

THE HARRIS FARM

99[±] Acres, Pecatonica Township, Winnebago County, IL



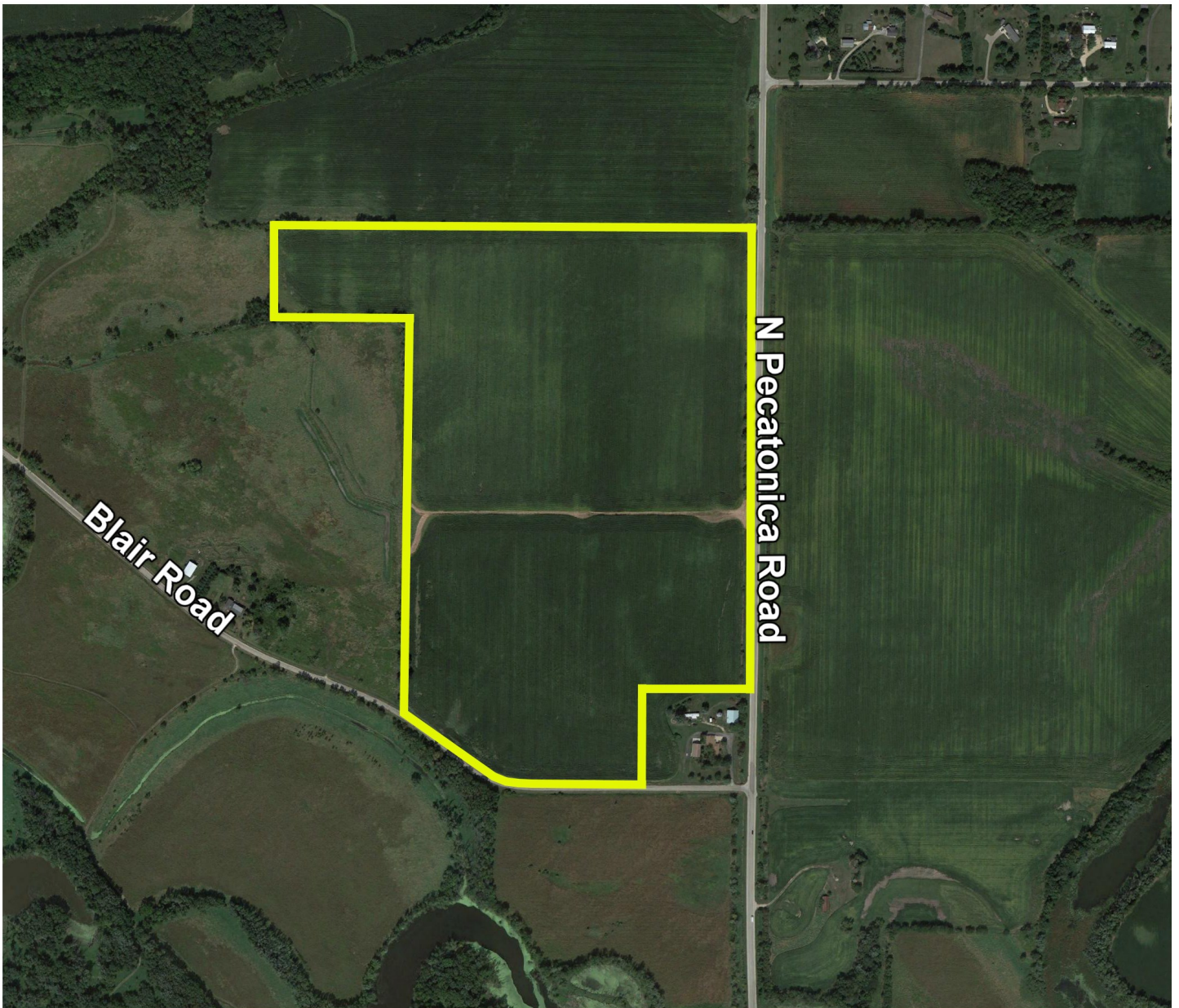
2020 Aberdeen Court, Sycamore, IL 60178

Phone: (815) 756-3606

Email: info@mgw.us.com

THE HARRIS FARM

Aerial Map



THE HARRIS FARM

Property Details

LOCATION	The subject farm is located approximately 79 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Pecatonica (1/2 mile south), Rockford (9 miles east), and Freeport (11 miles west).
FRONTAGE	There is approximately 15/16 mile of road frontage on N Pecatonica Road and 1/4 mile on Blair Road.
MAJOR HIGHWAYS	U.S. Route 20 is 2 5/8 miles south, Illinois Route 70 is 3 1/2 miles northeast, and Illinois Route 75 is 6 miles north of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Harris Farm is located in Part of the Northeast Quarter of Section 20, Township 27 North – Range 10 East (Pecatonica Township), Winnebago County, Illinois.
