

THE FIDANZA FARM

76[±] ACRES, WINNEBAGO COUNTY, ILLINOIS



[CLICK HERE TO SUBSCRIBE TO OUR *FARMLAND SEASONS* NEWSLETTER](#)



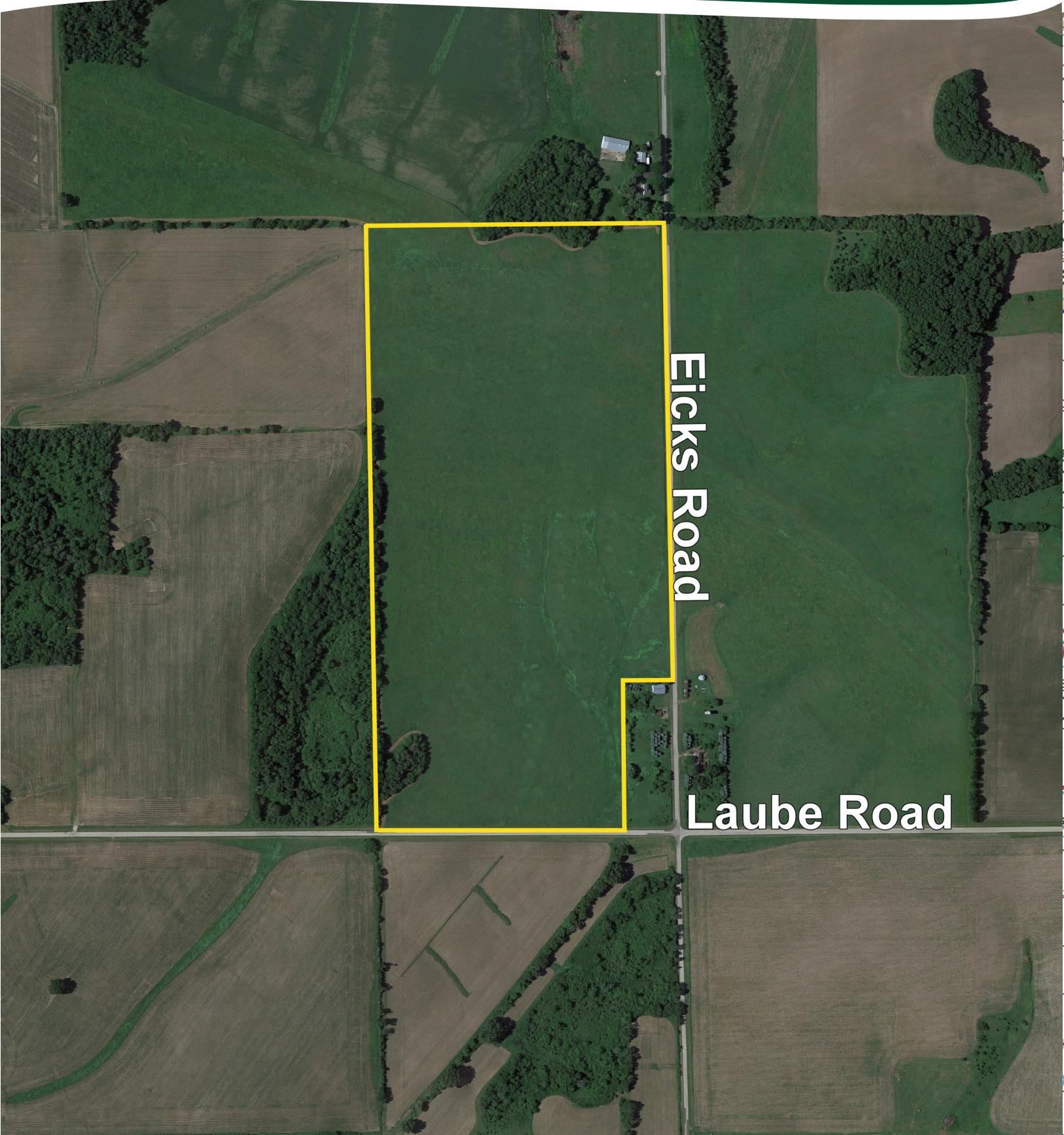
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

