

# THE SAVALA-ANDERS 76 FARM

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



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# THE SAVALA-ANDERS FARM

AERIAL MAP



**The 76 Farm**

\$6,950/ac

76.20<sup>+/-</sup> ac

Telegraph Road

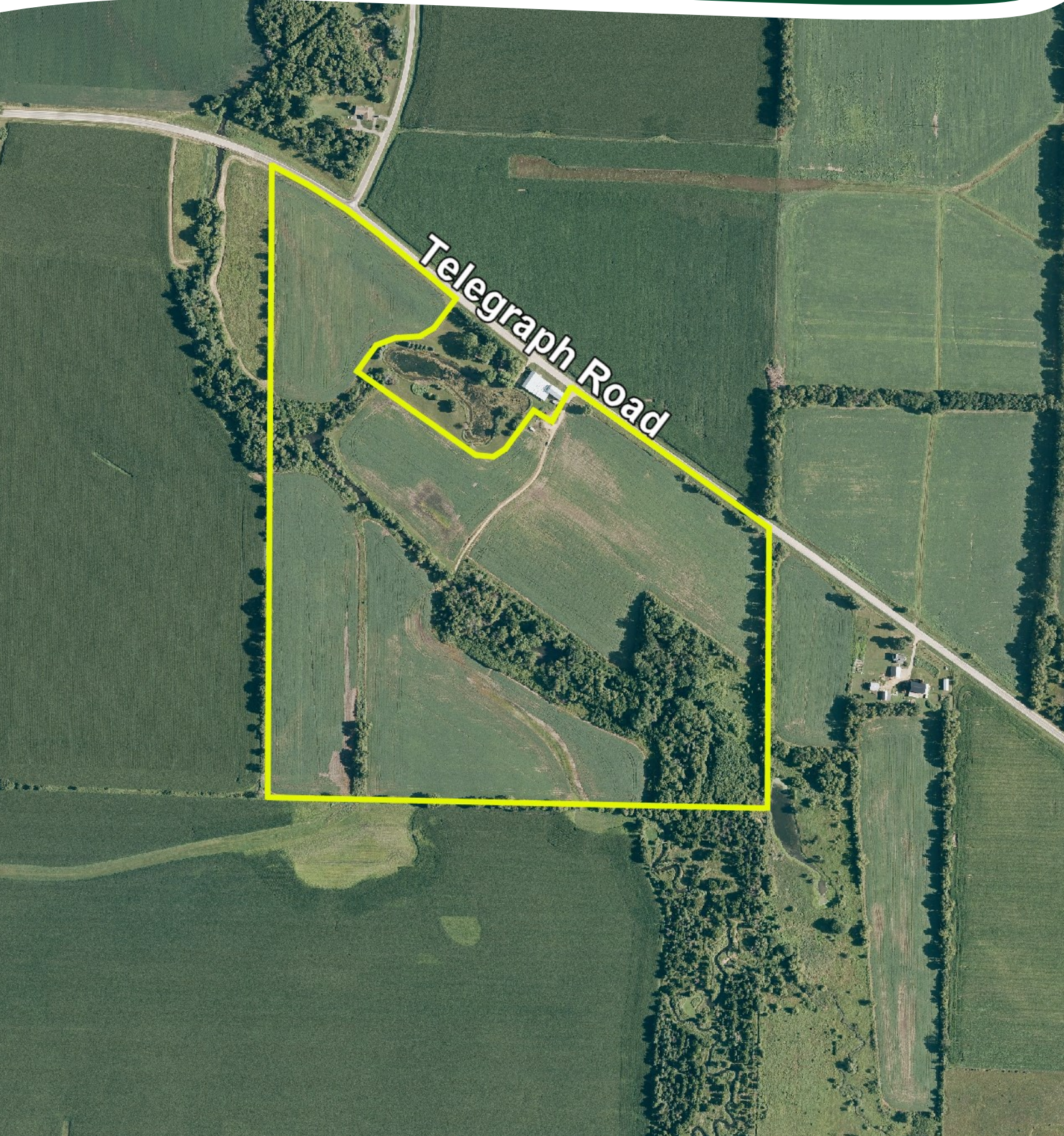
**The 54  
Farm**

\$5,450/ac

54.10<sup>+/-</sup> ac

# THE SAVALA-ANDERS 76 FARM

AERIAL MAP



# THE SAVALA-ANDERS 76 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 (4 miles southeast).
<b>FRONTAGE</b>	There is approximately 3/8 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 3/8 miles south, and Illinois Route 2 is 10 3/8 miles east of the property.
<b>LEGAL DESCRIPTION</b>	A brief legal description indicates The Savala-Anders 76 Farm is located in Part of the Southeast Quarter of Section 13, Township 27 North - Range 10 East (Pecatonica Township), Winnebago County, Illinois.
<b>TOTAL ACRES</b>	There are a total of 76.20 surveyed acres.
<b>ACREAGE OVERVIEW</b>	There are approximately 63.49 cropland acres according to the Winnebago County FSA, of which approximately 57.36 acres are currently in tillable crop production and approximately 6.13 acres are in grass and trees. Coolidge Creek traverses through approximately 10.5 additional acres of woods.
<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 \$6,950 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 76 Farm.

