

LAND AUCTION

LISTING #15969

JOHNSON FAMILY - 82 ACRES

WINNEBAGO COUNTY, ILLINOIS

Feb. 24, 2022, 1:00 PM at Holiday Inn, 7550 E. State St., Rockford, IL



DOUG YEGGE

C: 563-320-9900

O: 563-659-8185

Doug@PeoplesCompany.com

ALAN MCNEIL

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Alan@PeoplesCompany.com

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700 6th Ave
DeWitt, Iowa 52742

LAND AUCTION

LEGAL DESCRIPTION:

82 acres MOL being part of the Northwest 1/4 of Section 30, Township 44 North, Range 1 East. Exact legal to come from the title commitment.

COMMENTS & BUILDING INFORMATION:

Winnebago County, Illinois Farmland Auction! Mark your calendars for February 24th 2022 at 1:00 PM at the Rockford, Illinois 61108. Peoples Company is pleased to represent the Johnson Family in the sale of 82 Acres along Highway 2 and Meridian Road just outside of Rockford, Illinois. The combination of high-quality Winnebago County, Illinois, farmland combined with prime roadside frontage along Highway 20 and Meridian Road makes for a rare opportunity to purchase land in a tightly held area! The farm contains an estimated 37.17 FSA tillable acres carrying a Productivity Index Rating of 114.8 with the primary soil types of Comfrey loam and Kidder loam. The farm is open for the 2022 cropping season. This farm would make for a great add-on to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. The farmland will be offered as a single tract through a live, in-person, auction as well as a virtual live online auction option. The auction will take place at 1:00 PM at the Holiday Inn located at 7550 E. State St., Rockford, IL., 61108. This property offers prime farming, recreational, and excellent building site opportunities on a hard surface road.

LEASE/FSA INFORMATION:

Open for the 2022 crop year.

Johnson Family, 82 Acres M/L, Winnebago County, IL

Feb. 24, 2022, 1:00 PM at the Holiday Inn,

7550 E. State St., Rockford, IL.

TOTAL ACRES:	82
PRICE:	
Price Per Acre:	
Owner:	Johnson Family
Operator:	Cross
County & State:	Winnebago Co., IL
Location:	2 miles west of Rockford, IL
Possession Date:	At closing, subject to Tenant's rights
Drainage Info:	Natural
Average Productivity:	114 P.I.
Taxable Acres:	79.32
Net RE Taxes:	\$2,283.72
Taxes Payable In:	2020-2021
Topography:	Gently Rolling

F.S.A. INFORMATION:

Farmland:	81.55
Crop Acres:	37.17
CRP Acres:	
Corn Base:	37.17
Corn Yield:	124
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	82
Tillable Acres:	37.17
CRP Acres:	
Farmstead:	3
Roads:	.3
Waterways:	
Timber:	41.53

DOUGLAS R. YEGGE

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YEGGEMCNEILLAND.COM

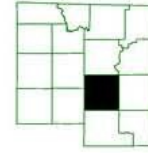
PeoplesCompany.com
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700 6th Ave
DeWitt, Iowa 52742

