

THE ROUTE 75 FARM

293[±] ACRES, WINNEBAGO COUNTY, ILLINOIS



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

THE ROUTE 75 FARM

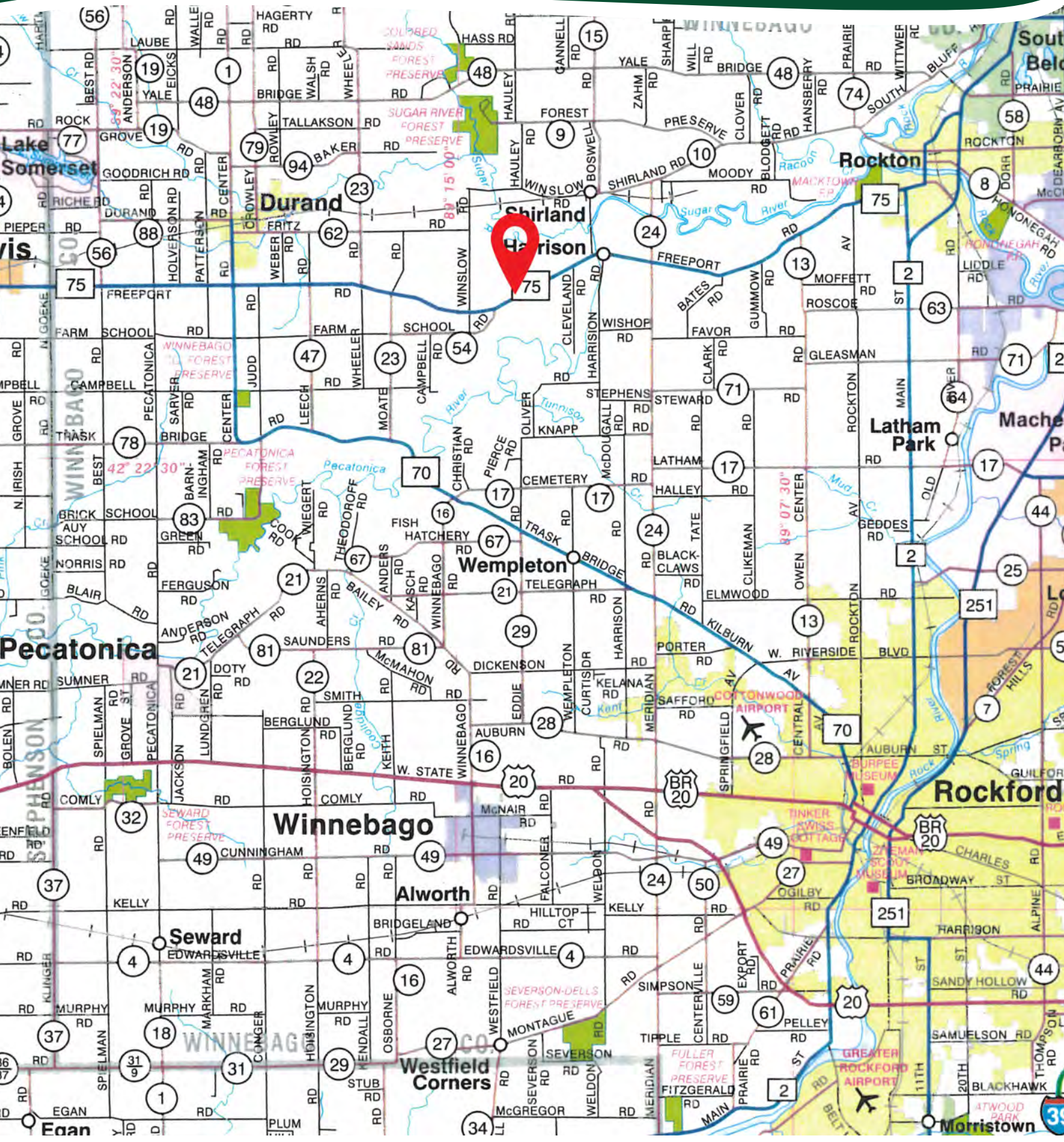
AERIAL MAP

Winslow Road



THE ROUTE 75 FARM

HIGHWAY MAP



THE ROUTE 75 FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 74 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Durand (4 1/2 miles west), Rockton (6 1/4 miles northeast), and Rockford (7 3/4 miles southeast).
FRONTAGE	There is approximately 7/16 mile of road frontage on Illinois Route 75.
MAJOR HIGHWAYS	Illinois Route 75 is the south border of the property, Illinois Route 70 is 3 1/2 miles southwest, and Illinois Route 2 is 7 1/8 miles east of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Route 75 Farm is located in Part of Sections 15, 16, 21, & 22, Township 28 North – Range 11 East (Harrison Township), Winnebago County, Illinois.
TOTAL ACRES	There are a total of 293.27 acres, more or less, according to the Winnebago County Assessor.
CROPLAND ACRES	There are approximately 278.87 cropland acres according to the Winnebago County FSA, of which 20.43 acres are enrolled in CRP with an annual contract payment of \$5,064.00 through September 30, 2031.
SOIL TYPES	Major soil types found on this farm include Comfrey loam, Kendall silt loam, and Beardstown 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 & TERMS	The asking price is \$11,300 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 Route 75 Farm.

THE ROUTE 75 FARM

PROPERTY DETAILS

TAXES	The 2024 real estate taxes totaled \$10,019.14. The tax parcel numbers are: #06-15-300-004, #06-16-400-002, #06-16-400-003, #06-21-200-009, & #06-22-100-001.
ZONING	The property is zoned Agricultural Priority (AG).
COMMENTS	The north-south lane bisecting the property is under separate ownership, but there is an easement allowing the owner of The Route 75 Farm to travel over and across the lane. There is also a separate easement that allows the owner of the land north of The Route 75 Farm to travel over and across the northerly 12 feet of The Route 75 Farm. 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 ROUTE 75 FARM