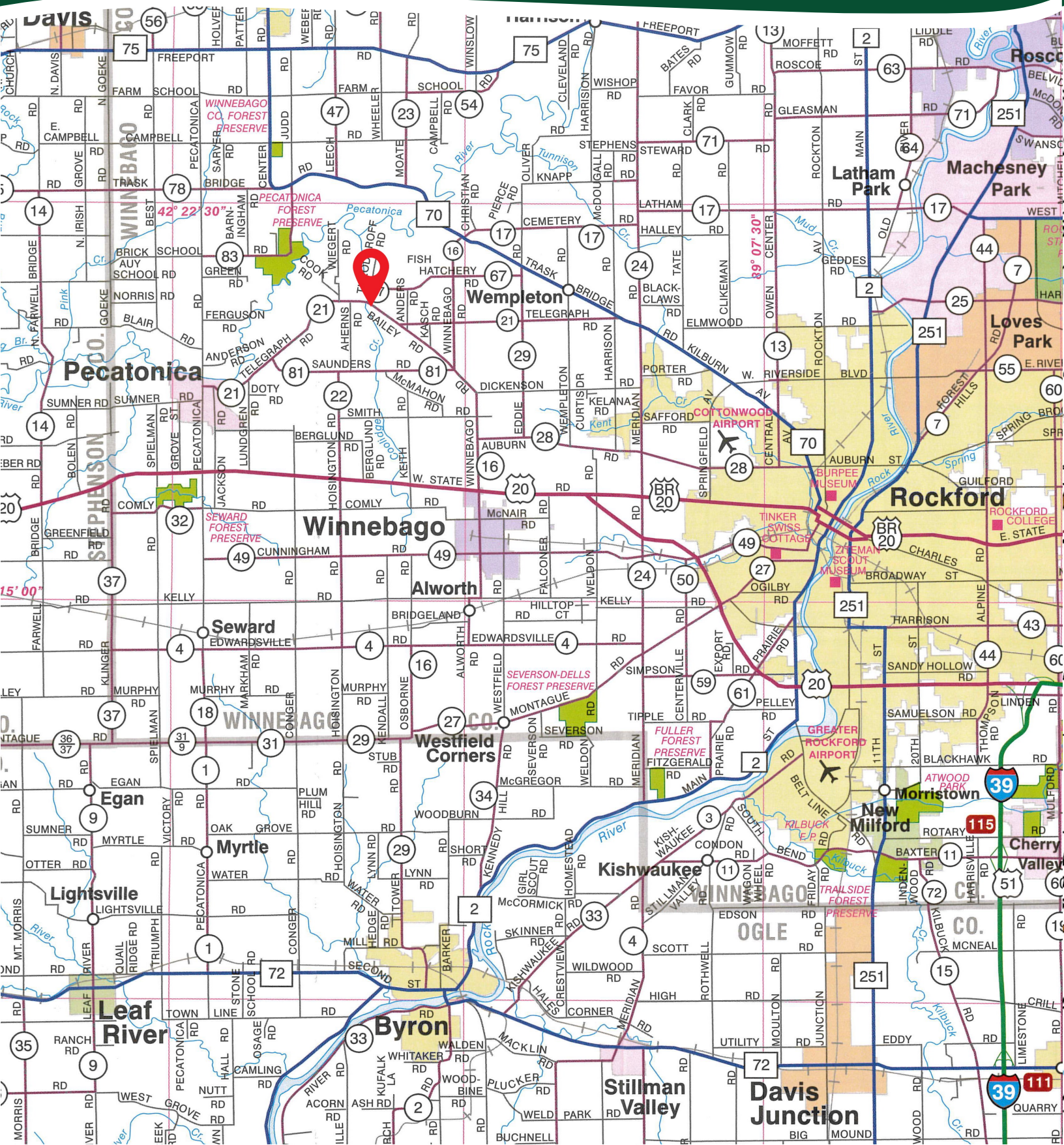
# THE SAVALA-ANDERS 76 FARM

## PROPERTY DETAILS

<b>TAXES</b>	The 2023 real estate taxes totaled \$1,541.06. The tax parcel number is #09-13-400-008.
<b>ZONING</b>	The property is zoned AG - Agricultural Priority.
<b>COMMENTS</b>	<p>The sale of this property will be contingent upon the prior or simultaneous sale of The Savala-Anders 54 Farm.</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 &amp; Waddell, Inc. at 815-901-4269.</p>

