

LAND FOR SALE

41.36 SURVEYED ACRES

WINNEBAGO COUNTY, ILLINOIS

LISTING #15358



DOUGLAS R. YEGGE

C: 563-320-9900

O: 563-659-8185

Doug@PeoplesCompany.com

ALAN MCNEIL

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O: 563-659-8185

Alan@PeoplesCompany.com

YEGGEMCNEILLAND.COM

563-659-8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

39.9 acres in the South 1/2 of the Southwest 1/4, Section 32, Township 45 North, Range 1 East, and .41 acres in Section 5, Township 44 North, Range 1 East of the 3rd P.M. See attached surveys for exact legal descriptions.

COMMENTS & BUILDING INFORMATION:

Peoples Company is pleased to present 41.36 surveyed acres in Winnebago County, IL. With 34.05 tillable and approximately 4.5 acres of timber this farm offers good income and recreational use. The farm located just off of Hwy. 70, West of Rockford.

LEASE/FSA INFORMATION:

Leased for the 2021 crop year.

TO CONTACT LISTING AGENT:

Call: **Douglas R. Yegge**
 Cell: 563.320.9900
 Office: 563.659.8185
Doug@PeoplesCompany.com

Call: **Alan McNeil**
 Cell: 563.321-1125
 Office: 563.659.8185
Alan@PeoplesCompany.com

Yeggemcneilland.com

Girgenti, 41.36 Surveyed Acres, Winnebago Co., IL

TOTAL ACRES:	41.36
PRICE:	\$240,000
Price Per Acre:	\$5,802.71
Owner:	Girgenti
Operator:	Stevens
County & State:	Winnebago Co., IL
Location:	3 miles West of Rockford, IL
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	101.1 PI
Taxable Acres:	40 est.
Net RE Taxes:	\$1,200 est.
Taxes Payable In:	
Topography:	Gently Rolling

F.S.A. INFORMATION:

Farmland:	38.61
Crop Acres:	34.05
Effective DCP Cropland	34.05
CRP Acres:	
Corn Base:	33.9
Corn Yield:	142
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	41.36
Tillable Acres:	34.05
CRP Acres:	
Farmstead:	
Roads & Waste:	2.75
Waterways:	
Timber:	4.56
Pasture:	

563-659-8185

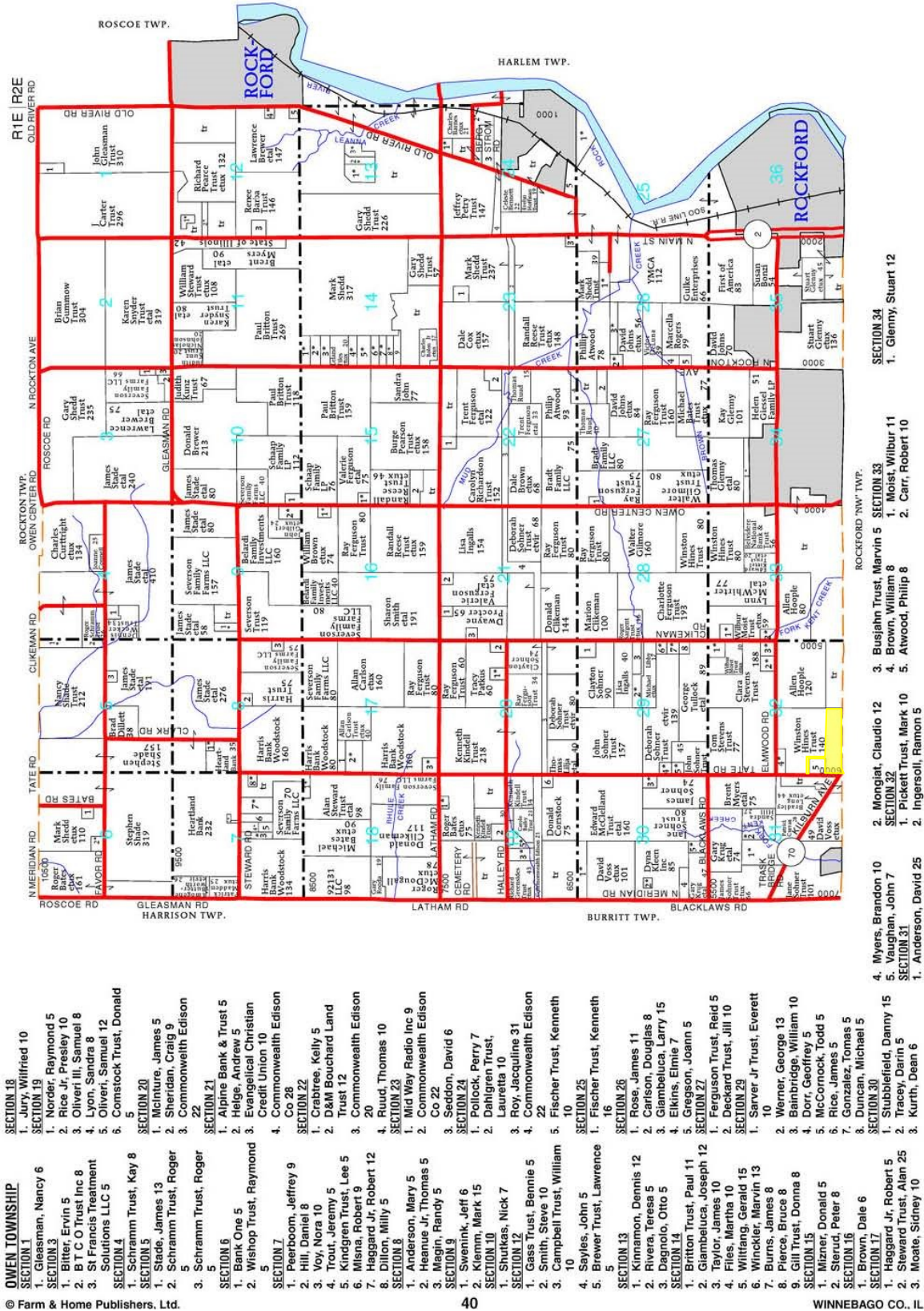
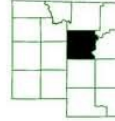
700 6th Ave
 DeWitt, Iowa 52742

