

# THE EICKS ROAD PROPERTY

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



- *Annual CRP income*
- *Recreational opportunities*
- *In close proximity to IL-75 and Durand, IL*

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# THE EICKS ROAD PROPERTY

## AERIAL MAP



State Line Road

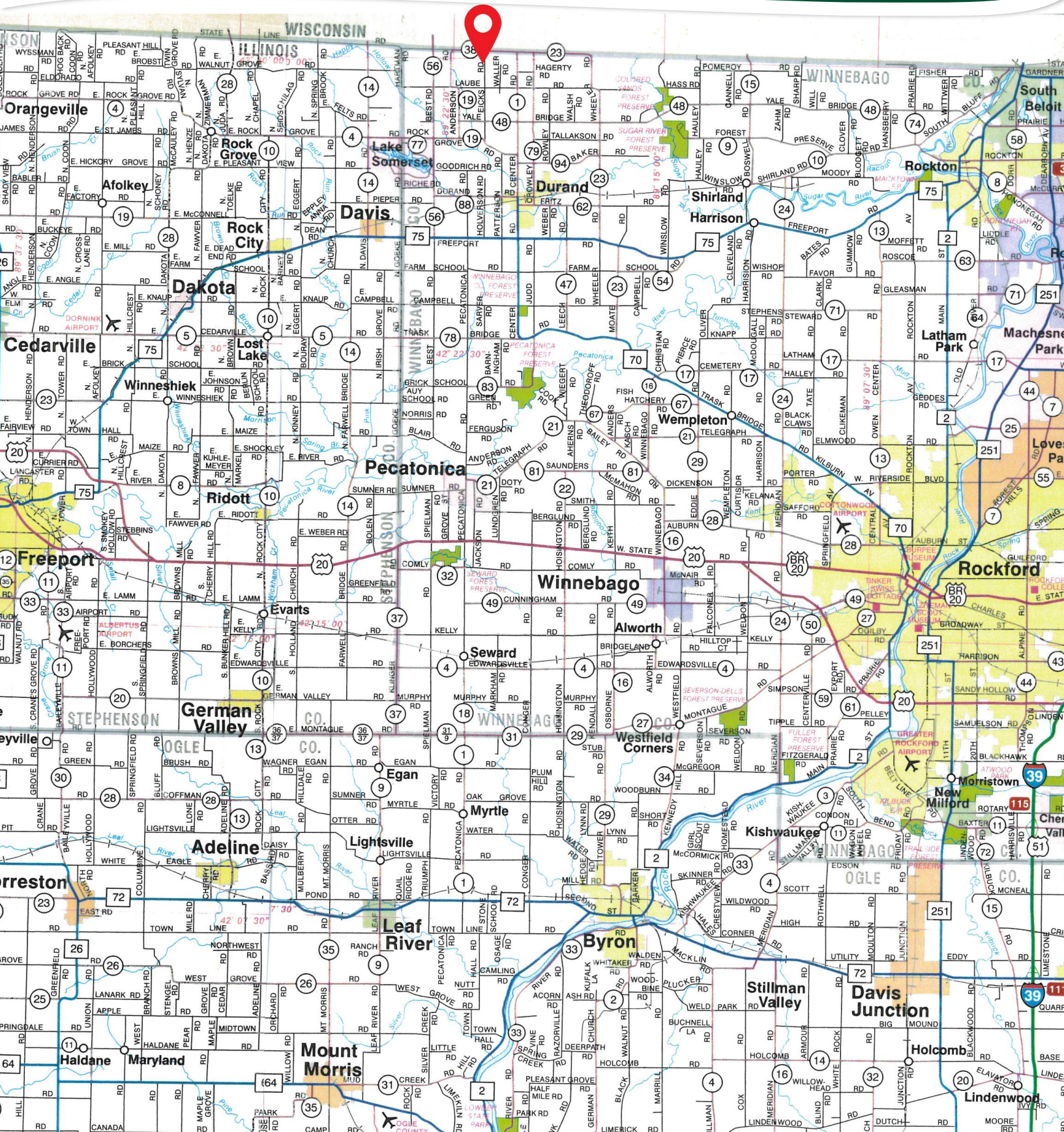
8<sup>+/-</sup> acres also available

Eicks Road

Subject

# THE EICKS ROAD PROPERTY

## HIGHWAY MAP



# THE EICKS ROAD PROPERTY

## PROPERTY DETAILS

|                   |                                                                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LOCATION          | The subject farm is located approximately 82 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Durand (4 miles south), South Beloit (14 miles east), Rockford (15 miles southeast), and Broadhead, WI (7 1/2 miles north). |
| FRONTAGE          | There is approximately 1/16 mile of road frontage on Eicks Road.                                                                                                                                                                                         |
| MAJOR HIGHWAYS    | Illinois Route 70 is 4 1/4 miles southeast, Illinois Route 75 is 5 1/4 miles south, and Interstate 90 is 18 1/2 miles east of the property.                                                                                                              |
| LEGAL DESCRIPTION | A brief legal description indicates The Eicks Road Property is located in Part of the West Half of Section 21, Township 29 North – Range 10 East (Laona Township), Winnebago County, Illinois.                                                           |
| TOTAL ACRES       | There are a total of 10 acres, more or less, according to the Winnebago County Assessor.                                                                                                                                                                 |
| CROPLAND ACRES    | There are approximately 8.07 cropland acres according to the Winnebago County FSA, of which 5.06 acres are currently enrolled in a Conservation Reserve Program (CRP) contract with a current annual payment of \$797.00 through September 30, 2030.     |
| SOIL TYPES        | Major soil types found on this farm include St. Charles silt loam and Troxel silt loam. The weighted average Productivity Index (PI) is 104.9.                                                                                                           |
