

THE ROSSETTER FARM

451[±] ACRES, BOONE & WINNEBAGO COUNTIES, ILLINOIS



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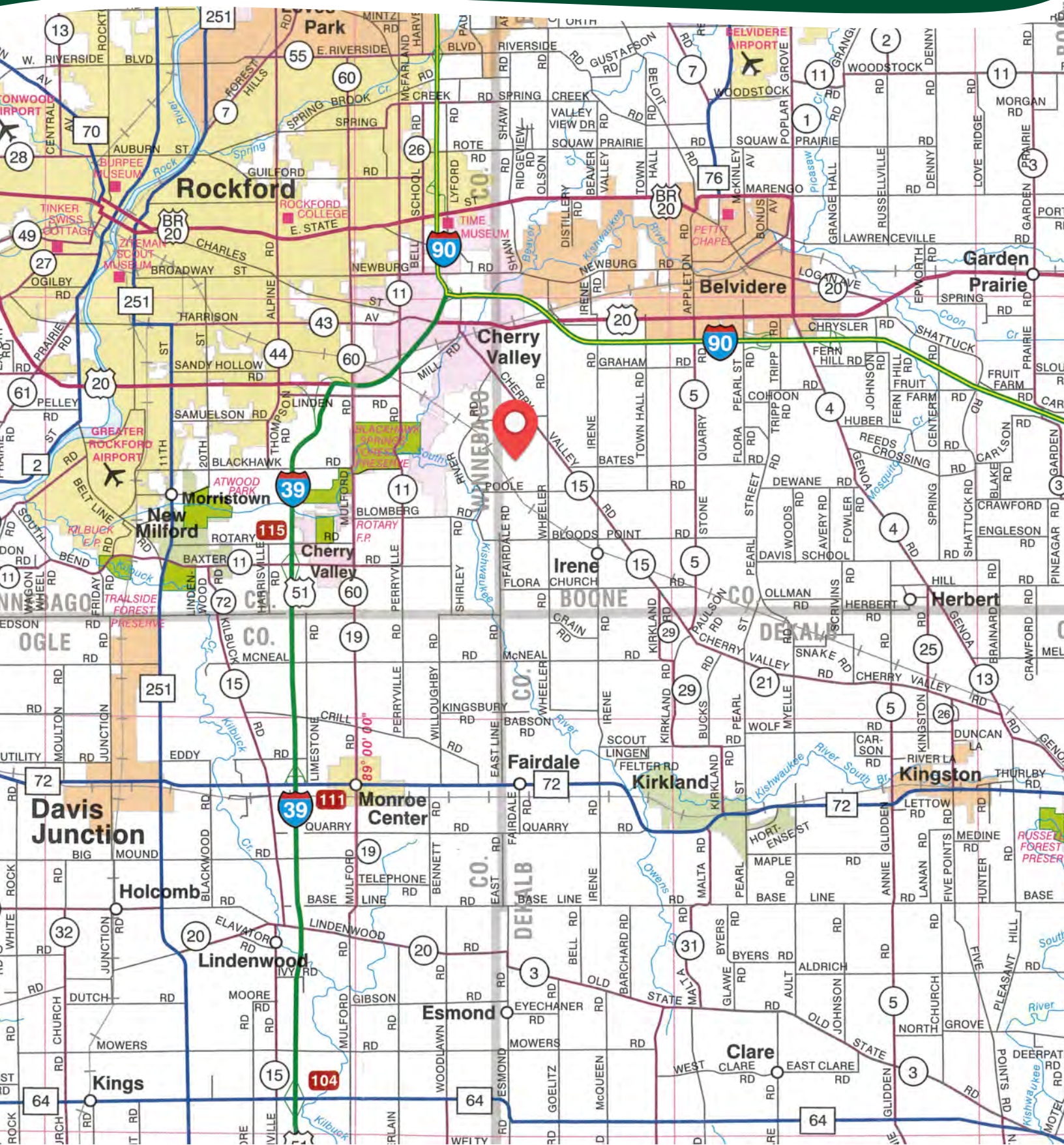
THE ROSSETTER FARM