T-45-N

OWEN PLAT

(Landowners)

R-1-2-E

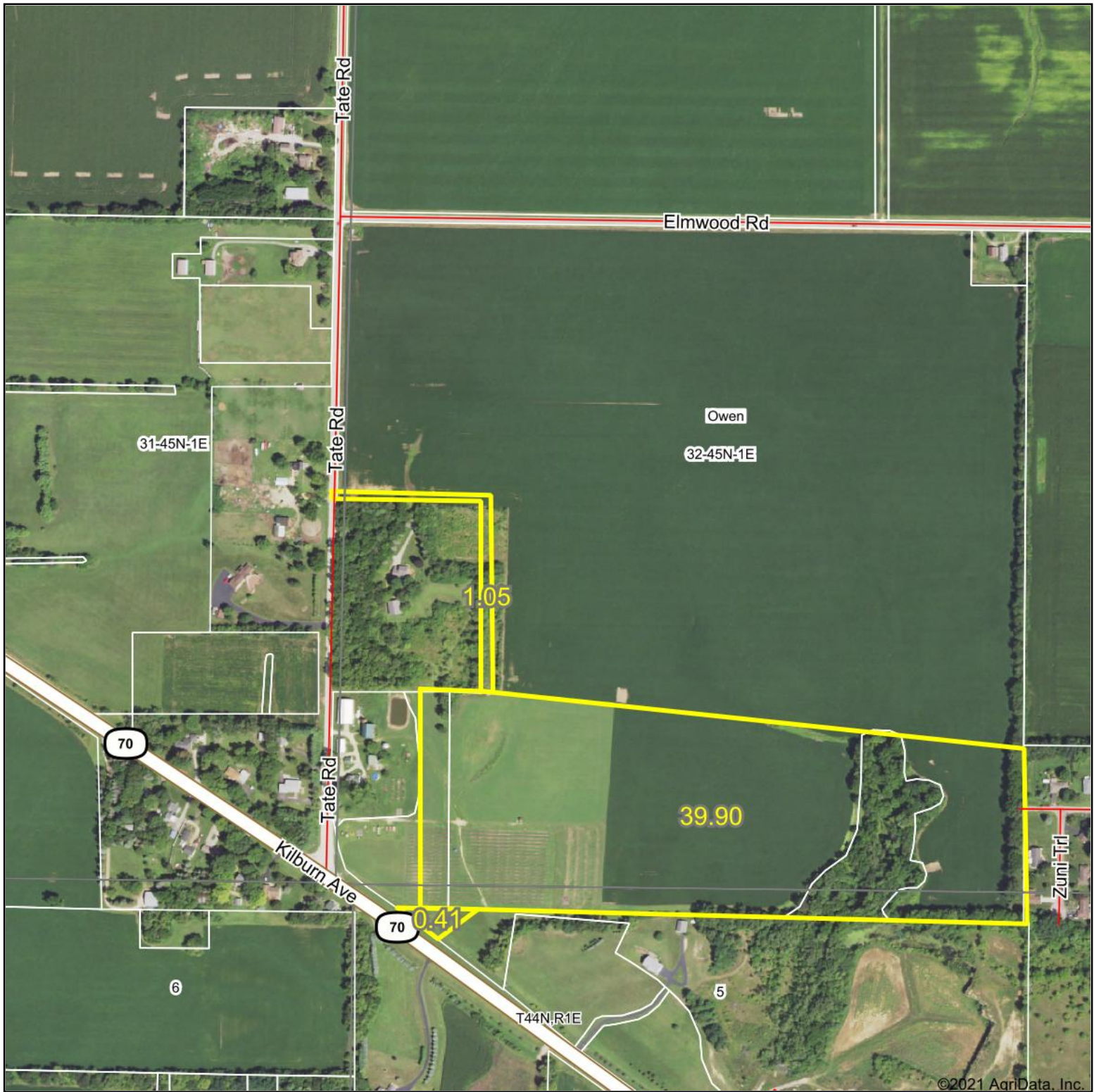


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40

WINNEBAGO CO., IL

Aerial Map - Total Surveyed Acres

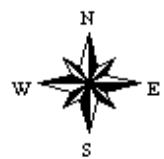


Map Center: 42° 19' 41.04, -89° 9' 9.5

0ft 590ft 1180ft

32-45N-1E

Winnebago County
Illinois



2/12/2021

Maps Provided By:

