

THE CONEVERA FARM

115± ACRES, WINNEBAGO COUNTY, ILLINOIS



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MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

THE CONEVERA FARM

AERIAL MAP



Brick School Road

10[±] ac

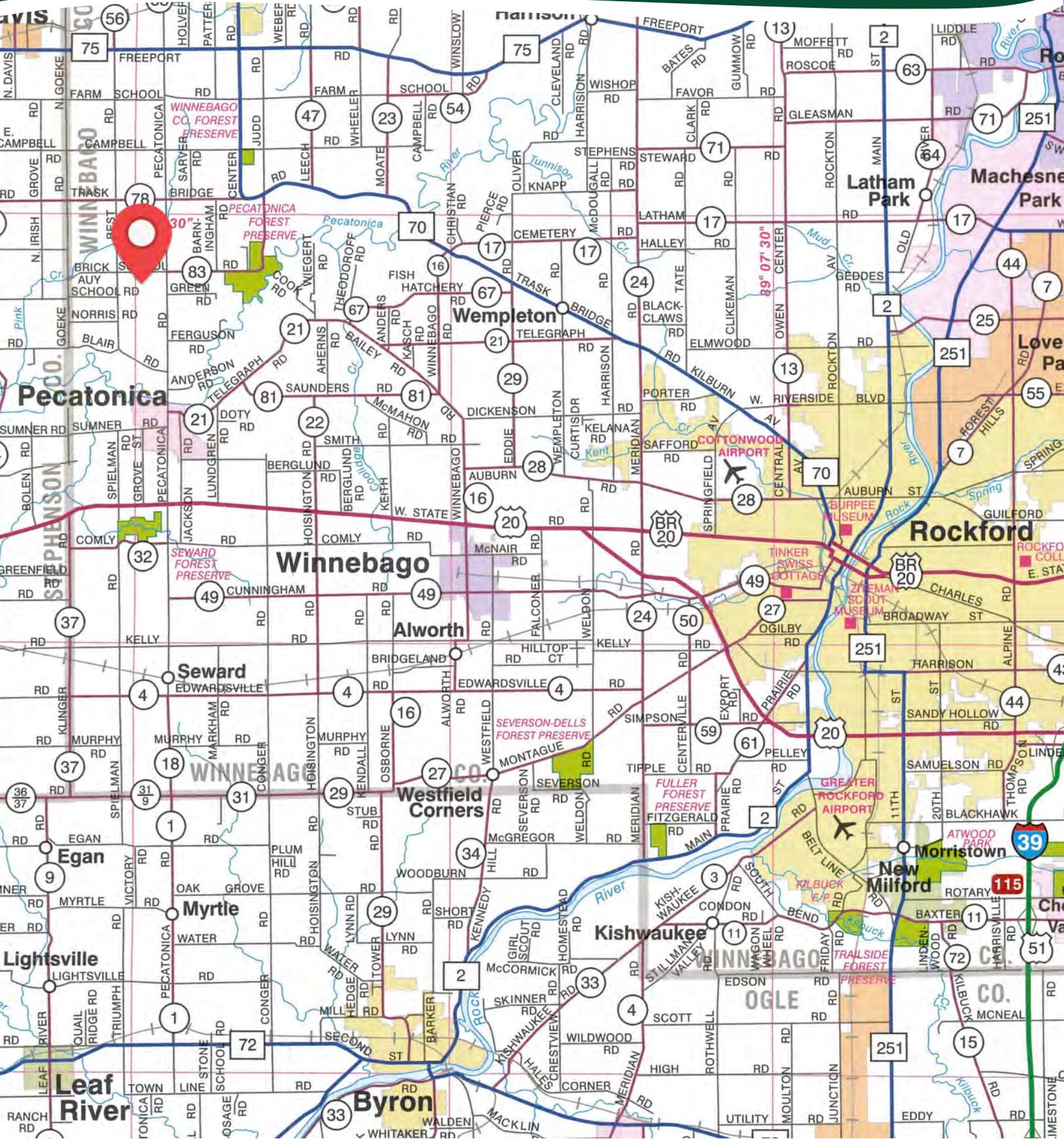
105[±] ac

Best Road

N Pecatonica Road

THE CONEVERA FARM

HIGHWAY MAP



THE CONEVERA FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 79 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Pecatonica (2 miles south), Rockford (9 3/8 miles southeast), and Freeport (11 miles west).
FRONTAGE	There is approximately 5/16 mile of road frontage on Brick School Road.
MAJOR HIGHWAYS	Illinois Route 70 is 2 1/2 miles northeast, U.S. Route 20 is 4 1/8 miles south, and Illinois Route 75 is 4 1/2 miles north of the property.
LEGAL DESCRIPTION	A brief legal description indicates the Conevera Farm is located in Part of the South Half of Section 8, Township 27 North – Range 10 East (Pecatonica Township), Winnebago County, Illinois.
TOTAL ACRES	There are a total of 115 acres, more or less, according to the Winnebago County Assessor.
TILLABLE ACRES	There are approximately 62.38 cropland acres according to the Stephenson County FSA.
SOIL TYPES	Flagg silt loam is the primary soil type on this property.
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 for the 105 ^{+/-} acres of land is \$6,850 per acre. The asking price for the 10 ^{+/-} acre building site at 17170 Brick School Road, Pecatonica, IL 61063 is \$550,000. 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 Conevera Farm.

THE CONEVERA FARM

PROPERTY DETAILS

TAXES	The 2022 real estate taxes totaled \$9,559.08. The tax parcel number is: #09-08-300-007.
ZONING	The property is zoned AG - Agricultural Priority.
IMPROVEMENTS	The scenic 10 [±] -acre building site includes a Morton outbuilding and an all-brick home with over 4,000 square feet of high quality living space. The home has an open concept floor plan, vaulted ceiling, hardwood and ceramic tile floors, and a high-end kitchen. There are three bedrooms and 2-1/2 baths on the main floor, including a master bedroom with an en-suite bath and walk-in closet. The walk out lower level is finished and has a half bath.
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.

