

THE DECKARD FARM

65[±] ACRES, OGLE COUNTY, ILLINOIS



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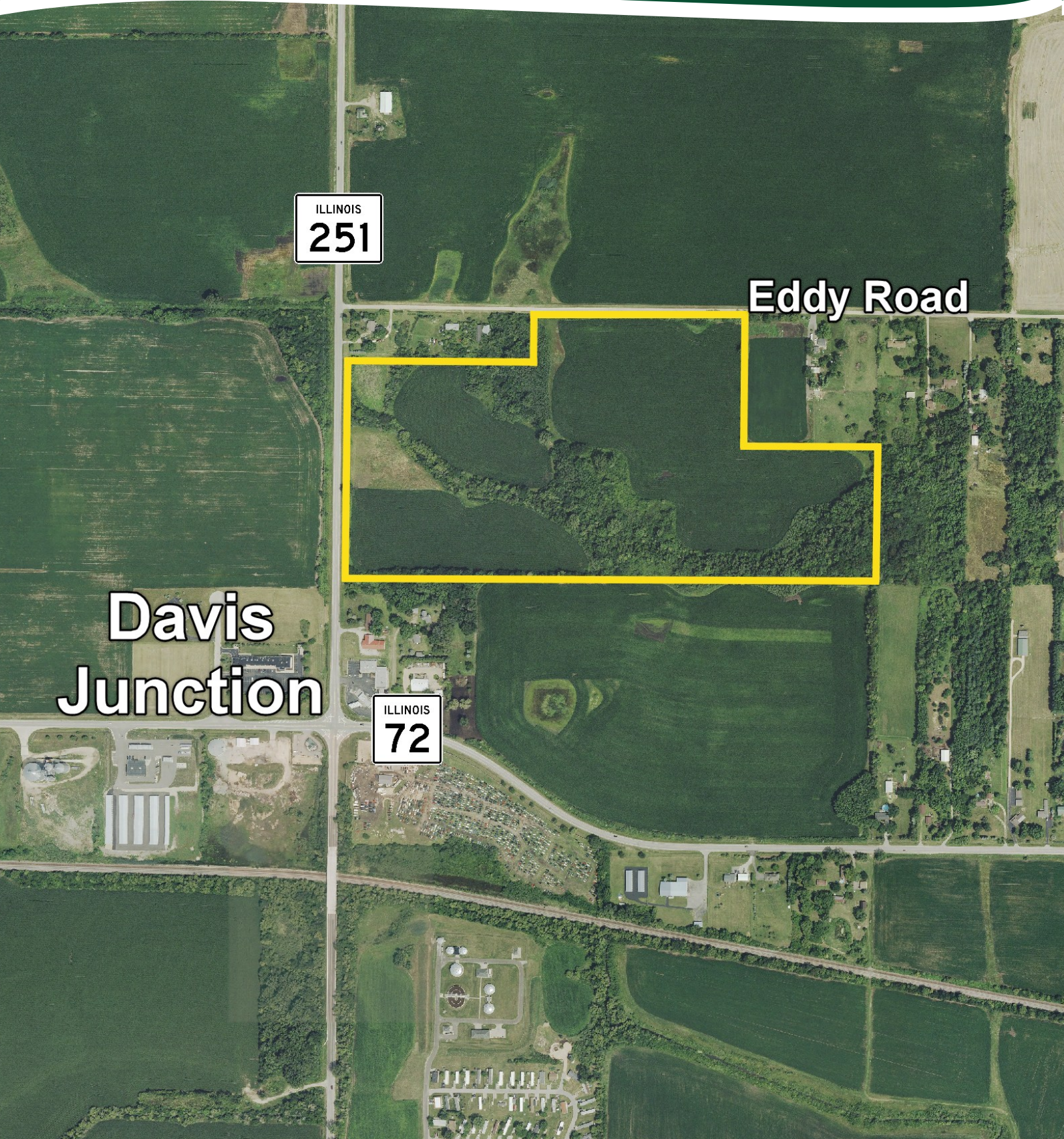
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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(815) 756-3606

