

THE INTERSTATE 90 FARM

396[±] ACRES, MCHENRY & KANE COUNTIES, ILLINOIS

- *Productive cropland*
- *High percentage tillable*
- *Interstate 90 frontage near US-20 & IL-23*
- *In close proximity to Hampshire & Marengo, IL*

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Real Estate • Farm Management • Appraisals • Consulting

THE INTERSTATE 90 FARM

AERIAL MAP



Riley Harmony Road

Getty Road

County Line Road

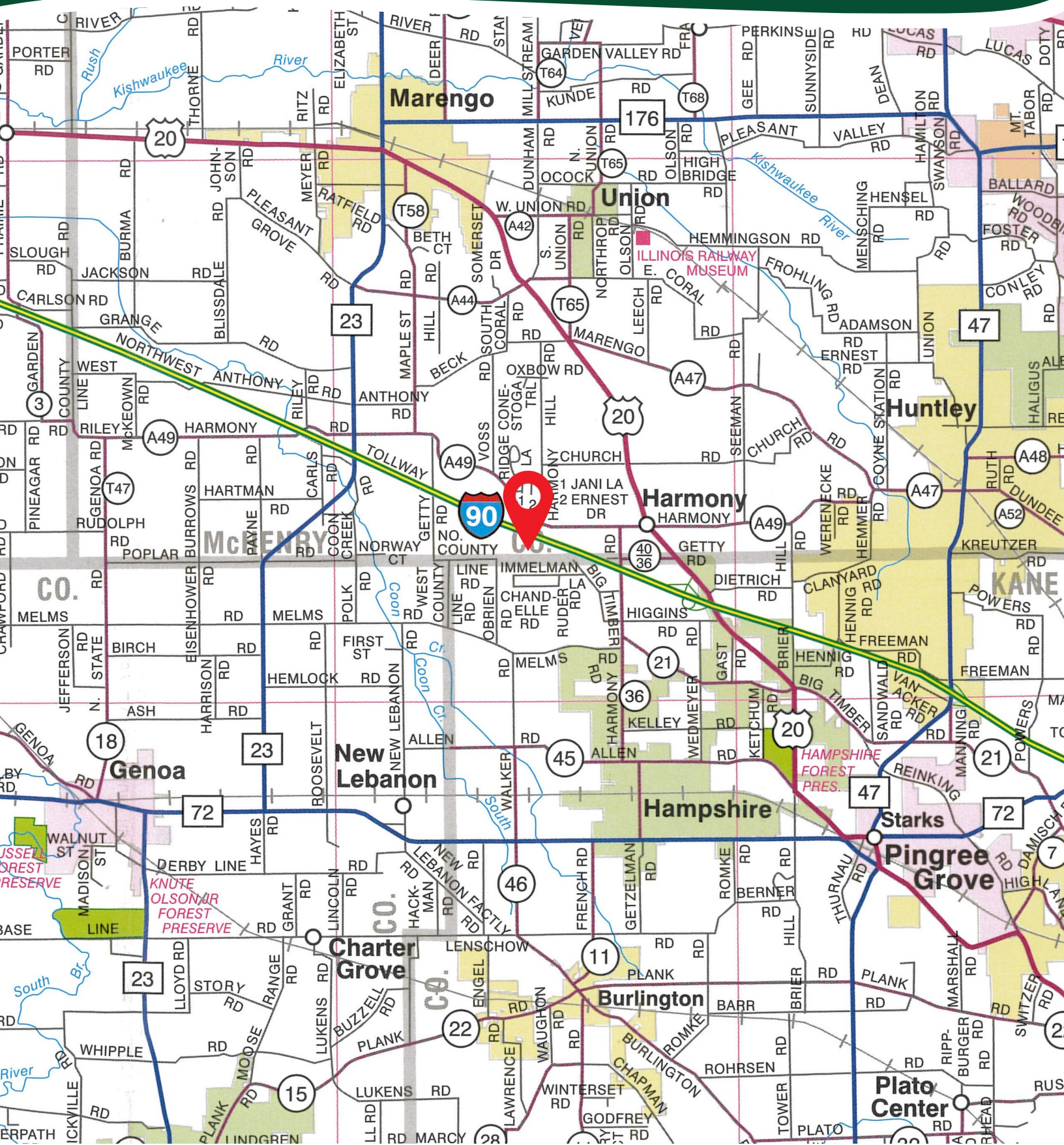
O'Brien Road

Immelman Lane

Big Timber Road

THE INTERSTATE 90 FARM

HIGHWAY MAP



THE INTERSTATE 90 FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 35 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Hampshire (1 1/4 miles southeast), Marengo (1 5/8 miles northwest), and Huntley (3 5/8 miles east).
FRONTAGE	There is approximately 1 1/4 miles of road frontage on Interstate 90, 5/16 mile on Immelman Lane, and 1/4 mile on Getty Road.
MAJOR HIGHWAYS	Interstate 90 is the north border of the property, Illinois Route 23 is 2 1/8 miles northwest, U.S. Route 20 is 1 3/8 miles northeast, and Illinois Route 72 is 4 1/4 miles south of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Interstate 90 Farm is located in Part of the Northwest Quarter of Section 5, Township 42 North – Range 6 East (Hampshire Township), Kane County, Illinois and Part of the East Half of Section 31 and Part of the South Half of Section 32, Township 43 North – Range 6 East (Coral Township), McHenry County, Illinois.
TOTAL ACRES	There are a total of 395.97 acres, more or less, according to the McHenry County & Kane County Assessors.
CROPLAND ACRES	There are approximately 380.64 cropland acres according to the McHenry County FSA.
SOIL TYPES	Major soil types found on this farm include Hooppole loam, Warsaw loam, and Kane silt loam. The weighted average Productivity Index (PI) is 118.8.
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 \$12,400 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 Interstate 90 Farm.

THE INTERSTATE 90 FARM

PROPERTY DETAILS

TAXES	The 2025 real estate taxes totaled \$12,239.38. The Kane County tax parcel numbers are: #01-05-100-001 & #01-05-100-040. The McHenry County tax parcel numbers are: #17-31-400-003, #17-32-300-009, #17-32-300-011 & #17-32-400-022.
ZONING	The property is zoned A1 - Agricultural (McHenry County) & F - Farming District (Kane County).
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 INTERSTATE 90 FARM