PROPERTY PHOTOS



THE ROUTE 75 FARM

PROPERTY PHOTOS



THE ROUTE 75 FARM

SOILS INFORMATION

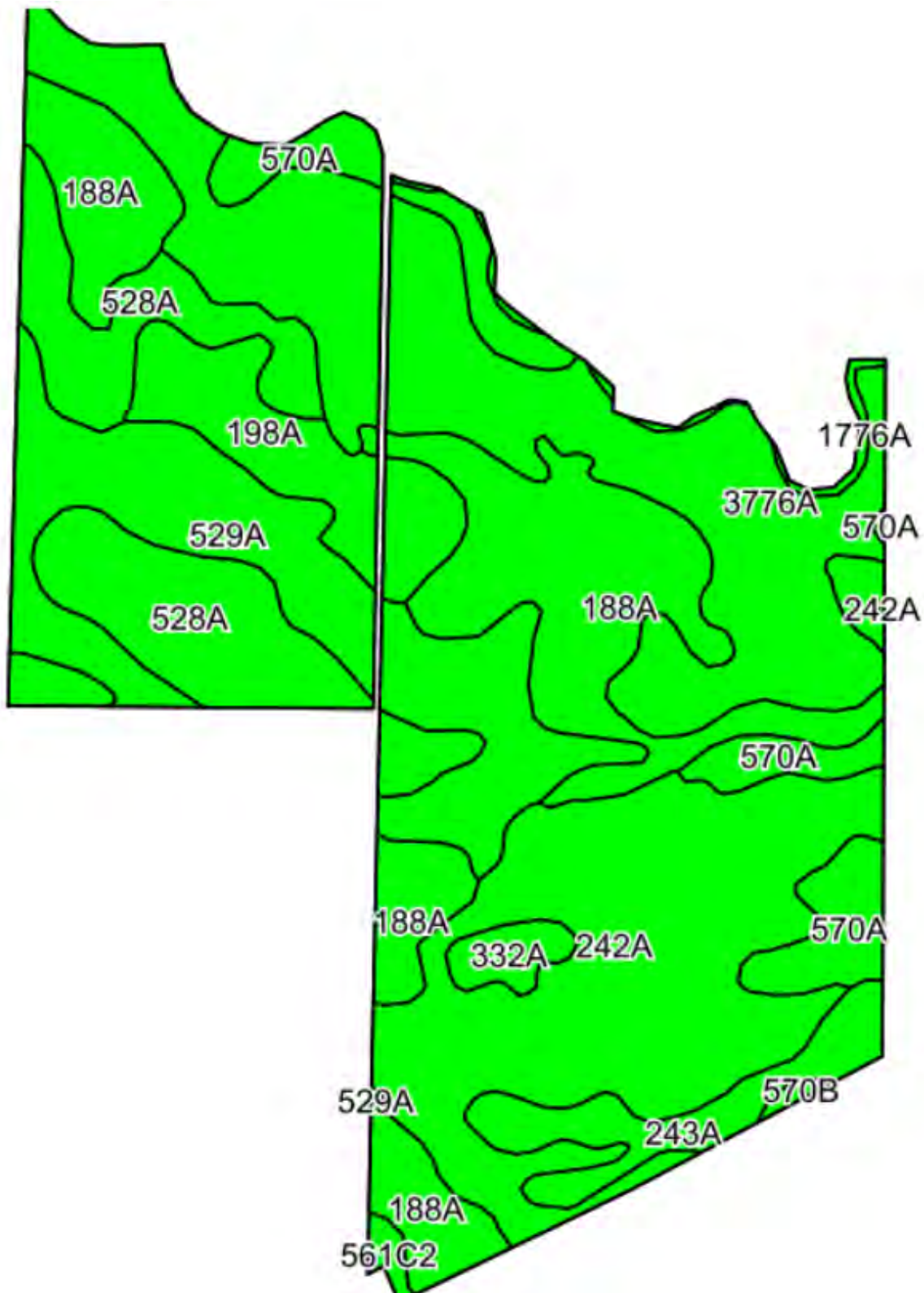
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
3776A	Comfrey loam	59.85	127
242A	Kendall silt loam	56.38	125
188A	Beardstown loam	52.07	114
529A	Selmass loam	36.25	121
528A	Lahoguess loam	30.26	126
198A	Elburn silt loam	15.52	143
570A	Martinsville silt loam	14.70	114
243A	St. Charles silt loam	9.77	122
332A	Billett sandy loam	2.95	99
561C2	Whalan and NewGlarus silt loams	0.83	89
570B	Martinsville silt loam	0.29	113
WEIGHTED AVERAGE:			122.9