AERIAL MAP



THE ROSSETTER FARM

HIGHWAY MAP



THE ROSSETTER FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 55 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Cherry Valley (3/4 mile north), Belvidere (3 miles northeast), and Rockford (3 miles west).
FRONTAGE	There is approximately 1/8 mile of road frontage on Cherry Valley Road, 1/8 mile on Burton Road, and 1/2 mile on Rossetter Road.
MAJOR HIGHWAYS	U.S. Route 20 is 1 5/8 miles north, Interstate 90 is 1 3/4 miles northeast, and Interstate 39 is 2 miles northwest of the property.
LEGAL DESCRIPTION	A brief legal description indicates the Rossetter Farm is located in Parts of Section 7, 18, & 19 in Township 43 North – Range 3 East (Flora Township), Boone County, Illinois, and Parts of Sections 12 & 13, Township 43 North – Range 2 East (Cherry Valley Township), Winnebago County, Illinois.
TOTAL ACRES	There are a total of 451.12 acres, more or less, according to the Boone and Winnebago County Assessors.
TILLABLE ACRES	There are approximately 400.22 tillable acres, estimated.
SOIL TYPES	Dakota loam is the primary soil type on this farm.
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 \$9,250 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 Rossetter Farm.
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 ROSSETTER FARM

PROPERTY DETAILS

PARCEL ID#	2021 TAXES	TOTAL ACRES +/-	COUNTY	ZONING
07-07-300-006	\$823.84	38.28	BOONE	A-1, Ag. Conservation
07-07-300-010	\$862.48	39.80	BOONE	A-1, Ag. Conservation
07-18-100-001	\$1,784.78	89.50	BOONE	A-1, Ag. Conservation
07-18-100-003	\$1,222.24	67.50	BOONE	A-1, Ag. Conservation
07-18-100-004	\$56.40	5.00	BOONE	A-1, Ag. Conservation
07-18-300-001	\$2,445.50	86.50	BOONE	A-1, Ag. Conservation
07-18-300-003	\$76.56	8.53	BOONE	A-1, Ag. Conservation
07-19-100-002	\$660.48	25.39	BOONE	A-1, Ag. Conservation
16-12-400-006	\$519.68	20.00	WINNEBAGO	AG, Agricultural Priority
16-13-200-003	\$693.48	40.00	WINNEBAGO	AG, Agricultural Priority
16-13-400-003	\$130.96	8.03	WINNEBAGO	AG, Agricultural Priority
16-13-400-005	\$438.92	22.59	WINNEBAGO	AG, Agricultural Priority
TOTALS	\$9,715.32	451.12		

