

LAND FOR SALE

89.56 SURVEYED ACRES

WINNEBAGO COUNTY, ILLINOIS

LISTING #17438



DOUGLAS R. YEGGE

C: 563-320-9900

O: 563-659-8185

Doug@PeoplesCompany.com

ALAN MCNEIL

C: 563-321-1125

O: 563-659-8185

Alan@PeoplesCompany.com

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

Part of the East 1/2 of the West 1/2 of Section 15, Township 46 North, Range 2 East of the 3rd P.M., Winnebago Co., IL

COMMENTS & BUILDING INFORMATION:

Peoples Company is pleased to present 89.56 surveyed acres located in South Beloit city limits, Winnebago County, Illinois. This highly visible property is located along Interstate 90, 39, and Highway 51. The farm is located just North of the recently developed intersection of I-90 and Rockton Road. There is considerable development within a mile of the farm, offering great opportunities. This farm consists of 89.06 cropland acres and carries a PI rating of 127.2. The soils are primarily Kishwaukee silt loam, Warsaw loam, and Hononegah loamy coarse sand. This property is located 2 miles south of Beloit, Wisconsin, in Section 15, Township 46 North, Range 2 East, Winnebago County, Illinois.

LEASE/FSA INFORMATION:

Farm is leased for the 2024 crop year. Contact agent for details.

89.56 Surveyed Acres, Winnebago County, IL

TOTAL ACRES:	89.56
PRICE:	\$1,074,720
Price Per Acre:	\$12,000
Owner:	City First Church
Operator:	
County & State:	Winnebago, IL
Location:	South Beloit, IL
Possession Date:	At closing subject to Tenant's rights
Drainage Info:	Natural
Average Productivity:	127.2
Taxable Acres:	90.56
Net RE Taxes:	\$14,330 est.
Taxes Payable In:	2023
Topography:	Level

F.S.A. INFORMATION: NOT AVAILABLE AT THIS

Farmland:	89.56
Crop Acres:	89.06
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	88.9
Corn Yield:	111
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	89.56
Tillable Acres:	89.06
CRP Acres:	
Farmstead:	
Roads:	.56
Grass:	15
Timber:	
Pasture:	

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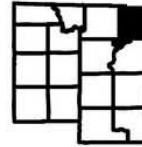
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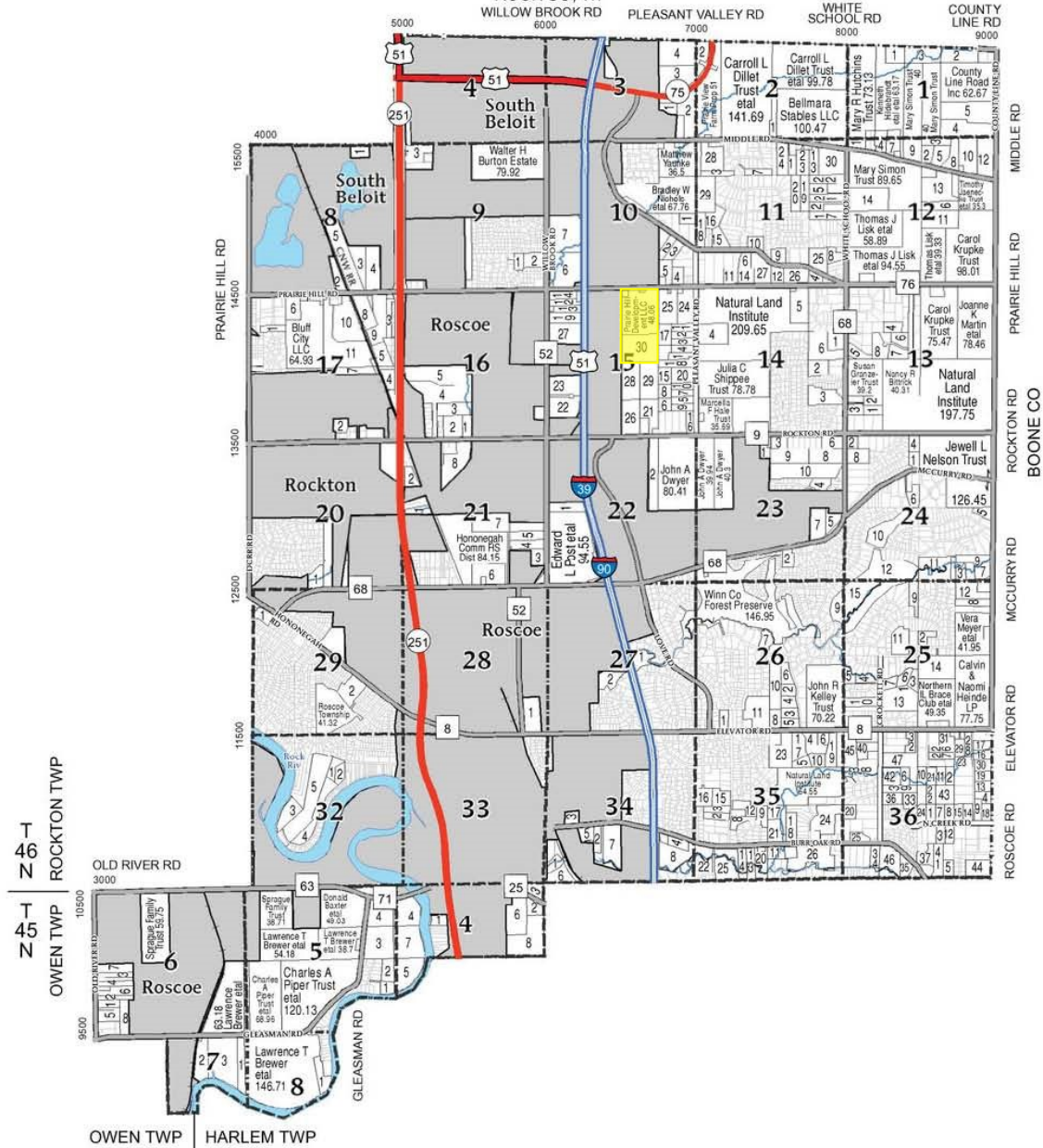
700 6th Ave
DeWitt, Iowa 52742