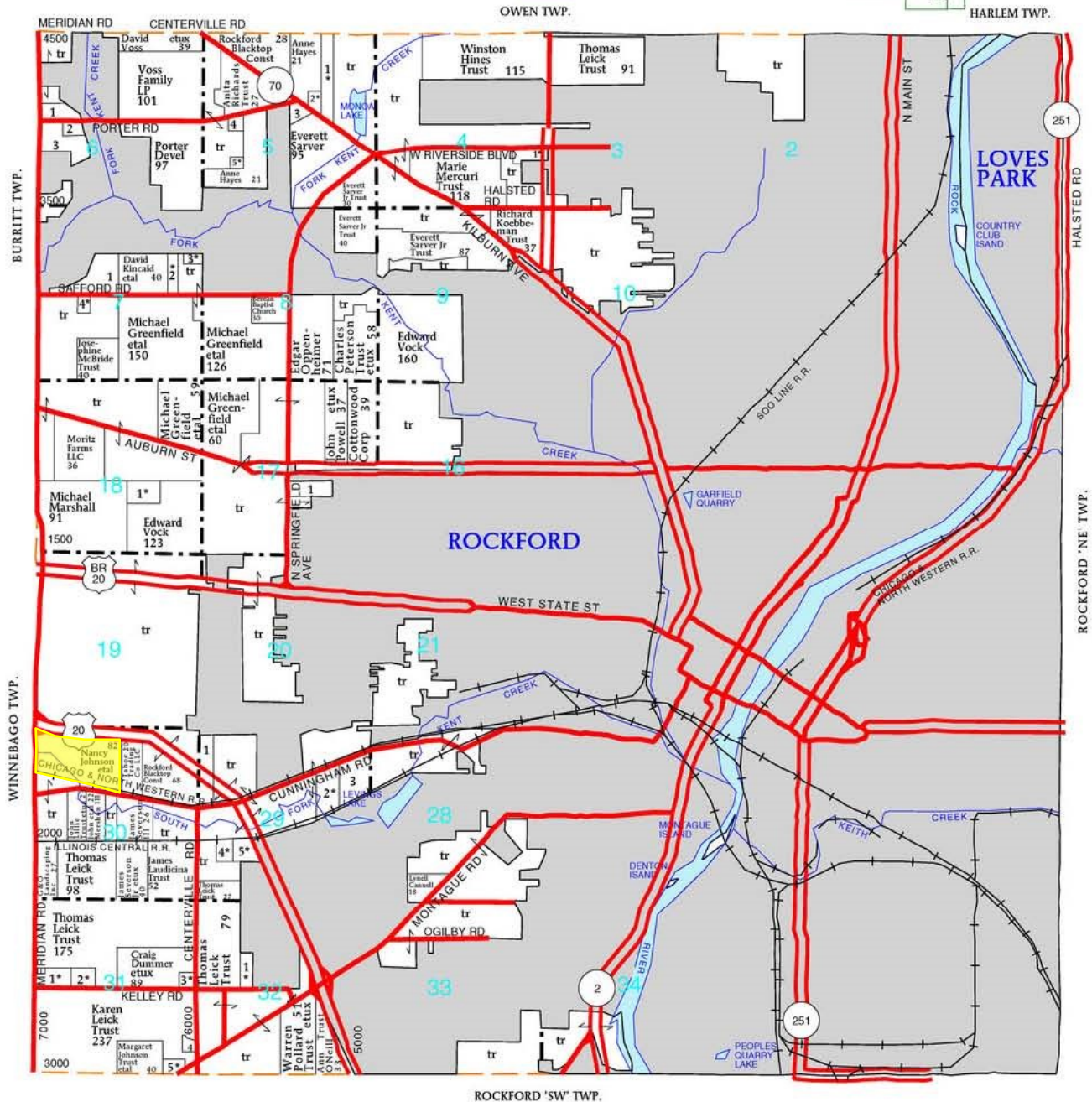
T-44-N

ROCKFORD 'NW' PLAT

(Landowners)