THE ROSSETTER FARM

PROPERTY PHOTOS



THE ROSSETTER FARM

PROPERTY PHOTOS



THE ROSSETTER FARM

PROPERTY PHOTOS



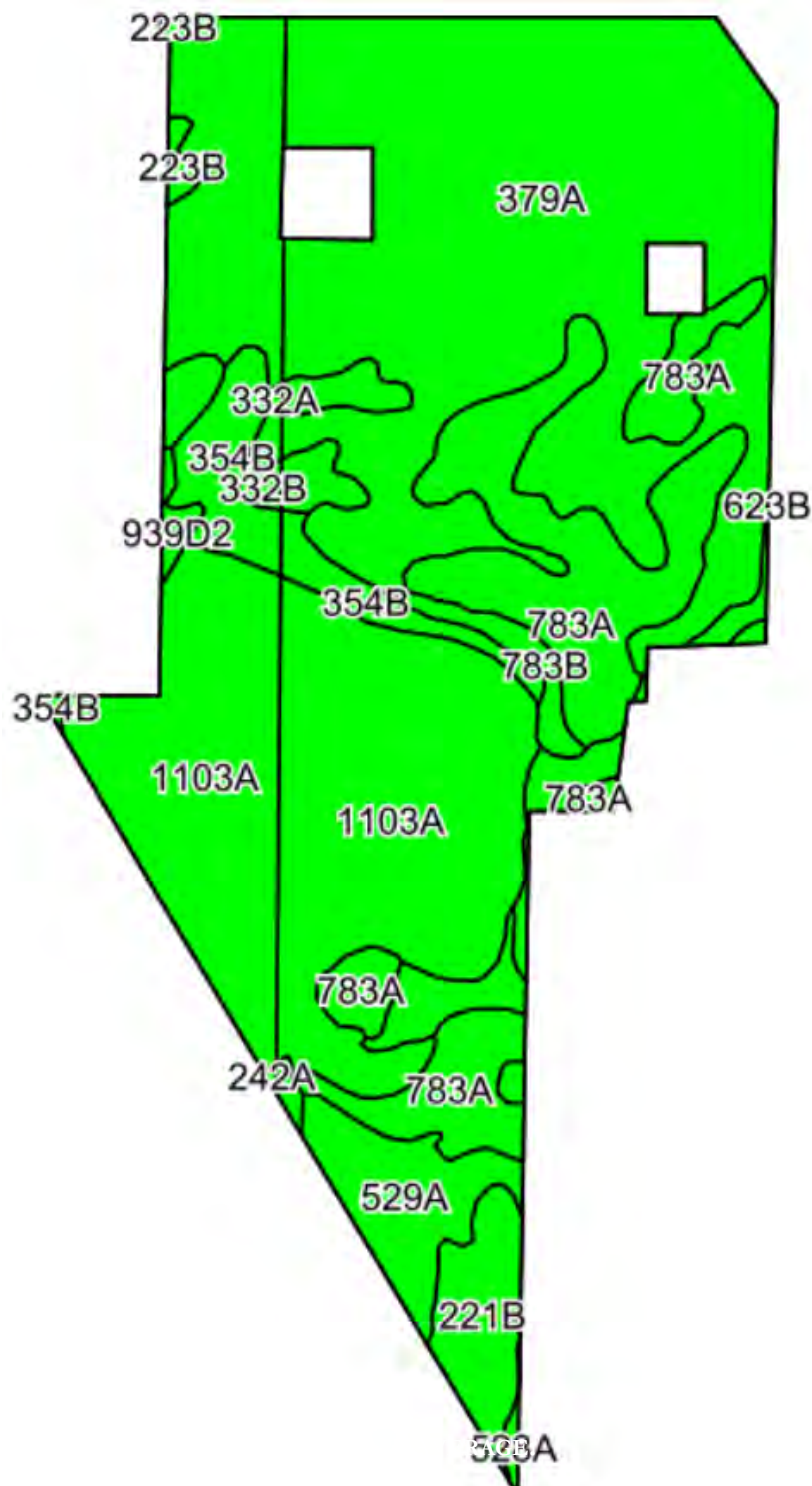
THE ROSSETTER FARM

PROPERTY PHOTOS



THE ROSSETTER FARM

SOILS MAP



THE ROSSETTER FARM

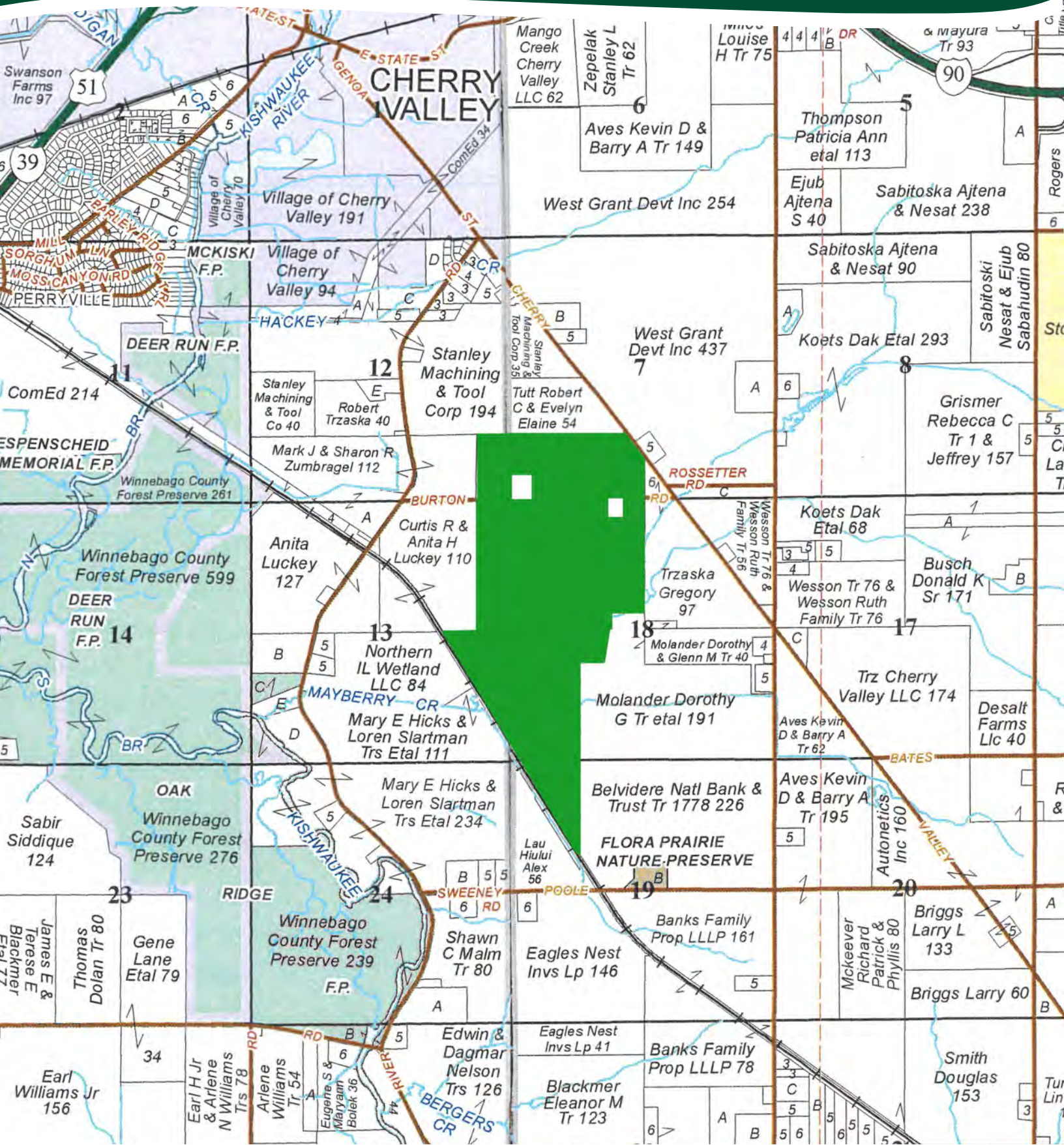
SOILS INFORMATION

SOILS DESCRIPTIONS & PRODUCTIVITY DATA

SOIL #	SOIL NAME	APPROX. ACRES	CORN YIELD INDEX (CYI)*	PRODUCTIVITY INDEX (PI)*
379A	Dakota loam	158.30	150	112
1103A	Houghton muck	62.79	175	130
783A	Flagler sandy loam	54.51	129	96
1103A	Houghton muck	38.54	175	130
379A	Dakota loam	29.86	150	112
529A	Selmass loam	20.94	163	121
221B	Parr silt loam	12.30	157	118
354B	Hononegah loamy coarse sand	6.18	113	83
332B	Billett sandy loam	3.49	134	98
332A	Billett sandy loam	3.27	135	99
783B	Flagler sandy loam	3.12	128	95
332B	Billett sandy loam	2.72	134	98
223B	Varna silt loam	1.79	156	115
528A	Lahoguess loam	0.77	170	126
354B	Hononegah loamy coarse sand	0.75	113	83
8776A	Comfrey loam	0.34	185	138
332A	Billett sandy loam	0.28	135	99
354A	Hononegah loamy coarse sand	0.27	114	84
WEIGHTED AVERAGE:			153.2	114.1

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

PLAT MAP



THE ROSSETTER FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. WETLANDS & FLOODPLAIN MAP
5. PIPELINE MAP (BOONE COUNTY)
6. PIPELINE MAP (WINNEBAGO COUNTY)

For more information, please visit MGW.us.com

or contact:

Mark Mommsen (815) 901-4269 | Mark.Mommsen@mgw.us.com

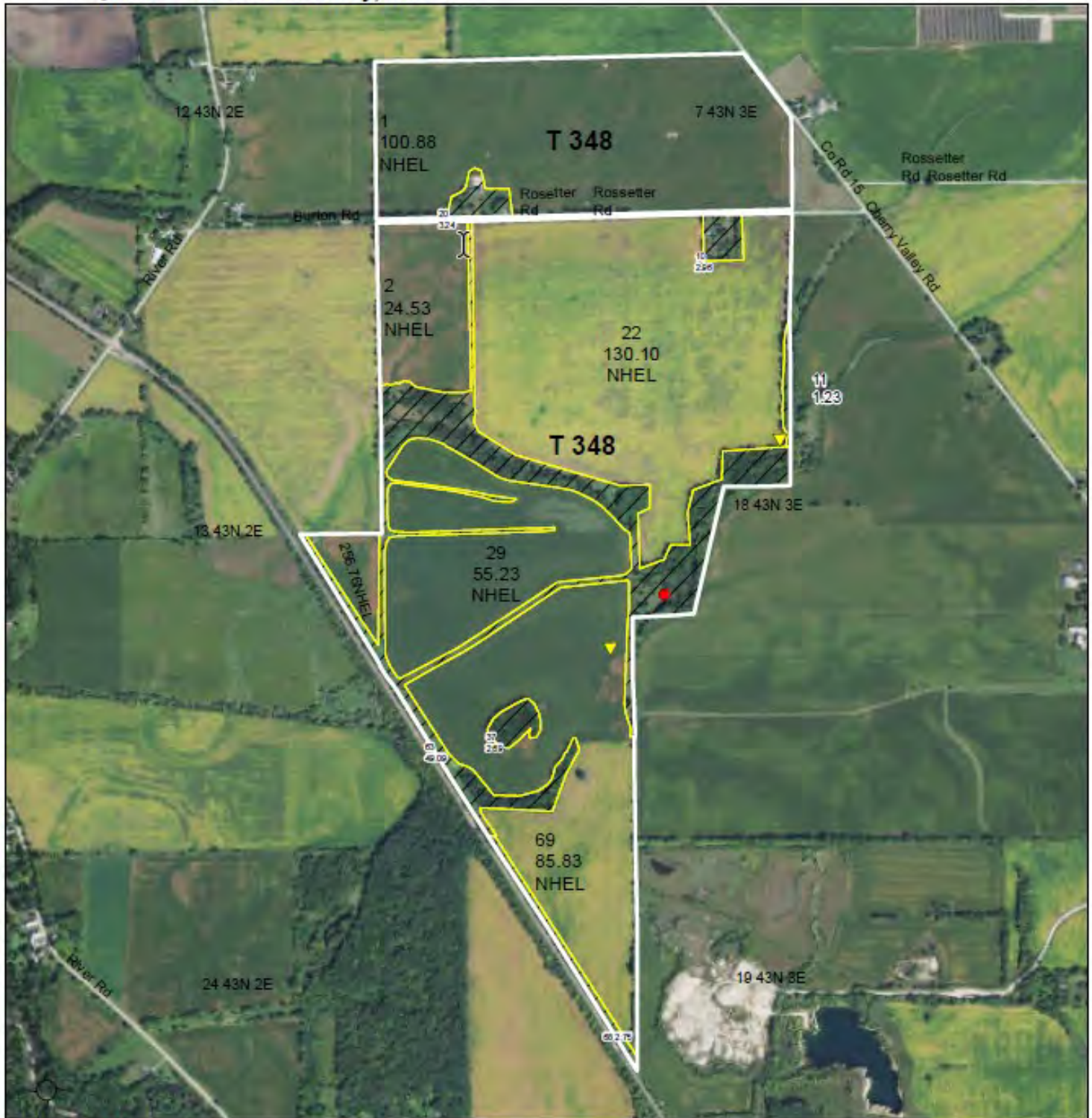


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REAL ESTATE SERVICES



United States
Department of
Agriculture

Boone County, Illinois



Tract Boundary Common Land Unit

- Non-Cropland
- Cropland
- plss_a_IL_WMAS
- CRP

Wetland Determination Identifiers

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

0 487.5 975 1,950
Feet

2022 Program Year
Map Created December 06, 2021

Farm 563
Tract 348

Tract Cropland Total: 403.33 acres

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ILLINOIS

BOONE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 563

Prepared : 1/12/23 8:39 AM CST

Crop Year : 2023

Operator Name :
 CRP Contract Number(s) : None
 Recon ID : None
 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
465.29	403.33	403.33	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	403.33	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	284.60	0.00	139	
Soybeans	118.73	0.00	44	
TOTAL	403.33	0.00		

NOTES

Tract Number : 348

Description : A10-4,5 & A11-1,5 FLORA SEC. 7 & 18
 FSA Physical Location : ILLINOIS/BOONE
 ANSI Physical Location : ILLINOIS/BOONE
 BIA Unit Range Number :
 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	WRP	CRP	GRP	Sugarcane
465.29	403.33	403.33	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	403.33	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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ILLINOIS
BOONE
Form: FSA-156EZ



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Farm Service Agency

Abbreviated 156 Farm Record

FARM : 563
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Tract 348 Continued ...

