

THE TOWER ROAD FARM

58[±] ACRES, OGLE COUNTY, ILLINOIS



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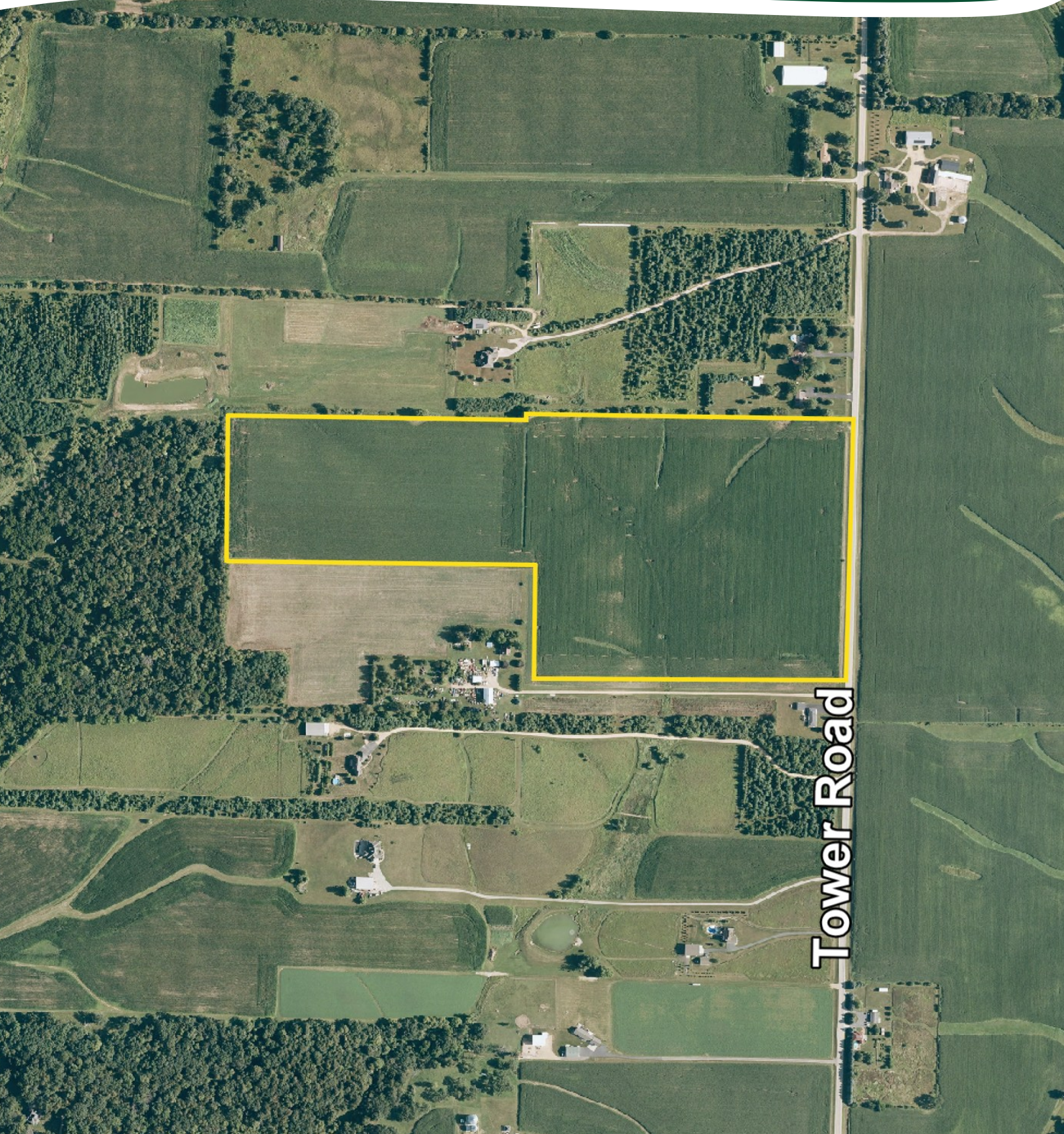
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THE TOWER ROAD FARM