T-45-46-N

ROSCOE PLAT

(Landowners)
ROCK CO, WI
WILLOW BROOK RD

R-2-E

**ROSCOE TOWNSHIP****SECTION 1**

1. Hildebrandt Etal, Kenneth etal 9.55
2. Wirth Group Llc 16.46
3. Simon Trust, Mary 17.42
4. Ribordy Trust, James E 25.51
5. Smith, Richard M etal 31.07

SECTION 2

1. Guile, Eric J etal 9.84
2. Prairie View Farm Properties Llc 10.09

SECTION 3

1. I 90 Partners Llc 5.20
2. Prairie View Farm Properties Llc 22.31

SECTION 4

3. Prairie View Farm Properties Llc 25.26
4. Prairie View Farm Properties Llc 27.25

SECTION 4S

1. Kopani, Nipam 5.88
2. Weldon Trust, Janice Lee 7.54
3. Weldon, Jed C etal 9.39
4. Shedd Trust, Gary L 21.63

SECTION 5

5. Piper Trust, Charles A etal 22.48
6. Weldon Trust, William J 24.15
7. Shedd Trust, Gary L 27.19
8. Weldon Trust, William J 34.06

SECTION 5S

1. River Bend Ridge Homeowners Assoc 5.41
2. Piper Trust, Charles A etal 8.38
3. Shedd Trust, Gary L 27.98
4. Shedd Trust, Gary L 30.37

SECTION 6

1. Puecker, Arthur G 5
2. Hayenga Trust, Sandra K etal 5.05
3. Almborg, David J etal 5.20
4. Statum Trust, Robert M etal 5.25

SECTION 7

5. Peucker, Roger etal 7.68
6. McGuire, Charles L etal 8.32
7. Mancilla, Kimberly A 9.61
8. Lisek, Robert R etal 9.72

SECTION 7S

1. Brewer, Lawrence T etal 12.15
2. Brewer, Lawrence T etal 15.03
3. Brewer, Lawrence T etal 39.56

SECTION 8

1. Mid States Concrete Industries Llc 7.05
2. Virgil Leasing Inc 8.99

SECTION 9

3. Prairie Hill Land Llc 12.77
4. Prairie Hill Land Llc 18.30
5. Demeter LP 32.17

SECTION 8S

1. Sreenan, Larry M 9.87
2. Prairie Hill School Dist 133 9.24
3. Stonemor Illinois Llc 13.25

SECTION 10

1. Oberg Trust, Thomas A etal 5.18

SECTION 11

2. Millhouse, Stephen J etal 5.91
3. Belcher, Russell N etal 6.12
4. Global Signal Acquisitions Iv Llc 6.32
5. Neubauer, Clyde etal 8.45
6. Cook, Geri K 29.96
7. Berkland Development Llc 32.24