Soybeans	118.73	0.00	44
TOTAL	403.33	0.00	

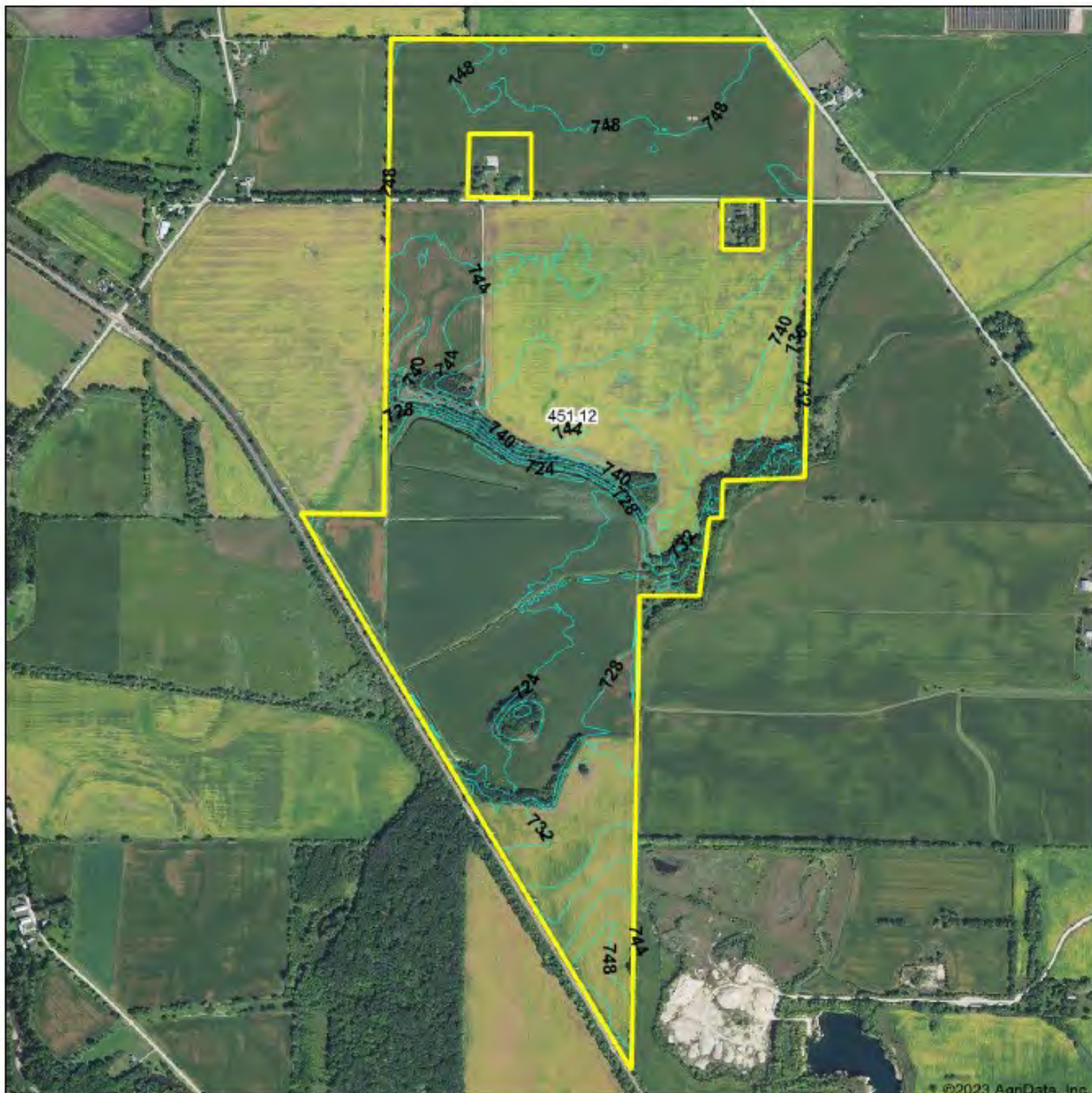
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Topography Contours



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Maps Provided By



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Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 718.9