Real Estate • Farm Management • Appraisals • Consulting

THE DECKARD FARM

AERIAL MAP



ILLINOIS
251

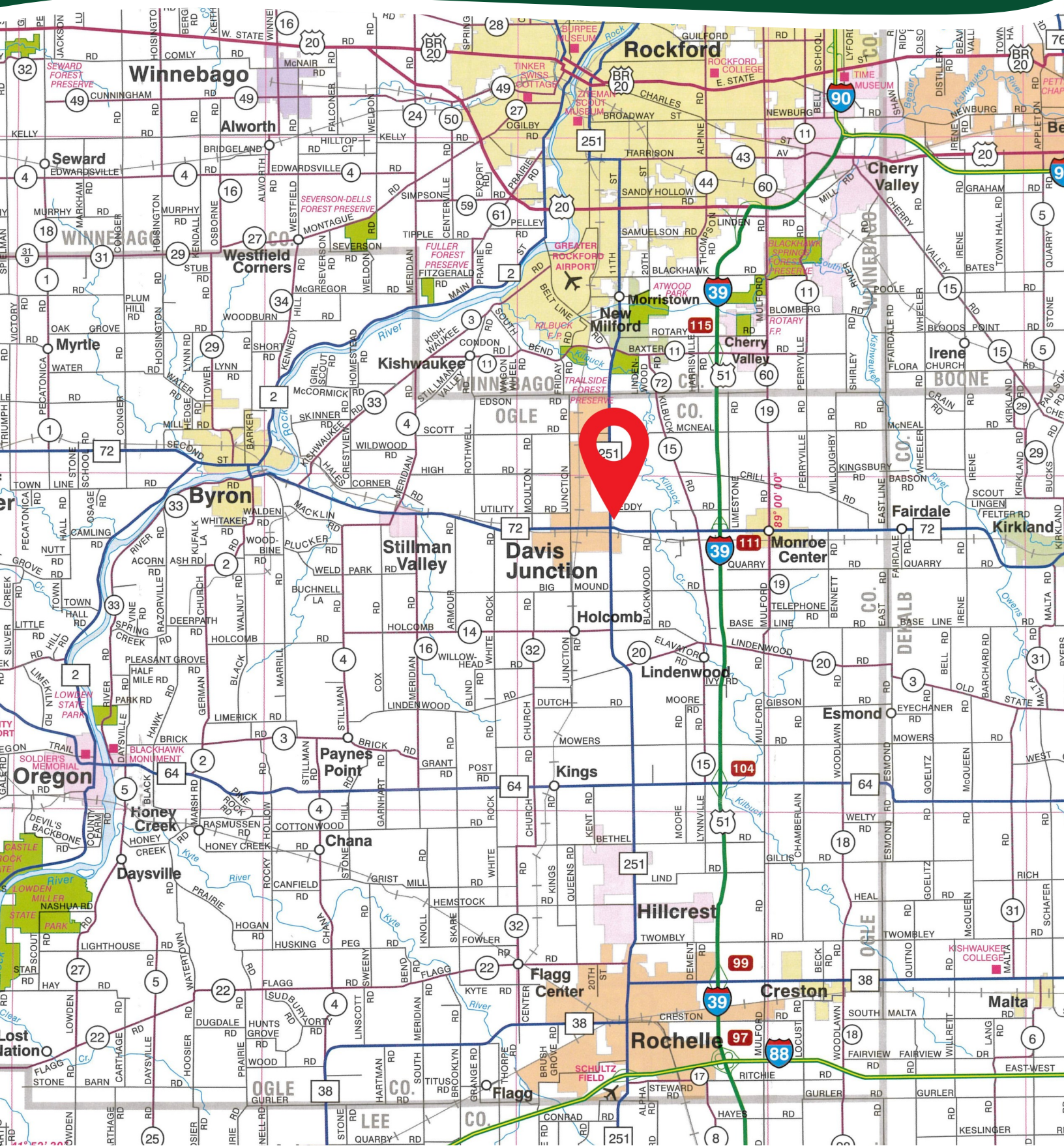
Eddy Road

Davis
Junction

ILLINOIS
72

THE DECKARD FARM

HIGHWAY MAP



THE DECKARD FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 60 miles west of Chicago O'Hare International Airport and is contiguous to the village of Davis Junction. Nearby cities include: Rockford (2 3/4 miles northwest), Byron (9 miles west), and Rochelle (10 1/4 miles south).
FRONTAGE	There is approximately 3/16 mile of road frontage on both Illinois Route 251 and Eddy Road.
MAJOR HIGHWAYS	Illinois Route 251 is the west border of the property, Illinois Route 72 is 1/8 mile south, and Interstate 39 is 2 1/4 miles east of the property.
LEGAL DESCRIPTION	A brief legal description indicates the Deckard Farm is located in Part of the Northwest Quarter of Section 24, Township 42 North – Range 1 East (Scott Township), Ogle County, Illinois.
TOTAL ACRES	There are a total of 65 acres, more or less, according to the Ogle County Assessor.
TILLABLE ACRES	There are approximately 46.81 cropland acres according to the Ogle County FSA.
SOIL TYPES	Major soil types found on this farm include Selma loam, Jasper loam, and Odell 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 \$8,700 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 Deckard Farm.

THE DECKARD FARM

PROPERTY DETAILS

TAXES	The 2025 real estate taxes totaled \$2,203.46. The tax parcel number is #11-24-100-017.
ZONING	The property is zoned AG-1, Ag District.
COMMENTS	The seller's attorney is Jeff Lewis of Klein, Stoddard, Buck & Lewis. 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 DECKARD FARM