R-1-E

**ROCKFORD 'NW'**
TOWNSHIP**SECTION 4**

1. Thelen, John 6

SECTION 5

1. Carter, Timothy 18

2. Trappe, Stanley 2

3. Sarver Jr Trust, Everett 11

4. Plymale Trust, Jennifer 11

5. Sally Trust, Richard 6

SECTION 6

1. Bageanis, Louis 16

2. Caputo, Martha 7

3. Pierce Biotechnology Inc 21

SECTION 7

1. Ames, Jack 6

2. Hughes, Lawrence 10

3. Williams, Daniel 12

4. Wise, James 13

SECTION 17

1. Lincolnwood Baptist Church 14

SECTION 18

1. Countryman Trust, Curtis 20

SECTION 29

1. Equity Trust Co 20

2. Ferris Jr, Steven 20

3. Amcore Investment Group 23

4. Gully, Lavern 5

5. Bell, Tyrone 11

SECTION 31

1. Myers, Jeffrey 10

2. Phelps, Robert 13

SECTION 32

3. Parick, Maurice 10

4. Bonne, George 5

5. Defatte, Robert 5

SECTION 32

1. Hill, Scott 10

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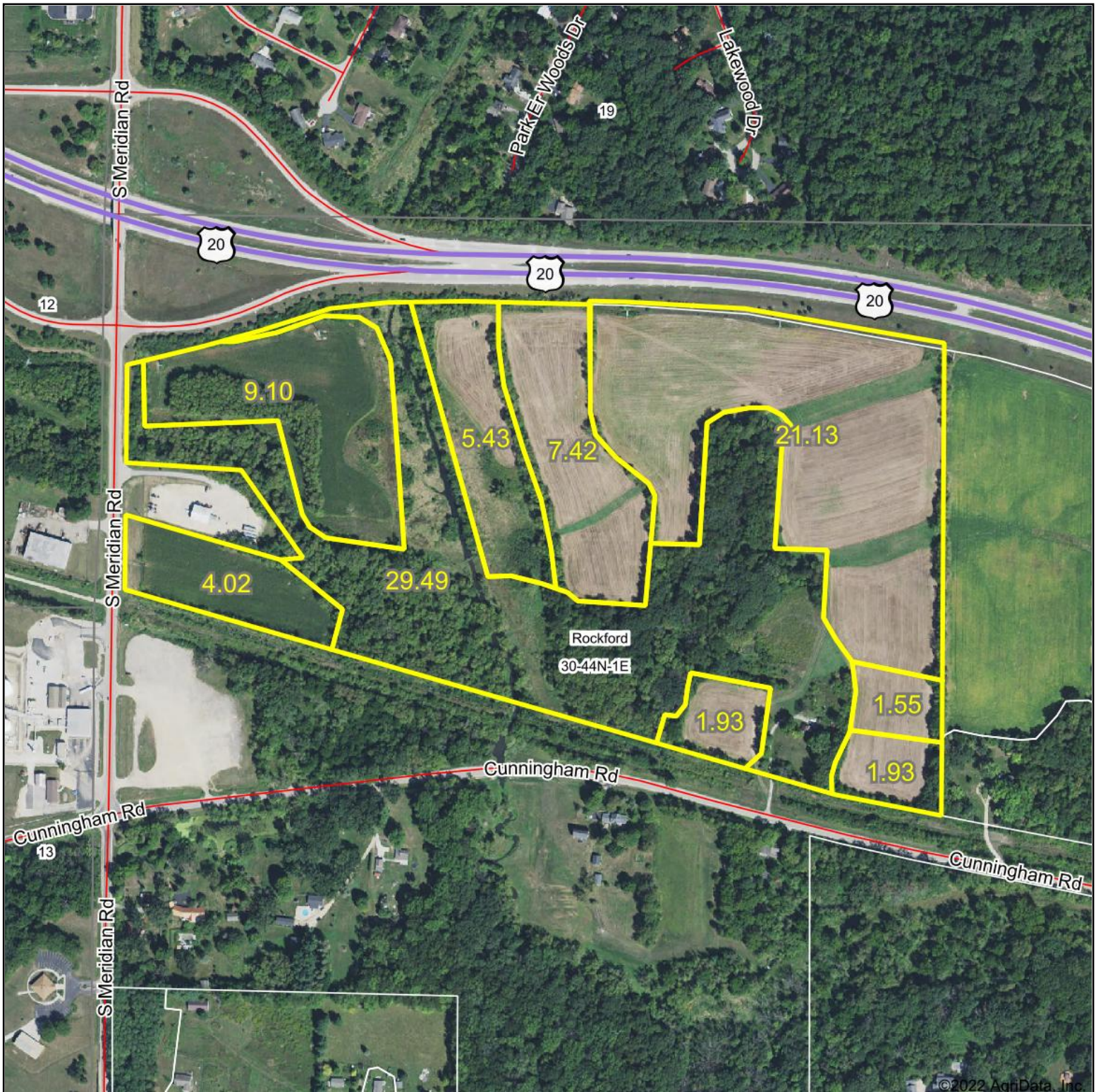
WINNEBAGO CO., IL

