

THE COOK FARM

60[±] ACRES, WINNEBAGO COUNTY, ILLINOIS



[CLICK HERE TO SUBSCRIBE TO OUR *FARMLAND SEASONS* NEWSLETTER](#)



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

MGW.us.com
info@mgw.us.com
(815) 756-3606

[Real Estate](#) • [Farm Management](#) • [Appraisals](#) • [Consulting](#)

THE COOK FARM

AERIAL MAP



Rotary Road

Cherry Valley

MAGGIO



VENN

XPO

FedEx



KENCO



SCHENKER

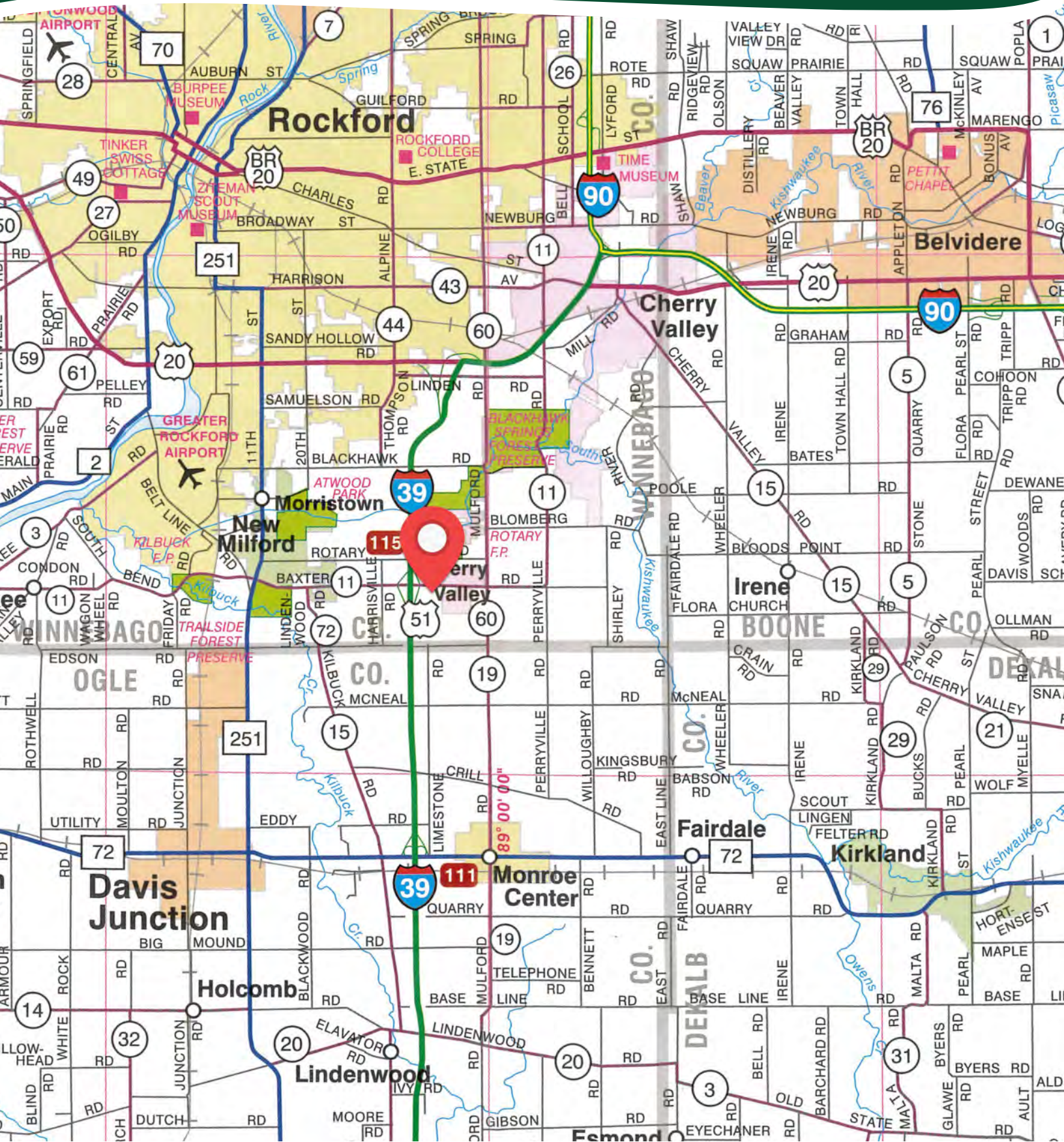
Baxter Road



S Mulford Road

THE COOK FARM

HIGHWAY MAP



THE COOK FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 58 miles northwest of Chicago O'Hare International Airport and is within the Village of Cherry Valley. Nearby cities include New Milford (2 miles west), Monroe Center (3 1/2 miles south), and Rockford (3 1/2 miles west).
FRONTAGE	There is approximately 5/32 mile of road frontage on Baxter Road.
MAJOR HIGHWAYS	Interstate 39/U.S. Route 51 is 1/4 mile west, U.S. Route 20 is 3 3/4 miles north, and Illinois Route 72 is 4 miles south of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Cook Farm is located in Part of the Northwest Quarter of Section 33, Township 43 North – Range 2 East (Rockford Township), Winnebago County, Illinois.
TOTAL ACRES	There are a total of 60.25 acres, more or less, according to the Winnebago County Assessor's Office.
TILLABLE ACRES	There are approximately 60.83 tillable acres according to the Winnebago County FSA.
SOIL TYPES	Major soil types found on this farm include Backbone loamy sand and Rockton and Dodgeville soils.
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 \$29,900 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 Cook Farm.

THE COOK FARM

PROPERTY DETAILS

TAXES	The 2023 real estate taxes totaled \$1,423.94. The tax parcel number is #16-33-100-013.
ZONING	The Cook Farm is zoned IL - Industrial Light. Subject to Village of Cherry Valley approval, permitted uses include but are not limited to: production, processing, servicing, repair or storage, public & community service, accessory use, warehousing and wholesaling.
COMMENTS	The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Josh Waddell at Martin, Goodrich & Waddell, Inc. at 815-751-0439.