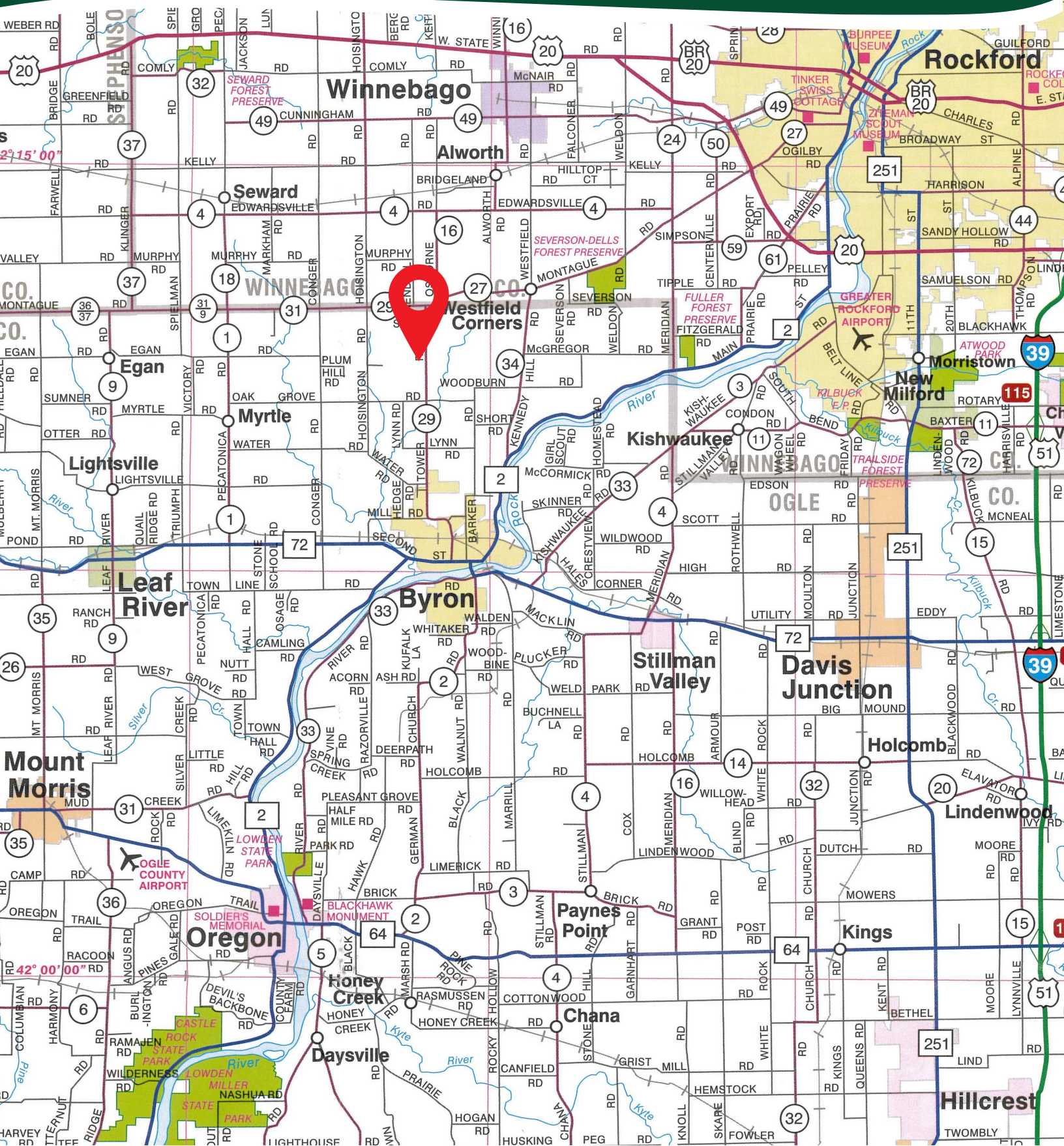
AERIAL MAP



Tower Road

THE TOWER ROAD FARM

HIGHWAY MAP



THE TOWER ROAD FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 70 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Byron (2 5/16 miles south), Winnebago (4 7/8 miles northeast), and Rockford (7 1/2 miles east).
FRONTAGE	There is approximately 3/16 mile of road frontage on Tower Road.
MAJOR HIGHWAYS	Illinois Route 2 is 2 3/4 miles southeast, Illinois Route 72 is 3 7/8 miles south, and U.S. Route 20 is 6 1/2 miles north of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Tower Road Farm is located in Part of the Northeast Quarter of Section 12, Township 25 North – Range 10 East (Byron Township) and Part of the Northwest Quarter of Section 7, Township 25 North – Range 11 East (Byron Township), Ogle County, Illinois.
TOTAL ACRES	There are a total of 58.29 acres, more or less, according to the Ogle County Assessor.
CROPLAND ACRES	There are approximately 54.28 cropland acres according to the Ogle County FSA.
SOIL TYPES	Major soil types found on this farm include Wyand silt loam, Myrtle silt loam, and Ogle silt loam. The weighted average Productivity Index (PI) is 119.1.
TOPOGRAPHY	The topography of the subject farm is nearly level to gently 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 \$13,700 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 Tower Road Farm.