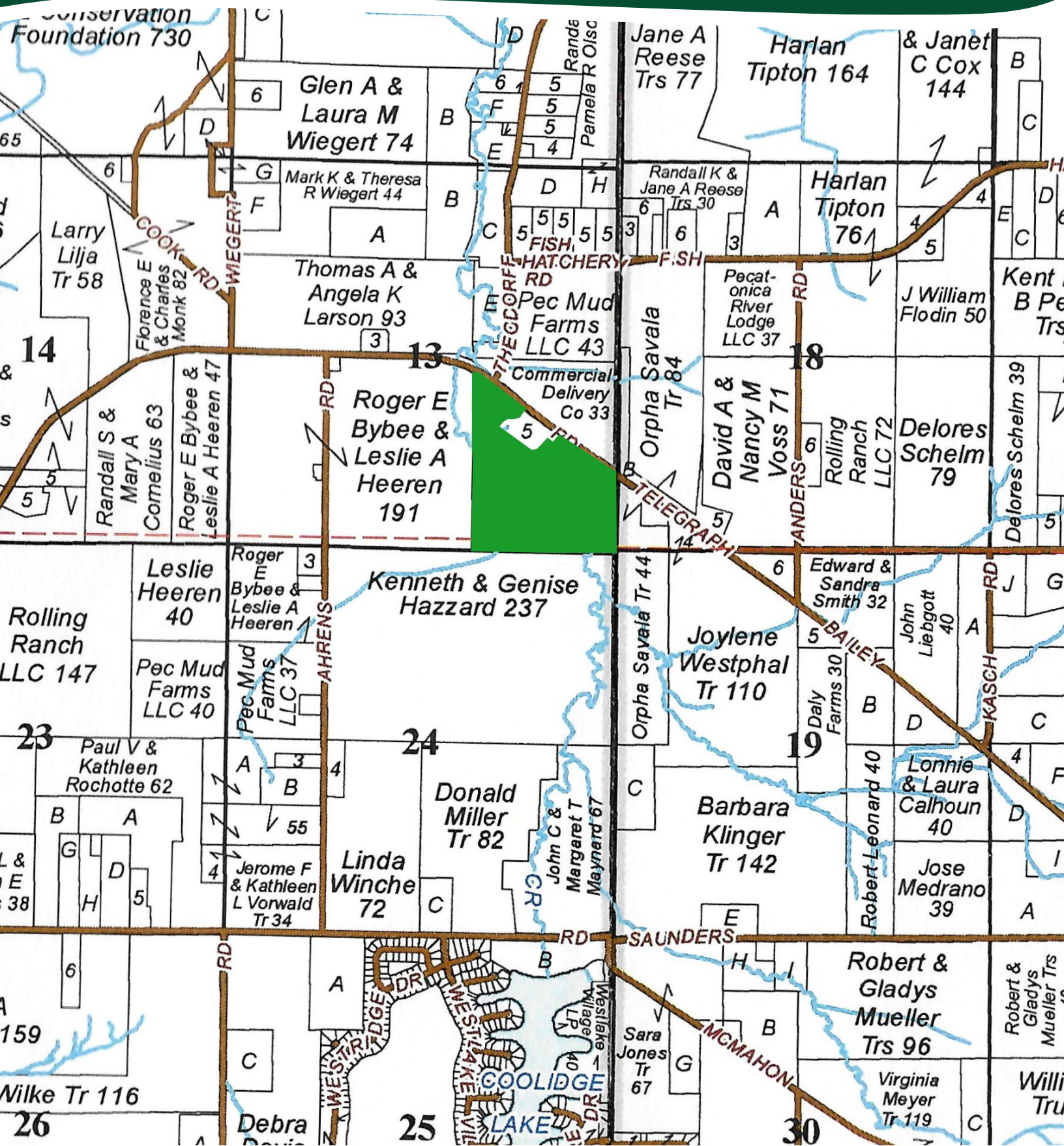
# THE SAVALA-ANDERS 76 FARM

## HIGHWAY MAP



# THE SAVALA-ANDERS 76 FARM

## PLAT MAP



# THE SAVALA-ANDERS 76 FARM

## PROPERTY PHOTOS





# THE SAVALA-ANDERS 76 FARM

## PROPERTY PHOTOS



# THE SAVALA-ANDERS 76 FARM

## SOILS INFORMATION

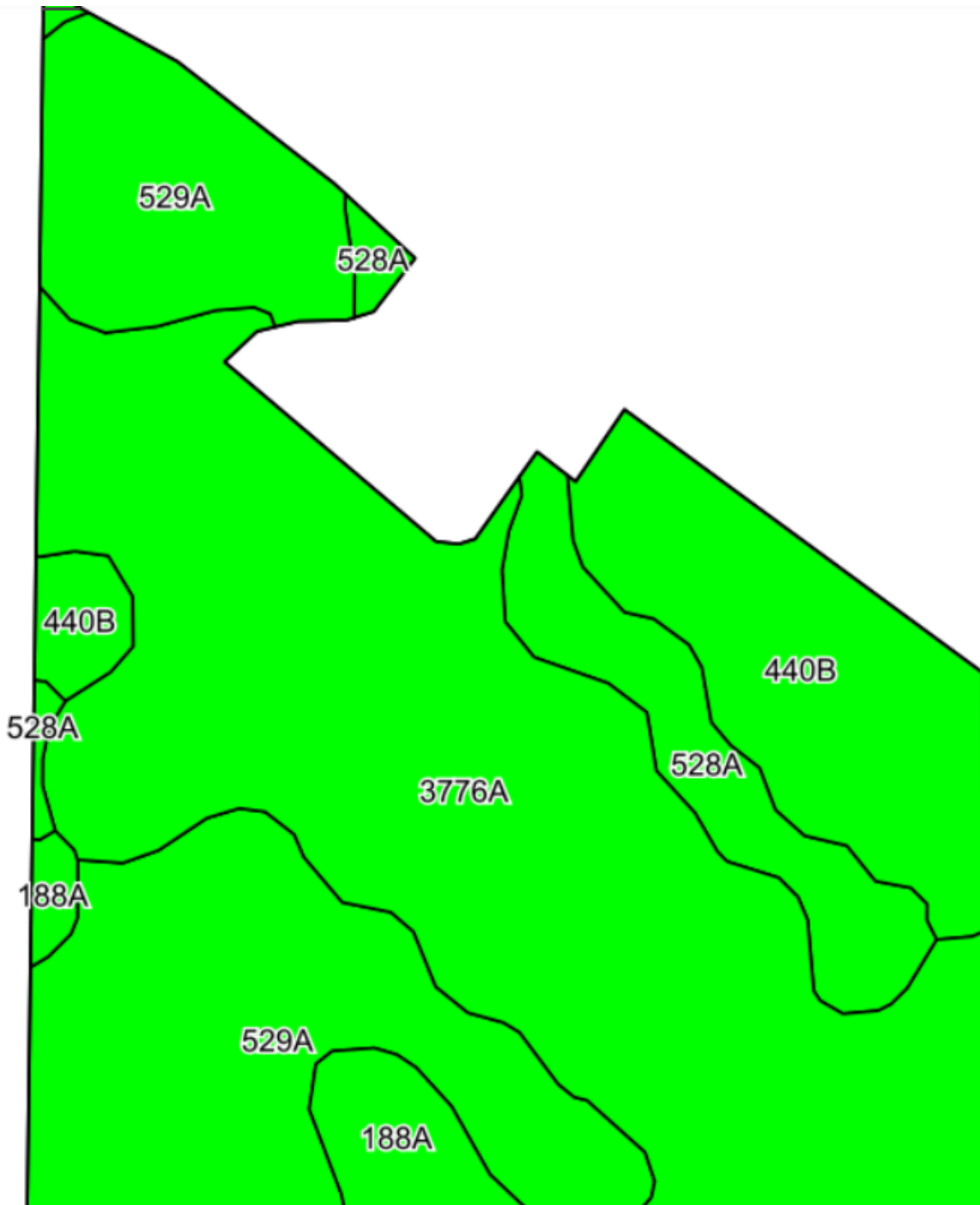
### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
3776A	Comfrey loam	20.68	127
529A	Selmass loam	19.79	121
440B	Jasper silt loam	10.26	129
528A	Lahoguess loam	3.96	126
188A	Beardstown loam	2.67	114
WEIGHTED AVERAGE:			124.6

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

# THE SAVALA-ANDERS 76 FARM

## SOILS MAP



# THE SAVALA-ANDERS 76 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:

Mark Mommsen (815) 901-4269 | [Mark.Mommsen@mgw.us.com](mailto:Mark.Mommsen@mgw.us.com)



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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

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).

ILLINOIS  
WINNEBAGO

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



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

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

**NOTES**

**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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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