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

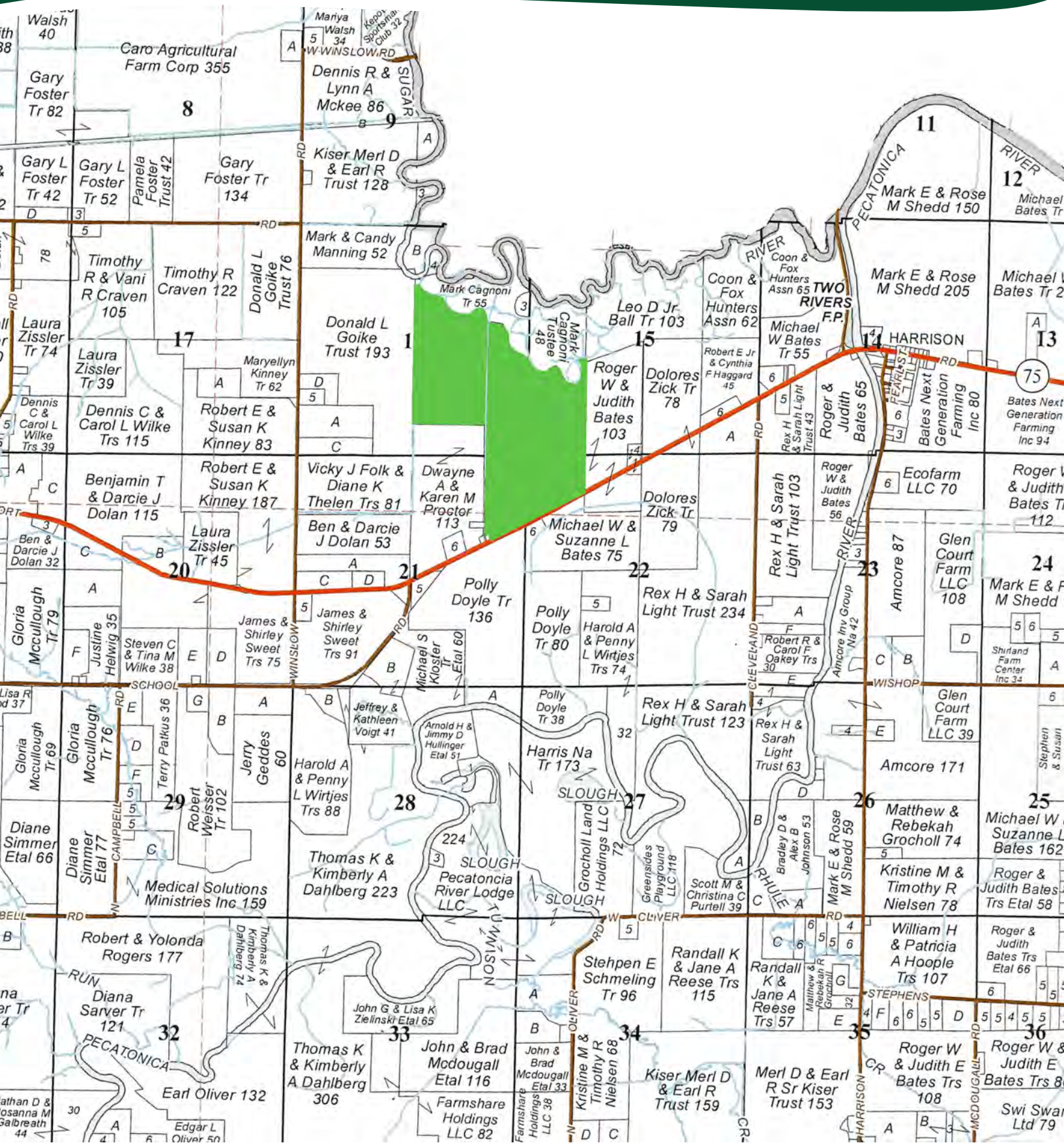
THE ROUTE 75 FARM

SOILS MAP



THE ROUTE 75 FARM

PLAT MAP



THE ROUTE 75 FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAPS
2. FSA-156EZ FORMS
3. CRP CONTRACTS
4. TOPOGRAPHY MAP
5. WETLANDS & FLOODPLAIN MAP

For more information, please visit MGW.us.com

or contact:

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



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES



United States
Department of
Agriculture

Winnebago County, Illinois



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).