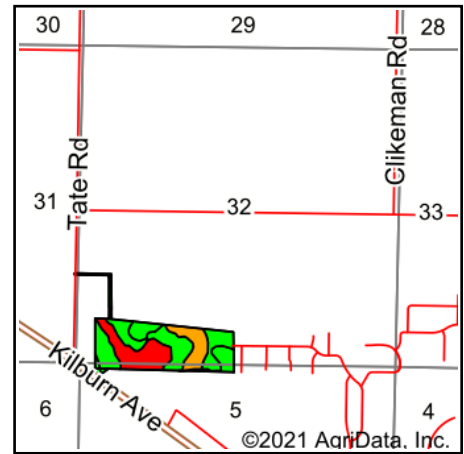
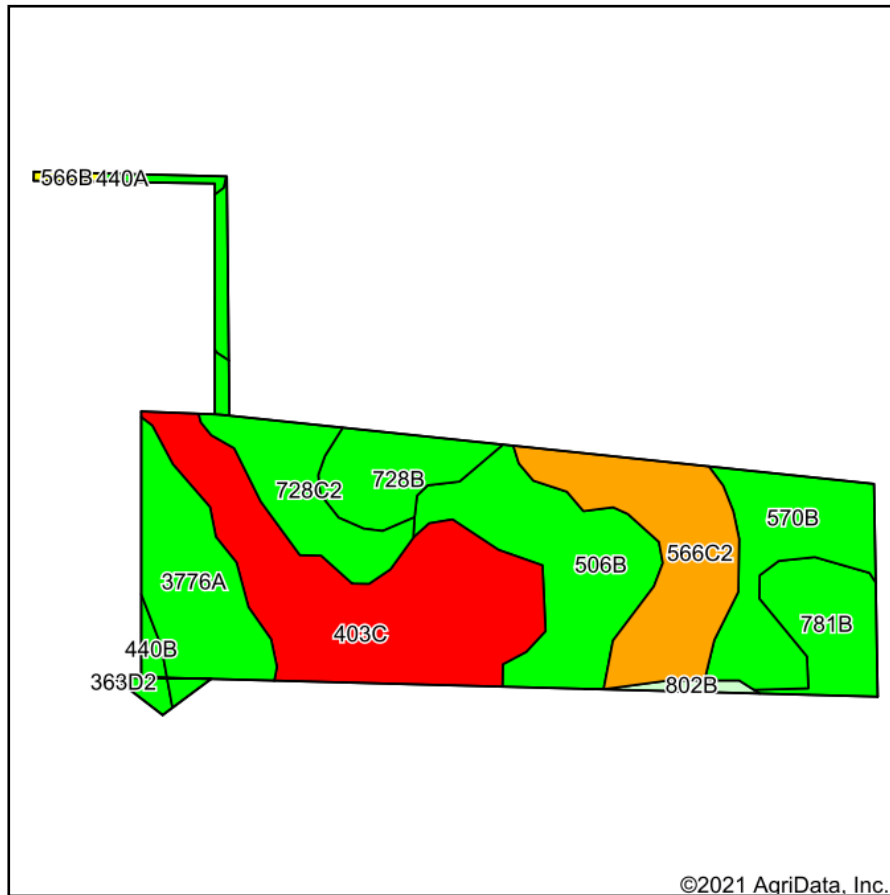


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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Surveyed Acres



State: **Illinois**
 County: **Winnebago**
 Location: **32-45N-1E**
 Township: **Owen**
 Acres: **41.36**
 Date: **2/12/2021**



Maps Provided By:



Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Alfalfa d hay, T/A	Crop productivity index for optimum management
**403C	Elizabeth silt loam, 5 to 10 percent slopes	10.17	24.6%		**76	**27	**32	**36	0.00	**59
**506B	Hitt silt loam, 2 to 5 percent slopes	6.11	14.8%		**156	**52	**62	**82	**4.59	**117
**566C2	Rockton and Dodgeville soils, 5 to 10 percent slopes, eroded	5.68	13.7%		**126	**43	**56	**68	**3.66	**96
3776A	Comfrey loam, 0 to 2 percent slopes, frequently flooded	4.58	11.1%		185	61	69	89	0.00	138
**570B	Martinsville silt loam, 2 to 4 percent slopes	4.47	10.8%		**153	**49	**62	**74	**4.47	**113
**728C2	Winnebago silt loam, 5 to 10 percent slopes, eroded	3.35	8.1%		**153	**50	**61	**78	**4.44	**113
**728B	Winnebago silt loam, 2 to 5 percent slopes	3.03	7.3%		**162	**53	**65	**83	**4.72	**121
**781B	Friesland fine sandy loam, 2 to 5 percent slopes	2.79	6.7%		**157	**51	**63	**79	**4.84	**118
**440B	Jasper silt loam, 2 to 5 percent slopes	0.52	1.3%		**173	**56	**70	**93	**5.71	**129
802B	Orthents, loamy, undulating	0.29	0.7%						.00	
**506C2	Hitt silt loam, 5 to 10 percent slopes, eroded	0.16	0.4%		**147	**49	**59	**77	**4.32	**110
**566B	Rockton and Dodgeville soils, 2 to 5 percent slopes	0.13	0.3%		**134	**46	**59	**72	**3.90	**102
440A	Jasper silt loam, 0 to 2 percent slopes	0.08	0.2%		175	57	71	94	5.77	130
Weighted Average					134.4	44.8	54.4	67.8	2.80	101.1

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

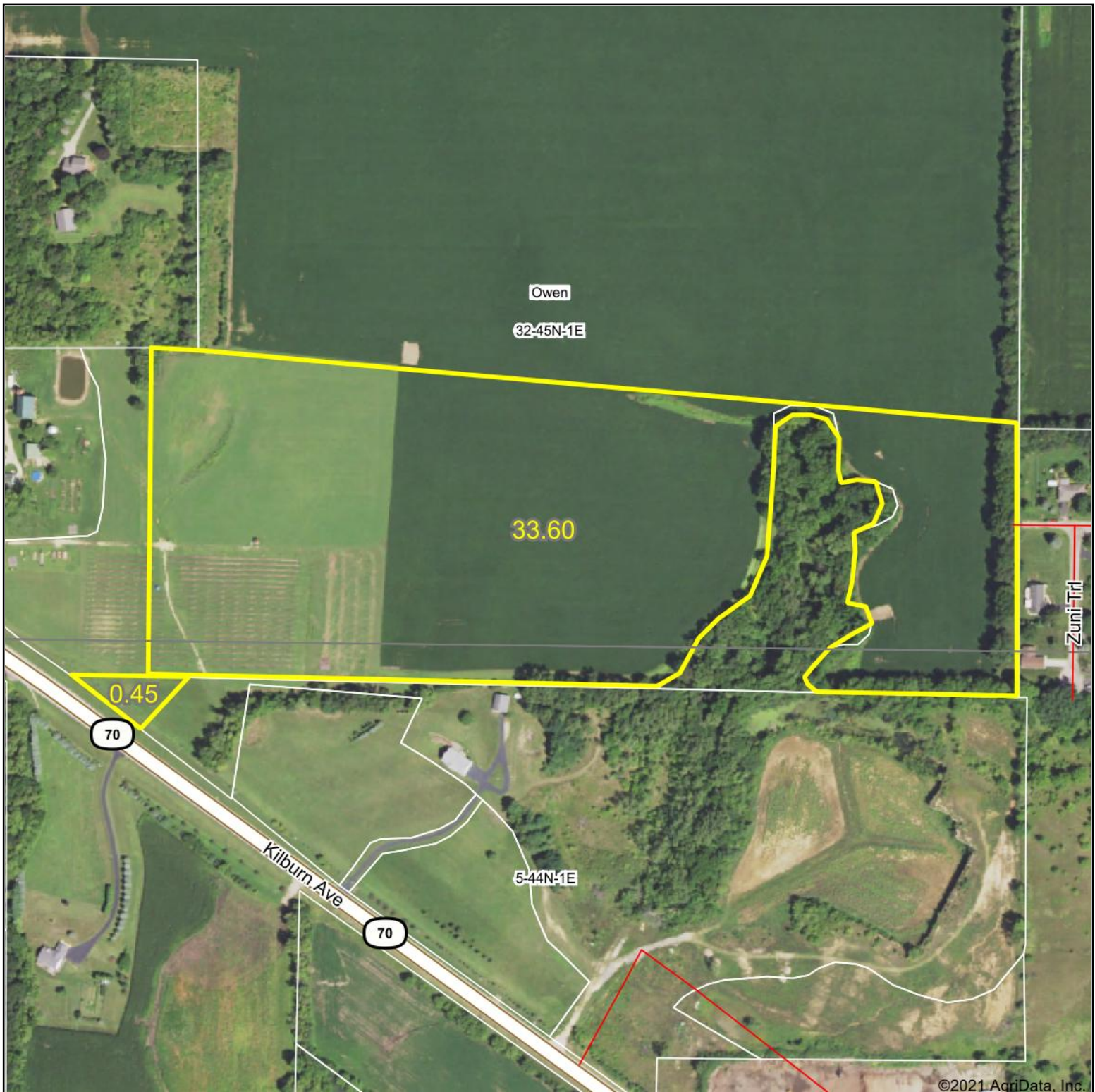
b Soils in the southern region were not rated for oats and are shown with a zero "0".

d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Aerial Map - Tillable Acres