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PROPERTY PHOTOS



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SOILS INFORMATION

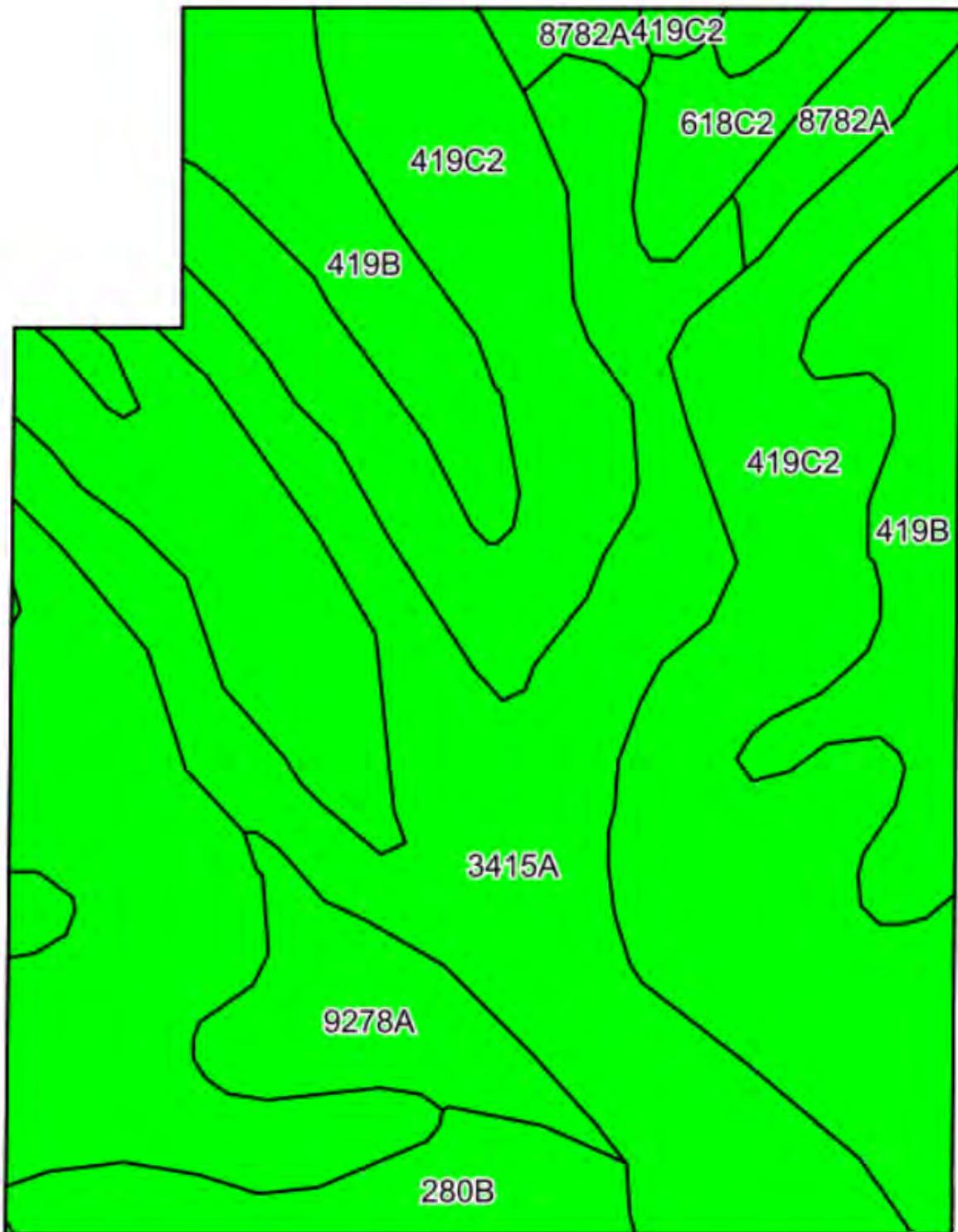
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
419C2	Flagg silt loam	37.62	111
419B	Flagg silt loam	10.03	118
9278A	Stronghurst silt loam	4.95	125
280B	Fayette silt loam	4.35	121
3415A	Orion silt loam	2.37	131
618C2	Senachwine silt loam	1.86	100
8782A	Juneau silt loam	1.20	131
WEIGHTED AVERAGE:			114.8