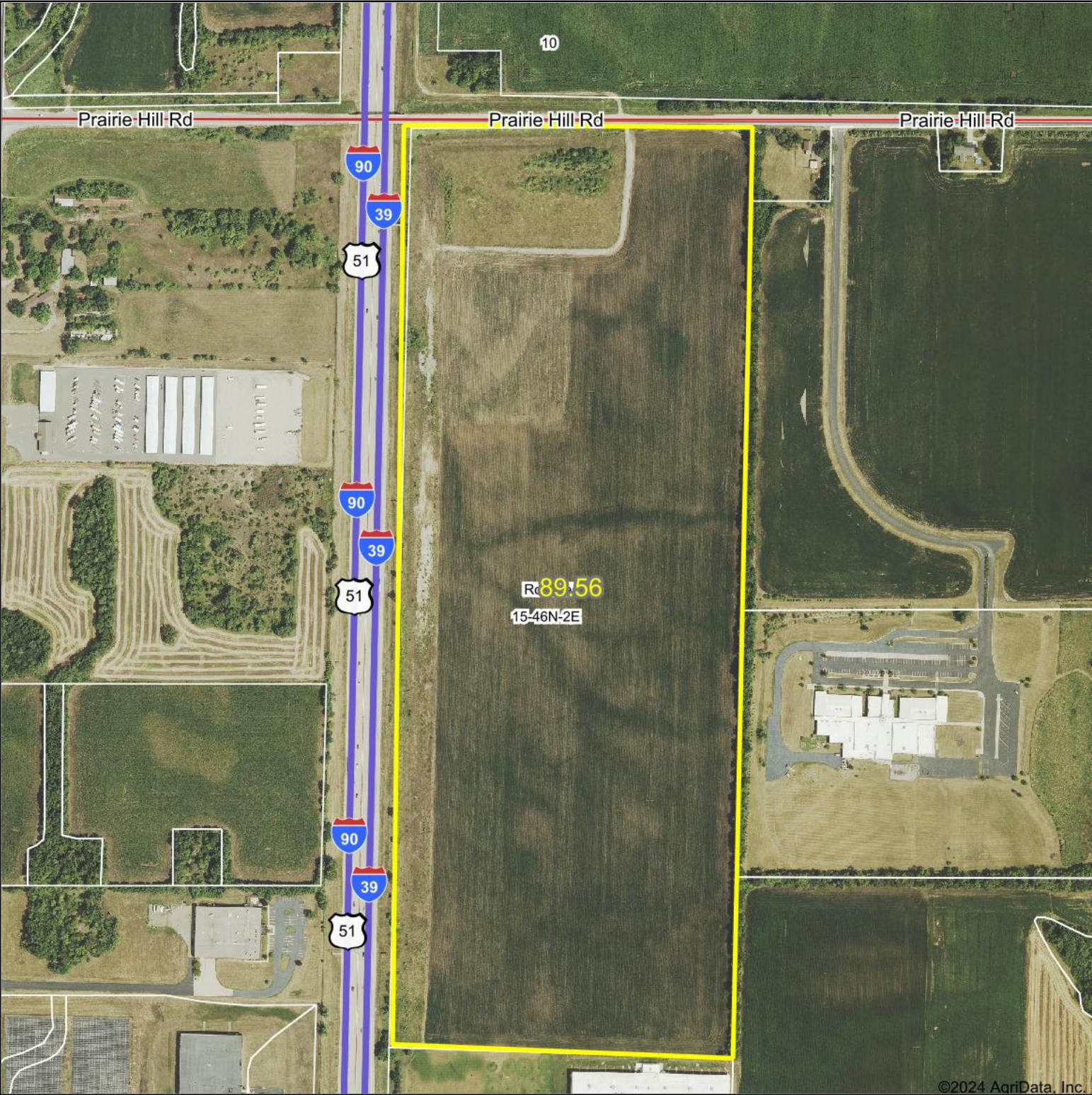
SEE PAGES 71-78 FOR
ADDITIONAL NAMES NOT
LISTED ON MAP

