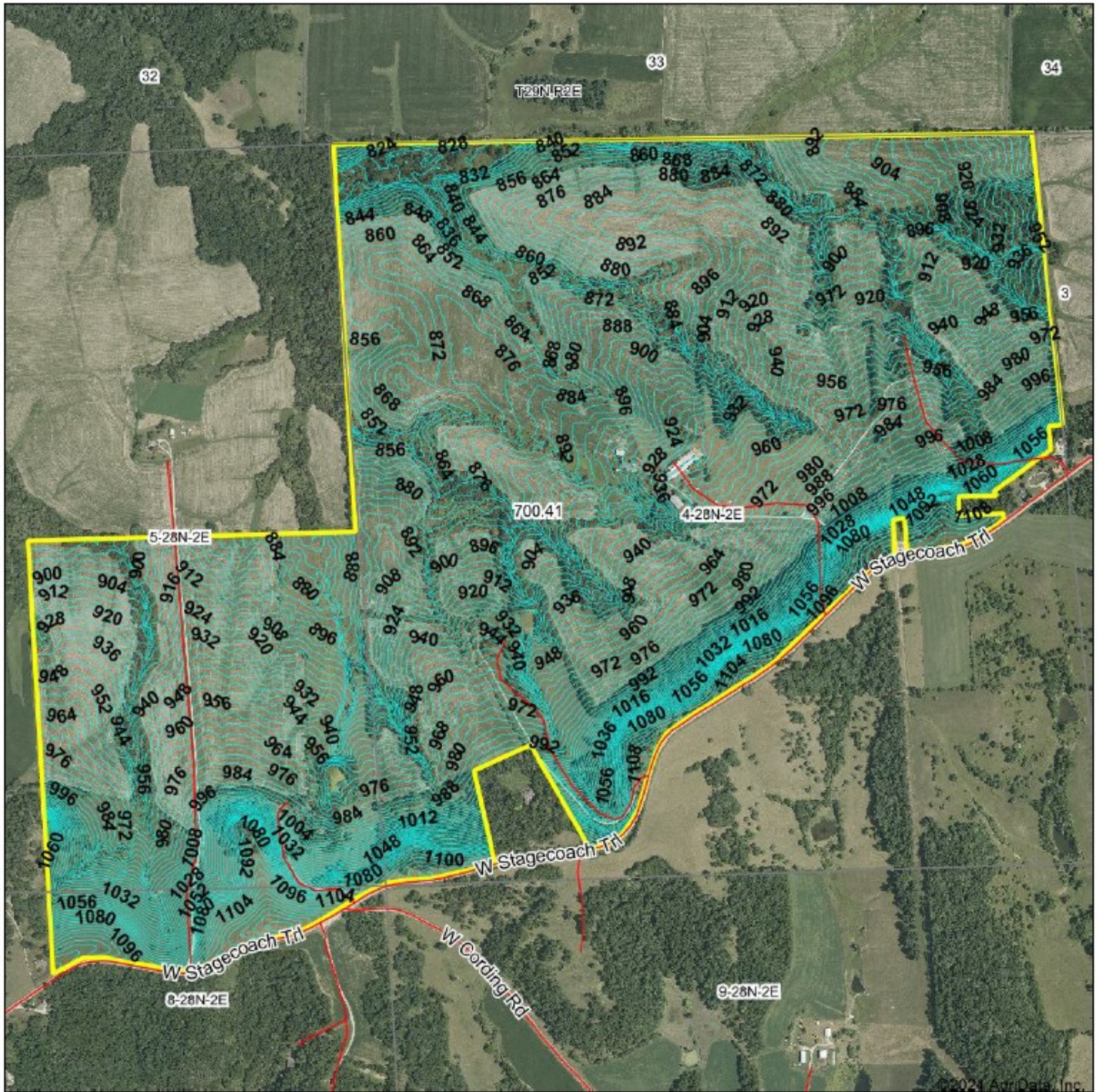
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TOPOGRAPHY MAP

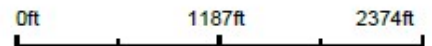


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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem
 Interval(ft): 4.0
 Min: 806.0
 Max: 1,139.7
 Range: 333.7
 Average: 943.7
 Standard Deviation: 68.11 ft