TOTAL ACRES	There are a total of approximately 98.98 acres, estimated.
TILLABLE ACRES	There are approximately 93.5 tillable acres, estimated.
SOIL TYPES	Major soil types found on this farm include Kendall silt loam and Drummer silty clay loam.
TOPOGRAPHY	The topography of the subject farm is 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 AND TERMS	The asking price is \$12,450 per acre. The owners are seeking a cash sale. 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 Harris Farm.

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Property Details

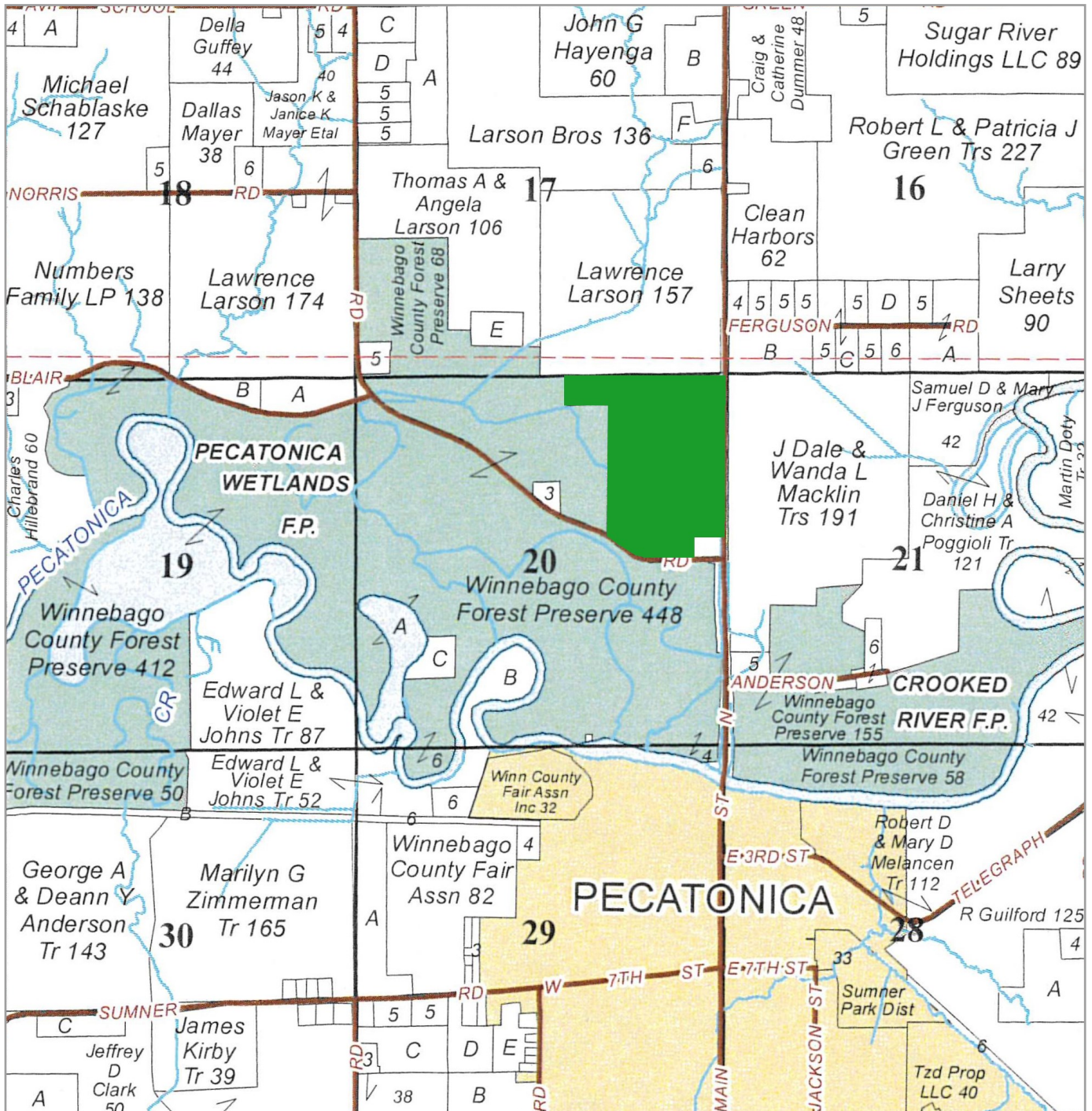
TAXES	The 2021 real estate taxes for PIN# 09-20-200-001 totaled \$104.74. The remaining taxes are to be determined pending a parcel split of PIN#09-20-200-006.
ZONING	The property is zoned AG - Agricultural Priority.
COMMENTS	The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark T. Mommsen at Martin, Goodrich & Waddell, Inc. at 815-901-4269.