PROPERTY PHOTOS



THE DECKARD FARM

PROPERTY PHOTOS



THE DECKARD FARM

SOILS INFORMATION

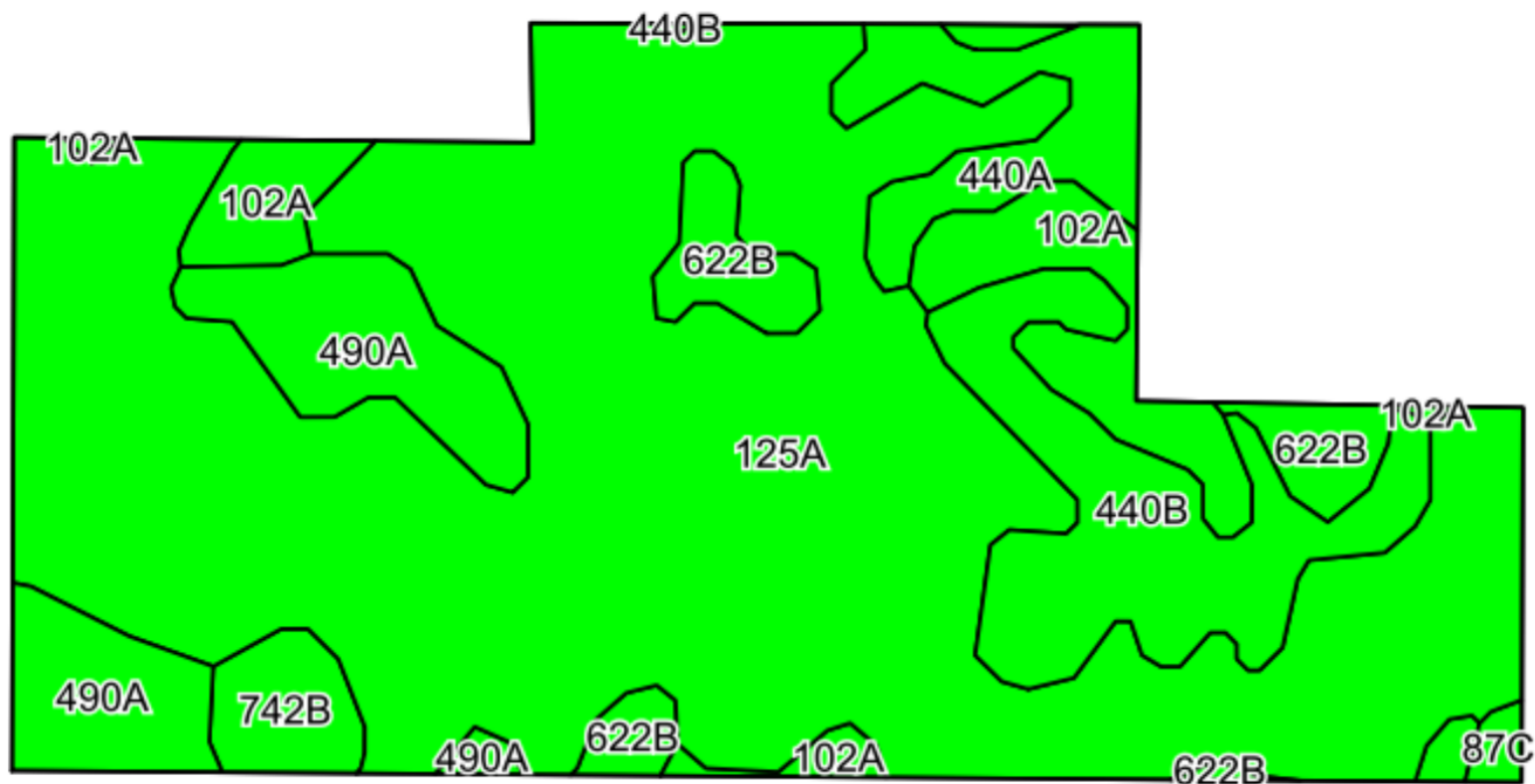
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
125A	Selma loam	26.29	129
440B	Jasper loam	5.83	126
490A	Odell silt loam	4.84	129
102A	La Hogue loam	3.72	121
440A	Jasper loam	2.61	127
622B	Wyanet silt loam	2.31	119
742B	Dickinson sandy loam	1.21	102
WEIGHTED AVERAGE:			126.7

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

THE DECKARD FARM

SOILS MAP



THE DECKARD FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

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

For more information, please visit MGW.us.com

or contact:

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

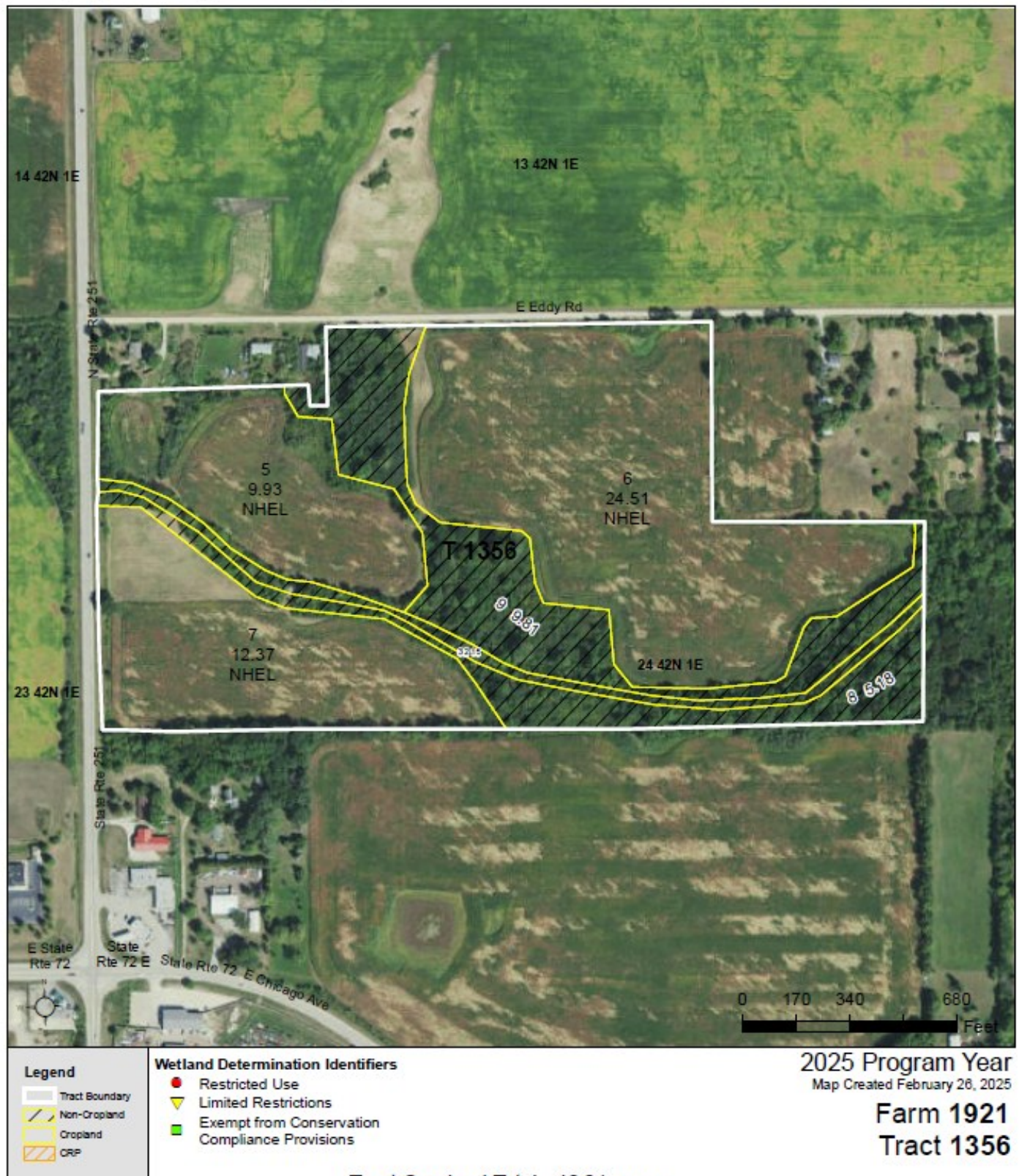


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REAL ESTATE SERVICES



United States
Department of
Agriculture

Ogle County, Illinois



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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 : 1921

Prepared : 8/29/25 3:12 PM CST

Crop Year : 2025

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
63.95	46.81	46.81	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	46.81	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
Corn	5.90	0.00	130	
Soybeans	5.90	0.00	37	0
TOTAL	11.80	0.00		

NOTES

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Tract Number : 1356

Description : 88D20 SCO-24
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
63.95	46.81	46.81	0.00	0.00	0.00	0.00	0.0

ILLINOIS
OGLE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1921
Prepared : 8/29/25 3:12 PM CST
Crop Year : 2025

Tract 1356 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	46.81	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	5.90	0.00	130
Soybeans	5.90	0.00	37
TOTAL	11.80	0.00	