Douglas R. Yegge 563-320-9900

Alan McNeil 563-321-1125

www.yeggemcneilland.com

Aerial Map



Map Center: 42° 15' 47.78, -89° 10' 5.18

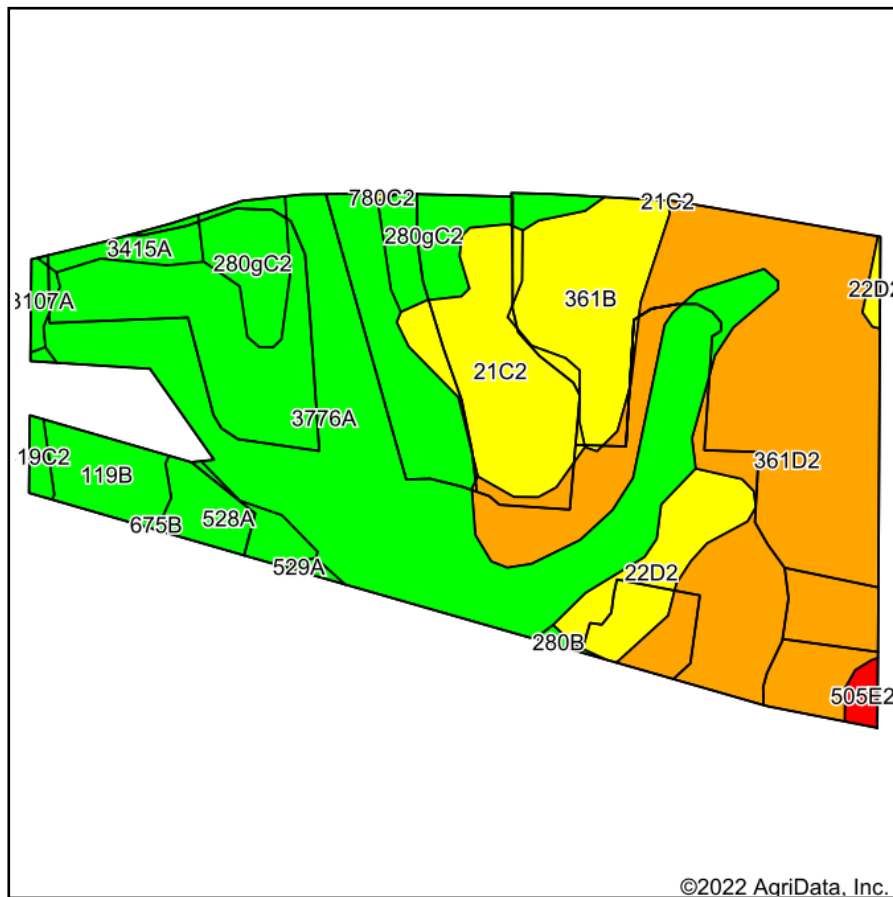
0ft 529ft 1059ft



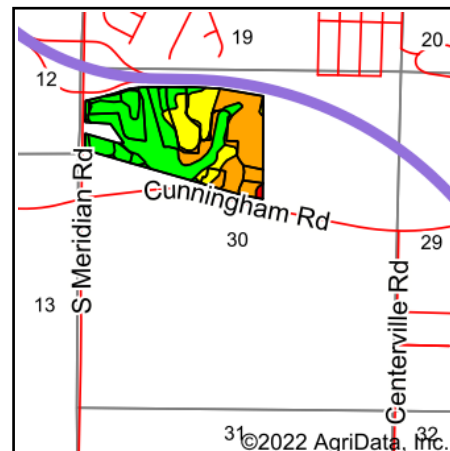
30-44N-1E
Winnebago County
Illinois



Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Winnebago**
 Location: **30-44N-1E**
 Township: **Rockford**
 Acres: **82**
 Date: **1/23/2022**

PC PEOPLES
 COMPANY
 INNOVATIVE. REAL ESTATE. SOLUTIONS.

