

THE STATE LINE PROPERTY

8[±] ACRES, WINNEBAGO COUNTY, ILLINOIS



- *Tillable acreage*
- *Potential homesite with scenic views*
- *In close proximity to IL-75 and Durand, IL*

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THE STATE LINE PROPERTY

AERIAL MAP



State Line Road

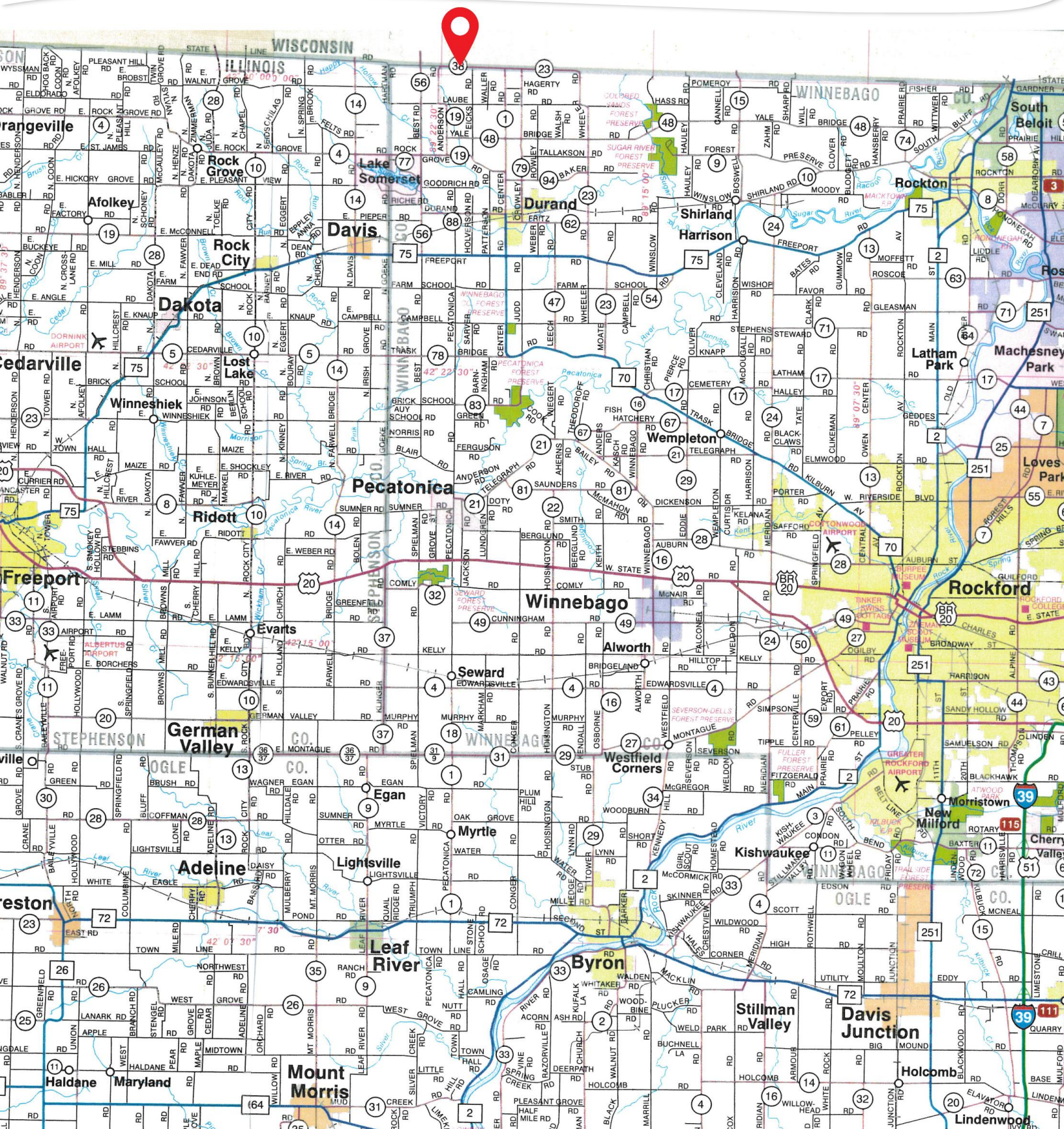
Subject

Eicks Road

10^{+/-} acres also available

THE STATE LINE PROPERTY

HIGHWAY MAP



THE STATE LINE PROPERTY

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 82 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Durand (4 1/4 miles south), South Beloit (14 1/4 miles east), Rockford (15 1/4 miles southeast), and Broadhead, WI (7 1/4 miles north). The property address is 16284 State Line Road, Durand, IL 61024.
FRONTAGE	There is approximately 7/32 mile of road frontage on State Line Road.
MAJOR HIGHWAYS	Illinois Route 70 is 4 1/2 miles southeast, Illinois Route 75 is 5 1/2 miles south, and Interstate 90 is 18 1/2 miles east of the property.
LEGAL DESCRIPTION	A brief legal description indicates The State Line Property is located in Part of the Northwest Quarter of Section 21, Township 29 North – Range 10 East (Laona Township), Winnebago County, Illinois.
TOTAL ACRES	There are a total of 8 acres, more or less, according to the Winnebago County Assessor.
CROPLAND ACRES	There are approximately 7 cropland acres, estimated.
SOIL TYPES	Major soil types found on this farm include Rockton and Dodgeville soils and Whalan and NewGlarus silt loams. The weighted average Productivity Index (PI) is 90.2.
TOPOGRAPHY	The topography of the subject farm is 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 \$125,000. 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 State Line Property.

