

THE WOODSTOCK FARM

396[±] ACRES, MCHENRY COUNTY, ILLINOIS



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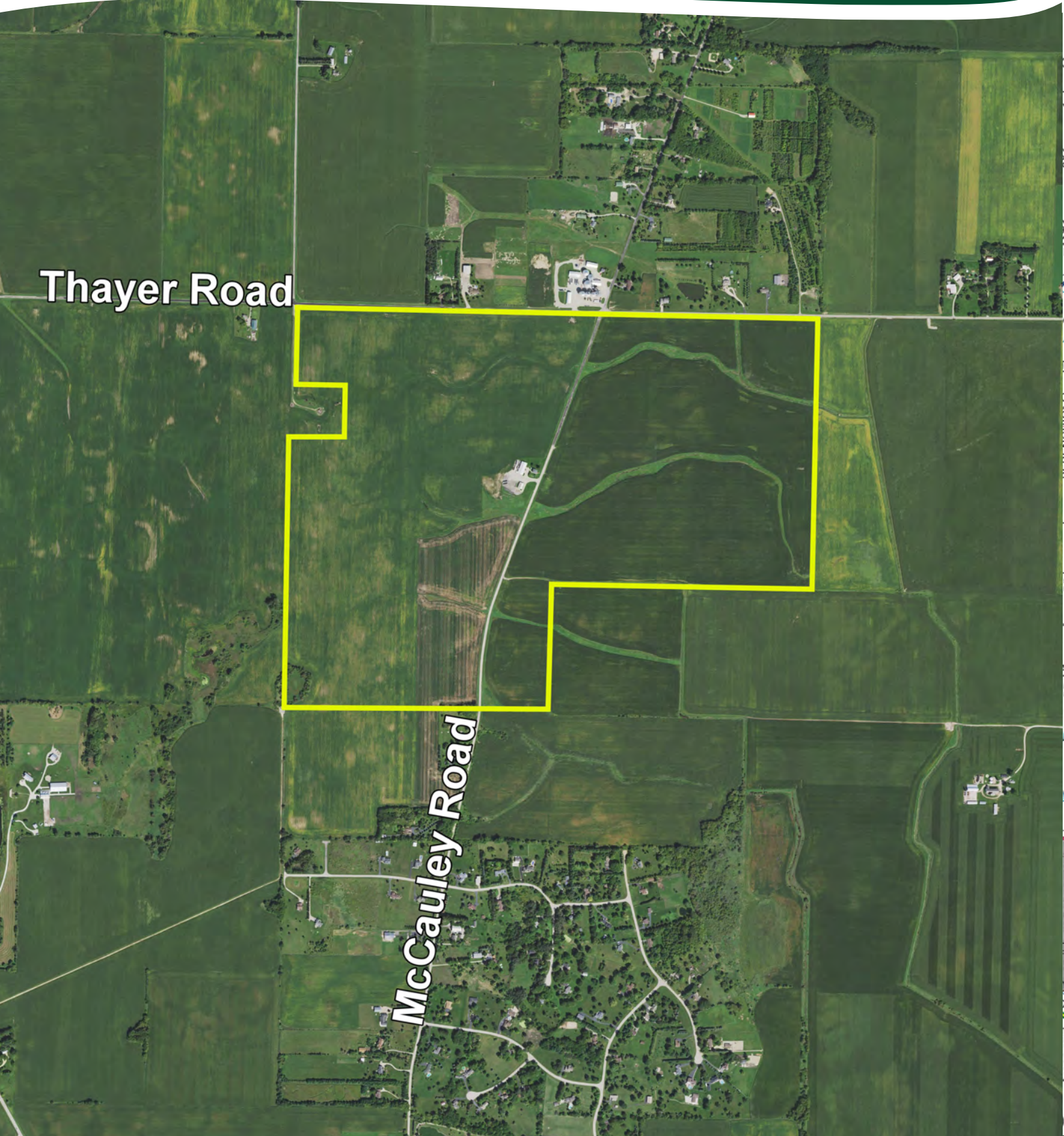
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THE WOODSTOCK FARM