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL201, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <i>b</i>	Alfalfa <i>d</i> hay, T/A	Crop productivity index for optimum management
3776A	Comfrey loam, 0 to 2 percent slopes, frequently flooded	28.81	35.1%		185	61	69	89	0.00	138
**361D2	Kidder loam, 6 to 12 percent slopes, eroded	25.10	30.6%		**127	**43	**52	**60	**3.26	**95
**21C2	Pecatonica silt loam, 5 to 10 percent slopes, eroded	6.51	7.9%		**143	**46	**56	**72	**4.20	**105
**361B	Kidder loam, 2 to 4 percent slopes	5.69	6.9%		**136	**46	**55	**63	**3.47	**101
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	5.18	6.3%		**155	**49	**61	**79	**4.90	**113
**22D2	Westville silt loam, 10 to 18 percent slopes, eroded	3.67	4.5%		**135	**45	**53	**66	**3.68	**101
**119B	Elco silt loam, 2 to 5 percent slopes	2.19	2.7%		**149	**49	**58	**74	**4.22	**111
528A	Lahoguess loam, 0 to 2 percent slopes	2.08	2.5%		170	55	65	88	0.00	126
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	1.07	1.3%		180	57	66	89	0.00	131
**505E2	Dunbarton silt loam, 12 to 20 percent slopes, eroded	0.46	0.6%		**76	**27	**31	**39	0.00	**58
**419C2	Flagg silt loam, 5 to 10 percent slopes, eroded	0.44	0.5%		**151	**48	**59	**77	**4.67	**111
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	0.44	0.5%		189	60	71	98	0.00	139
529A	Selma loam, 0 to 2 percent slopes	0.14	0.2%		163	53	64	84	0.00	121
**280B	Fayette silt loam, glaciated, 2 to 5 percent slopes	0.13	0.2%		**165	**52	**65	**84	**5.22	**121
**675B	Greenbush silt loam, 2 to 5 percent slopes	0.09	0.1%		**182	**57	**69	**96	0.00	**133

	Weighted Average	154.1	51	59.9	74.6	2.19	114.6
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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/>

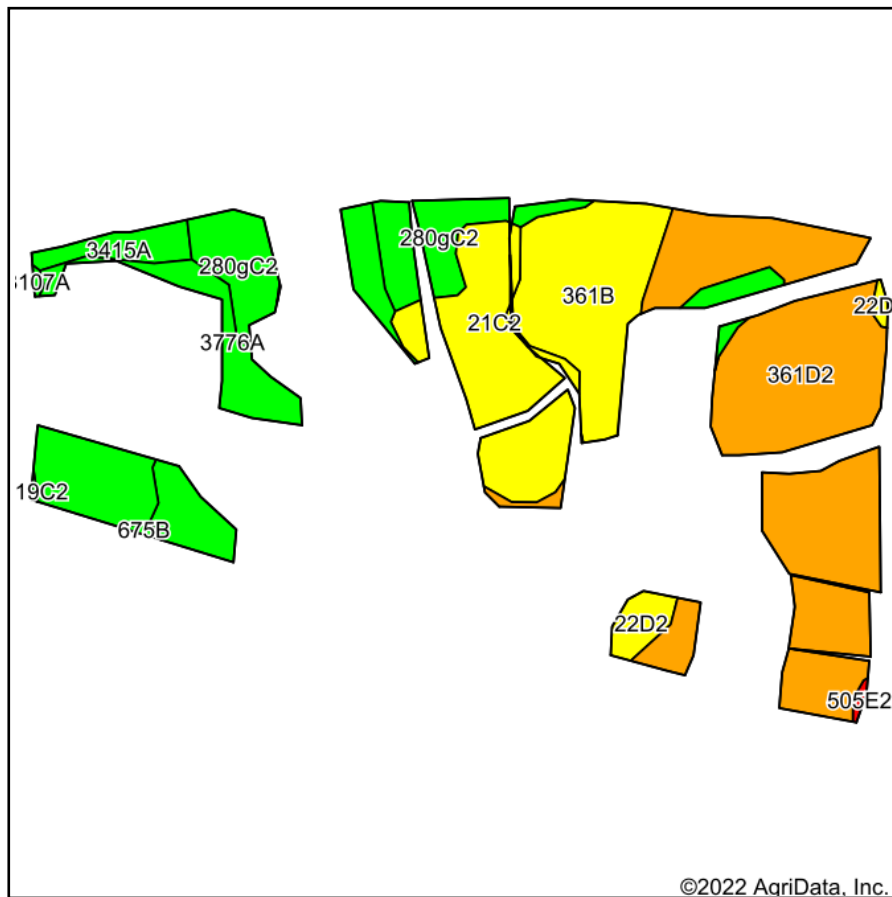
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