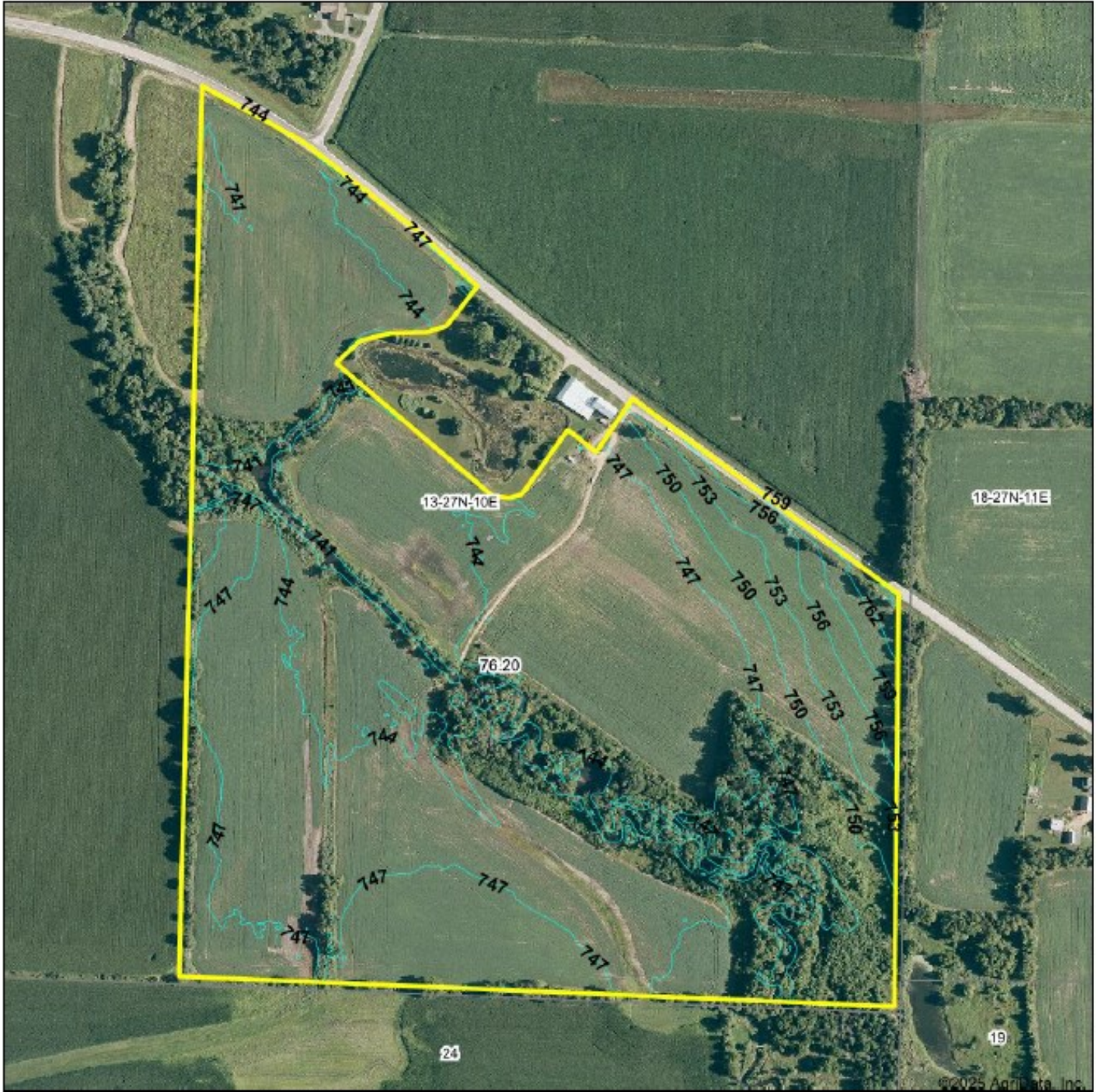
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# TOPOGRAPHY MAP



Map Provided By:  
 **surety**  
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Source: USGS 3 meter dem  
Interval(ft): 3.0  
Min: 738.2  
Max: 765.3  
Range: 27.1  
Average: 746.0  
Standard Deviation: 3.58 ft