AERIAL MAP

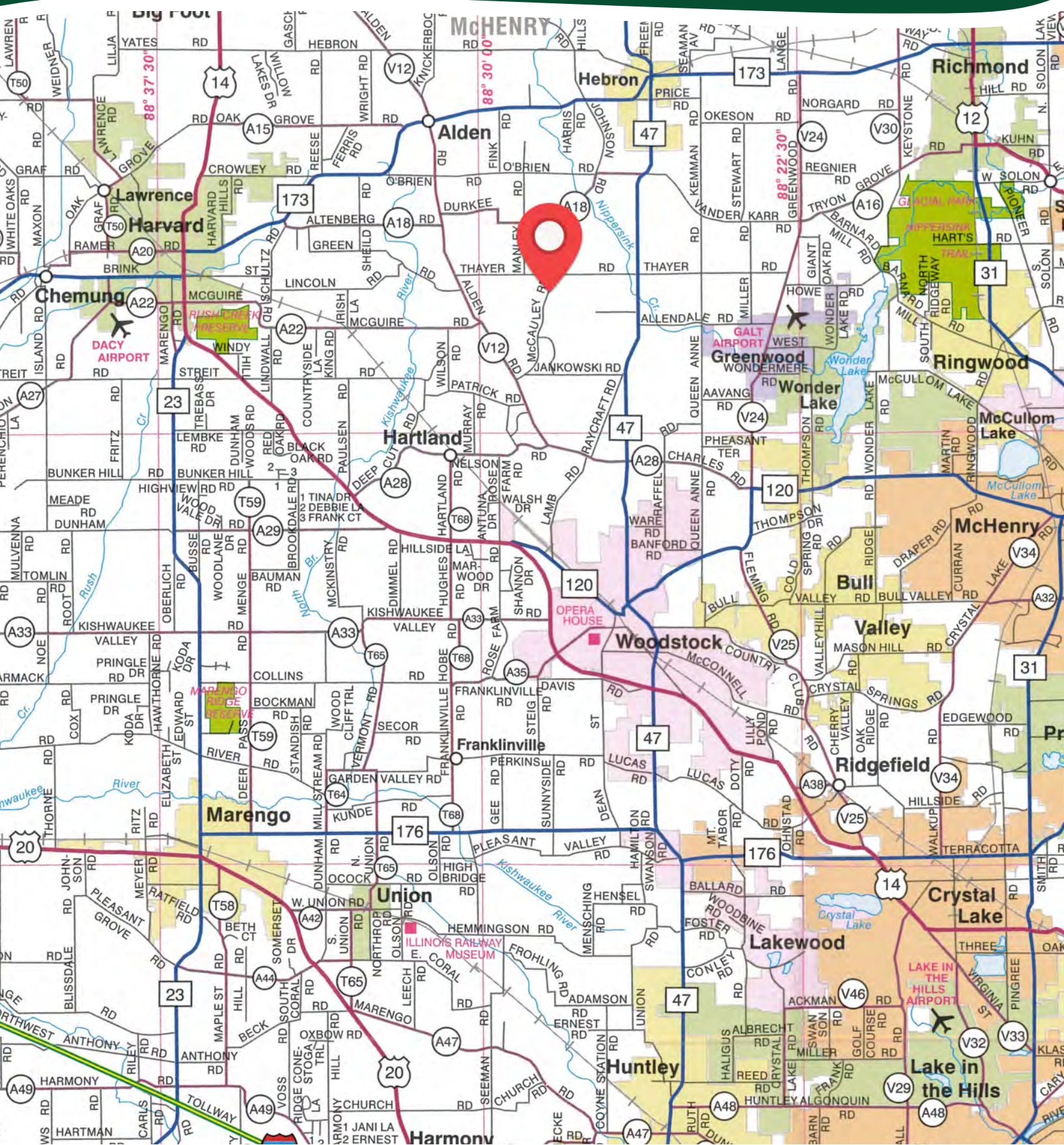
Thayer Road

McCauley Road



THE WOODSTOCK FARM

HIGHWAY MAP



THE WOODSTOCK FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 41 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Woodstock (3 5/8 miles southeast), Wonder Lake (5 1/2 miles east), and Harvard (5 5/8 miles west).
FRONTAGE	There is approximately 3/4 mile of road frontage on McCauley Road and 1 mile on Thayer Road.
MAJOR HIGHWAYS	Illinois Route 47 is 1 1/4 miles east, Illinois Route 173 is 3 3/8 miles north, and U.S. Route 14 is 4 1/2 miles south of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Woodstock Farm is located in Part of the East Half of Section 1, Township 45 North – Range 6 East (Hartland Township), and Part of the Northwest Quarter of Section 6, Township 45 North – Range 7 East (Greenwood Township), McHenry County, Illinois.
TOTAL ACRES	There are a total of 396.15 acres, more or less, according to the McHenry County Assessor.
TILLABLE ACRES	There are approximately 359.04 cropland acres, according to the McHenry County FSA. There are 352.9 acres leased for the 2023 crop year.
SOIL TYPES	Major soil types found on this farm include: Ringwood silt loam, Pella silty clay loam, and Griswold loam.
TOPOGRAPHY	The topography of the subject farm is level to 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 asking price is \$12,500 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 Woodstock Farm.

THE WOODSTOCK FARM

PROPERTY DETAILS

TAXES	The 2022 real estate taxes, which include the home and building site, totaled \$19,458.22. The tax parcel numbers are: #07-01-200-003, #07-01-400-002, #07-01-400-003, #08-06-100-001 & #08-06-100-002.
ZONING	The property is zoned A1– Agriculture.
IMPROVEMENTS	Property includes a building site with a single family home and several outbuildings located at 5805 McCauley Road, Woodstock, IL 60098. All improvements are being sold as-is. Additional information is available upon request.
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 WOODSTOCK FARM