THE COOK FARM

PROPERTY PHOTOS



THE COOK FARM

PROPERTY PHOTOS



THE COOK FARM

SOILS INFORMATION

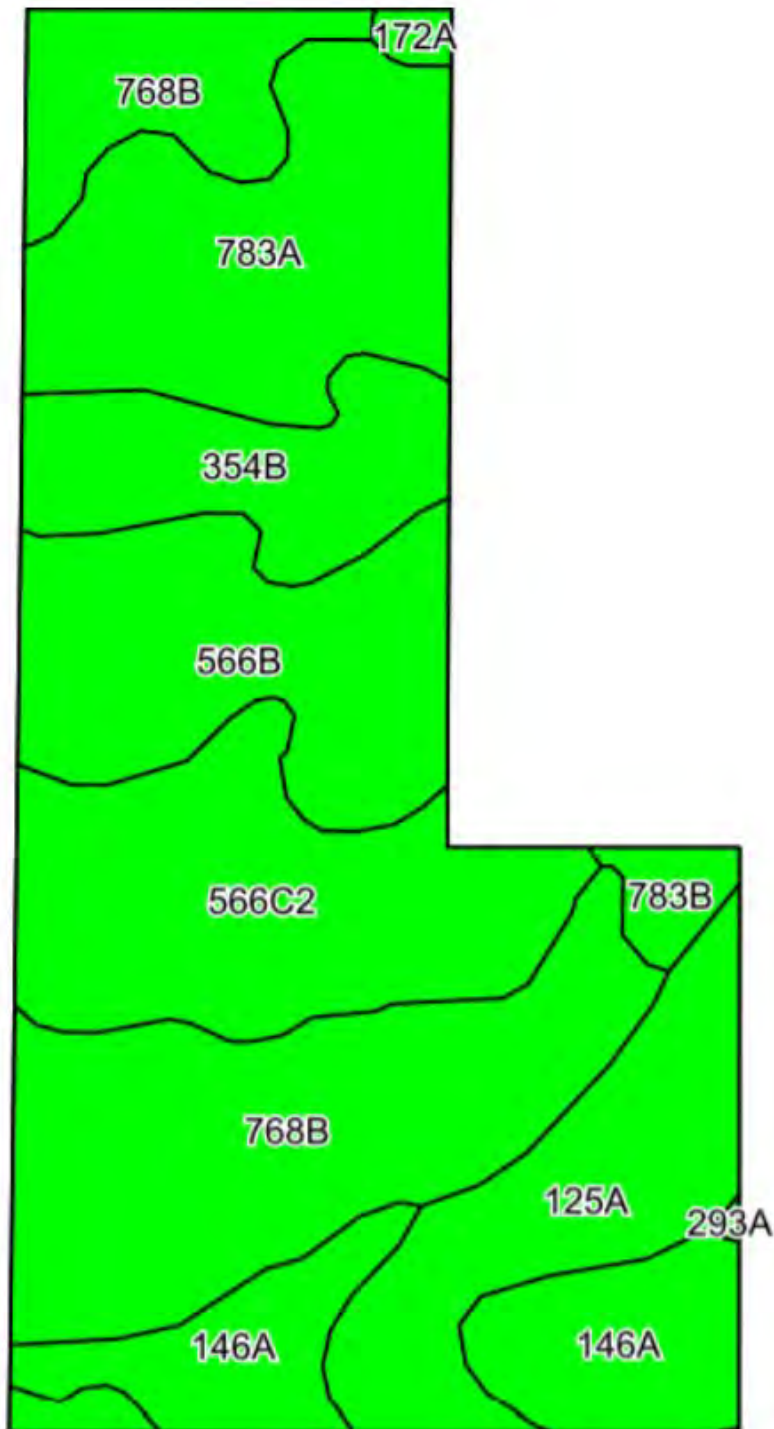
SOILS DESCRIPTIONS & PRODUCTIVITY DATA *

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
768B	Backbone loamy sand	14.98	85
566C2	Rockton and Dodgeville soils	9.61	96
783A	Flagler sandy loam	8.96	96
566B	Rockton and Dodgeville soils	8.13	102
125A	Selma loam	6.84	129
146A	Elliott silt loam	6.33	125
354B	Hononegah loamy coarse sand	4.84	81
783B	Flagler sandy loam	0.87	94
172A	Hoopeston sandy loam	0.27	109
WEIGHTED AVERAGE:			99.7