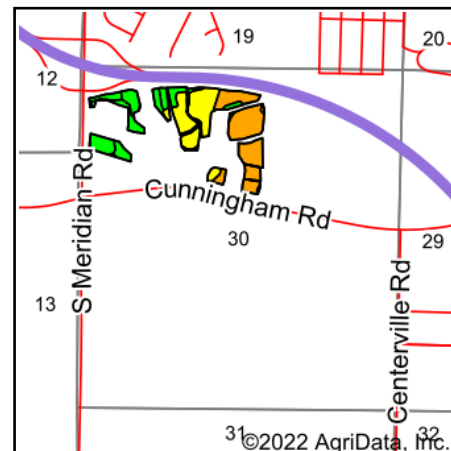
d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Winnebago**
 Location: **30-44N-1E**
 Township: **Rockford**
 Acres: **37.17**
 Date: **1/23/2022**



Maps Provided By:



Area Symbol: IL201, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Alfalfa ^d hay, T/A	Crop productivity index for optimum management
**361D2	Kidder loam, 6 to 12 percent slopes, eroded	14.55	39.1%		**127	**43	**52	**60	**3.26	**95
**21C2	Pecatonica silt loam, 5 to 10 percent slopes, eroded	5.35	14.4%		**143	**46	**56	**72	**4.20	**105
**361B	Kidder loam, 2 to 4 percent slopes	5.22	14.0%		**136	**46	**55	**63	**3.47	**101
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	3.82	10.3%		**155	**49	**61	**79	**4.90	**113
3776A	Comfrey loam, 0 to 2 percent slopes, frequently flooded	3.10	8.3%		185	61	69	89	0.00	138
**119B	Elco silt loam, 2 to 5 percent slopes	2.08	5.6%		**149	**49	**58	**74	**4.22	**111
528A	Lahoguess loam, 0 to 2 percent slopes	1.14	3.1%		170	55	65	88	0.00	126
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	0.96	2.6%		180	57	66	89	0.00	131
**22D2	Westville silt loam, 10 to 18 percent slopes, eroded	0.80	2.2%		**135	**45	**53	**66	**3.68	**101
**505E2	Dunbarton silt loam, 12 to 20 percent slopes, eroded	0.08	0.2%		**76	**27	**31	**39	0.00	**58
**675B	Greenbush silt loam, 2 to 5 percent slopes	0.07	0.2%		**182	**57	**69	**96	0.00	**133
Weighted Average					142.4	47.1	56.4	69.1	3.19	105.6

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

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** 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".

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



United States
Department of
Agriculture

Winnebago County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary
plss_a_il

0 285 570 1,140
Feet

2022 Program Year
Map Created December 13, 2021

Wetland Determination Identifiers

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

Tract Cropland Total: 37.17 acres

Farm 701
Tract 1535

IL201_T1535

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

U.S. Department of Agriculture
Farm Service Agency

FARM: 701
Prepared: 12/28/21 2:11 PM
Crop Year: 2022
Page: 1 of 1

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name Farm Identifier
Not Applicable

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
81.55	37.17	37.17	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	37.17	0.0	0.0					

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
NONE	CORN	NONE	NONE	NONE	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	37.17	124	0.00
Total Base Acres:	37.17		

Tract Number: 1535 Description H9 (2) NW ROCKFORD TWP SEC 30

FSA Physical Location : Winnebago, IL ANSI Physical Location: Winnebago, IL

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
81.55	37.17	37.17	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	37.17	0.0	0.0			
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	37.17	124	0.00				
Total Base Acres:	37.17						

Owners: JOHNSON, NANCY JEAN JOHNSON, BRUCE ALLAN JOHNSON, TINA A

Other Producers: None