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PROPERTY DETAILS

TAXES	The 2025 real estate taxes totaled \$124.34. The tax parcel number is #01-21-100-003.
ZONING	The property is zoned AG, Agricultural Priority. According to the Winnebago County Zoning Department this lot meets the required 5 acre and 250 feet of road frontage requirements for buildability in the AG District. Information on Single-Family Dwellings in the AG District is available in the Appendix. Please contact the Winnebago County Zoning Department for specific details on future buildability.
COMMENTS	The State Line Property is a potential homesite offering scenic views of the surrounding Illinois and Wisconsin countryside. Conveniently located less than 10 minutes from Lake Summerset and in close proximity to Roscoe, Rockton, Rockford, and Beloit. 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 & Waddell, Inc. at 815-756-3606.

THE STATE LINE PROPERTY

PHOTOS



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SOILS INFORMATION

SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
566C2	Rockton and Dodgeville soils	2.12	96
561C2	Whalan and NewGlarus silt loams	1.58	88
566B	Rockton and Dodgeville soils	1.54	102
566D2	Rockton and Dodgeville soils	1.10	92
403E	Elizabeth silt loam	0.66	46
WEIGHTED AVERAGE:			90.2

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

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SOILS MAP



This is a detailed plat map of a section of Laona, Wisconsin. The map shows a grid of land parcels, each labeled with its owner's name and the parcel's acreage. The parcels are organized into sections, numbered 19 through 34. Major roads are shown as thick brown lines, including Rock Grove Rd, Anderson Rd, Otter Creek Rd, and others. Water bodies, such as Lake Somerset and Lake Dam, are depicted in blue. A green-shaded area is labeled 'Winnebago Co Forest Preserve'. The map also includes a legend for section numbers and a scale bar. The names of the owners are written in black text, and the acreage is written in smaller text next to the owner's name. The map is a technical drawing, typical of a plat map used in land surveying.

THE STATE LINE PROPERTY

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. TOPOGRAPHY MAP
2. WINNEBAGO COUNTY ZONING INFORMATION

For more information, please visit MGW.us.com
or contact:

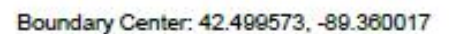
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Standard Deviation: 12.04 ft



ARTICLE 7
AGRICULTURAL AND OPEN SPACE DISTRICTS

7.7.2 Single-Family Dwellings in the AG, A-1 & A2 Districts

Single-family dwellings in the AG, A-1 and A-2 Districts are subject to the following additional standards.

- A.** One (1) single-family dwelling is permitted per entire vacant, not divided, quarter-quarter section in AG, A-1, and A-2 Districts. Such dwelling must meet the following:
 - 1.** The lot of record or parcel of land on which the dwelling will be constructed has at least two-hundred fifty (250) feet of lot frontage on a public road or private road created by a recorded plat of subdivision.
 - 2.** The dwelling must be located at least one thousand three hundred twenty (1,320) feet from any feedlot or concentrated animal feeding operation of 50 animal units or greater.
 - 3.** Compliance with Section 18.2.1 B.
- (1)** A quarter-quarter section improved with a single-family home may be reduced in lot area and/or lot frontage and remain conforming provided the lot was created after June 24, 1982 and complies with septic regulations, lot frontage is no less than two-hundred fifty (250) feet and all other applicable codes and ordinances are met.
- B.** However, an additional single-family dwelling (or increased density amounting to same) is permitted in a quarter quarter section according to the below criteria.
 - 1.** For the AG, A-1, and A-2 Districts, an additional single-family dwelling is permitted in a quarter-quarter section provided the above 7.7.2 A.1. as well as the following are met:
 - a.** The entire quarter-quarter section of interest is contained within an undivided single lot or parcel of record as of June 24, 1982.
 - b.** The applicant submits the following as part of the zoning clearance application:
 - i.** Clear and convincing evidence that the property in question (the new zoning lot) is not suitable for agricultural use. This shall require evidence that:
 - i.a.** Eighty percent (80%) or more of the proposed lot contains land defined as non-prime farmland by the County Soil and Water Conservation District; and/or
 - i.b.** Significant manmade or natural barriers exist that preclude the use of the proposed lot for a suitable agricultural use.
 - c.** The dwelling must be located at least one thousand three hundred twenty (1,320) feet from any feedlot or concentrated animal feeding operation of 50 animal units or greater.
 - d.** The property is suitable for a septic system.
 - e.** The dwelling is ultimately located on a new zoning lot that is created via a State Plat Act exception.
 - f.** Compliance with Section 18.2.1 B. and all other applicable codes and ordinances.
 - 2.** Specifically for the AG District, an additional single-family dwelling (or an increase in density amounting to same) is permitted in a quarter-quarter section provided the dwelling is located on an entire vacant, not divided, half of a quarter-quarter section, the requirements of items 7.7.2 A.1., 7.7.2 A.2. and 7.7.2 A.3. above are met, all other applicable codes and ordinances are met, and a deed restriction is recorded, subject to County Administration's approval, which preserves an adjacent agriculturally zoned quarter-quarter section for solely agricultural use as defined within the zoning ordinance for a minimum of ninety nine (99) years. The quarter-quarter section preserved shall be designated for agriculture use as shown on the future land use map of the 2030 Land Resource Management Plan or successor. The County Board may release subject deed restriction if the home approved via this regulation no longer exists, but not obligated to.
 - a.** The subject one half of a quarter-quarter section improved with a single-family home may be reduced in lot area and/or lot frontage and remain conforming provided the lot area complies with septic regulations, lot frontage is no less than two-hundred fifty (250) feet, and all other applicable codes and ordinances are met.