PROPERTY PHOTOS



THE WOODSTOCK FARM

PROPERTY PHOTOS



THE WOODSTOCK FARM

SOILS INFORMATION

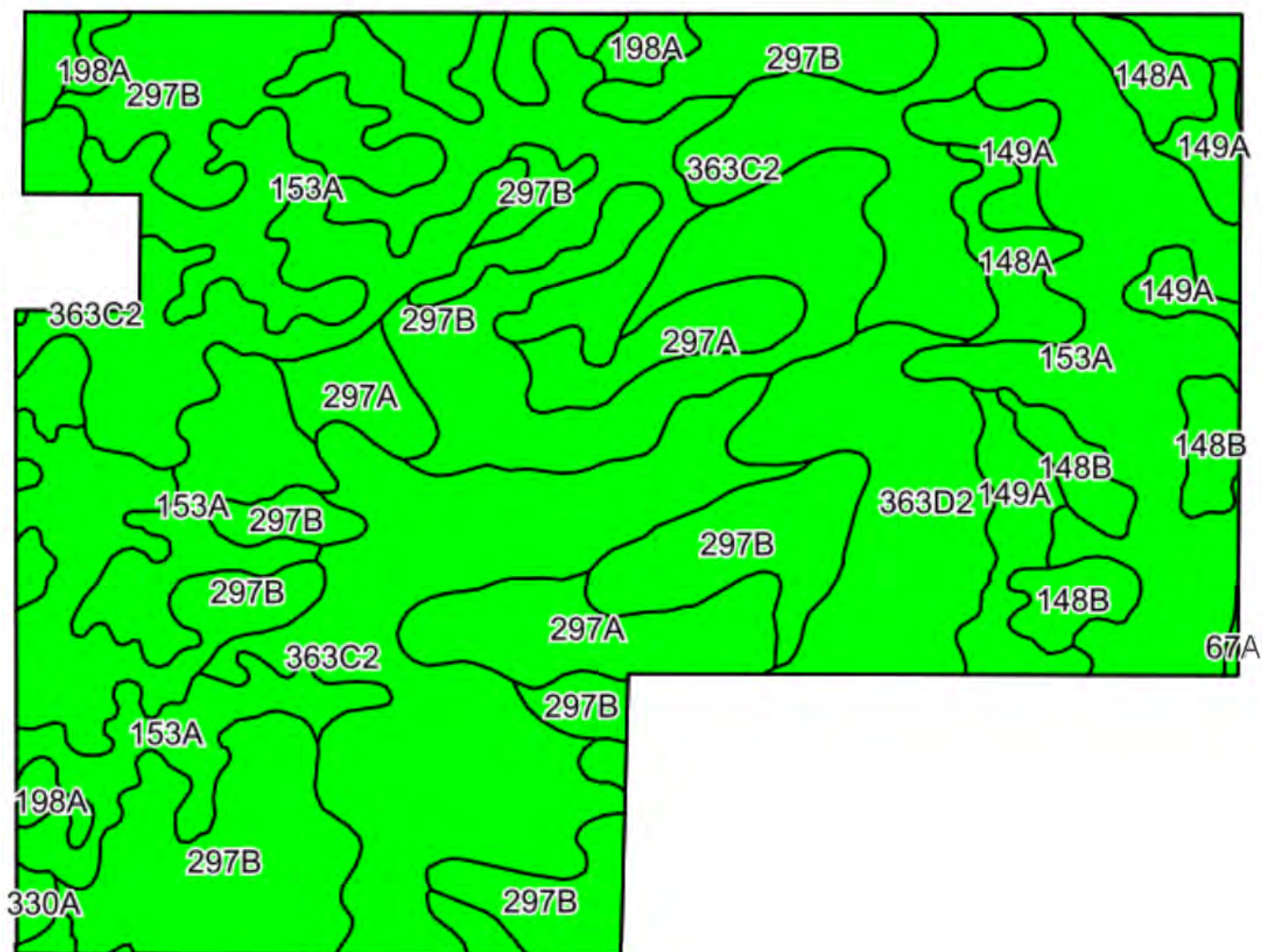
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
297B	Ringwood silt loam	111.77	128
153A	Pella silty clay loam	94.26	136
363C2	Griswold loam	77.18	111
297A	Ringwood silt loam	20.87	129
363D2	Griswold loam	19.52	109
149A	Brenton silt loam	13.08	141
148B	Proctor silt loam	9.43	134
148A	Proctor silt loam	8.32	135
198A	Elburn silt loam	4.30	143
67A	Harpster silty clay loam	0.25	133
1330A	Peotone silty clay loam	0.06	123
WEIGHTED AVERAGE:			126.4