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

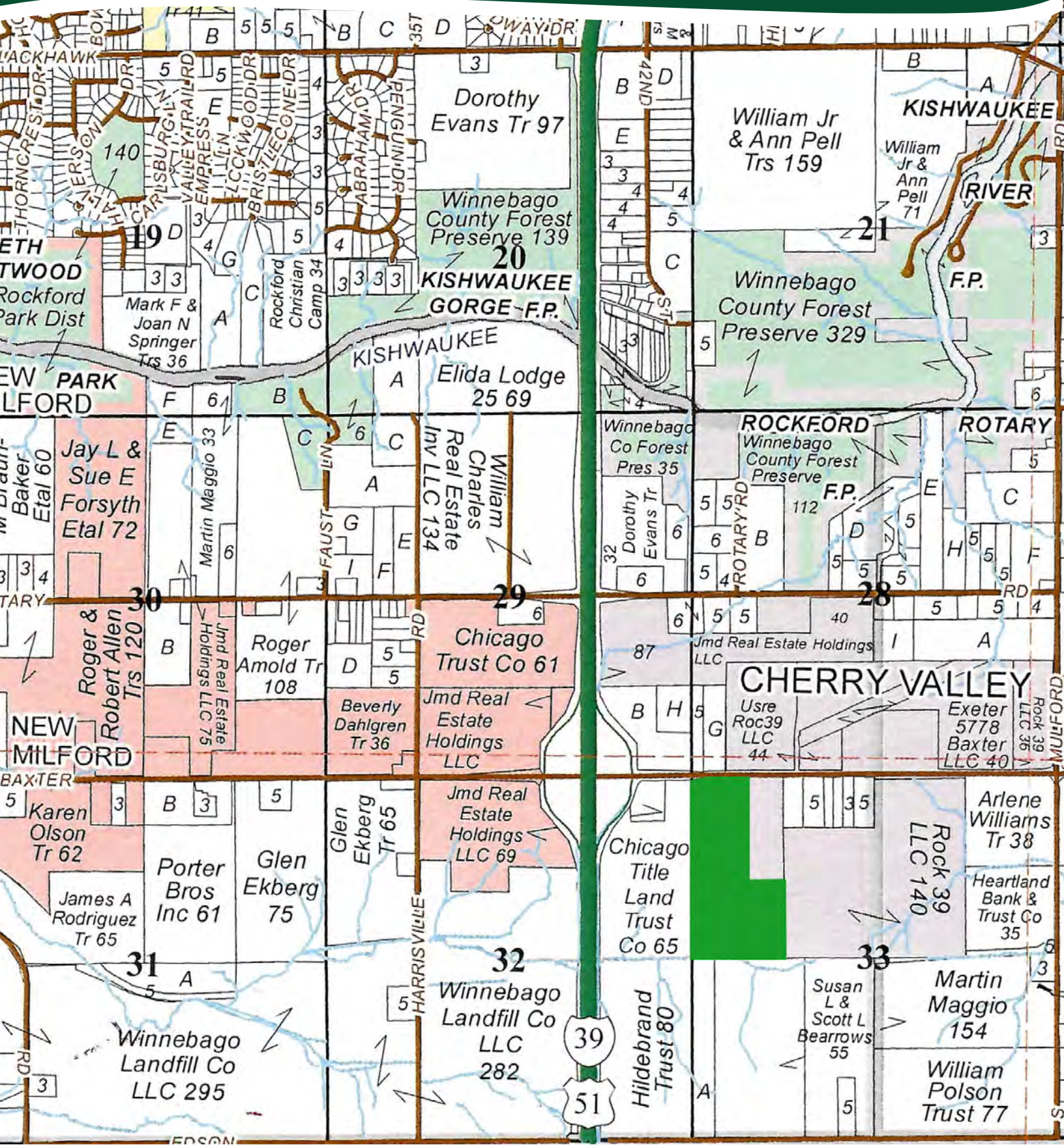
THE COOK FARM

SOILS MAP



THE COOK FARM

PLAT MAP



THE COOK FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

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

For more information, please visit MGW.us.com

or contact:

Josh Waddell (815) 751-0439 | Josh.Waddell@mgw.us.com

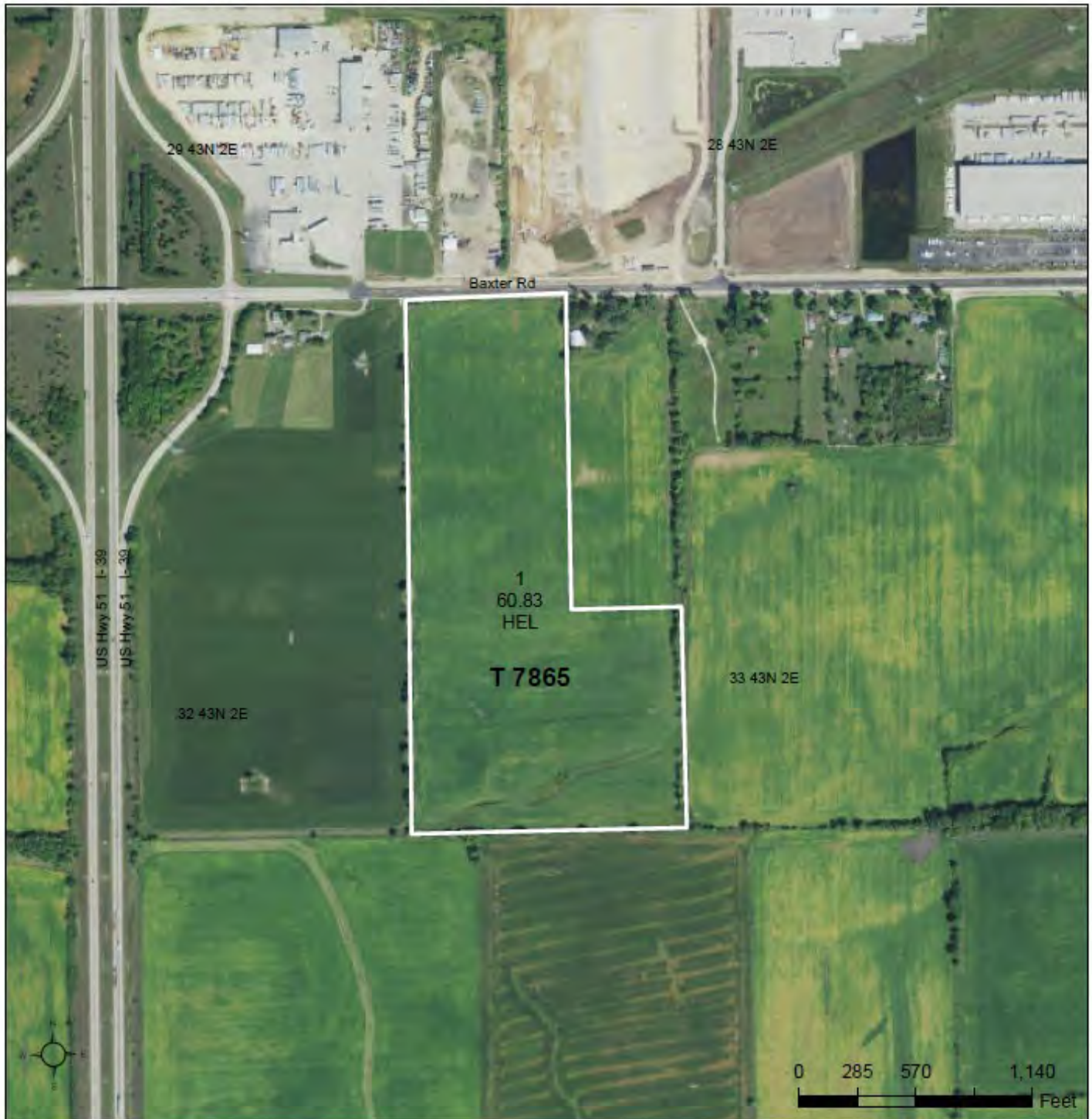


MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES



United States
Department of
Agriculture

Winnebago County, Illinois



Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Shares _____

All Crops NI All Crops Grain Unless Noted

Tract Cropland Total: 60.83 acres

2023 Program Year

Map Created March 30, 2023

Farm 3430

Tract 7865

IL201_T7865

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
Winnebago

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 3430
Prepared: 6/25/20 1:17 PM
Crop Year: 2020
Page: 2 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Other Producers: None