ARTICLE 7
AGRICULTURAL AND OPEN SPACE DISTRICTS

3. Specifically for an A-1 District located within one and a half (1.5) miles of an incorporated municipality or within a half (0.5) mile of an unincorporated municipality's (hamlet's) growth area as shown on the future land use map of the 2030 Land Resource Management Plan or successor, an increased density of one (1) single-family dwelling (or a second single-family dwelling in a quarter-quarter section amounting to same) is permitted within an entire vacant, not divided, half of a quarter-quarter section provided the requirements of items 7.7.2 A.1., 7.7.2 A.2. and 7.7.2 A.3. above are met and all other applicable codes and ordinances are met.
 - a. The subject one half of a quarter-quarter section improved with a single-family home may be reduced in lot area and/or lot frontage and remain conforming provided the lot was created after June 24, 1982 and complies with septic regulations, lot frontage is no less than two-hundred fifty (250) feet and all other applicable codes and ordinances are met.
- C. One (1) single-family dwelling per vacant lot of record or parcel of land in an AG, A-1 or A-2 District duly recorded in the Winnebago County Recorder's office, as of, and unaltered since June 24, 1982, is permitted. Such dwelling must meet the following:
 1. The lot of record or parcel of land on which the dwelling will be constructed has at least thirty (30) feet of lot frontage on a public road or private road created by a recorded plat of subdivision.
 2. The dwelling must be located at least one thousand three hundred twenty (1,320) feet from any feedlot or concentrated animal feeding operation of 50 animal units or greater.
 3. Compliance with Section 18.2.1 B.
- (1) Lot or parcel alterations to a lot or parcel addressed in 7.7.2 C. for a lot or parcel improved with a single family residence may occur in accordance with the following:
 - a. Existing lots of record or parcels of land duly recorded in the Winnebago County Recorder's office, as of, and unaltered since June 24, 1982, with lot frontage of less than 250 feet which are improved with a single-family residence may be reduced in lot area and remain conforming provided the lot was created after June 24, 1982 and complies with septic regulations, lot frontage is no less than what existed on June 24, 1982 and all other applicable codes and ordinances are met.
 - b. Existing lots of record or parcels of land duly recorded in the Winnebago County Recorder's office, as of, and unaltered since June 24, 1982, with lot frontage of more than 250 feet which are improved with a single-family residence may be reduced in lot area and lot frontage and remain conforming provided the lot was created after June 24, 1982 and complies with septic regulations, lot frontage is no less than two-hundred fifty (250) feet and all other applicable codes and ordinances are met.
 - c. Lots or parcels addressed in this section improved with a single-family residence may be increased in size after June 24, 1982 without the concern of being rendered out of zoning compliance.
- D. In accordance with 7.6.1 Use Table, Table 7.1, a single-family dwelling on a vacant parcel of land that does not consist of an entire half of a quarter-quarter section as required in 7.7.2 B.2. or 7.7.2 B.3. but complies with all other applicable codes and ordinances, including maximum density of two (2) single-family dwelling units or buildable zoning lots per quarter-quarter section with no more than one (1) single-family dwelling unit or buildable zoning lot in each half of a quarter-quarter section of land. Only buildable zoning lots, which may or may not be improved, that were enabled by a rezoning and are located within the subject area shall be excluded when determining if the maximum density listed herein is met.
- E. Any lot improved with a lawfully established single-family home that predates zoning or in accordance with an agricultural district regulation that existed in a prior adopted zoning code and same is not herein within this Section may be reduced in lot area and/or lot frontage and remain conforming provided the lot area complies with septic regulations, lot frontage is no less than two-hundred fifty (250) feet, and all other applicable codes and ordinances are met.

Sec. 7.8 General Standards of Applicability

7.8.1 Accessory Structures and Uses

See Article 15 for accessory structure and use standards.



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