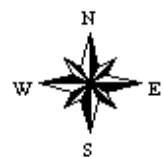


Map Center: 42° 19' 30.82, -89° 9' 0.81

0ft 390ft 781ft

32-45N-1E

Winnebago County
Illinois

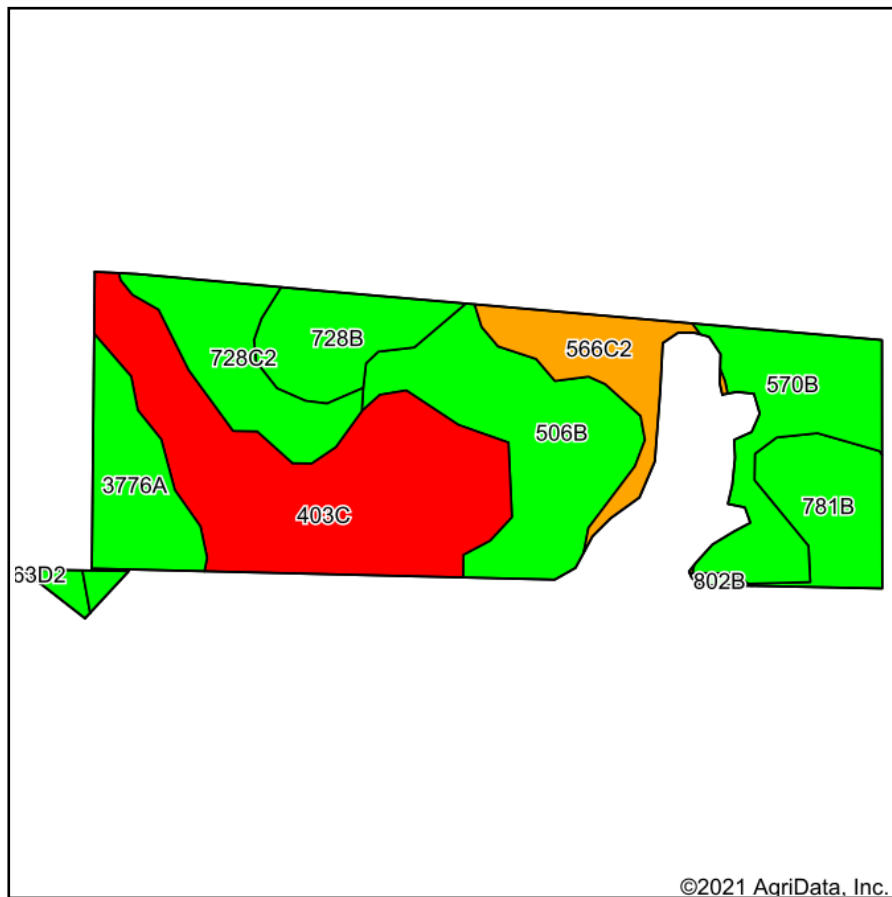


2/24/2021

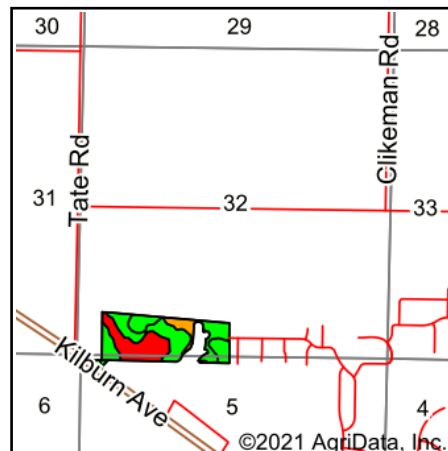
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Winnebago**
 Location: **32-45N-1E**
 Township: **Owen**
 Acres: **34.05**
 Date: **2/24/2021**



Maps Provided By:



Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Alfalfa hay, T/A	Crop productivity index for optimum management
**403C	Elizabeth silt loam, 5 to 10 percent slopes	9.80	28.8%		**76	**27	**32	**36	0.00	**59
**506B	Hitt silt loam, 2 to 5 percent slopes	6.02	17.7%		**156	**52	**62	**82	**4.59	**117
**570B	Martinsville silt loam, 2 to 4 percent slopes	4.13	12.1%		**153	**49	**62	**74	**4.47	**113
**728C2	Winnebago silt loam, 5 to 10 percent slopes, eroded	3.10	9.1%		**153	**50	**61	**78	**4.44	**113
3776A	Comfrey loam, 0 to 2 percent slopes, frequently flooded	2.97	8.7%		185	61	69	89	0.00	138
**781B	Friesland fine sandy loam, 2 to 5 percent slopes	2.60	7.6%		**157	**51	**63	**79	**4.84	**118
**728B	Winnebago silt loam, 2 to 5 percent slopes	2.56	7.5%		**162	**53	**65	**83	**4.72	**121
**566C2	Rockton and Dodgeville soils, 5 to 10 percent slopes, eroded	2.51	7.4%		**126	**43	**56	**68	**3.66	**96
**440B	Jasper silt loam, 2 to 5 percent slopes	0.26	0.8%		**173	**56	**70	**93	**5.71	**129
802B	Orthents, loamy, undulating	0.10	0.3%						.00	
Weighted Average					132.9	44.3	53.6	66.7	2.79	99.9