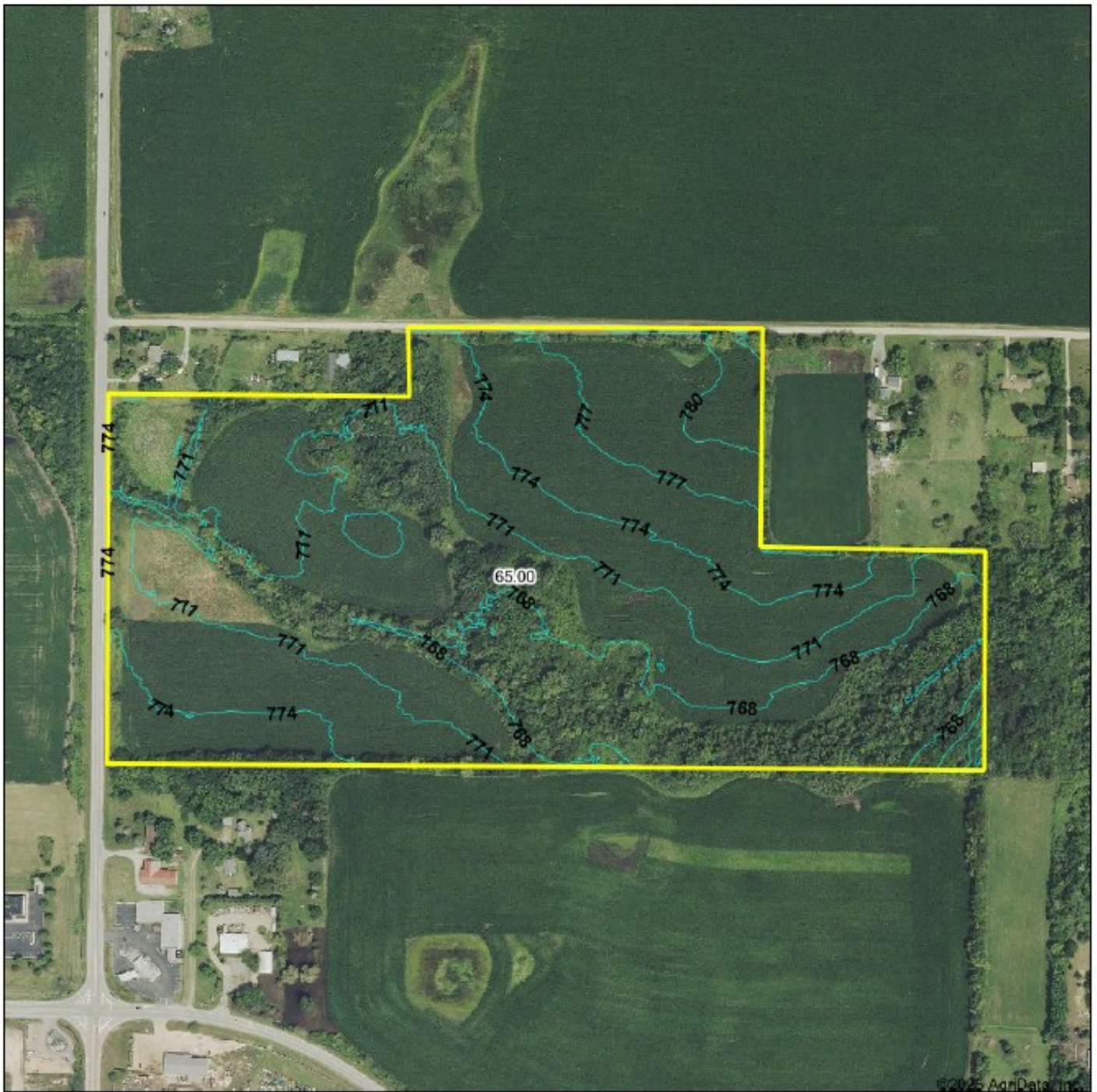
NOTES

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TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 764.8