THE TOWER ROAD FARM

PROPERTY DETAILS

TAXES	The 2024 real estate taxes totaled \$1,967.54. The tax parcel numbers are: #04-12-200-003, #04-12-200-004 & #05-07-100-004.
ZONING	The property is zoned AG-1, Ag District.
COMMENTS	<p>Potential homesite with scenic views, located just north of Byron, Illinois.</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 TOWER ROAD FARM

PROPERTY PHOTOS



THE TOWER ROAD FARM

PROPERTY PHOTOS



THE TOWER ROAD FARM

SOILS INFORMATION

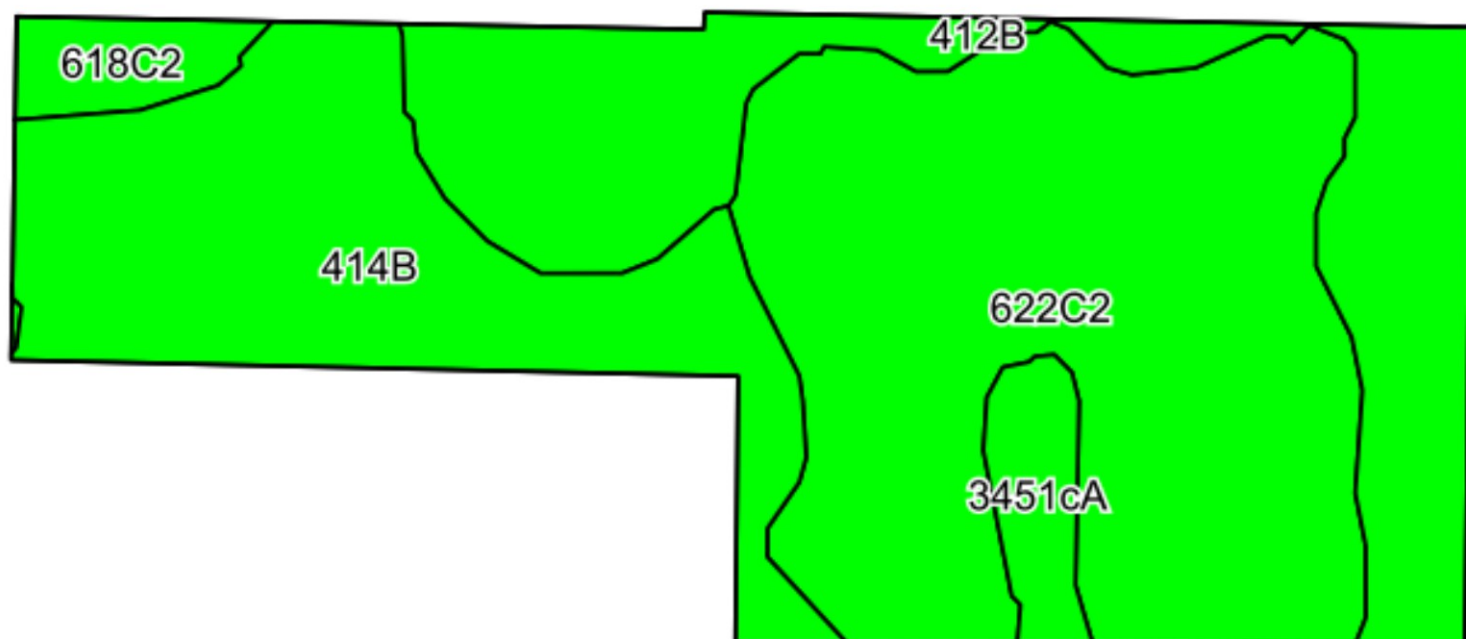
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
622C2	Wyanet silt loam	24.92	112
414B	Myrtle silt loam	14.06	124
412B	Ogle silt loam	11.78	130
618C2	Senachwine silt loam	1.78	100
3451cA	Lawson silt loam	1.74	126
WEIGHTED AVERAGE:			119.1

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

THE TOWER ROAD FARM

SOILS MAP



PLAT MAP

THE TOWER ROAD 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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United States
Department of
Agriculture

Ogle County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2025 Program Year