MGW.us.com
info@mgw.us.com
(815) 756-3606

Real Estate • Farm Management • Appraisals • Consulting

THE FIDANZA FARM

AERIAL MAP

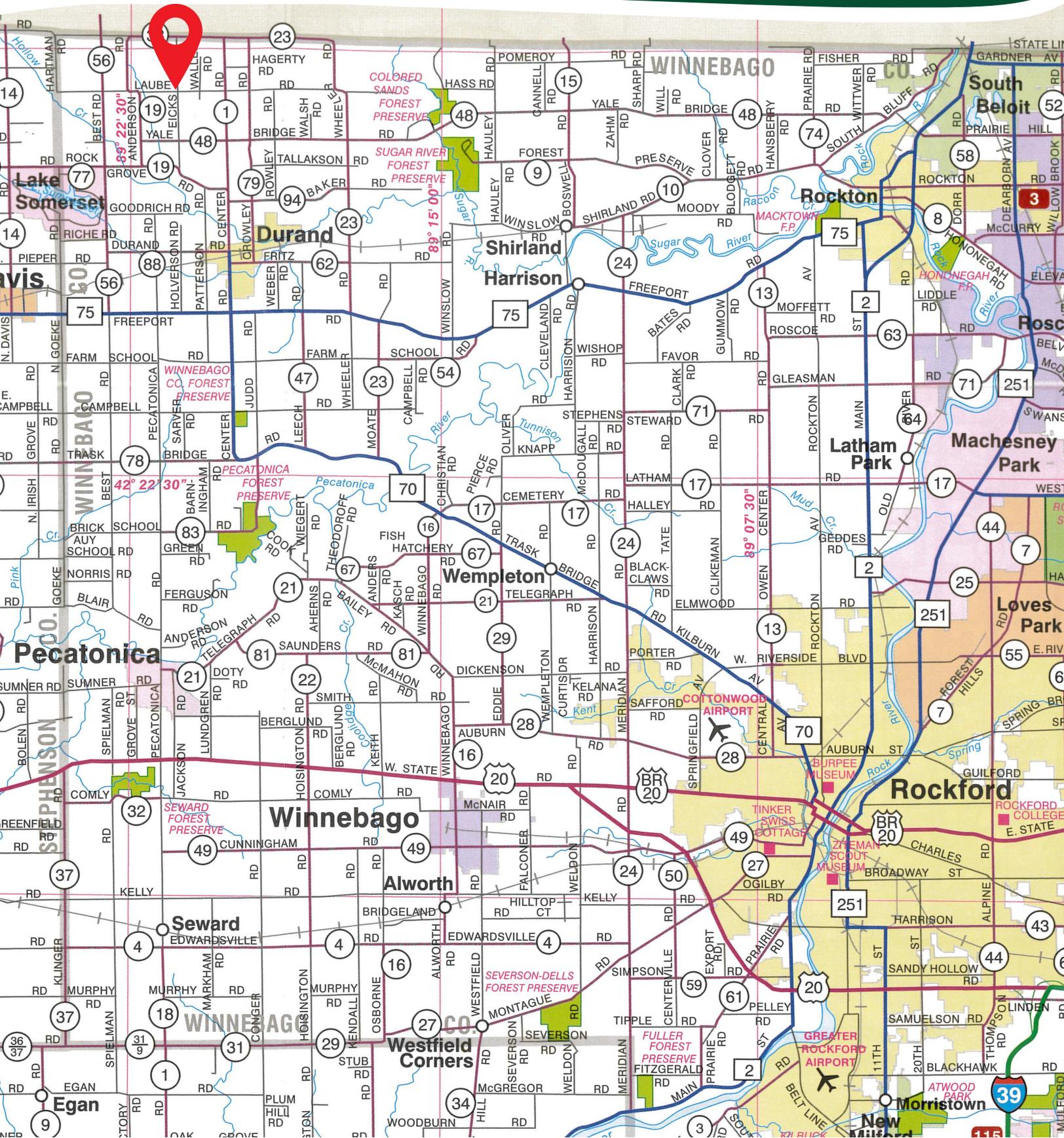


Eicks Road

Laube Road

THE FIDANZA FARM

HIGHWAY MAP



THE FIDANZA FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 81 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Durand (3 1/4 miles south, Rockford (14 3/8 miles southeast), and Beloit (14 1/2 miles east).
FRONTAGE	There is approximately 3/16 mile of road frontage on Laube Road and 3/8 mile on Eicks Road.
MAJOR HIGHWAYS	Illinois Route 70 is 3 1/2 miles southeast, Illinois Route 75 is 4 1/2 miles south, and Illinois Route 2 is 15 miles east of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Fidanza Farm is located in Part of the Northwest Quarter of Section 28, Township 29 North – Range 10 East (Laona Township), Winnebago County, Illinois.
TOTAL ACRES	There are a total of 76.19 acres, more or less, according to the Winnebago County Assessor.
CROPLAND ACRES	There are approximately 70.08 cropland acres according to the Winnebago County FSA, which are enrolled in two Conservation Reserve Program (CRP) contracts with a current annual payment of \$15,595. One contract (63.77 acres) is enrolled through September 30, 2033 and has an annual payment of \$14,849. The second contract (6.31 acres) is enrolled through September 30, 2032 and has an annual payment of \$746.
SOIL TYPES	Major soil types found on this farm include Edmund silt loam, Whalan and NewGlarus silt loams, and Flagg silt loam. The weighted average Productivity Index (PI) is 93.3.
TOPOGRAPHY	The topography of the subject farm is nearly level to 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 \$6,950 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 Fidanza Farm.

THE FIDANZA FARM

PROPERTY DETAILS

TAXES	The 2024 real estate taxes totaled \$1,842.18. The tax parcel number is #01-28-100-004.
ZONING	The property is zoned AG, Agricultural Priority.
COMMENTS	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 FIDANZA FARM