| TOPOGRAPHY        | The topography of the subject farm is 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 total asking price is \$104,000. A 10% earnest money deposit should accompany any offer to purchase.                                                                                                                                                 |

# THE EICKS ROAD PROPERTY

## PROPERTY DETAILS

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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 Eicks Road Property.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>TAXES</b>         | The 2025 real estate taxes totaled \$193.42. The tax parcel number is #01-21-300-004.                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>ZONING</b>        | The property is zoned AG, Agricultural Priority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>COMMENTS</b>      | <p>The Eicks Road Property is a 10-acre recreational property offering a mix of wooded acreage and income-producing CRP. Enjoy camping, wildlife, and other outdoor activities, all less than 10 minutes from Lake Summerset and in close proximity to Roscoe, Rockton, Rockford, and Beloit.</p> <p>The information in this brochure is considered accurate but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark Mommsen or Carson Deppe at Martin, Goodrich &amp; Waddell, Inc. at 815-756-3606.</p> |

# THE EICKS ROAD PROPERTY

## PHOTOS



# THE EICKS ROAD PROPERTY

## PHOTOS



# THE EICKS ROAD PROPERTY

## SOILS INFORMATION

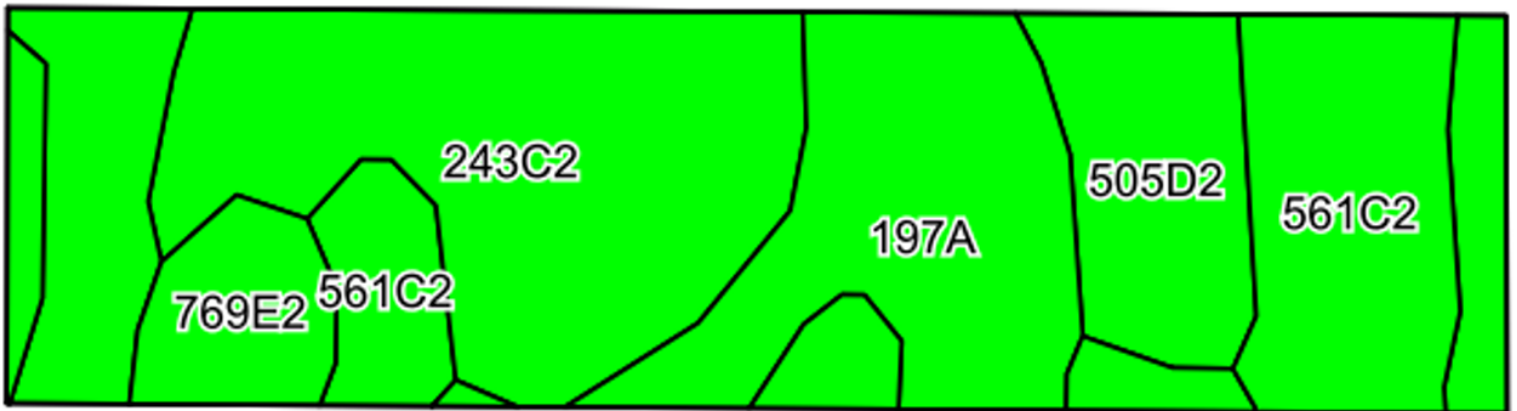
### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

| SOIL #            | SOIL NAME                       | APPROX.<br>ACRES | PRODUCTIVITY INDEX<br>(PI) |
|-------------------|---------------------------------|------------------|----------------------------|
| 243C2             | St. Charles silt loam           | 2.75             | 113                        |
| 197A              | Troxel silt loam                | 2.09             | 140                        |
| 561C2             | Whalan and NewGlarus silt loams | 1.17             | 88                         |
| 505D2             | Dunbarton silt loam             | 1.04             | 65                         |
| 769E2             | Edmund silt loam                | 1.02             | 71                         |
| WEIGHTED AVERAGE: |                                 |                  | 104.9                      |