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Property Photos



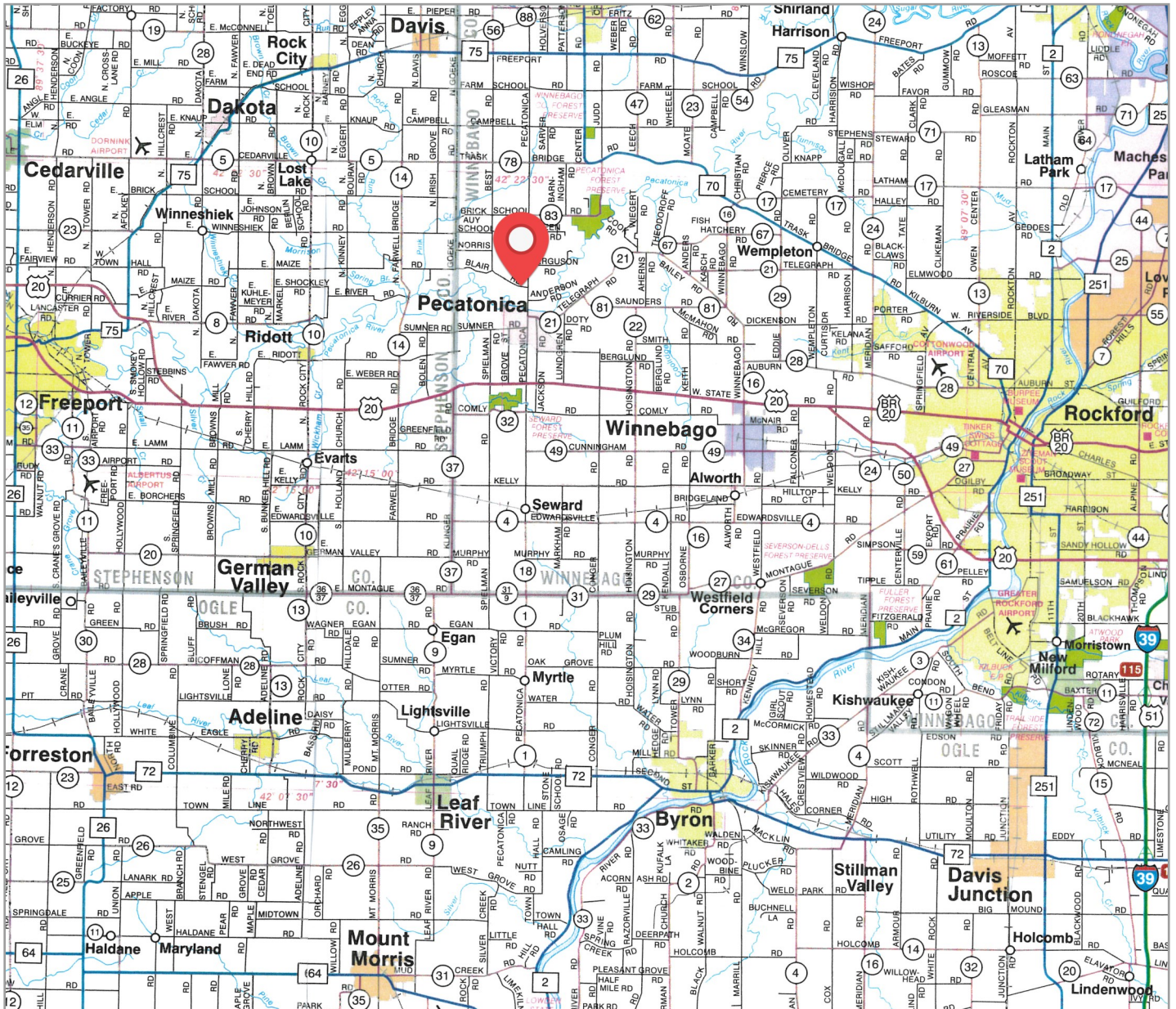
Plat Map



The Harris Farm is located in Part of the Northeast Quarter of Section 20, Township 27 North – Range 10 East (Pecatonica Township), Winnebago County, Illinois.

THE HARRIS FARM

Highway Map



The Harris Farm is located approximately 79 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Pecatonica (1/2 mile south), Rockford (9 miles east), and Freeport (11 miles west).

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Topography & Flood Map

Topography Contours



Maps Provided By
 surety
CUSTOMIZED ONLINE MAPPING
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Flood related information provided by FEMA

Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 736.5

Max: 743.2

Range: 6.7

Average: 740.3

Standard Deviation: 0.85 ft

0ft 454ft 908ft



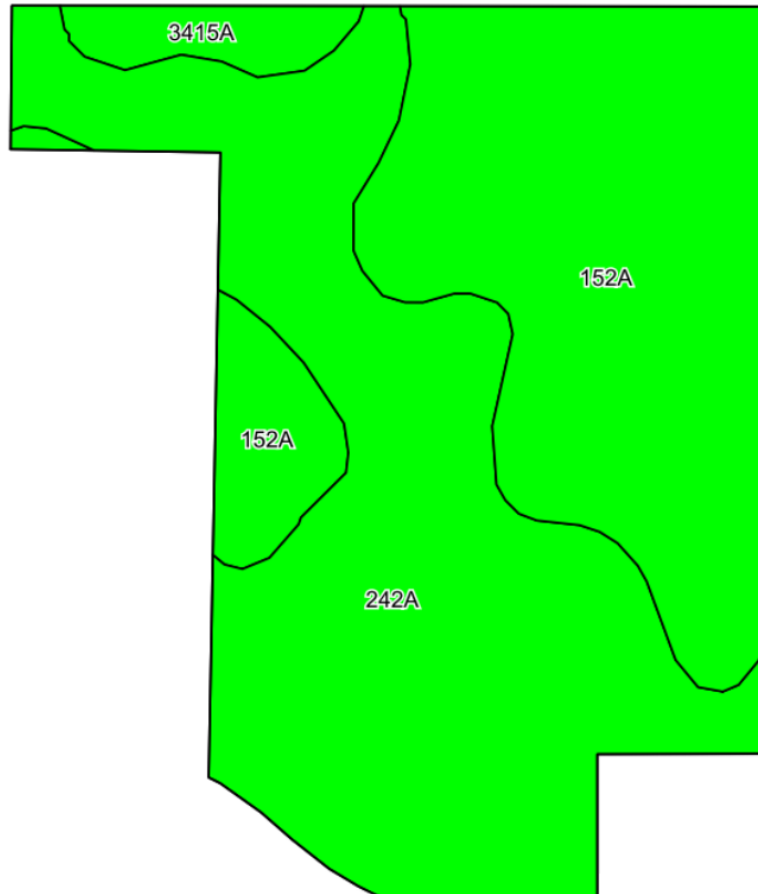
10/4/2022

20-27N-10E
Winnebago County
Illinois

Map Center: 42.329066, -89.363723

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Soils Information



SOILS DESCRIPTIONS & PRODUCTIVITY DATA

Soil #	Soil Name	Approx. Acres	Corn Yield Index (CYI)*	Productivity Index (PI)*
242A	Kendall silt loam	49.25	172	125
152A	Drummer silty clay loam	40.91	195	144
3415A	Orion silt loam	3.34	180	131
Weighted Average:			182.3	133.5

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