PROPERTY PHOTOS



THE FIDANZA FARM

PROPERTY PHOTOS



THE FIDANZA FARM

SOILS INFORMATION

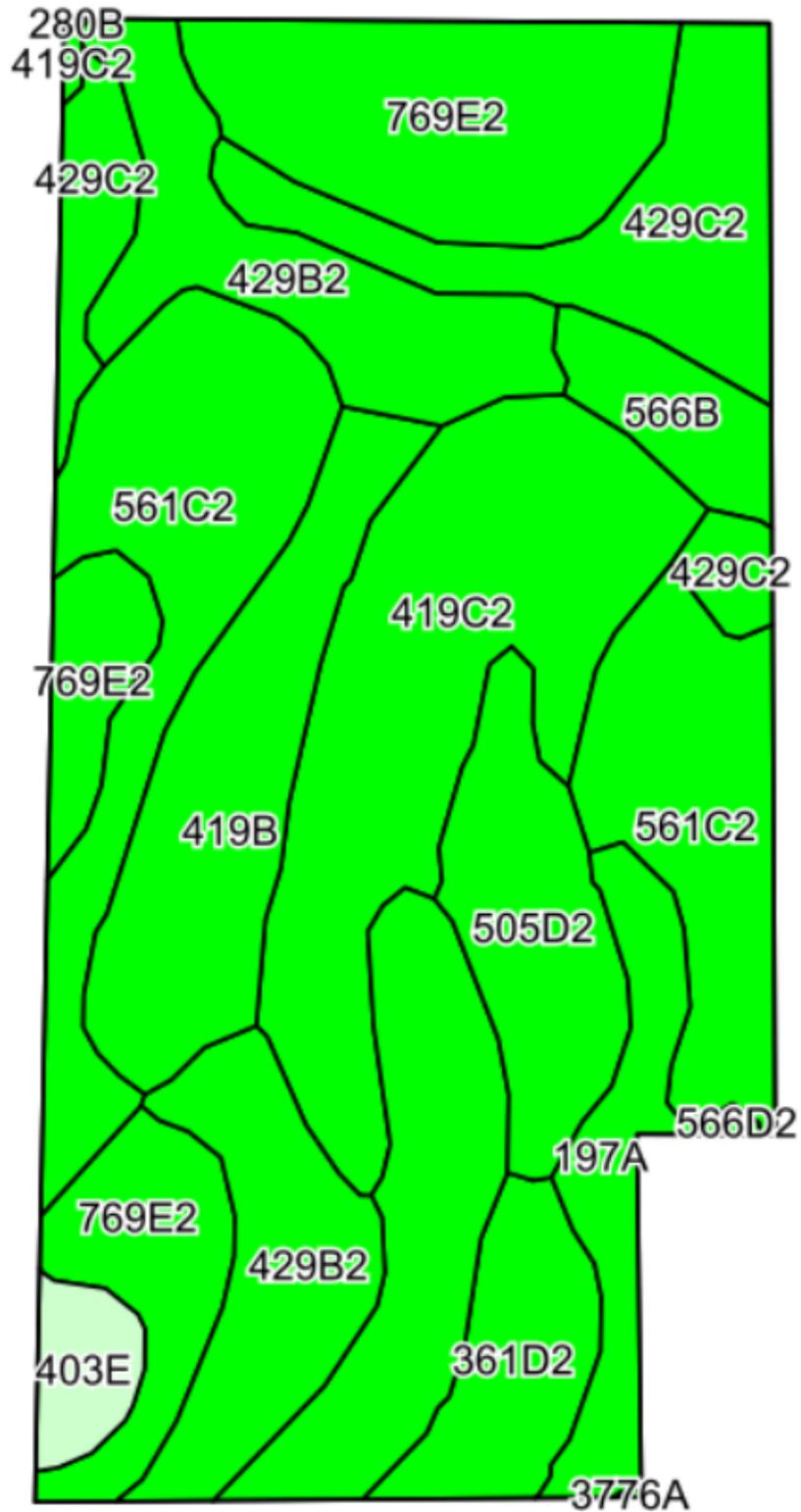
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
769E2	Edmund silt loam	14.74	71
561C2	Whalan and NewGlarus silt loams	11.31	88
419C2	Flagg silt loam	10.74	111
429B2	Palsgrove silt loam	9.22	99
429C2	Palsgrove silt loam	7.16	98
419B	Flagg silt loam	6.24	118
505D2	Dunbarton silt loam	3.55	65
361D2	Kidder loam	3.02	93
566B	Rockton and Dodgeville soils	1.79	102
197A	Troxel silt loam	1.62	140
403E	Elizabeth silt loam	0.69	46
WEIGHTED AVERAGE:			93.3