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44

WINNEBAGO CO., IL

Aerial Map - Total Acres



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Boundary Center: 42° 28' 0.98, -88° 59' 32.79



15-46N-2E
Winnebago County
Illinois

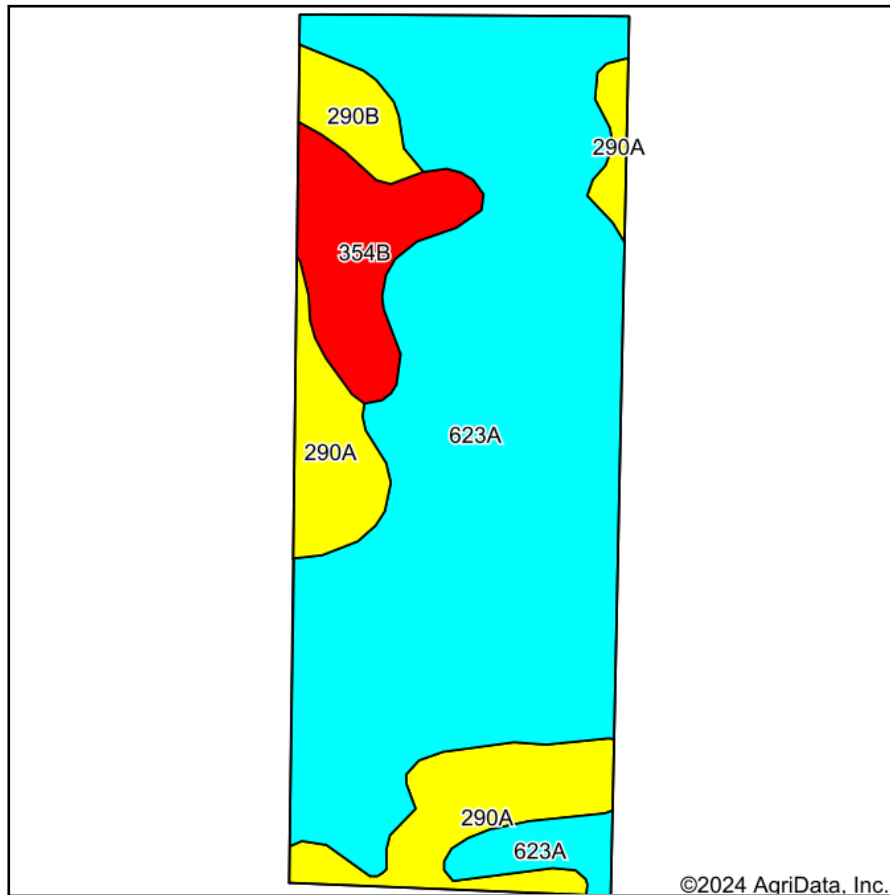


Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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2/27/2024

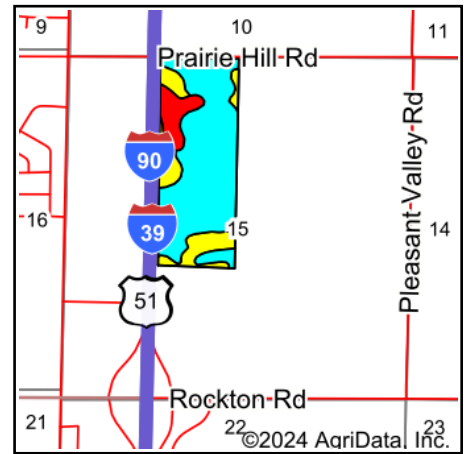
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Winnebago**
 Location: **15-46N-2E**
 Township: **Roscoe**
 Acres: **89.56**
 Date: **2/27/2024**



Maps Provided By:



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Area Symbol: IL201, Soil Area Version: 19

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	Crop productivity index for optimum management	*n NCCPI Overall
623A	Kishwaukee silt loam, 0 to 2 percent slopes	64.50	72.0%		182	58	71	97	135	91
**290A	Warsaw loam, 0 to 2 percent slopes	14.11	15.8%		**158	**51	**63	**80	**117	71
**354B	Hononegah loamy coarse sand, 2 to 6 percent slopes	8.04	9.0%		**110	**35	**45	**54	**81	29
**290B	Warsaw loam, 2 to 4 percent slopes	2.91	3.2%		**156	**50	**62	**79	**116	69
Weighted Average					170.9	54.6	67.1	89.9	126.7	*n 81.6

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

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

*n: The aggregation method is "Weighted Average using all components"

Aerial Map - Tillable Acres



©2024 AgriData, Inc.