PROPERTY PHOTOS



THE INTERSTATE 90 FARM

PROPERTY PHOTOS



THE INTERSTATE 90 FARM

SOILS INFORMATION

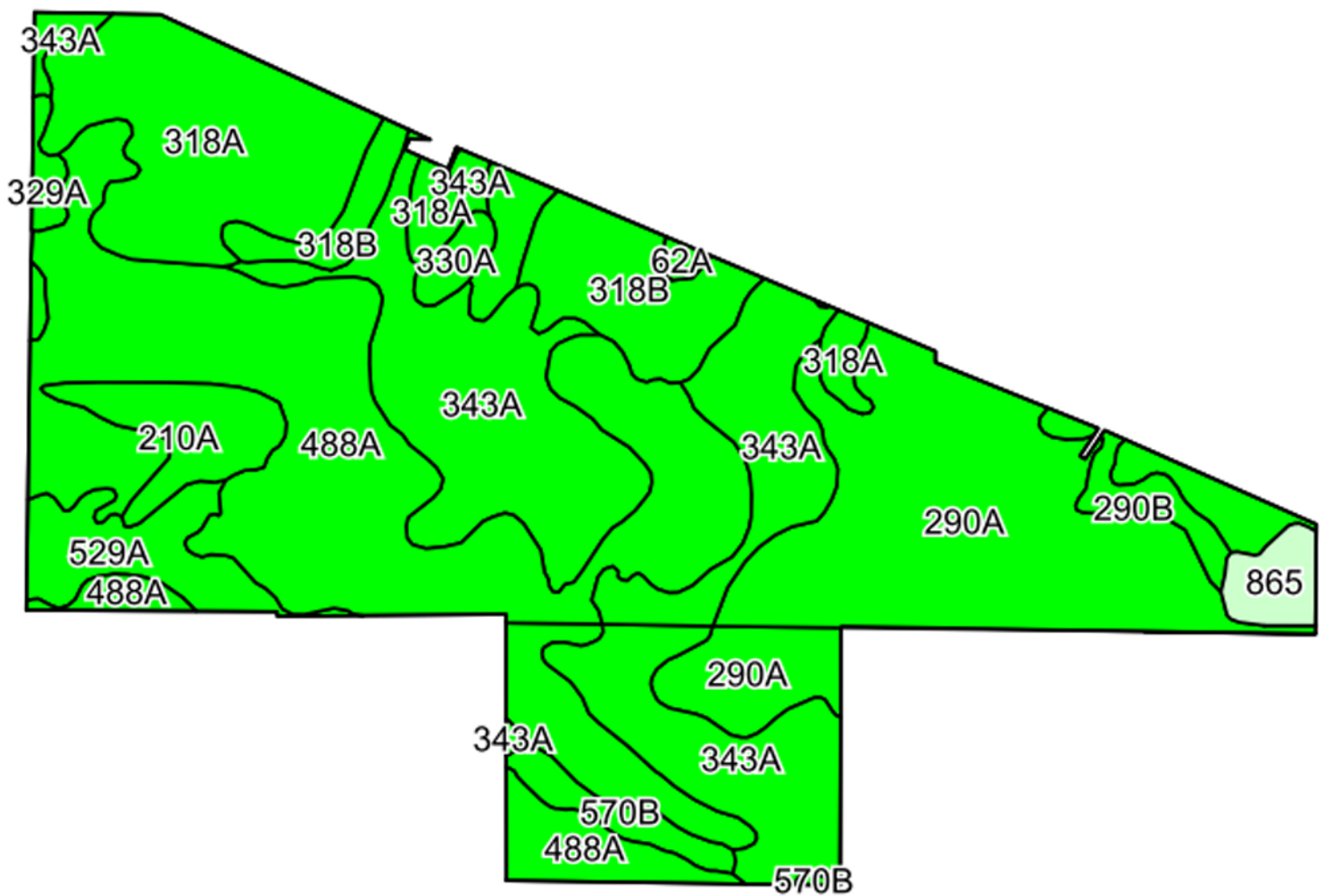
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
488A	Hooppole loam	90.06	122
290A	Warsaw loam	62.80	118
343A	Kane silt loam	60.75	125
318A	Lorenzo loam	49.06	106
343A	Kane silt loam	23.74	125
318B	Lorenzo loam	22.77	105
488A	Hooppole loam	19.27	122
529A	Selmass loam	13.22	122
210A	Lena muck	10.89	126
290A	Warsaw loam	10.45	118
290B	Warsaw loam	5.62	117
570B	Martinsville silt loam	5.31	113
329A	Will loam	2.94	129
330A	Peotone silty clay loam	2.78	123
62A	Herbert silt loam	0.98	131
WEIGHTED AVERAGE:			118.8