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

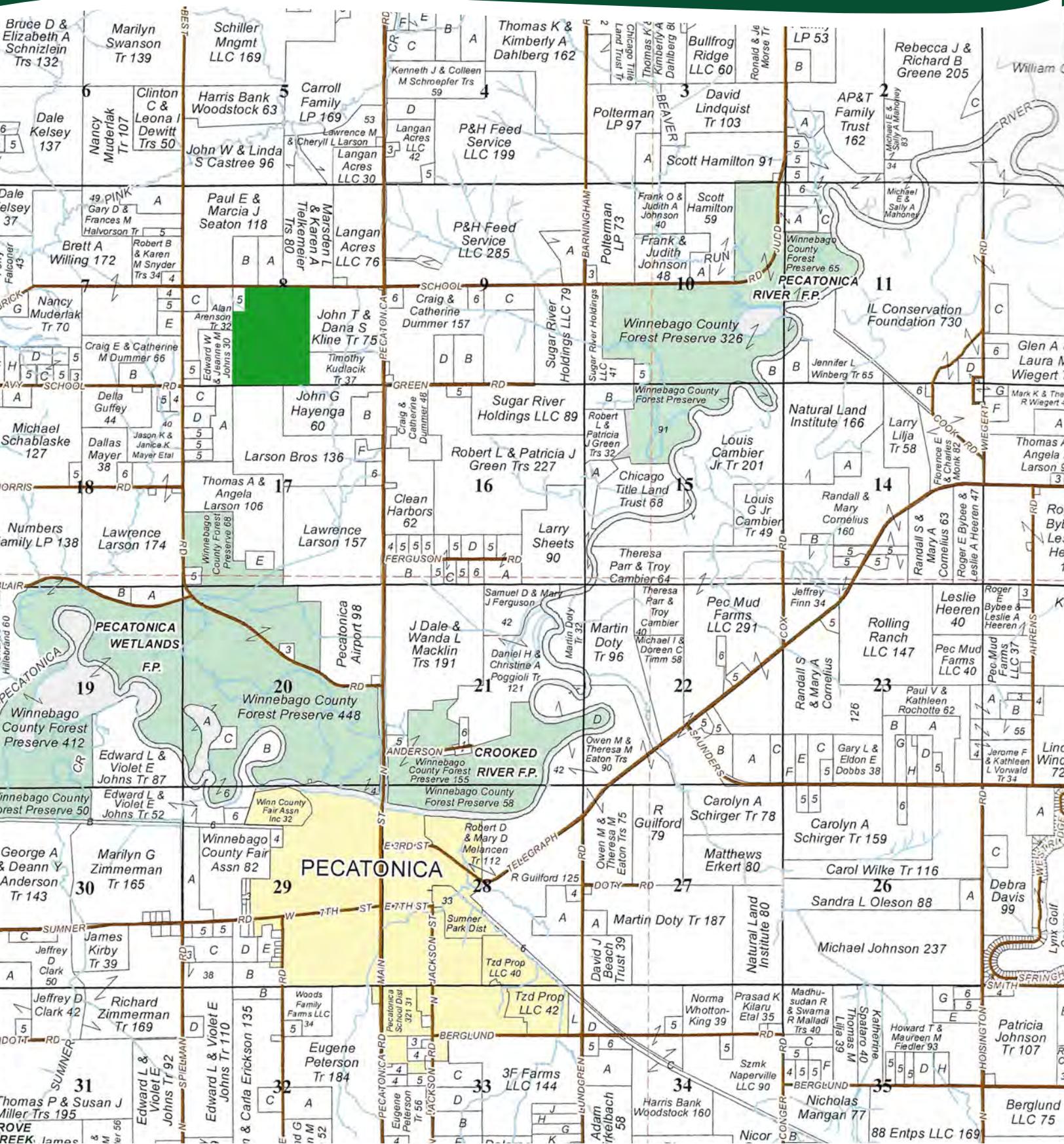
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SOILS MAP