Boundary Center: 42° 28' 1, -88° 59' 32.22

0ft 710ft 1420ft

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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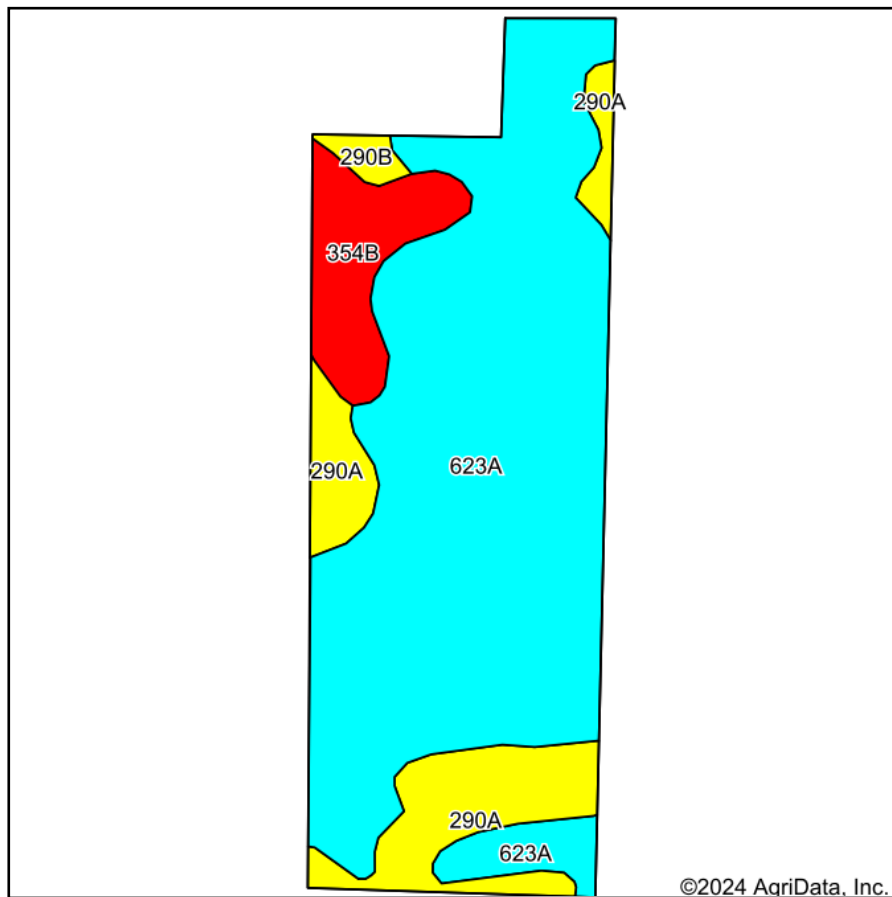
15-46N-2E
Winnebago County
Illinois



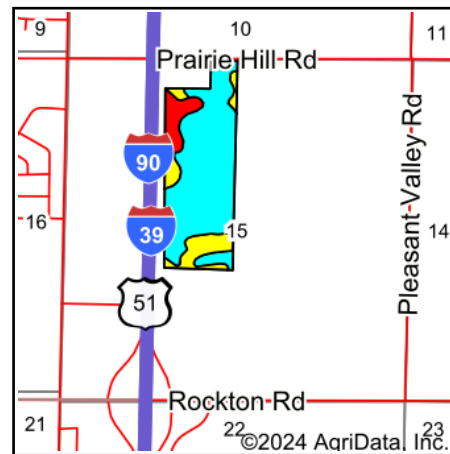
3/25/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Winnebago**
 Location: **15-46N-2E**
 Township: **Roscoe**
 Acres: **74**
 Date: **3/25/2024**



Maps Provided By:



Area Symbol: IL201, Soil Area Version: 19

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	Crop productivity index for optimum management	*n NCCPI Overall
623A	Kishwaukee silt loam, 0 to 2 percent slopes	55.19	74.6%		182	58	71	97	135	91
**290A	Warsaw loam, 0 to 2 percent slopes	11.35	15.3%		**158	**51	**63	**80	**117	71
**354B	Hononegah loamy coarse sand, 2 to 6 percent slopes	6.56	8.9%		**110	**35	**45	**54	**81	29
**290B	Warsaw loam, 2 to 4 percent slopes	0.90	1.2%		**156	**50	**62	**79	**116	69
Weighted Average					171.6	54.8	67.4	90.4	127.2	*n 82.2

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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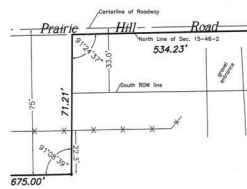
PLAT AND CERTIFICATE OF SURVEY

LEGAL DESCRIPTION:

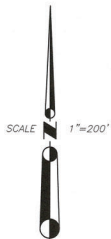
PART OF THE EAST HALF OF THE WEST HALF OF SECTION 15, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF SAID SECTION 15; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST HALF, 3289 FEET MORE OR LESS, TO THE NORTHEAST CORNER OF PREMISES CONVEYED BY EUGENE B. FAIRCHILD AND WIFE TO YATES-AMERICAN MACHINE CO. BY WARRANTY DEED DATED MARCH 24, 1961 AND RECORDED IN BOOK 1255 OF RECORDER'S RECORDS ON PAGE 212 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; THENCE WEST ALONG THE NORTH LINE OF SAID PREMISES SO CONVEYED TO YATES-AMERICAN MACHINE CO., 1204.2 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FEDERAL AID INTERSTATE ROUTE 01, BEING THE EASTERLY LINE OF PREMISES CONVEYED BY EUGENE B. FAIRCHILD AND WIFE TO THE STATE OF ILLINOIS BY INSTRUMENT DATED MAY 26, 1961 AND RECORDED IN BOOK 1271 OF RECORDER'S RECORDS ON PAGE 610 IN SAID RECORDER'S OFFICE, SAID EASTERLY LINE BEING LOCATED 129 FEET PERPENDICULAR DISTANT EAST OF THE SURVEY LINE OF SAID FEDERAL AID INTERSTATE ROUTE 01; THENCE NORTHERLY, PARALLEL WITH SAID SURVEY LINE, TO THE NORTH LINE OF SAID SECTION 15; THENCE EAST, ALONG SAID NORTH LINE, 1208.57 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF INCLUDED IN THE PREMISES CONVEYED TO THE STATE OF ILLINOIS FOR THE USE OF THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS BY DEED DATED MAY 26, 1961 AND RECORDED JULY 3, 1961 IN BOOK 1271 ON PAGE 610 IN WINNEBAGO COUNTY, ILLINOIS; SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS.

CONTAINS 89.56 ACRES

PROPERTY ADDRESS: PRAIRIE HILL ROAD, ROSCOE, ILLINOIS
PIN: 04-15-100-005



Detail
Scale: 1"=30'



SCALE 1"=200'

- LEGEND
- Boundary of property surveyed
 - Found rebar
 - Set iron pipe
 - Concrete monument
 - P.O.B. Point of beginning
 - (R) Record distance
 - ROW Right-of-Way

STATE OF ILLINOIS }
COUNTY OF DEKALB } SS

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREON SHOWN AND DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
FIELD WORK COMPLETED DECEMBER 12TH, 2023. WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS 15TH DAY OF DECEMBER, 2023.

LESLIE AARON DOOGS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833
LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2024



JADE Hanna Surveyors
155 N 3rd Street
DeKalb, IL 60115
(815) 756-2189
Info@hannasurveyors.com
License No. 184006622