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

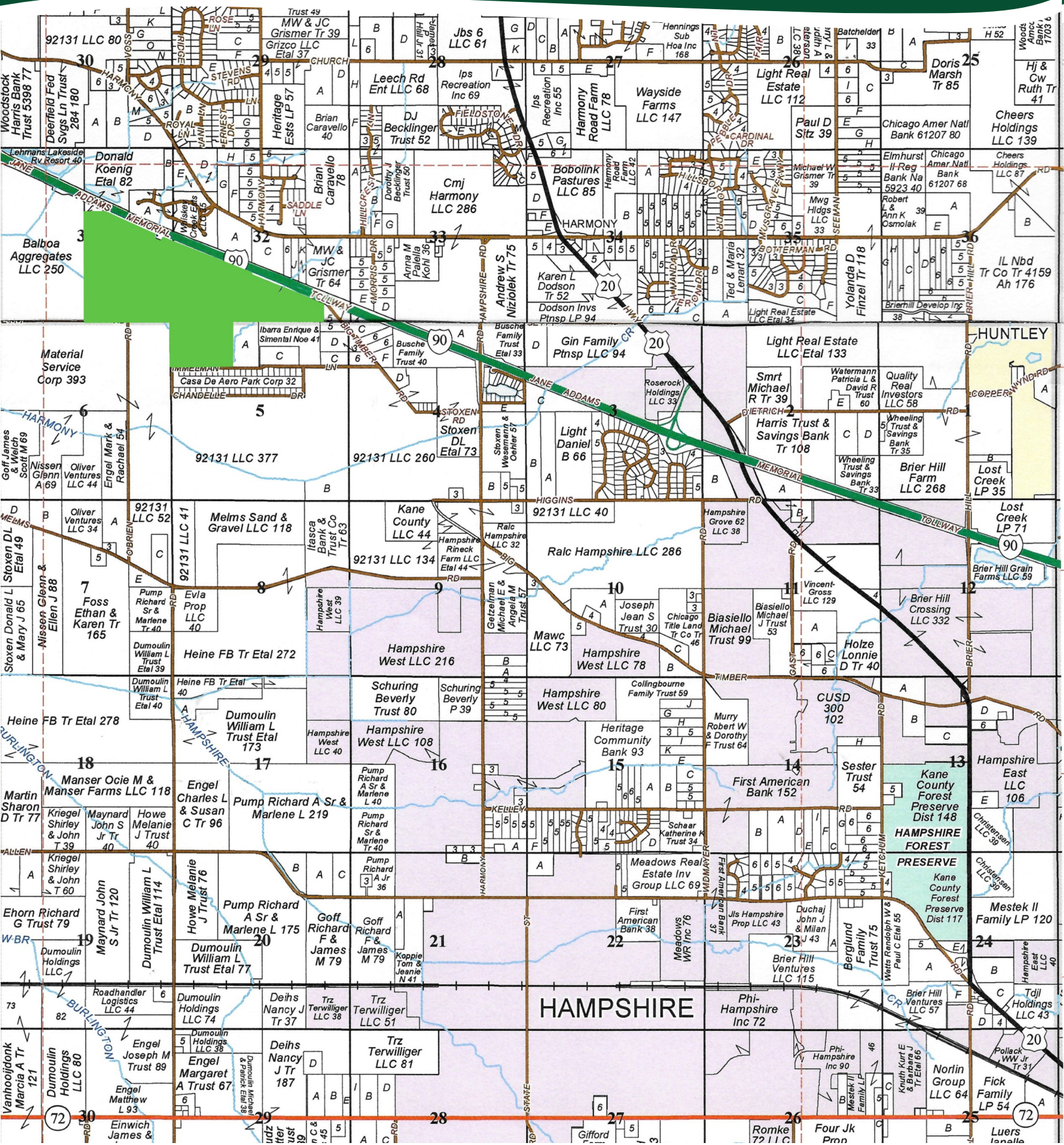
THE INTERSTATE 90 FARM

SOILS MAP



THE INTERSTATE 90 FARM

PLAT MAP



THE INTERSTATE 90 FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

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

McHenry County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2026 Program Year

Map Created January 01, 2026

Farm 7424

Tract 2312

Tract Cropland Total: 339.29 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).



United States
Department of
Agriculture

McHenry County, Illinois



Legend

- Tract Boundary
- Non-Cropland
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Wetland Determination Identifiers

- Restricted Use
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2026 Program Year