THE CONEVERA FARM

PLAT MAP



THE CONEVERA FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

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

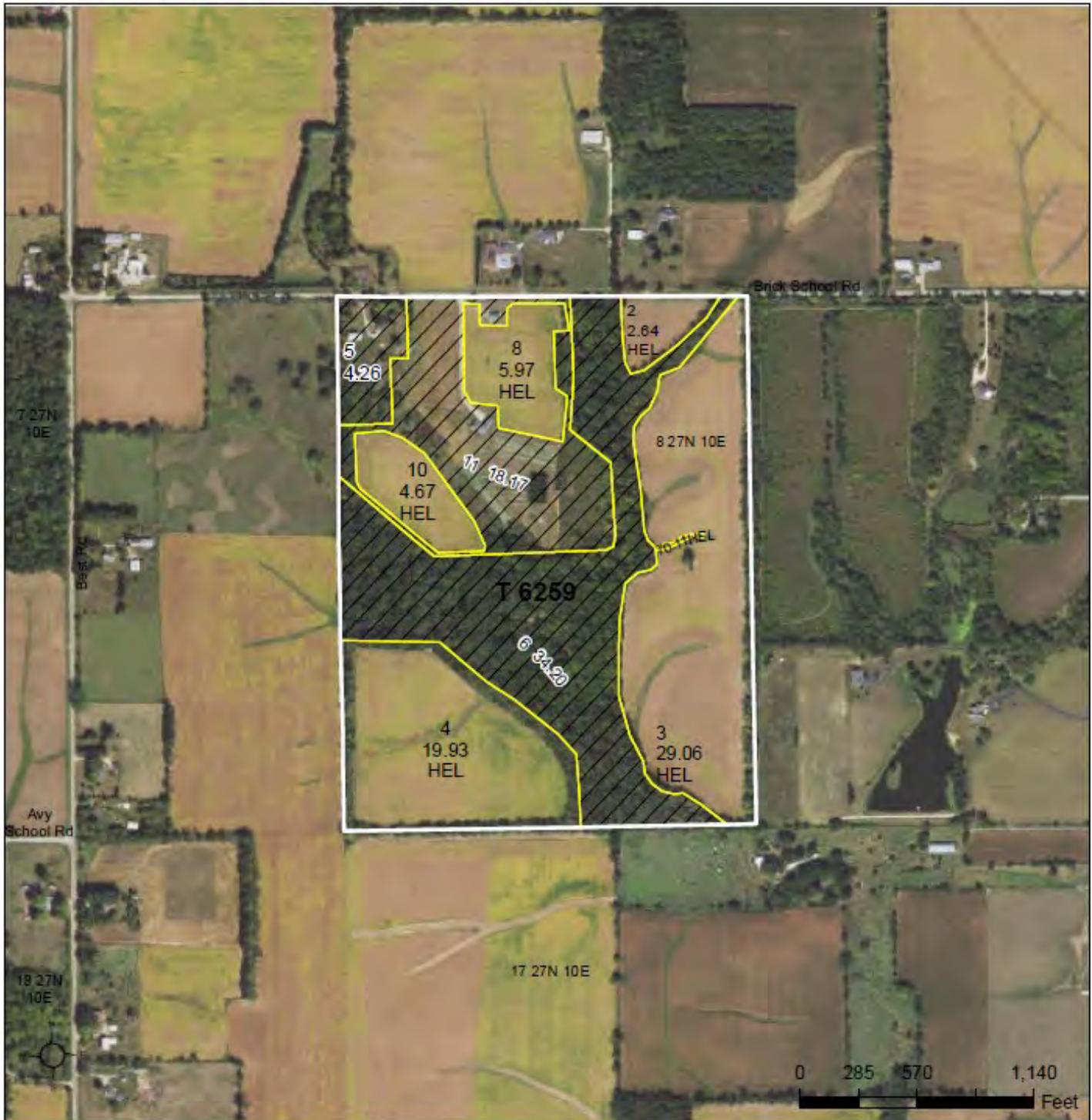
For more information, please visit MGW.us.com

or contact:

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



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Common Land Unit Tract Boundary

Non-Cropland

Cropland

Wetland Determination Identifiers

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

Shares _____

All Crops NI All Crops Grain Unless Noted

Tract Cropland Total: 62.38 acres

2023 Program Year
Map Created March 30, 2023

Farm 8992
Tract 6259

IL177_T6259

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ILLINOIS
STEPHENSON



United States Department of Agriculture
Farm Service Agency

FARM : 8992

Prepared : 5/31/23 3:15 PM CST

Form: FSA-156EZ

Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-177-2021-35
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
119.01	62.38	62.38	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	62.38	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	26.80	0.00	157	
Soybeans	8.40	0.00	44	
TOTAL	35.20	0.00		

NOTES

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Tract Number : 6259

Description : B6 (1) PECATONICA TWP SEC 8
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 :
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
119.01	62.38	62.38	0.00	0.00	0.00	0.00	0.0