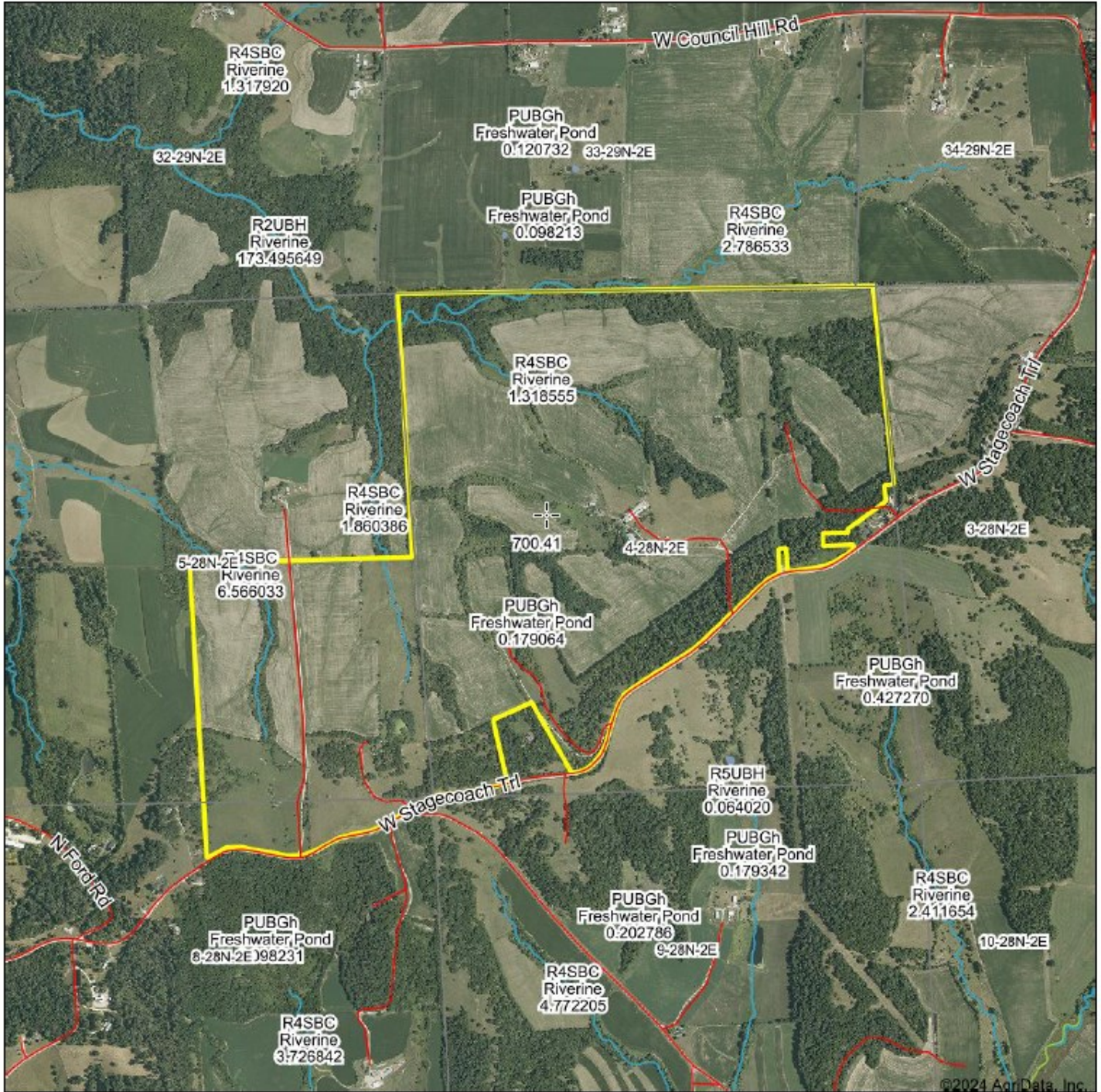


8/13/2024

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 Jo Daviess County
 Illinois

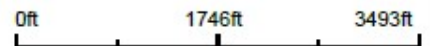
Boundary Center: 42.451869, -90.297148

WETLANDS MAP



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Boundary Center: 42.451869, -90.297148



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8/13/2024



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