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

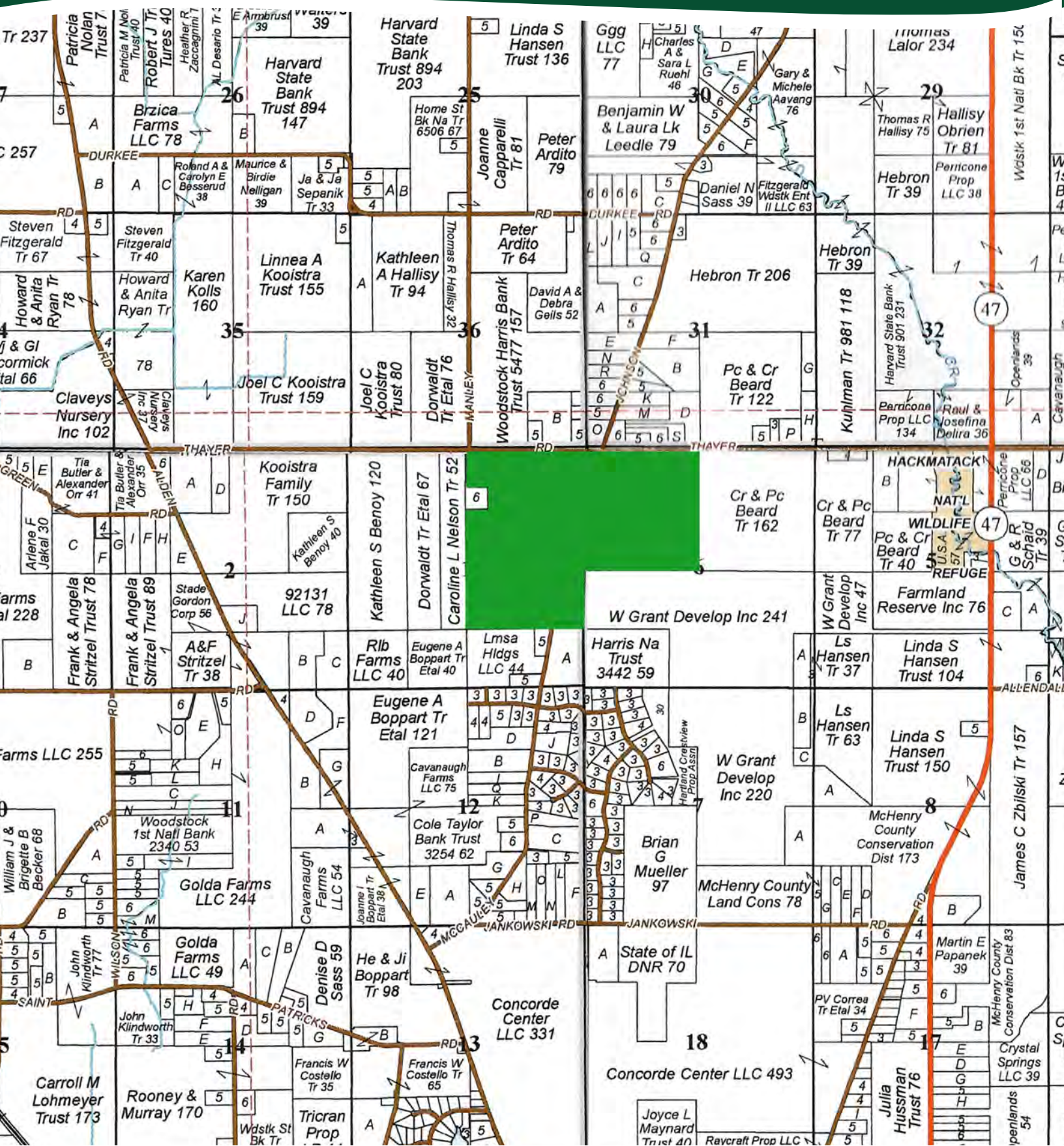
THE WOODSTOCK FARM

SOILS MAP



THE WOODSTOCK FARM

PLAT MAP



THE WOODSTOCK FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. WETLANDS & FLOODPLAIN MAP

For more information, please visit MGW.us.com

or contact:

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

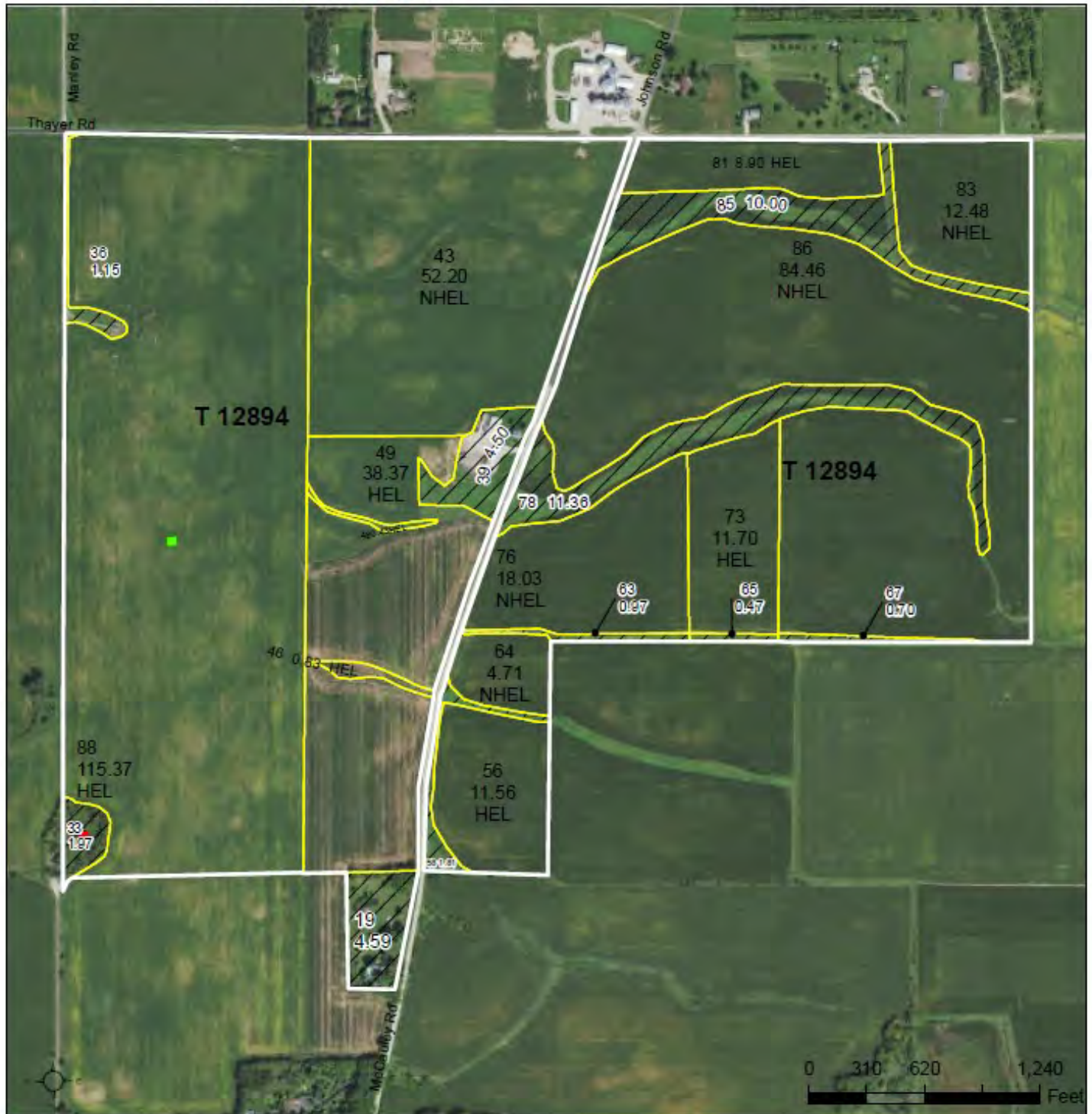


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United States
Department of
Agriculture

McHenry County, Illinois



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- CRP

Wetland Determination Identifiers

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

2023 Program Year

Map Created May 03, 2023

Farm 9674
Tract 12894

Tract Cropland Total: 359.04 acres

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

MCHENRY

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9674

Prepared : 7/12/23 3:35 PM CST

Crop Year : 2023

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-111-2022-17
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
396.56	359.04	359.04	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	359.04	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	28.63	0.00	47	
Corn	204.12	0.00	155	0
Soybeans	125.79	0.00	47	0
TOTAL	358.54	0.00		

NOTES

Tract Number : 12894

Description :
FSA Physical Location : ILLINOIS/MCHENRY
ANSI Physical Location : ILLINOIS/MCHENRY
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners :
Other Producers :
Recon ID : 17-111-2022-16

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
396.56	359.04	359.04	0.00	0.00	0.00	0.00	0.0

ILLINOIS
MCHENRY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

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Tract 12894 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	359.04	0.00	0.00	0.00	0.00	0.00