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Form: FSA-156EZ



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Abbreviated 156 Farm Record

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Tract 6259 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	62.38	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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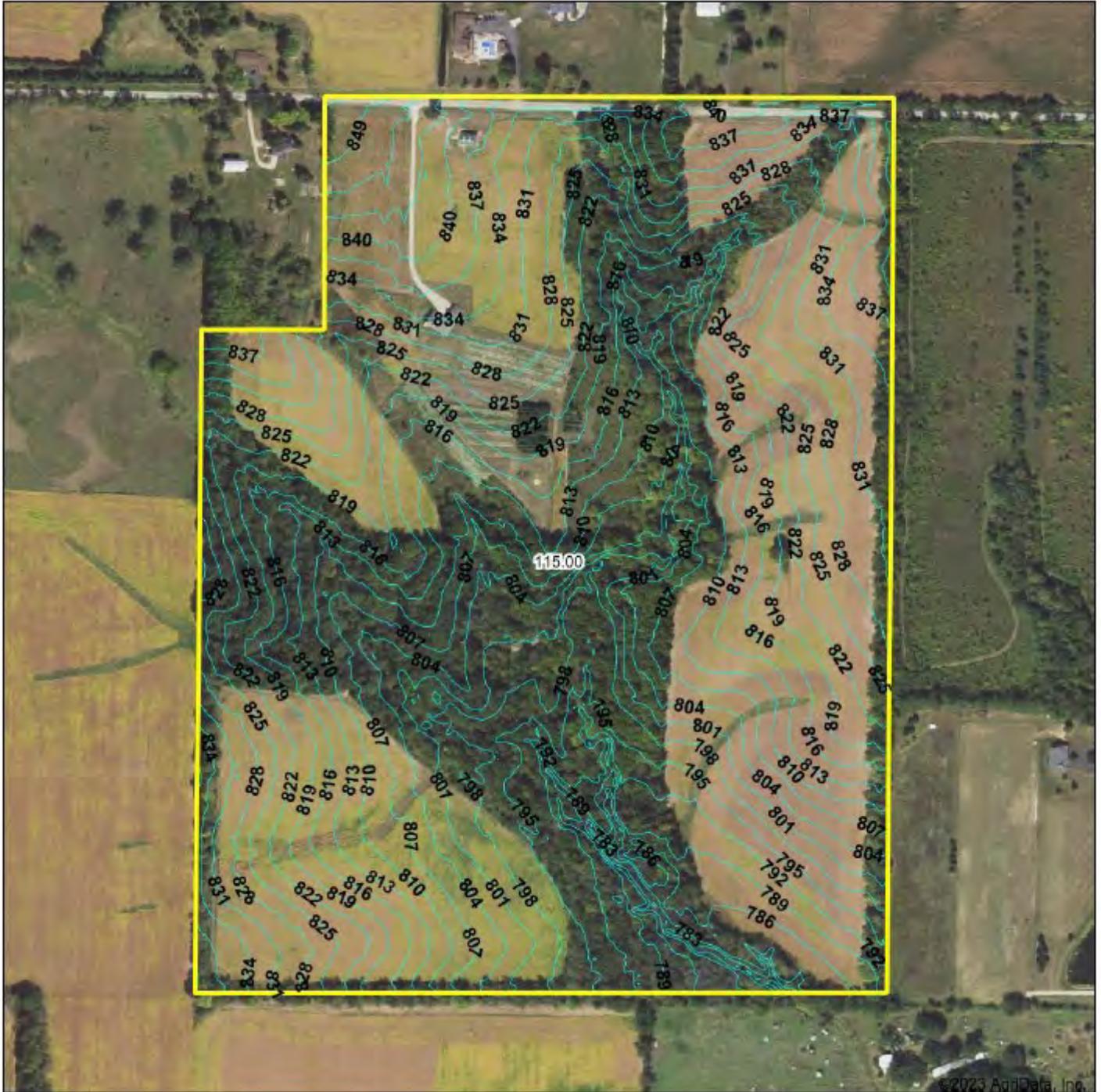
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TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 775.9

Max: 853.2

Range: 77.3

Average: 816.1

Standard Deviation: 15.12 ft



6/1/2023

8-27N-10E
Winnebago County
Illinois

Map Center: 42.350489, -89.370733

FLOODPLAIN MAP

National Flood Hazard Layer FIRMette

89°22'31"W 42°21'17"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND NOEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
- With BFE or Depth Zone AE, AO, AH, VE, AP
- Regulatory Floodway

0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

OTHER AREAS OF FLOOD HAZARD

- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **6/12/2023 at 12:10 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRH panel number, and FIRH effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020



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