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

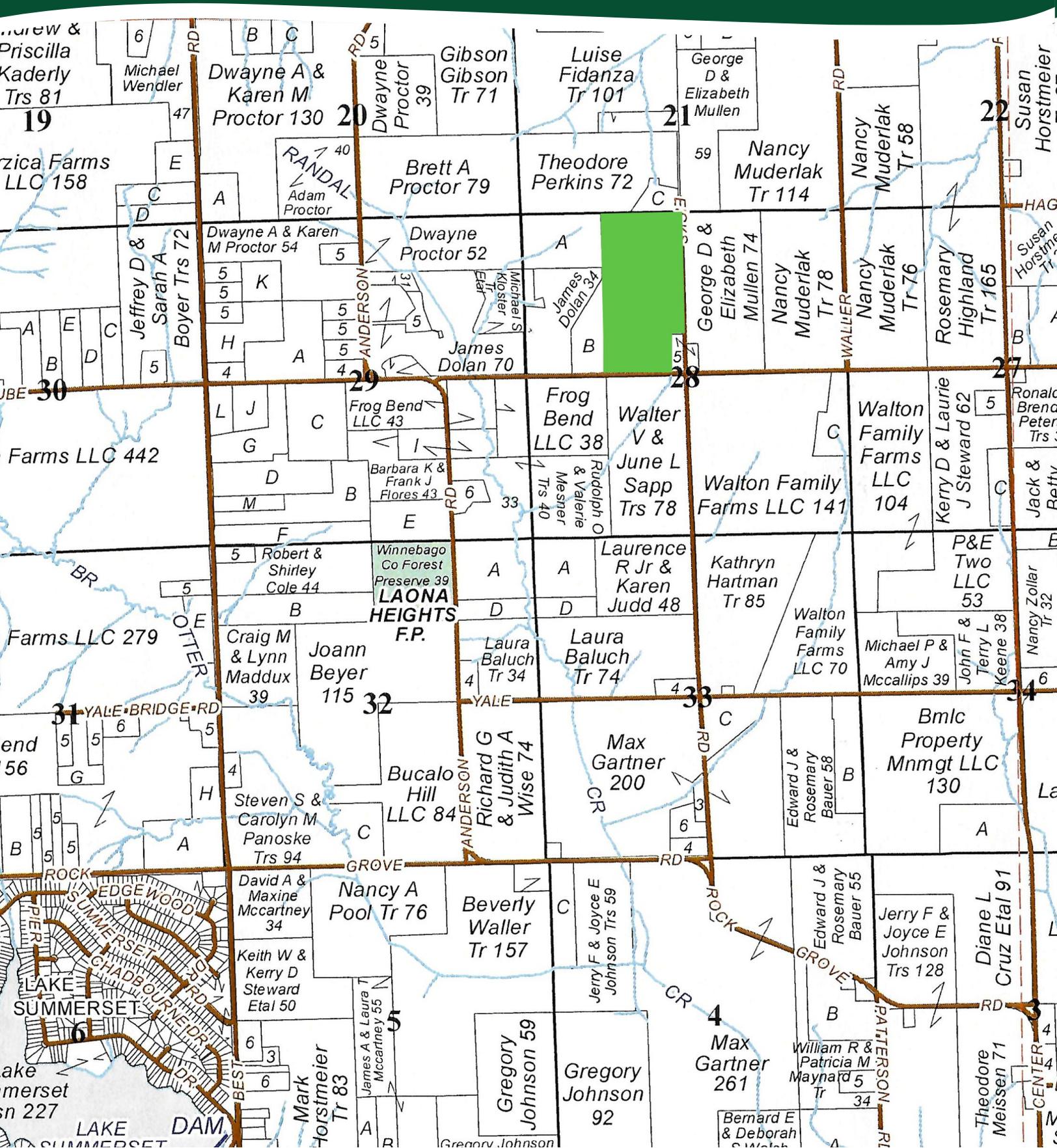
THE FIDANZA FARM

SOILS MAP



THE FIDANZA FARM

PLAT MAP



THE FIDANZA FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

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

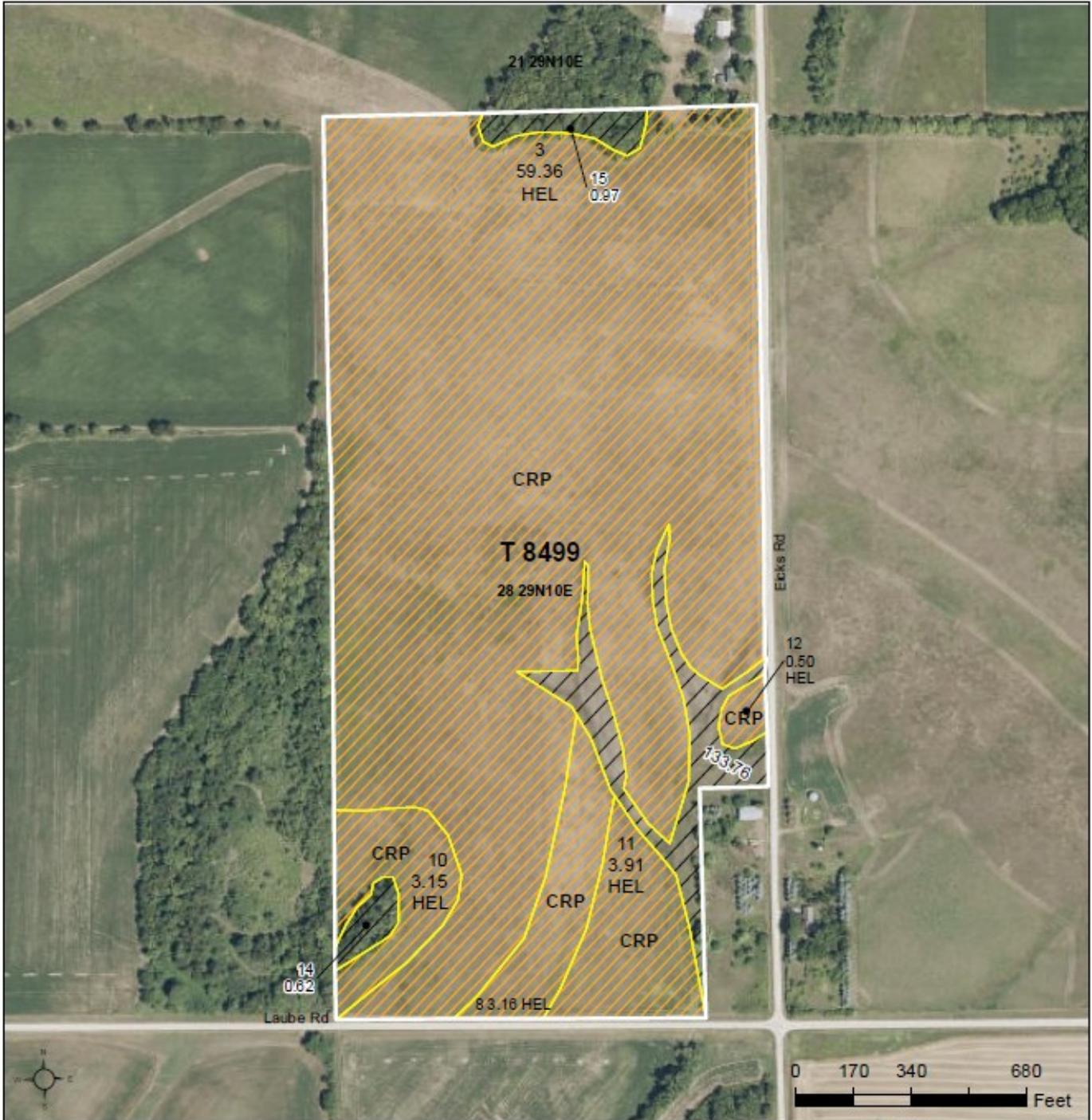
For more information, please visit MGW.us.com

or contact:

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



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES



2025 Program Year

Map Created May 01, 2025

Farm 5322

Tract 8499

Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination

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

Tract Cropland Total: 70.08 acres

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



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5322
Prepared : 1/27/26 7:41 AM CST
Crop Year : 2026