Map Created February 26, 2025

Farm 7913

Tract 7114

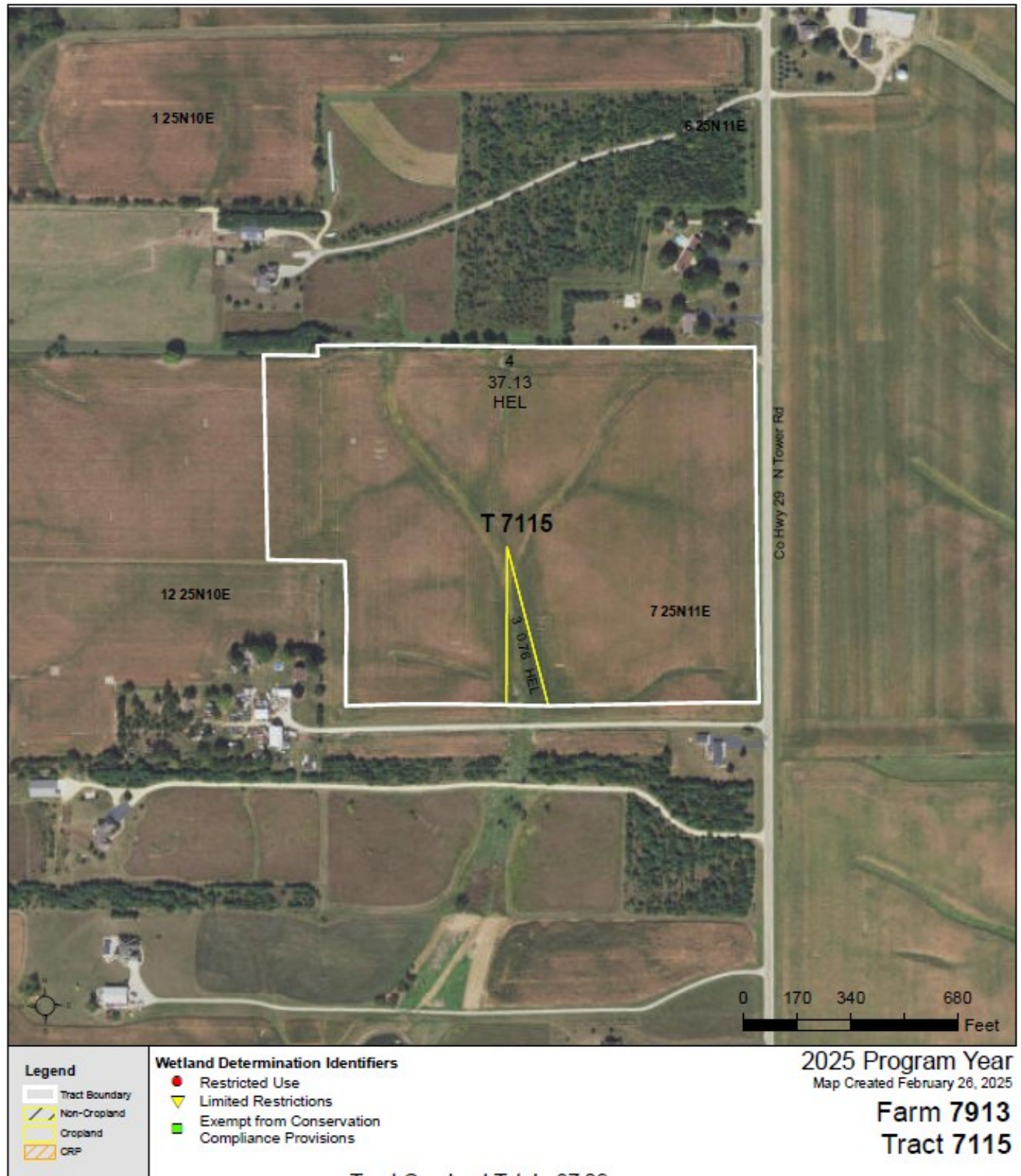
Tract Cropland Total: 16.39 acres

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United States
Department of
Agriculture

Ogle County, Illinois



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ILLINOIS

OGLE

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7913

Prepared : 1/2/26 4:17 PM CST

Crop Year : 2026

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-141-2007-36
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
54.28	54.28	54.28	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	54.28	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	23.30	0.00	139	
Soybeans	23.30	0.00	42	0
TOTAL	46.60	0.00		

NOTES

Tract Number : 7114

Description : 88A13 BYR12
FSA Physical Location : ILLINOIS/OGLE
ANSI Physical Location : ILLINOIS/OGLE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
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
16.39	16.39	16.39	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 : 7913
Prepared : 1/2/26 4:17 PM CST
Crop Year : 2026

Tract 7114 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	16.39	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	7.03	0.00	139
Soybeans	7.03	0.00	42
TOTAL	14.06	0.00	