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

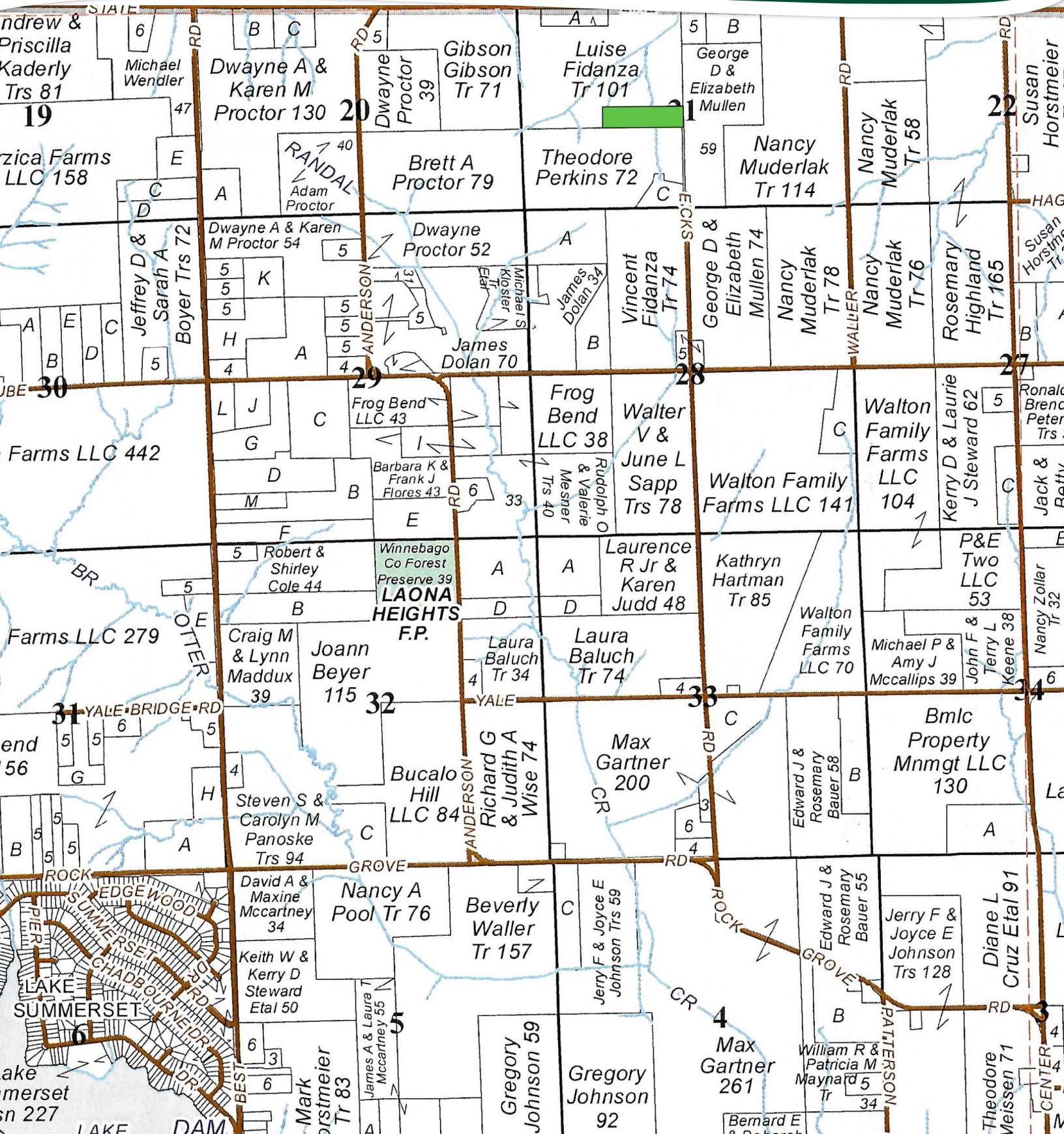
# THE EICKS ROAD PROPERTY

## SOILS MAP



# THE EICKS ROAD PROPERTY

## PLAT MAP



# THE EICKS ROAD PROPERTY

## APPENDIX

### THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

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

Carson Deppe (563) 321-0901 | [Carson.Deppe@mgw.us.com](mailto:Carson.Deppe@mgw.us.com)