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Winnebago County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2024 Program Year

Map Created April 22, 2024

Farm 4636

Tract 7329

IL201_T7329_B1

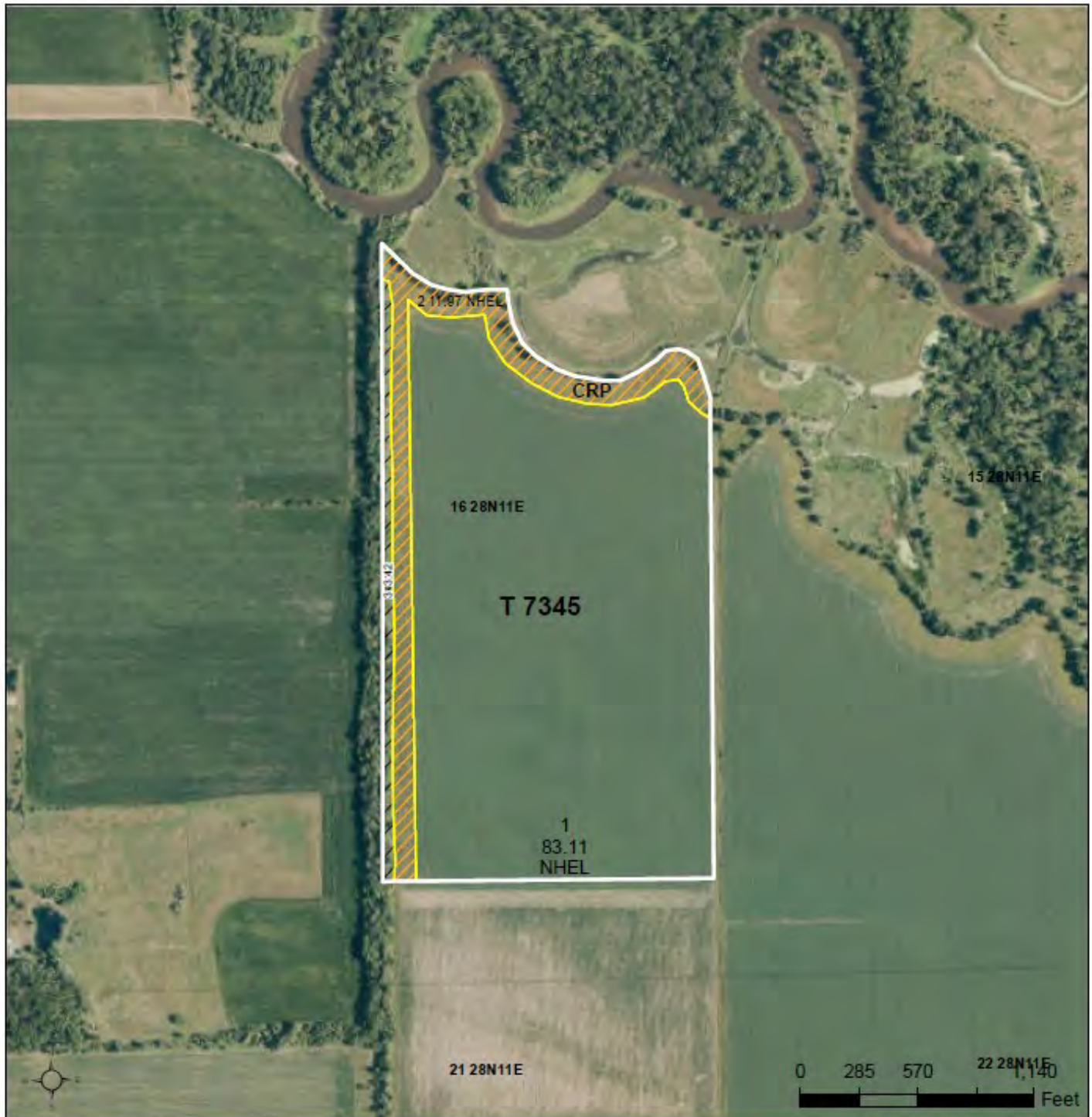
Tract Cropland Total: 183.79 acres

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2024 Program Year

Map Created April 22, 2024

Farm 4636

Tract 7345

Tract Cropland Total: 95.08 acres

IL201_T7345

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ILLINOIS
WINNEBAGO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4636
Prepared : 8/6/24 11:18 AM CST
Crop Year : 2024

See Page 3 for non-discriminatory Statements.