Tract Number: 7865 Description M12 (2) CHERRY VALLEY TWP SEC 33

FSA Physical Location: Winnebago, IL ANSI Physical Location: Winnebago, IL

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

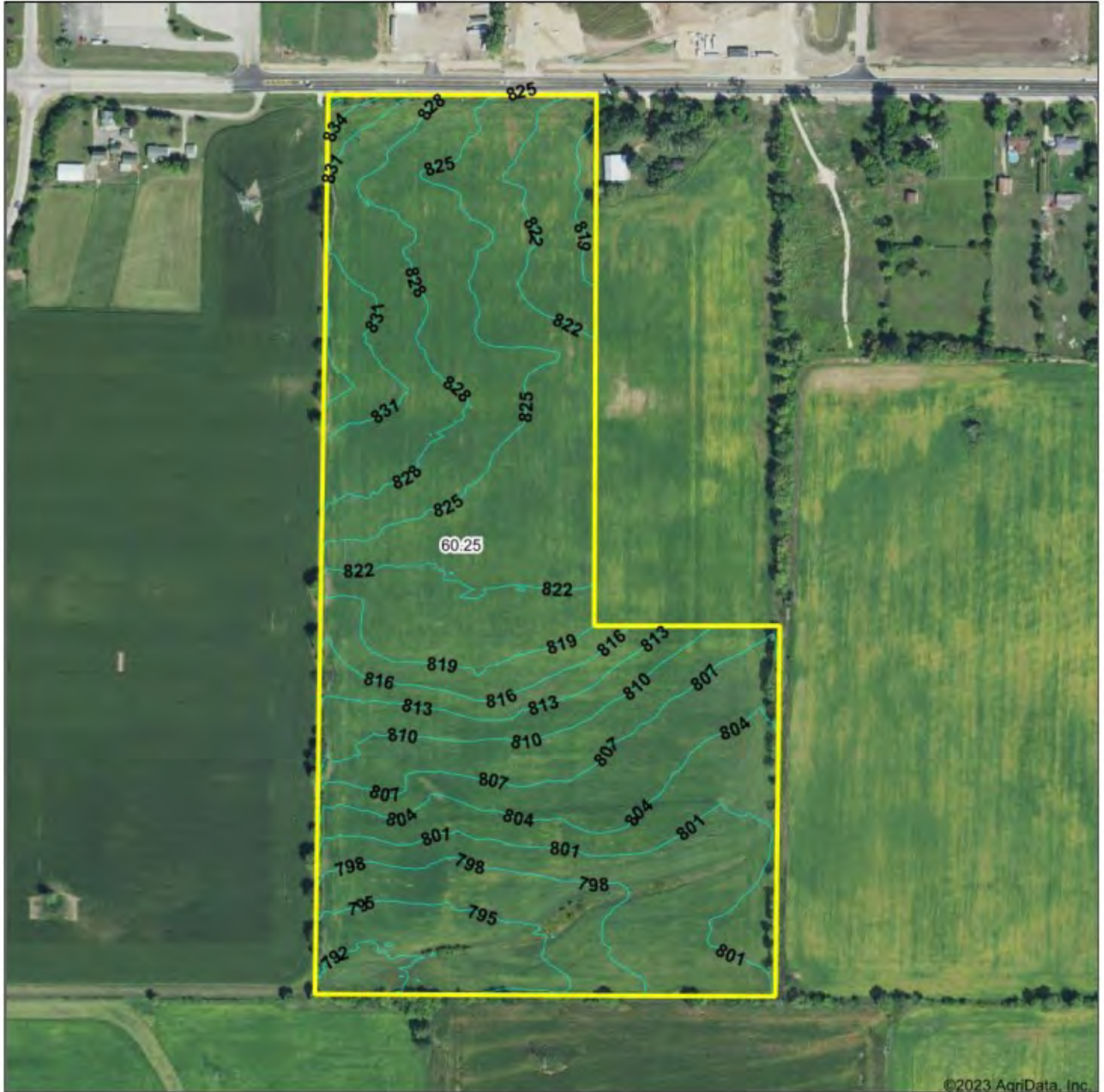
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
60.83	60.83	60.83	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	60.83	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	35.3	145	0.0
SOYBEANS	23.6	44	0.0
Total Base Acres:	58.9		

Owners:

Other Producers: None

TOPOGRAPHY MAP



©2023 AgriData, Inc.