0ft 429ft 858ft

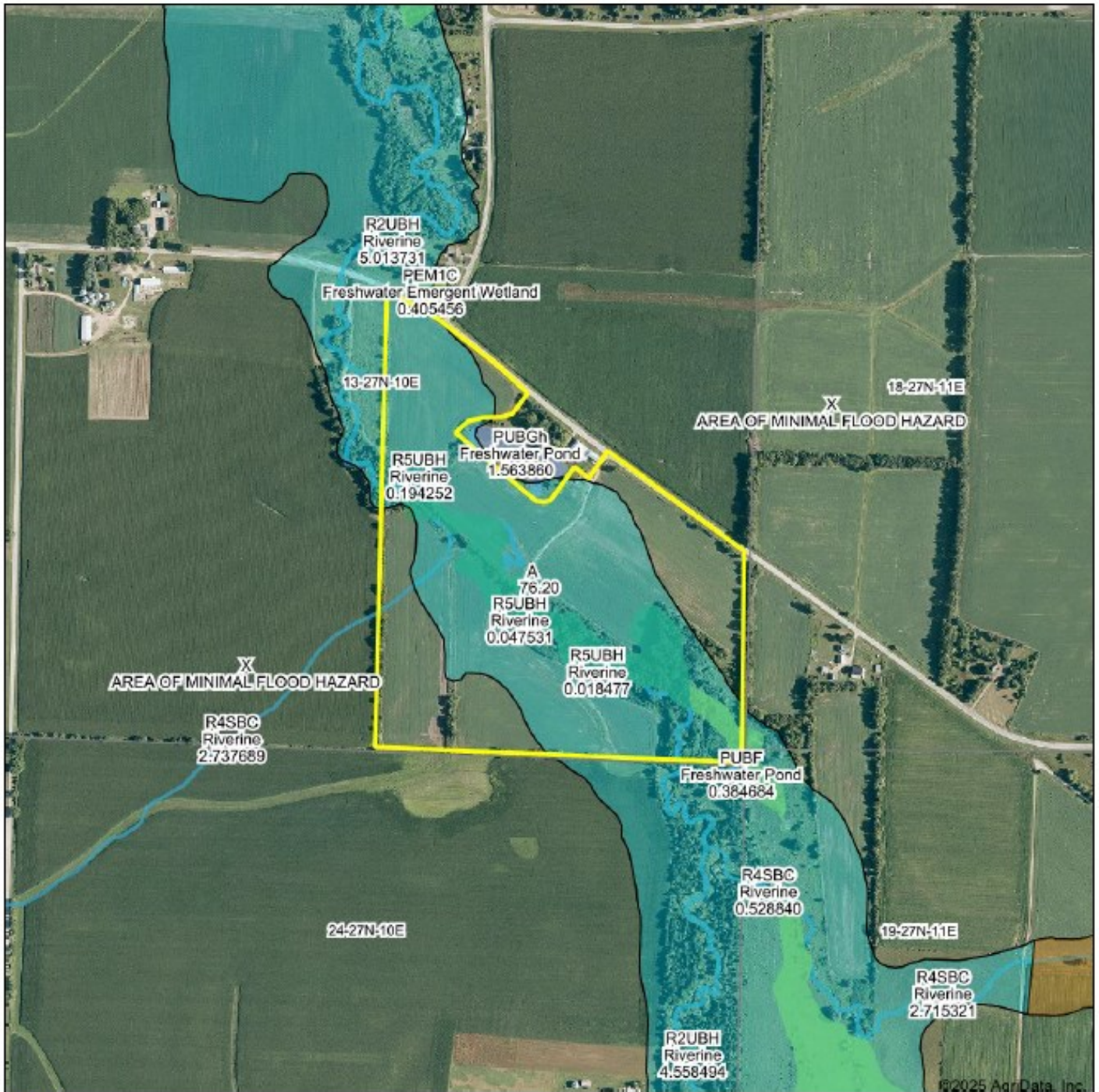


1/21/2025

13-27N-10E  
Winnebago County  
Illinois

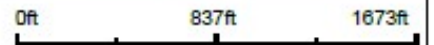
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# WETLANDS & FLOODPLAIN MAP

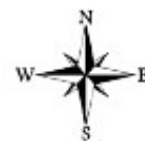


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Boundary Center: 42.338326, -89.285256



13-27N-10E  
Winnebago County  
Illinois



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1/21/2025

Flood related information provided by FEMA.



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