Max: 785.0

Range: 20.2

Average: 771.7

Standard Deviation: 3.58 ft

0ft 465ft 930ft

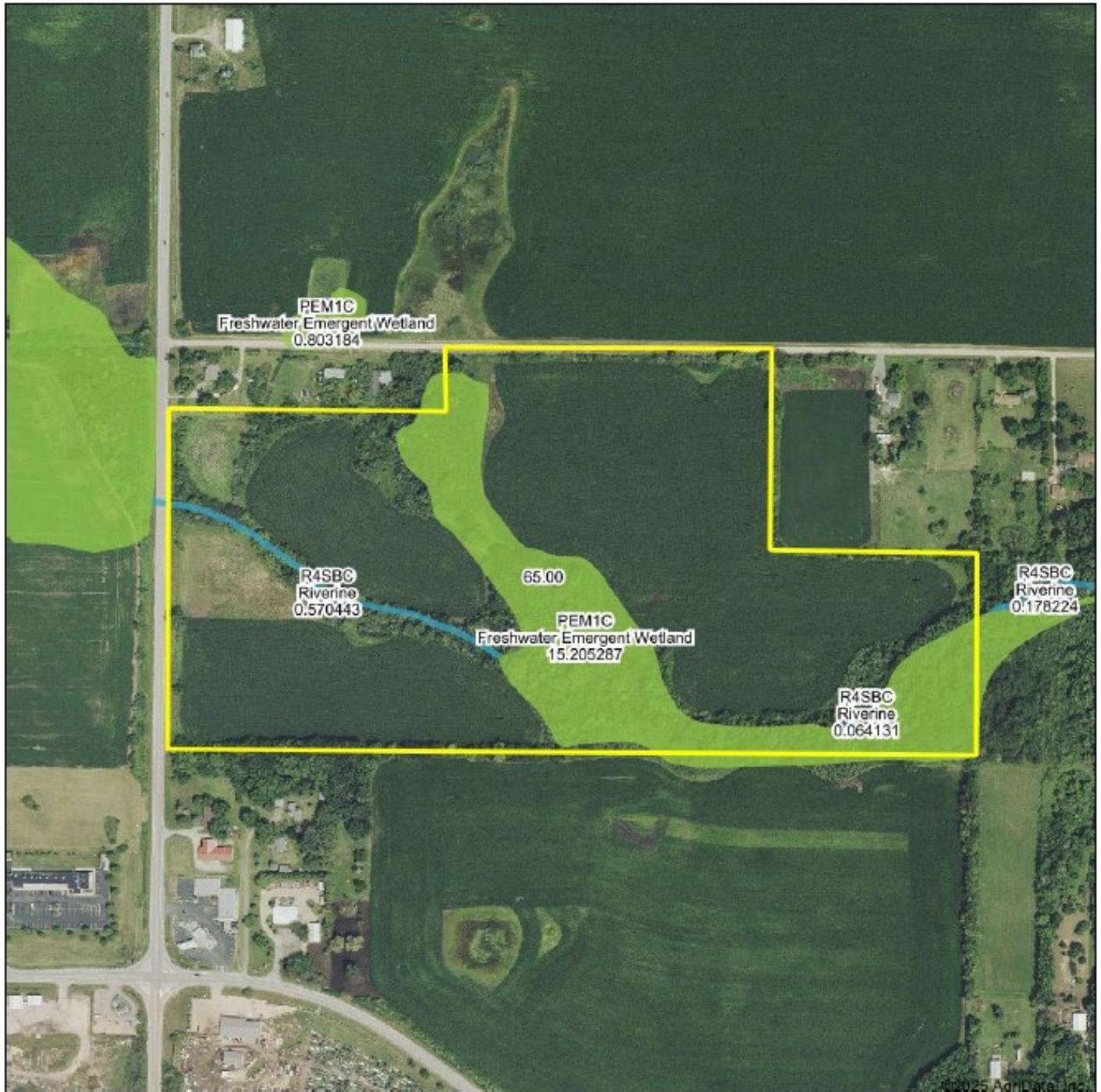


8/29/2025

24-42N-1E
Ogle County
Illinois

Boundary Center: 42.105542, -89.071298

WETLANDS MAP



Boundary Center: 42.105542, -89.071298

0ft 506ft 1012ft

Map Provided By:
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24-42N-1E
Ogle County
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8/29/2025



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MGW.us.com
Mark Mommsen
Sycamore, IL 815-756-3606 • DeWitt, IA 563-659-6565
info@mgw.us.com