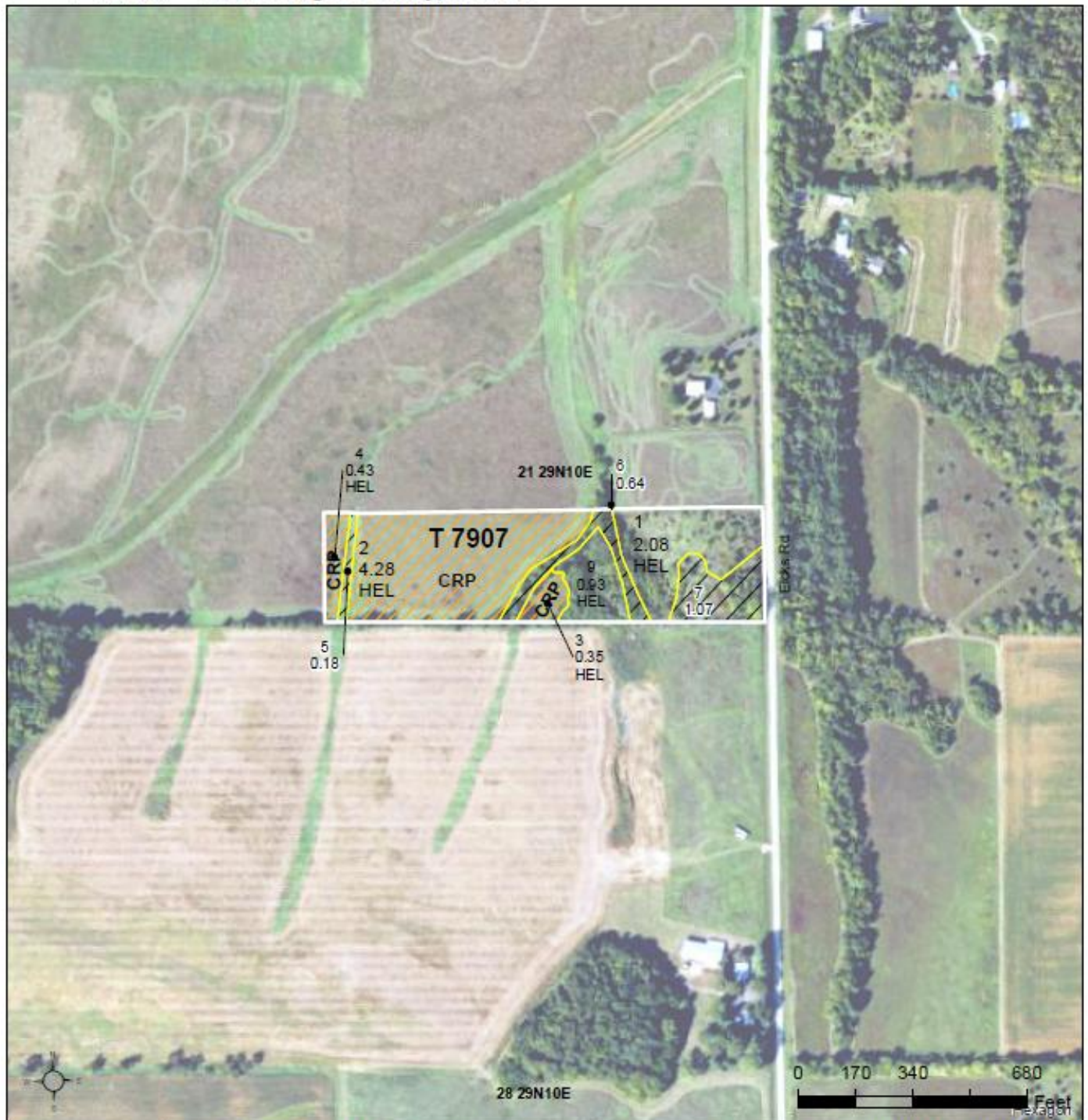


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REAL ESTATE SERVICES



United States  
Department of  
Agriculture

## Winnebago 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 26, 2026

**Farm 5322**

**Tract 7907**

**Tract Cropland Total: 8.07 acres**

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ILLINOIS  
WINNEBAGO  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 5322

Prepared : 7/29/26 7:28 AM CST

Crop Year : 2026

See Page 3 for non-discriminatory Statements.