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

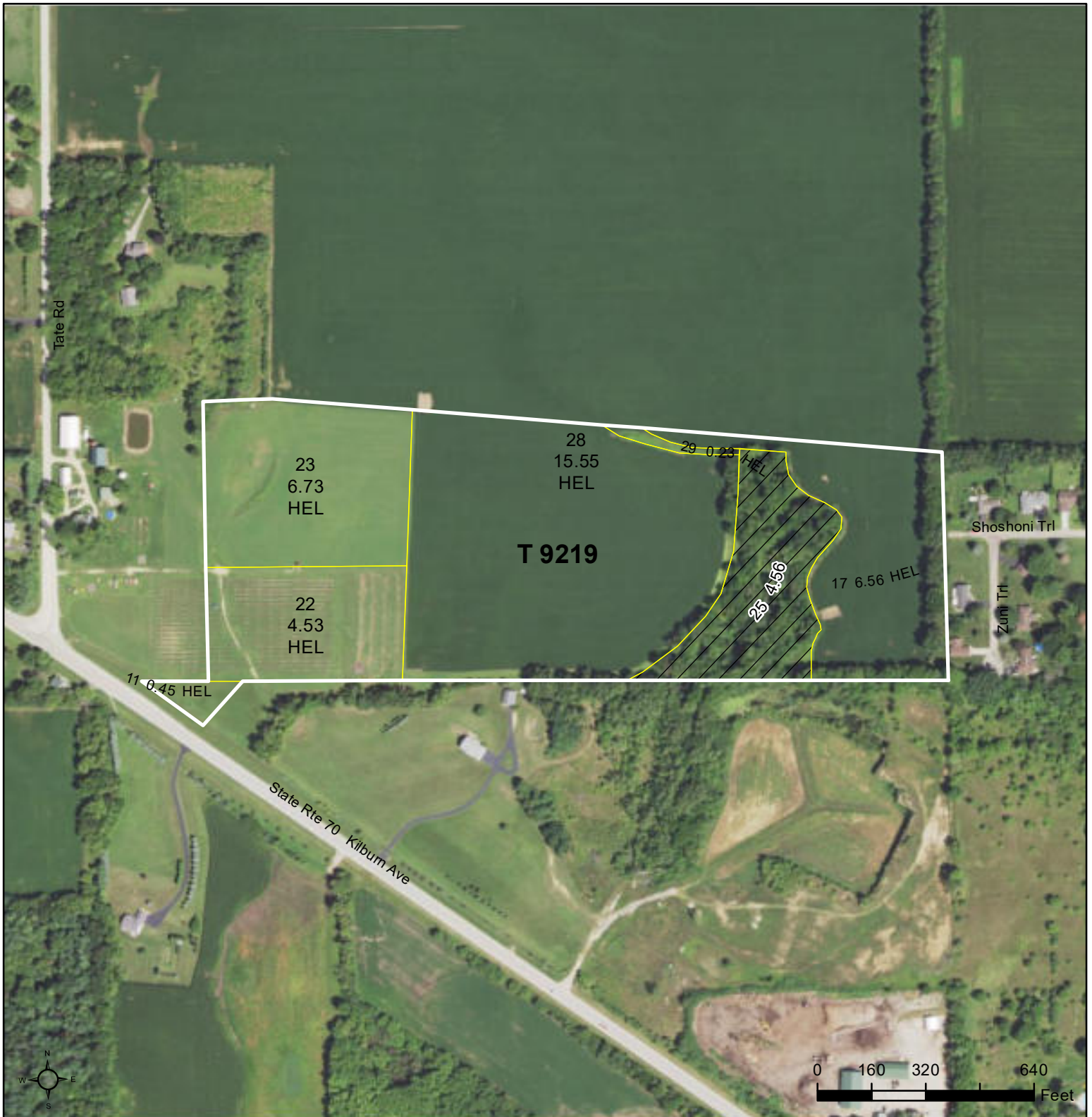
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d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



Common Land Unit

Tract Boundary

-  Non-Cropland
-  Cropland

Wetland Determination Identifiers

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

Tract Cropland Total: 34.05 acres

2021 Program Year

Map Created February 24, 2021

Farm **10103**

Tract **9219**

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).



Abbreviated 156 Farm Record

Operator Name : JOSEPH M GIRGENTI
Farms Associated with Operator : 17-141-10103
CRP Contract Number(s) : None
Recon ID : 17-141-2018-241
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
38.61	34.05	34.05	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	34.05	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	33.90	0.00	142	
TOTAL	33.90	0.00		

NOTES

Tract Number : 9219

Description :
FSA Physical Location : ILLINOIS/WINNEBAGO
ANSI Physical Location : ILLINOIS/WINNEBAGO
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DAVID MICHAEL GIRGENTI, JOSEPH M GIRGENTI
Other Producers : None
Recon ID : 17-141-2018-240

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
38.61	34.05	34.05	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	34.05	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	33.90	0.00	142

ILLINOIS
OGLE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 10103
Prepared : 2/24/21 12:22 PM
Crop Year : 2021

Abbreviated 156 Farm Record

Tract 9219 Continued ...