Operator Name :
CRP Contract Number(s) : 11336, 11337
Recon ID : None
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
282.29	278.87	278.87	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	258.44	0.00			20.43	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
Com	140.30	0.00	145	
Soybeans	117.40	0.00	41	
TOTAL	257.70	0.00		

NOTES

Tract Number : 7329

Description : F4 (2) HARRISON TWP SEC 15 & 16 & 21 & 22
FSA Physical Location : ILLINOIS/WINNEBAGO
ANSI Physical Location : ILLINOIS/WINNEBAGO
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
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
183.79	183.79	183.79	0.00	0.00	0.00	0.00	0.0

ILLINOIS
WINNEBAGO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4636
Prepared : 6/6/24 11:18 AM CST
Crop Year : 2024

Tract 7329 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	175.33	0.00	8.46	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	91.60	0.00	145
Soybeans	83.70	0.00	41
TOTAL	175.30	0.00	

NOTES

Tract Number : 7345

Description : F3 (3) HARRISON TWP SEC 16
FSA Physical Location : ILLINOIS/WINNEBAGO
ANSI Physical Location : ILLINOIS/WINNEBAGO
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
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
98.50	95.08	95.08	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	83.11	0.00	11.97	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	48.70	0.00	145
Soybeans	33.70	0.00	41
TOTAL	82.40	0.00	

NOTES

ILLINOIS
WINNEBAGO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4636
Prepared : 8/8/24 11:18 AM CST
Crop Year : 2024

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20260-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

ILLINOIS
WINNEBAGO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2284
Prepared : 3/7/23 1:21 PM CST
Crop Year : 2023

Tract 1230 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	146.60	0.00	168
TOTAL	146.60	0.00	

NOTES

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CRP-1 (01-08-24) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO. CODE & ADMIN. LOCATION 17 201		2. SIGN-UP NUMBER 55
	3. CONTRACT NUMBER 11336		4. ACRES FOR ENROLLMENT 8.46
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) STEPHENSON COUNTY FARM SERVICE AGENCY 1620 S GALENA AVE FREEPORT, IL 61032-6895	6. TRACT NUMBER 7329	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2021 TO: (MM-DD-YYYY) 09-30-2031	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (815) 235-2141 x2	8. SIGNUP TYPE: Continuous		

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre \$ 225.40	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment \$ 1,907.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment \$	7329	0002	CP23A	8.46	\$ 2,834.00
(Item 9C is applicable only when the first year payment is prorated.)					