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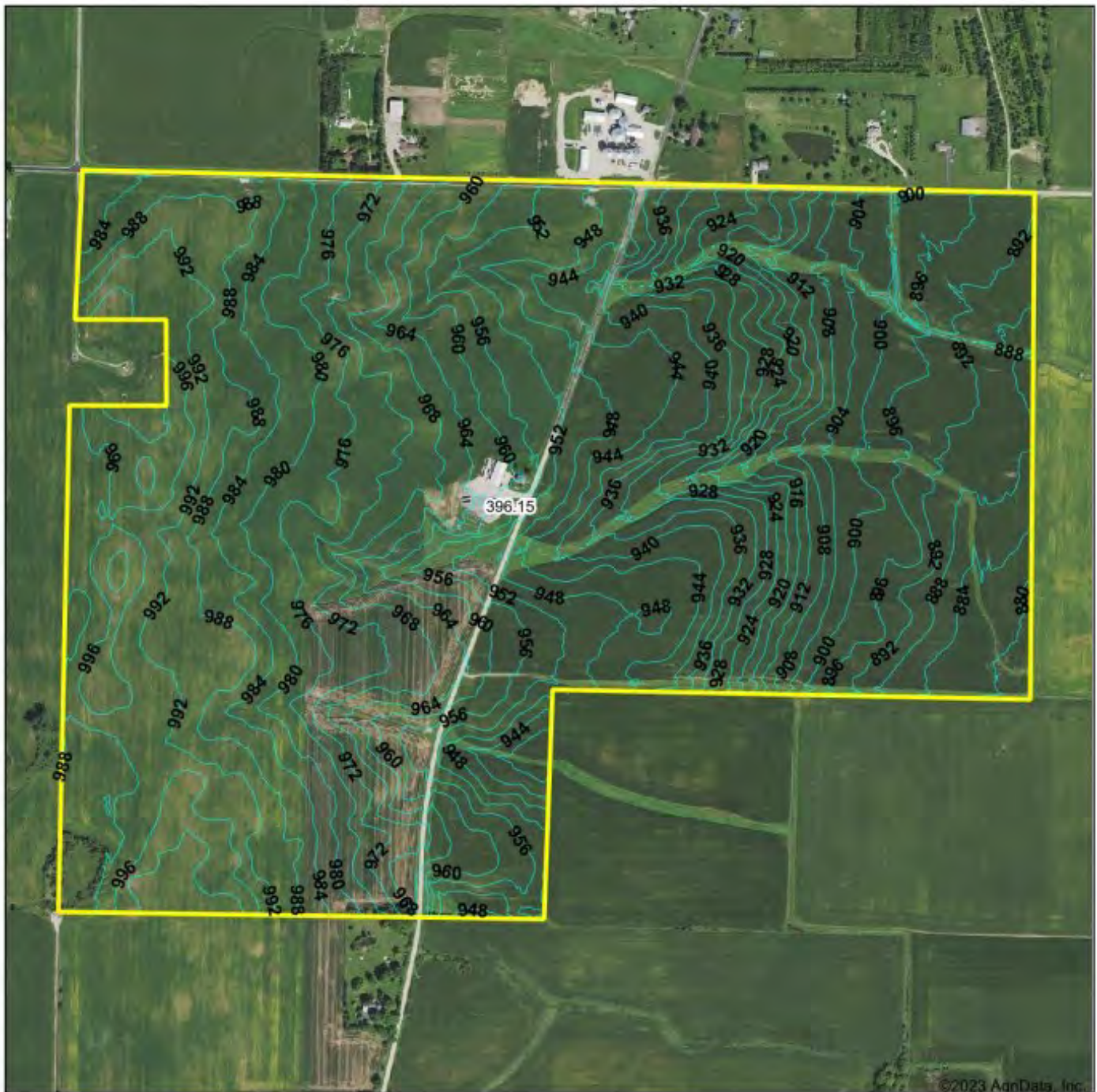
NOTES

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TOPOGRAPHY MAP



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Maps Provided By:



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CUSTOMIZED ONLINE MAPPING

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Source: USGS 3 meter dem

Interval(ft): 4.0

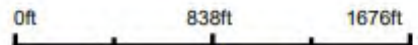
Min: 878.2

Max: 1,003.9

Range: 125.7

Average: 951.5

Standard Deviation: 34.97 ft

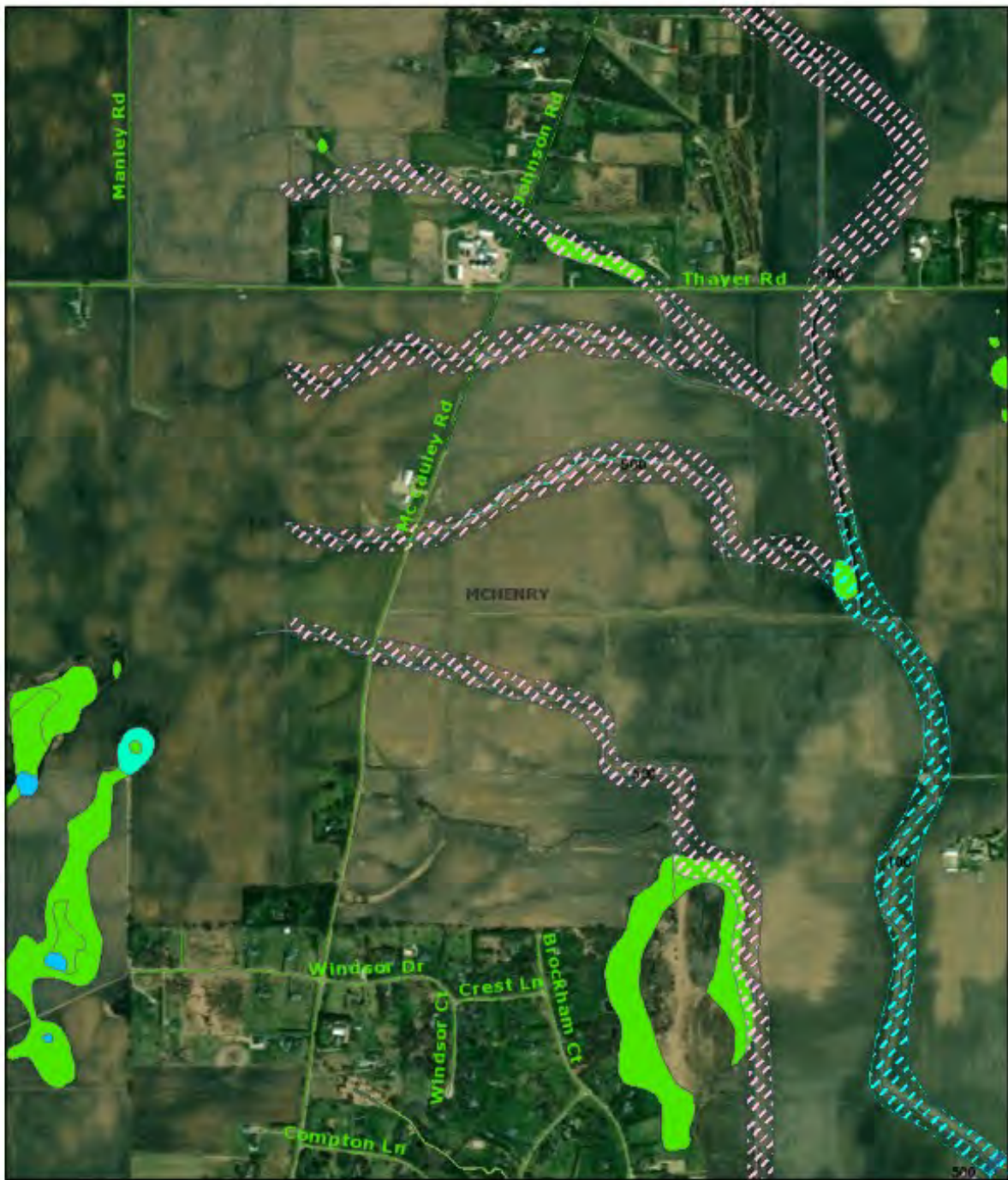


7/6/2023

1-45N-6E
McHenry County
Illinois

Boundary Center: 42.408841, -88.472238

WETLANDS & FLOODPLAIN MAP



July 6, 2023

National Wetland Inventory 2018

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Lake

Riverine

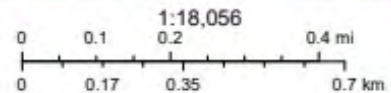
Other

FEMA Floodzones

100

500

FEMA Floodzone Elevation



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

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



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