Tract Number : 8499

Description : B1 (C) LAONA TWP SEC 28
 FSA Physical Location : ILLINOIS/WINNEBAGO
 ANSI Physical Location : ILLINOIS/WINNEBAGO
 BIA Unit Range Number :
 CRP Contract Number(s) : 11396,11432
 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
75.43	70.08	70.08	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	0.00	0.00	70.08	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	0.00	40.49	0
TOTAL	0.00	40.49	

NOTES

--

CRP-1 (01-23-26) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO. CODE & ADMIN. LOCATION 17 201		2. SIGN-UP NUMBER 59
	3. CONTRACT NUMBER 11432		4. ACRES FOR ENROLLMENT 63.77
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) STEPHENSON COUNTY FARM SERVICE AGENCY 1620 S GALENA AVE FREEPORT, IL61032-6895	6. TRACT NUMBER 8499	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2023 09-30-2033	
	8. SIGNUP TYPE: HEL Illinois		
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (815) 235-2141 x2			

INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 232.85	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 14,849.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	8499	0003	CP1	59.36	\$ 4,155.00
(Item 9C is applicable only when the first year payment is prorated.)		8499	0011	CP1	3.91	\$ 274.00
		8499	0012	CP1	0.50	\$ 35.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE			B. DATE (MM-DD-YYYY)

NOTE: Privacy Act Statement: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), Continuing Appropriations, Agriculture, Legislative Branch, Military Construction and Veterans Affairs, and Extensions Act, 2026 (Pub. L. 119-37), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).

Non-Discrimination Statement: In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the State or local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at <https://www.usda.gov/oascr/how-to-file-a-program-discrimination-complaint> and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Mail Stop 9410, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

USDA is an equal opportunity provider, employer, and lender.

CRP-1 (01-23-26)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation			1. ST. & CO. CODE & ADMIN. LOCATION 17 201		2. SIGN-UP NUMBER 57	
CONSERVATION RESERVE PROGRAM CONTRACT					3. CONTRACT NUMBER 11396		4. ACRES FOR ENROLLMENT 6.31	
					5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) STEPHENSON COUNTY FARM SERVICE AGENCY 1620 S GALENA AVE FREEPORT, IL61032-6895		6. TRACT NUMBER 8499	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (815) 235-2141 x2		8. SIGNUP TYPE: HEL Illinois						
INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.								
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.								
9A. Rental Rate Per Acre		\$ 118.18		10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment		\$ 746.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment		\$		8499	0008	CP2	3.16	\$ 411.00
(Item 9C is applicable only when the first year payment is prorated.)				8499	0010	CP2	3.15	\$ 410.00
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)								
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE 100.00 %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE						B. DATE (MM-DD-YYYY)
<p>NOTE: Privacy Act Statement: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), Continuing Appropriations, Agriculture, Legislative Branch, Military Construction and Veterans Affairs, and Extensions Act, 2026 (Pub. L. 119-37), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.</p> <p>Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).</p>								