Map Created January 01, 2026

Farm 7424

Tract 2316

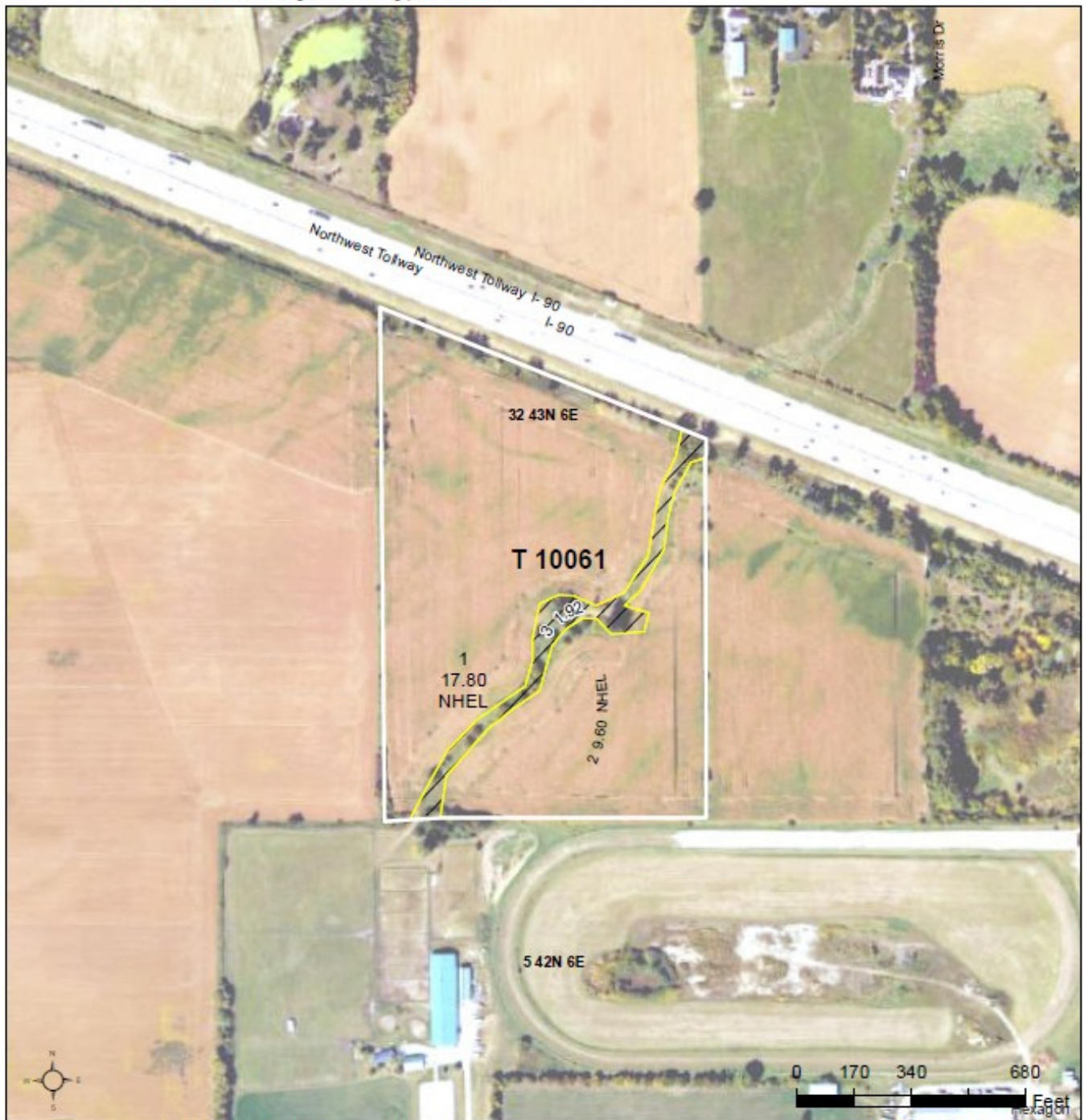
Tract Cropland Total: 13.95 acres

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Legend

- Tract Boundary
- Non-Cropland
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- CRP

Wetland Determination Identifiers

- Restricted Use
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2026 Program Year

Map Created January 01, 2026

Farm 7424

Tract 10061

Tract Cropland Total: 27.40 acres

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ILLINOIS
MCHENRY

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7424

Prepared : 6/17/26 8:32 AM CST

Crop Year : 2026

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-111-2007-111
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
387.36	380.64	380.64	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	380.64	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	281.17	0.00	135	0
Soybeans	95.93	0.00	37	0

TOTAL **377.10** **0.00**

NOTES

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Tract Number : 2312

Description : E-14/T43N-R6E-31,32
FSA Physical Location : ILLINOIS/MCHENRY
ANSI Physical Location : ILLINOIS/MCHENRY
BIA Unit Range Number :
CRP Contract Number(s) : None
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

ILLINOIS
MCHENRY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7424

Prepared : 6/17/26 8:32 AM CST

Crop Year : 2026

Tract Land Data

Tract 2312 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
343.28	339.29	339.29	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	339.29	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	250.64	0.00	135
Soybeans	85.51	0.00	37

TOTAL 336.15 0.00

NOTES

Tract Number : 2316

Description : E-14/T43N-R6E-32
FSA Physical Location : ILLINOIS/MCHENRY
ANSI Physical Location : ILLINOIS/MCHENRY
BIA Unit Range Number :
CRP Contract Number(s) : None
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
14.76	13.95	13.95	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	13.95	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	10.29	0.00	135
Soybeans	3.51	0.00	37

TOTAL 13.80 0.00

ILLINOIS
MCHENRY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7424
Prepared : 6/17/26 8:32 AM CST
Crop Year : 2026

Tract 2316 Continued ...