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE 0.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
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12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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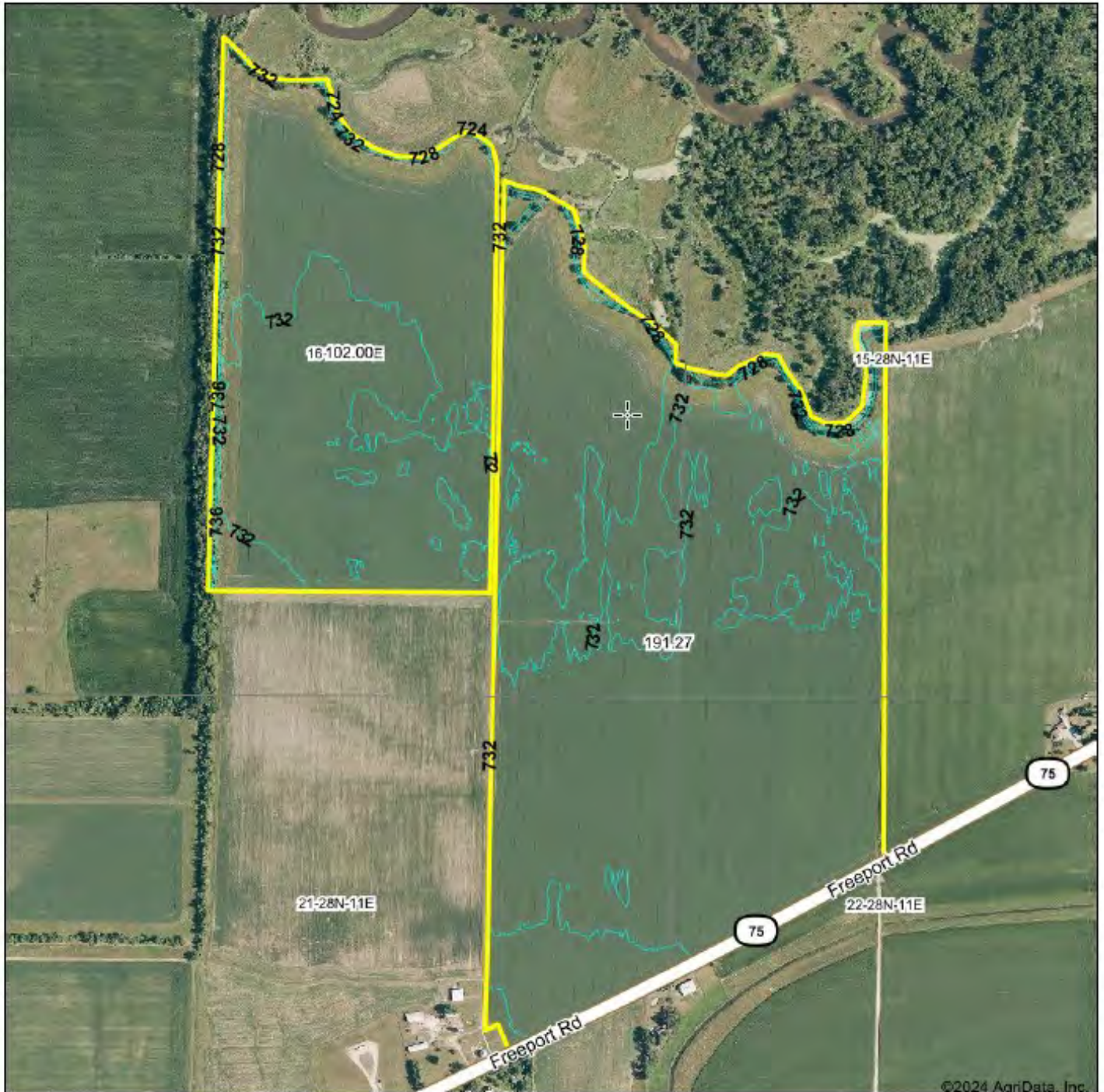
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CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11337	4. ACRES FOR ENROLLMENT 11.97			
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9A. Rental Rate Per Acre \$ 263.75		10. Identification of CRP Land (See Page 2 for additional space)						
9B. Annual Contract Payment \$ 3,157.00		A. Tract No.	B. Field No.	C. Practice No.	E. Total Estimated Cost-Share			
9C. First Year Payment \$		7345	0002	CP23A	\$ 4,010.00			
(Item 9C is applicable only when the first year payment is prorated.)								
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TOPOGRAPHY MAP



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Maps Provided By
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CUSTOMER ONLINE MAPPING
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Source: USGS 3 meter dem
Interval(ft): 4.0
Min: 722.3
Max: 744.2
Range: 21.9
Average: 732.9
Standard Deviation: 1.8 ft