Max: 754.8

Range: 35.9

Average: 737.4

Standard Deviation: 9.88 ft

0ft 1285ft 2570ft

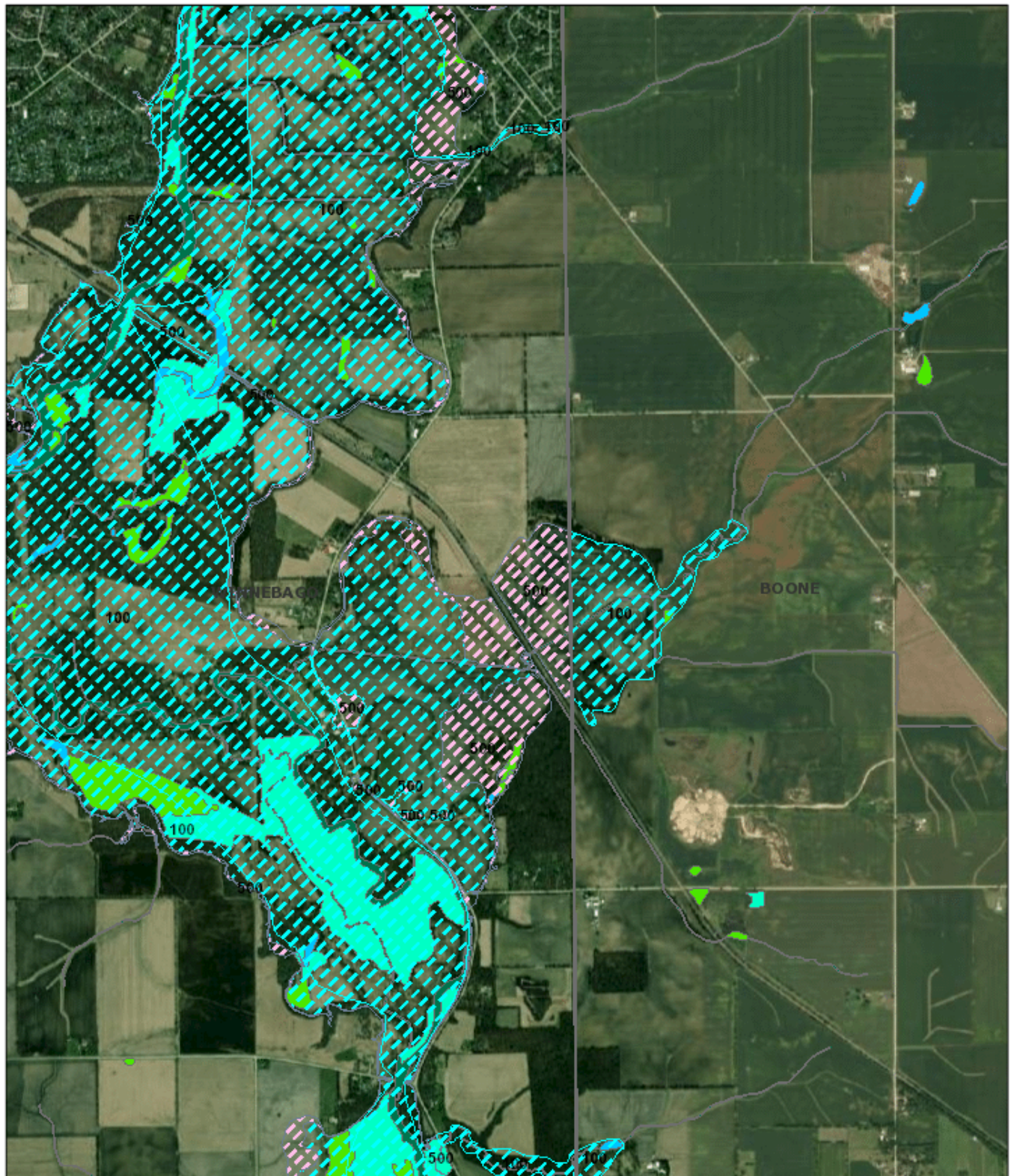


1/12/2023

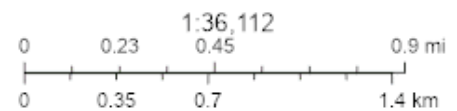
Map Center: 42.201685, -88.939859

18-43N-3E
Boone County
Illinois

Wetlands & Floodplain Map



January 13, 2023



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Resource Management Mapping Service (<https://www.rmms.illinois.edu>)

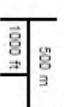
NATIONAL PIPELINE MAPPING SYSTEM

BOONE COUNTY



Legend

- Gas Transmission Pipelines
- Hazardous Liquid Pipelines
- County Boundaries



Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.

Questions regarding this map or its contents can be directed to npmis@dot.gov.

Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application at www.rpms.phmsa.dot.gov

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Date Printed: Jan 11, 2023



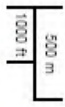
NATIONAL PIPELINE MAPPING SYSTEM

WINNEBAGO COUNTY



Legend

- Gas Transmission Pipelines
- Hazardous Liquid Pipelines
- County Boundaries
- GOM Block Groups
- GOM Blocks



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