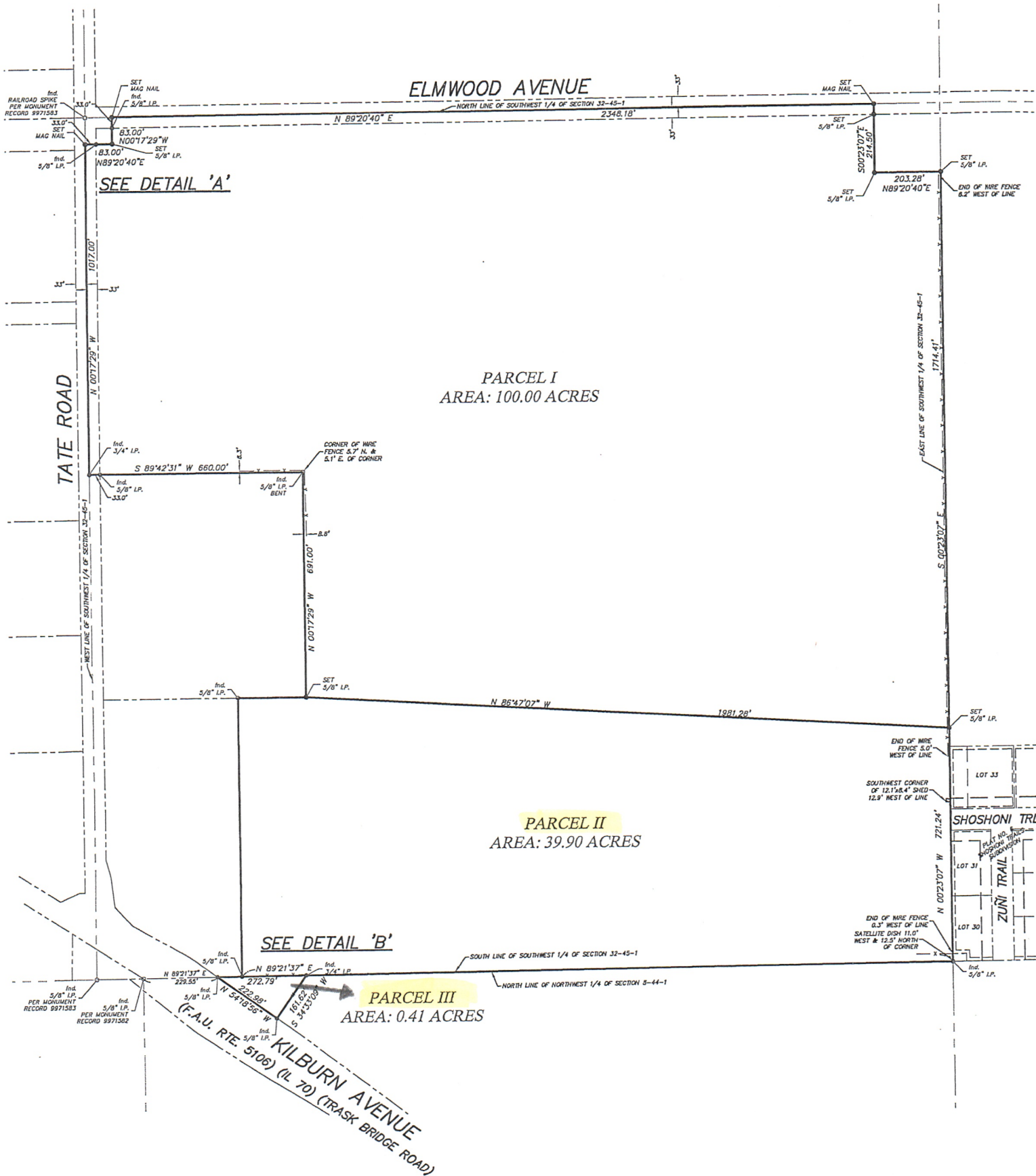
TOTAL	33.90	0.00
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NOTES

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html 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 Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



BOUNDARY SURVEY
PART OF THE SOUTHWEST 1/4 OF SECTION 32,
TOWNSHIP 45 NORTH, RANGE 1 EAST
AND
PART OF THE NORTHWEST 1/4 OF SECTION 5,
TOWNSHIP 44 NORTH, RANGE 1
EAST OF THE THIRD PRINCIPAL MERIDIAN
WINNEBAGO COUNTY, ILLINOIS
JANUARY 2017

Parcel I

Legal Description:

Part of the Southwest Quarter (1/4) of Section 32, Township 45 North, Range 1 East of the Third Principal Meridian, bounded and described as follows, to-wit: Beginning at a point on the East line of said Quarter (1/4) Section which bears North 00°-23'-07" West, 721.24 feet from the Southeast corner of said Quarter (1/4) Section; thence North 86°-47'-07" West, 1981.28 feet; thence North 00°-17'-29" West, parallel with the West line of said Quarter (1/4) Section, 691.00 feet; thence South 89°-42'-31" West, perpendicular to the West line of said Quarter (1/4) Section, 660.00 feet to the West line of said Quarter (1/4) Section; thence North 00°-17'-29" West, along the West line of said Quarter (1/4) Section, 1017.00 feet; thence North 89°-20'-40" East, parallel with the North line of said Quarter (1/4) Section, 83.00 feet; thence North 00°-17'-29" West, parallel with the West line of said Quarter (1/4) Section, 83.00 feet to the North line of said Quarter (1/4) Section; thence North 89°-20'-40" East, along the North line of said Quarter (1/4) Section, 2348.18 feet; thence South 00°-23'-07" East, parallel with the East line of said Quarter (1/4) Section, 214.50 feet; thence North 89°-20'-40" East, parallel with the North line of said Quarter (1/4) Section, 203.28 feet to the East line of said Quarter (1/4) Section; thence South 00°-23'-07" East, along the East line of said Quarter (1/4) Section, 1714.41 feet to the point of beginning. Subject to the rights of the public over any part thereof taken, used or dedicated for public roadway purposes. Situated in the County of Winnebago and State of Illinois. Containing 100.00 Acres.

Parcel II

Legal Description:

Part of the Southwest Quarter (1/4) of Section 32, Township 45 North, Range 1 East of the Third Principal Meridian, bounded and described as follows, to-wit: Beginning at the Southeast corner of said Quarter (1/4) Section; thence North 00°-23'-07" West, along the East line of said Quarter (1/4) Section, 721.24 feet; thence North 86°-47'-07" West, 1981.28 feet; thence South 89°-42'-31" West, perpendicular to the West line of said Quarter (1/4) Section, 210.00 feet; thence South 00°-17'-29" East, parallel with the West line of said Quarter (1/4) Section, 855.71 feet to the South line of said Quarter (1/4) Section; thence North 89°-21'-37" East, along the South line of said Quarter (1/4) Section, 2188.79 feet to the point of beginning. Situated in the County of Winnebago and State of Illinois. Containing 39.90 Acres.

Parcel III

Legal Description:

Part of the Northwest Quarter (1/4) of Section 5, Township 44 North, Range 1 East of the Third Principal Meridian, bounded and described as follows, to-wit: Beginning at a point on the North line of said Quarter (1/4) Section which bears North 89°-21'-37" East, 229.55 feet from the Northwest corner of said Quarter (1/4) Section; thence North 89°-21'-37" East, along the North line of said Quarter (1/4) Section, 272.79 feet; thence South 34°-33'-09" West, 161.62 feet to the North Right-Of-Way line of F.A.U. RTE 5106 (IL 70) (Trask Bridge Road); thence North 54°-18'-56" West, along the North Right-Of-Way of said F.A.U. RTE 5106 (IL 70) (Trask Bridge Road), 222.98 feet to the point of beginning. Situated in the County of Winnebago and State of Illinois. Containing 0.41 Acres.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF LOCATING THE BOUNDARIES AND CORNERS THEREOF AND THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

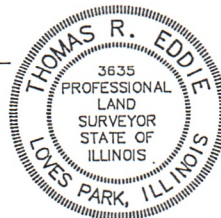
DIMENSIONS ARE GIVEN IN FEET AND DECIMALS OF A FOOT.

FIELD WORK FOR THIS SURVEY WAS COMPLETED ON JANUARY 2, 2017.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL THE _____ DAY OF JANUARY, 2017.

THOMAS R. EDDIE I.P.L.S. 3635
EXPIRATION DATE: 11/30/2018



Part of the Southwest Quarter (1/4) of Section 32, Township 45 North, Range 1 East of the Third Principal Meridian, bounded and described as follows, to-wit: Beginning at a point on the West line of said Quarter (1/4) Section which bears South 00°-17'-29" East, 1100.00 feet from the Northwest corner of said Quarter (1/4) Section; thence North 89°-42'-31" East, perpendicular to the West line of said Quarter (1/4) Section, 660.00 feet; thence South 00°-17'-29" East, parallel with the West line of said Quarter (1/4) Section, 691.00 feet; thence South 86°-47'-07" East, 33.06 feet; thence North 00°-17'-29" West, parallel with the West line of said Quarter (1/4) Section, 726.02 feet; thence South 89°-42'-31" West, perpendicular to the West line of said Quarter (1/4) Section, 693.00 feet to the West line of said Quarter (1/4) Section; thence South 00°-17'-29" East, along the West line of said Quarter (1/4) Section, 33.00 feet to the point of beginning. Subject to the rights of the public over any part thereof taken, used or dedicated for public roadway purposes. Situated in the County of Winnebago and State of Illinois. Containing 1.05 Acres.

Prepared by:
R.K. Johnson & Associates, Inc.
1515 Windsor Road
Loves Park, IL 61111
February 28, 2020 Job No. 16777