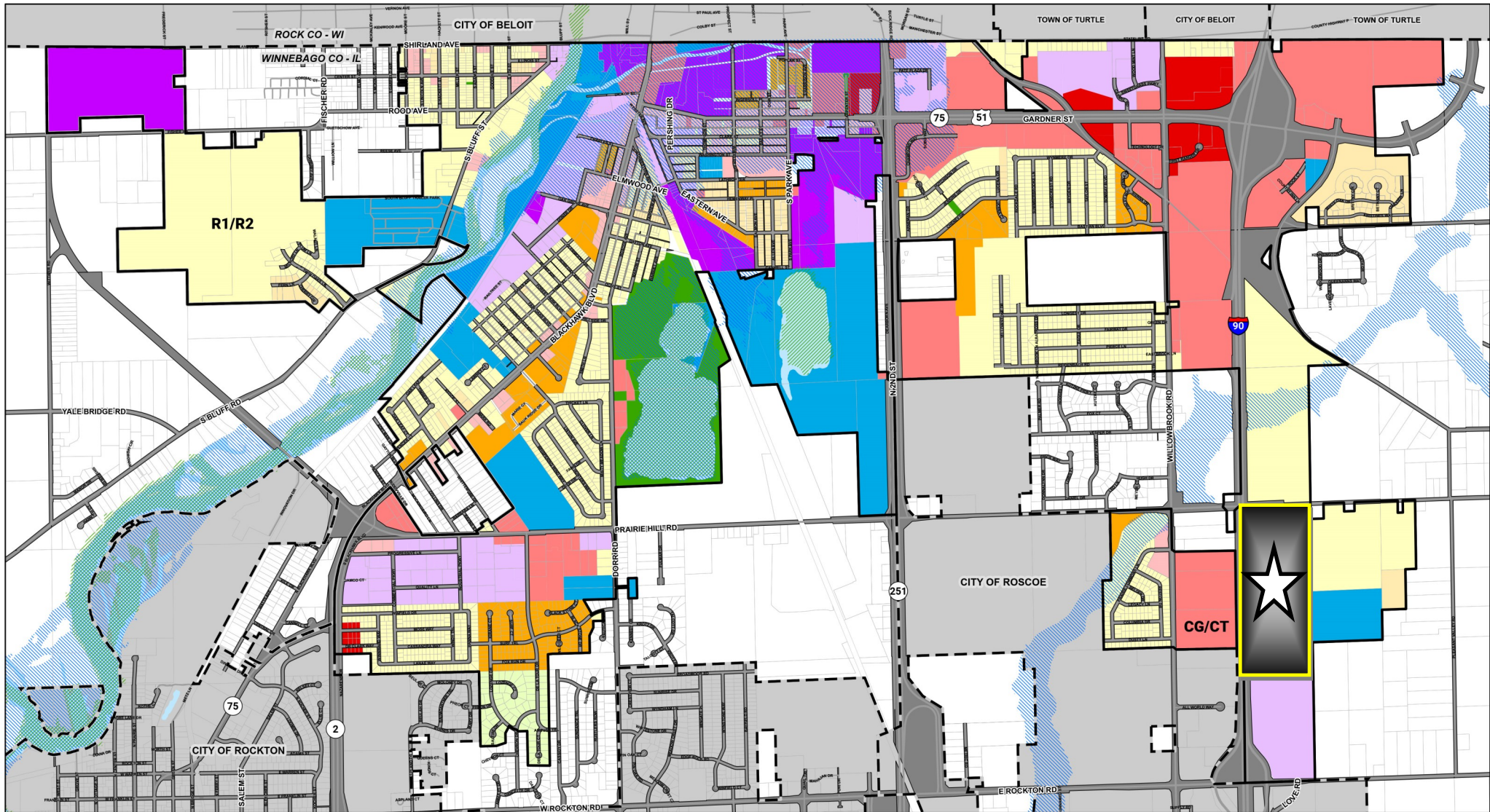
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CONTAINS 89.56 ACRES

PROPERTY ADDRESS: PRAIRIE HILL ROAD, ROSCOE, ILLINOIS

PIN: 04-15-100-005



CITY OF SOUTH BELOIT
WINNEBAGO COUNTY, IL
 EXISTING
ZONING MAP

- CITY OF SOUTH BELOIT
- WINNEBAGO COUNTY
- OTHER MUNICIPALITIES
- PARCELS
- RIGHT-OF-WAY

- WETLAND
- FEMA 100-YEAR FLOODPLAIN
- SURFACE WATER

- ZONING DISTRICT**
- RR - RURAL RESIDENTIAL
 - R1 - ONE-FAMILY RESIDENTIAL
 - R2 - TWO-FAMILY RESIDENTIAL
 - RM - MULTIFAMILY RESIDENTIAL
 - CITY OWNED

- CR - COMMERCIAL RETAIL
- CG - COMMERCIAL GENERAL
- CT - COMMERCIAL TRAFFIC
- IL - LIGHT INDUSTRIAL
- IH - HEAVY INDUSTRIAL
- UT - URBAN TRANSITIONAL

N
 0 500 1,000 2,000 FT
 MARCH 2022