NOTES

Tract Number : 10061

Description : T43N-R6E-32 E14
FSA Physical Location : ILLINOIS/MCHENRY
ANSI Physical Location : ILLINOIS/MCHENRY
BIA Unit Range Number :
CRP Contract Number(s) : None
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
29.32	27.40	27.40	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	27.40	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	20.24	0.00	135
Soybeans	6.91	0.00	37
TOTAL	27.15	0.00	

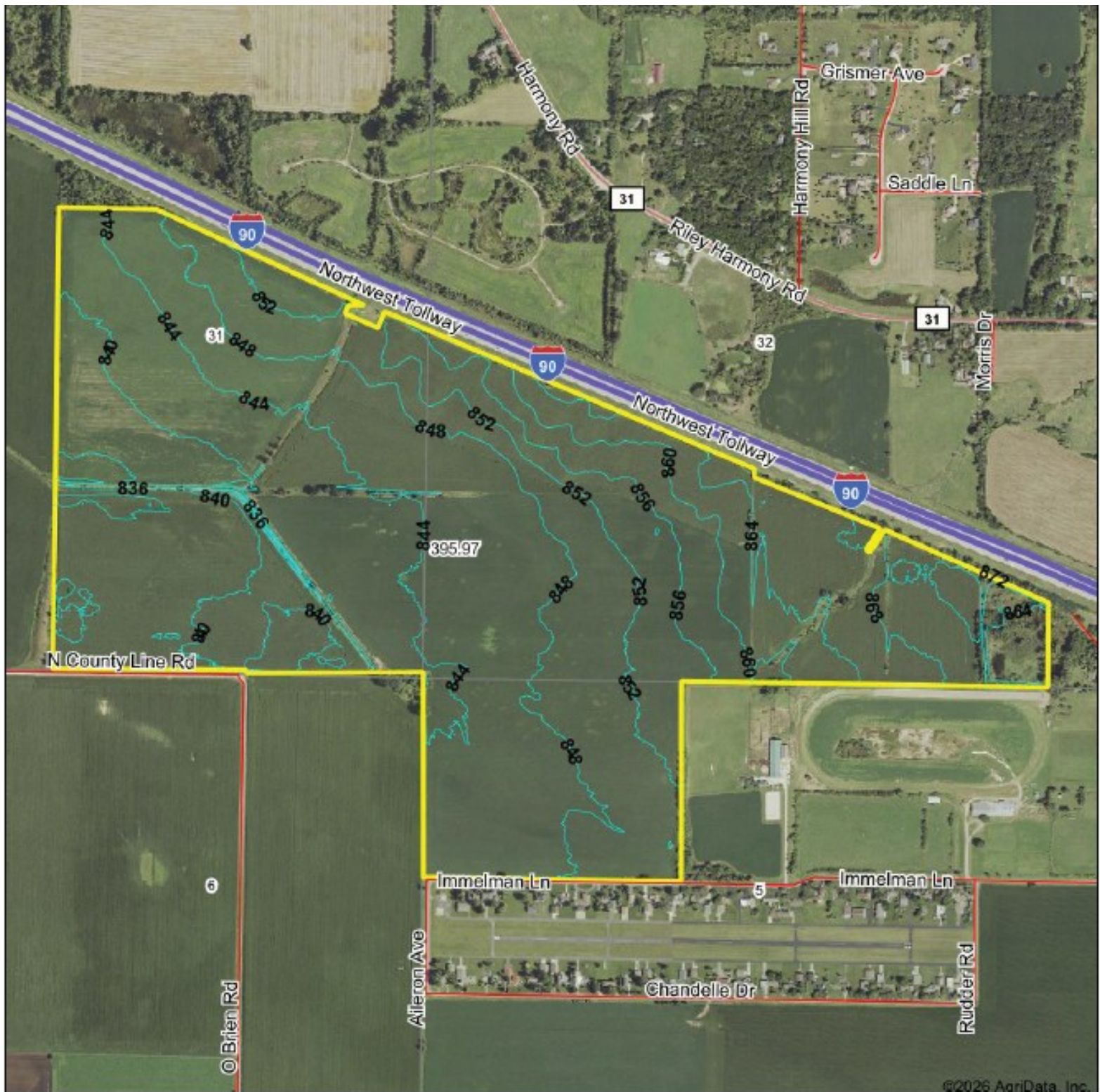
NOTES

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TOPOGRAPHY MAP



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Maps Provided By
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Source: USGS 3 meter dem
Interval(ft): 4.0
Min: 831.5
Max: 872.9
Range: 41.4
Average: 848.9
Standard Deviation: 8.96 ft