### Abbreviated 156 Farm Record

Operator Name :  
CRP Contract Number(s) : 11265,11396,11432  
Recon ID : 17-201-2007-1  
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 |
|--------------------|--------------------|------------------------|----------------|------|------|-------|-----------|----------------------|------------------|
| 85.39              | 78.15              | 78.15                  | 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               | 3.01                   | 0.00           |      |      | 75.14 | 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                 | None                          |

#### DCP Crop Data

| Crop Name    | Base Acres  | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|-------------|-----------------------------|-----------|-----|
| Corn         | 0.00        | 40.49                       | 0         |     |
| <b>TOTAL</b> | <b>0.00</b> | <b>40.49</b>                |           |     |

#### NOTES

|  |
|--|
|  |
|--|

Tract Number : 7907

Description : B1 (2) LAONA TWP SEC 21  
FSA Physical Location : ILLINOIS/WINNEBAGO  
ANSI Physical Location : ILLINOIS/WINNEBAGO  
BIA Unit Range Number :  
CRP Contract Number(s) : 11265  
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 |
|-----------|----------|--------------|------|------|------|------|-----------|
| 9.96      | 8.07     | 8.07         | 0.00 | 0.00 | 0.00 | 0.00 | 0.0       |

ILLINOIS  
WINNEBAGO  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5322  
Prepared : 7/29/26 7:28 AM CST  
Crop Year : 2026

Tract 7907 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP  | MPL  | DCP Ag. Rel Activity | SOD  |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00               | 0.00               | 3.01                   | 0.00           | 5.06 | 0.00 | 0.00                 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|-----------|------------|-----------------------------|-----------|
|-----------|------------|-----------------------------|-----------|

NOTES

ILLINOIS  
WINNEBAGO  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

FARM : 5322  
Prepared : 7/29/26 7:28 AM CST  
Crop Year : 2026

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|                                                                                                                                                      |                                               |                                                                                    |                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------------------------------------------------------------------------------|------------------------------------|
| <b>CRP-1</b><br>(01-23-26) <b>U.S. DEPARTMENT OF AGRICULTURE</b><br>Commodity Credit Corporation<br><br><b>CONSERVATION RESERVE PROGRAM CONTRACT</b> | 1. ST. & CO. CODE & ADMIN. LOCATION<br>17 201 |                                                                                    | 2. SIGN-UP<br>NUMBER<br>54         |
|                                                                                                                                                      | 3. CONTRACT NUMBER<br>11265                   |                                                                                    | 4. ACRES FOR<br>ENROLLMENT<br>5.06 |
| 5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)<br>STEPHENSON COUNTY FARM SERVICE AGENCY<br>1620 S GALENA AVE<br>FREEPORT, IL61032-6895             | 6. TRACT NUMBER<br>7907                       | 7. CONTRACT PERIOD<br>FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY)<br>10-01-2020 09-30-2030 |                                    |
| 5B. COUNTY FSA OFFICE PHONE NUMBER<br>(Include Area Code): (815) 235-2141                                                                            | 8. SIGNUP TYPE:<br>General                    |                                                                                    |                                    |

**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                                              | \$ 157.51 | 10. Identification of CRP Land (See Page 2 for additional space) |              |                 |                               |
| 9B. Annual Contract Payment                                           | \$ 797.00 | A. Tract No.                                                     | B. Field No. | C. Practice No. | D. Acres                      |
| 9C. First Year Payment                                                | \$        | 7907                                                             | 0002         | CP1             | 4.28                          |
| (Item 9C is applicable only when the first year payment is prorated.) |           | 7907                                                             | 0003         | CP1             | 0.35                          |
|                                                                       |           | 7907                                                             | 0004         | CP1             | 0.43                          |
|                                                                       |           |                                                                  |              |                 | E. Total Estimated Cost-Share |
|                                                                       |           |                                                                  |              |                 | \$ 300.00                     |
|                                                                       |           |                                                                  |              |                 | \$ 25.00                      |
|                                                                       |           |                                                                  |              |                 | \$ 30.00                      |

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

|                                                        |                       |                    |                                                                                 |                       |
|--------------------------------------------------------|-----------------------|--------------------|---------------------------------------------------------------------------------|-----------------------|
| A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) | (2) SHARE<br>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<br>%        | (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<br>%        | (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).

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# TOPOGRAPHY MAP



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Maps Provided By:  
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CUSTOMIZED ONLINE MAPPING  
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Source: USGS 3 meter dem  
Interval(ft): 2.0  
Min: 843.1  
Max: 885.1  
Range: 42.0  
Average: 867.5  
Standard Deviation: 8.92 ft

0ft 271ft 542ft



7/31/2026

21-29N-10E  
Winnebago County  
Illinois

Boundary Center: 42.495116, -89.355936



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