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023

www.AgriDataInc.com

Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 790.7

Max: 837.8

Range: 47.1

Average: 813.9

Standard Deviation: 12.14 ft

0ft 451ft 902ft



4/28/2023

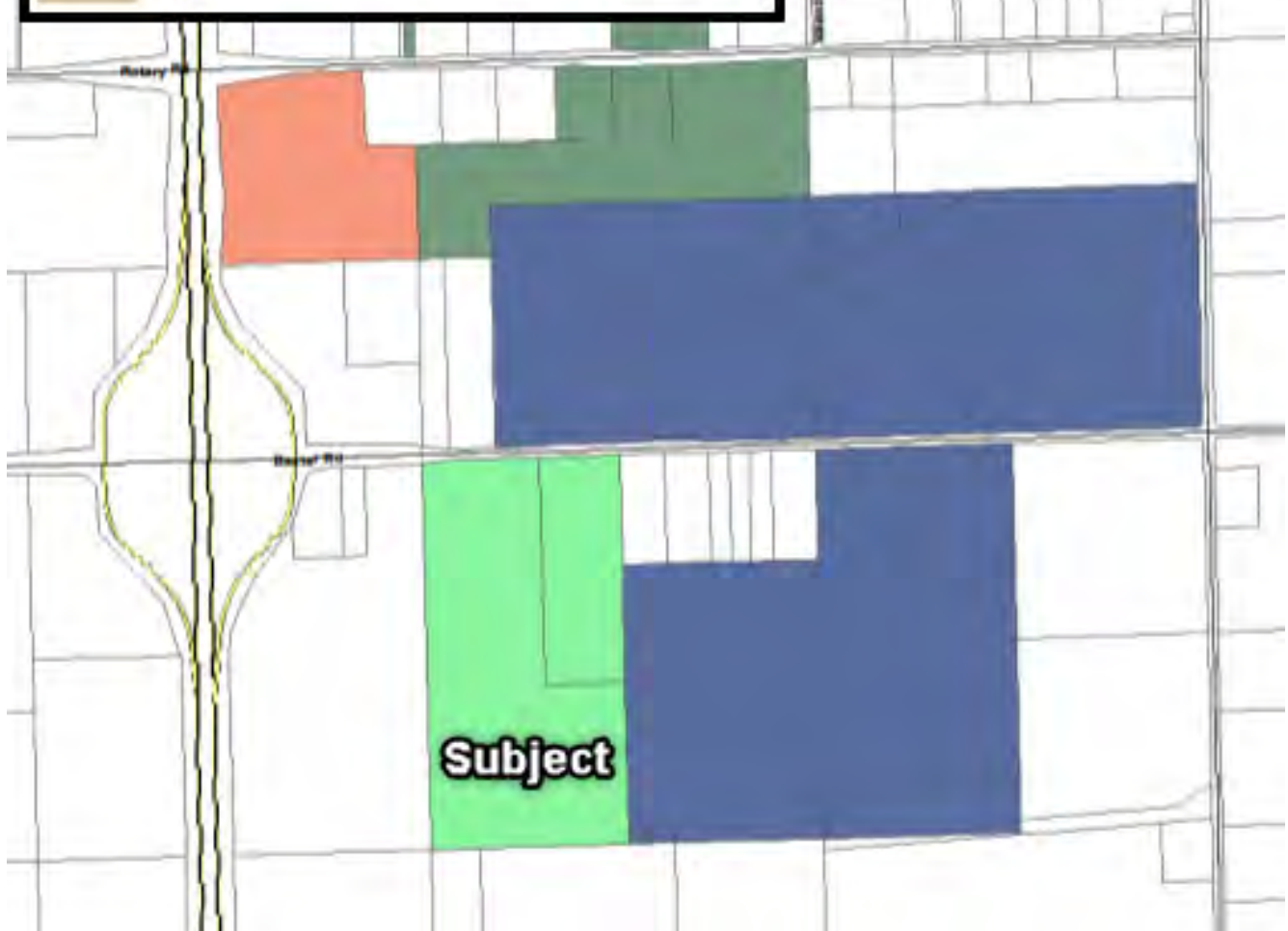
Map Center: 42.161271, -89.017833

33-43N-2E
Winnebago County
Illinois

CHERRY VALLEY ZONING MAP

Zoning District Classifications

AG	PK
CC	PUD
CG	R1
CN	R2
IG	R3
IH	R4
IL	RA
Multiple Zoning	RR
OF	





MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

Real Estate

Farm Management

Appraisals

Consulting



[CLICK HERE TO SUBSCRIBE TO OUR *FARMLAND SEASONS* NEWSLETTER](#)

MGW.us.com

Josh Waddell

Sycamore, IL 815-756-3606 • DeWitt, IA 563-659-6565

info@mgw.us.com