0ft 1109ft 2219ft

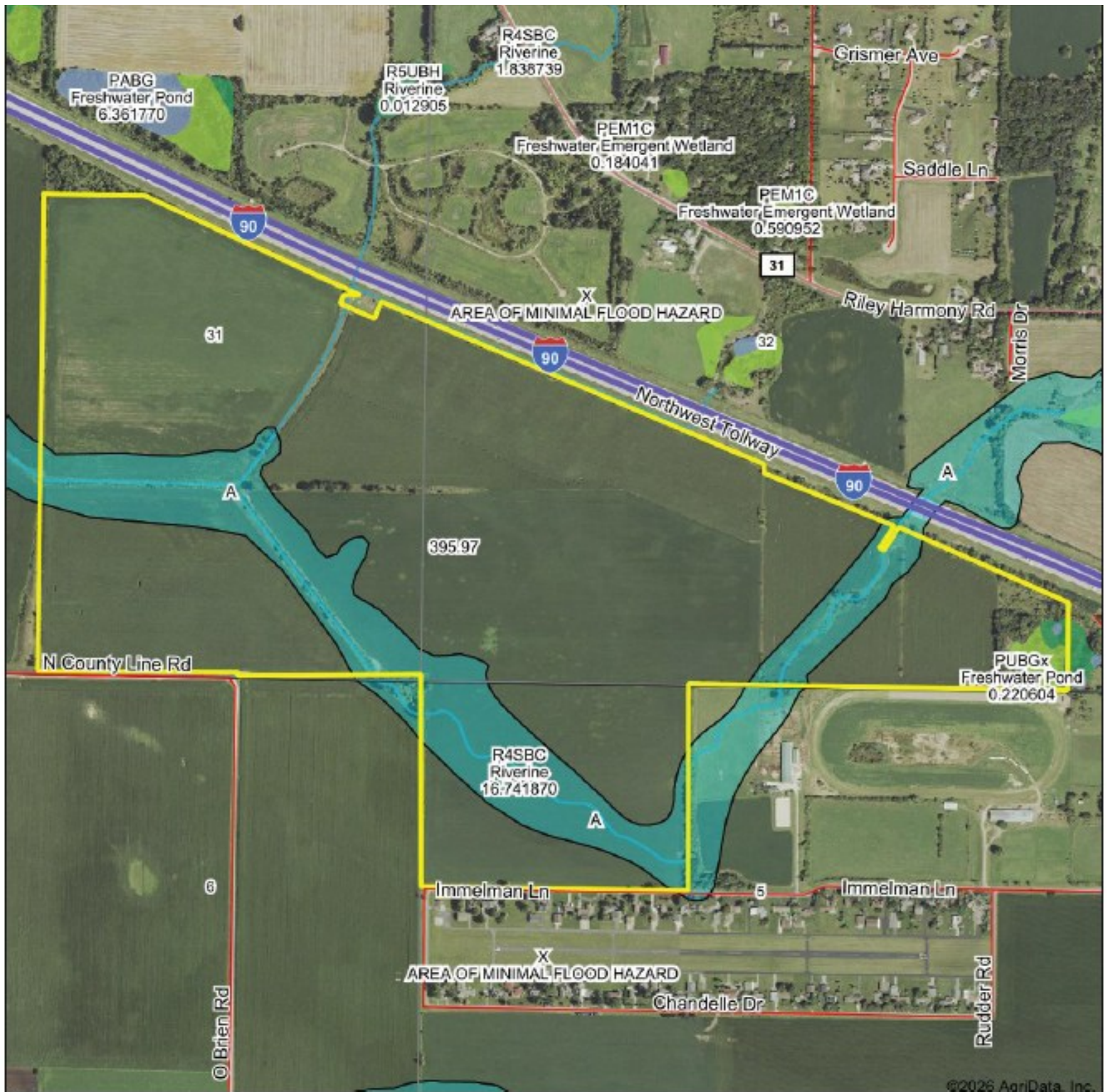


6/22/2026

32-43N-6E
McHenry County
Illinois

Boundary Center: 42.156217, -88.566057

WETLANDS & FLOODPLAIN MAP



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Map Center: 42.156217, -88.568057

0ft 1076ft 2152ft



32-43N-6E
McHenry County
Illinois



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Flood related information provided by FEMA

6/22/2026



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