NOTES

Tract Number : 7115

Description : 88A13 BYR12
FSA Physical Location : ILLINOIS/OGLE
ANSI Physical Location : ILLINOIS/OGLE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
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
37.89	37.89	37.89	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	37.89	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	16.27	0.00	139
Soybeans	16.27	0.00	42
TOTAL	32.54	0.00	

NOTES

ILLINOIS
OGLE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

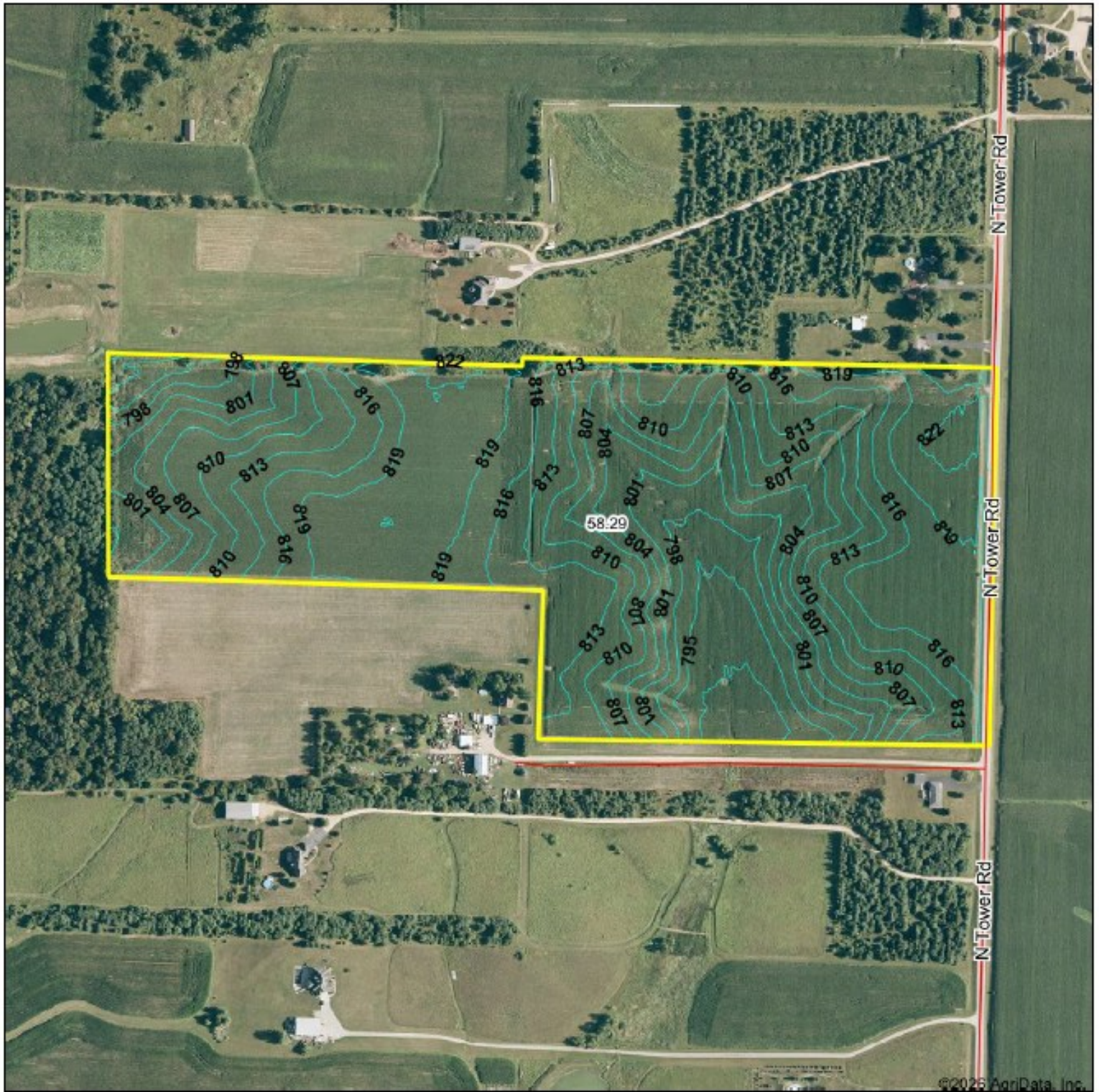
FARM : 7913
Prepared : 1/2/26 4:17 PM CST
Crop Year : 2026

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TOPOGRAPHY MAP



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Source: USGS 1 meter dem
Interval(ft): 3.0
Min: 787.8
Max: 824.5
Range: 36.7
Average: 810.1
Standard Deviation: 8.53 ft

0ft 477ft 955ft



12-25N-10E
Ogle County
Illinois

Boundary Center: 42.187187, -89.279202



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