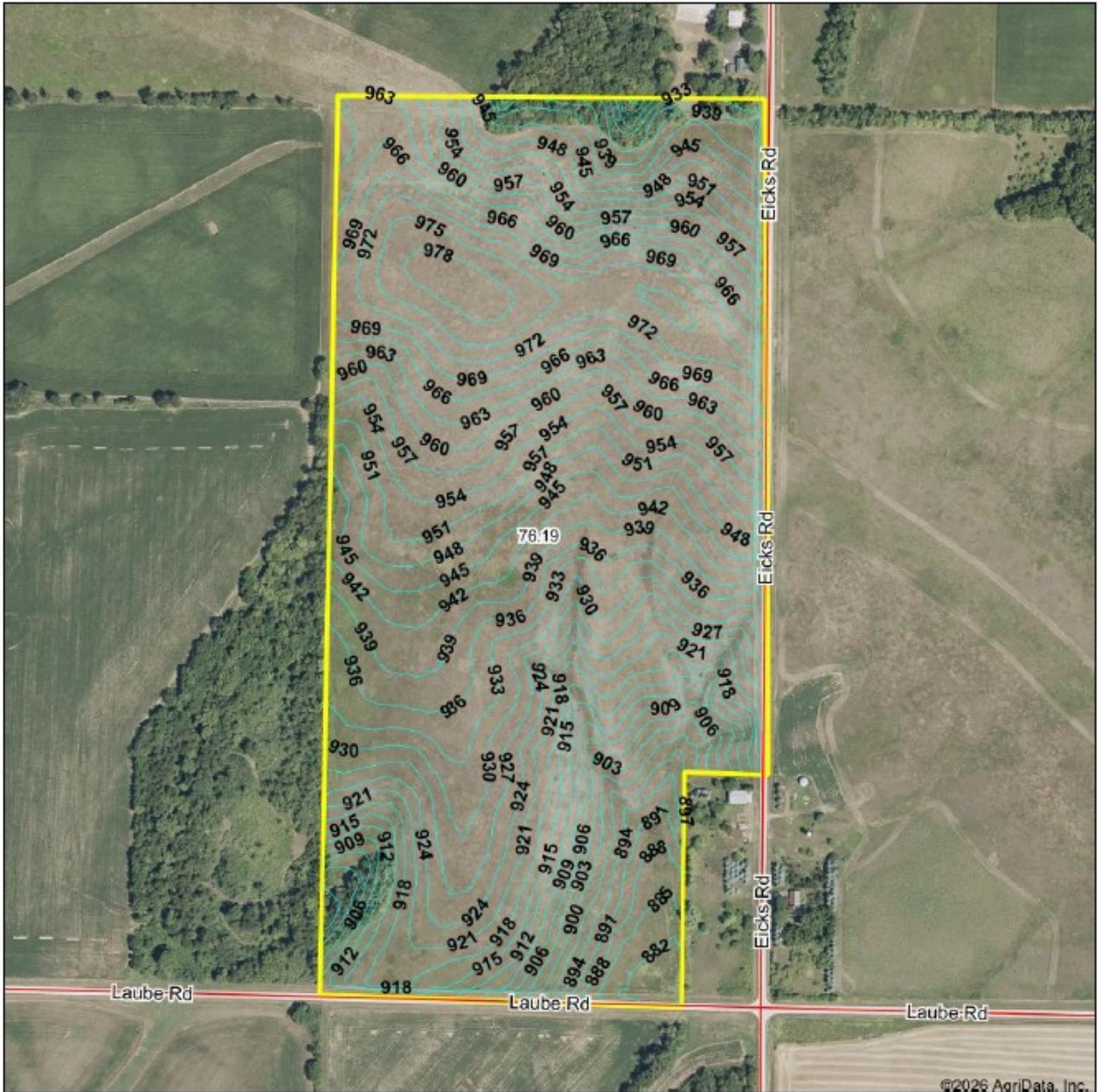
Non-Discrimination Statement: In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the State or local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at <https://www.usda.gov/oascr/how-to-file-a-program-discrimination-complaint> and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Mail Stop 9410, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

USDA is an equal opportunity provider, employer, and lender.

TOPOGRAPHY MAP



©2026 AgriData, Inc.



© AgriData, Inc. 2026 www.AgriDataInc.com

Source: USGS 3 meter dem

Interval(ft): 3.0

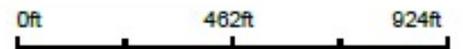
Min: 879.4

Max: 979.6

Range: 100.2

Average: 940.3

Standard Deviation: 23.85 ft



1/27/2026

28-29N-10E
Winnebago County
Illinois

Boundary Center: 42.487448, -89.355646



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

Real Estate

Farm Management

Appraisals

Consulting



[CLICK HERE TO SUBSCRIBE TO OUR *FARMLAND SEASONS* NEWSLETTER](#)

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