0ft 898ft 1796ft

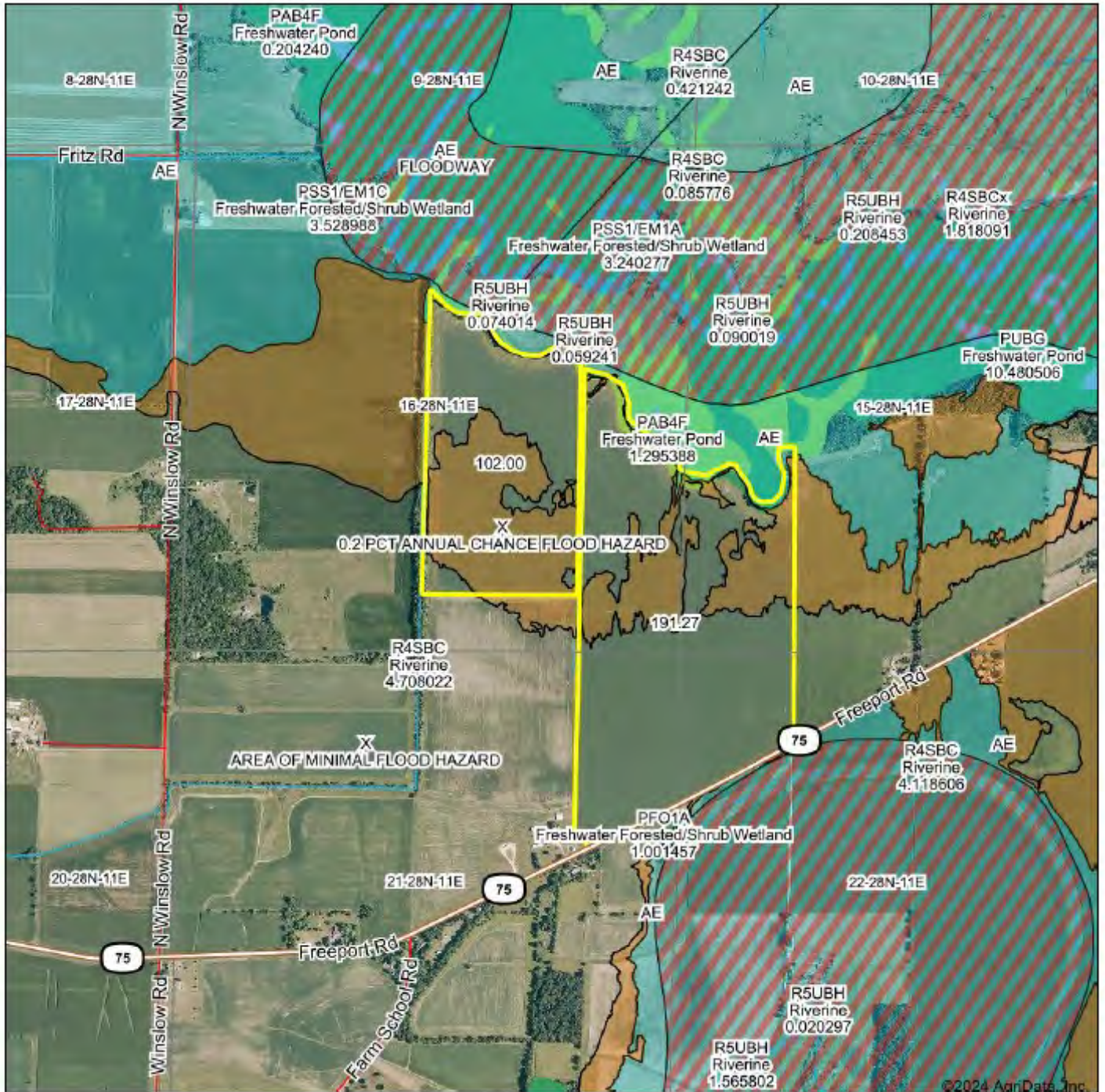


6/6/2024

16-28N-11E
Winnebago County
Illinois

Boundary Center: 42.422931, -89.225880

WETLANDS & FLOODPLAIN MAP



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Boundary Center: 42.422931, -89.225860

0ft 1632ft 3264ft

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16-28N-11E
Winnebago County
Illinois



6/6/2024

Flood related information provided by FEMA



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