

THE IVY ROAD FARM

41[±] ACRES, OGLE COUNTY, ILLINOIS



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REAL ESTATE SERVICES

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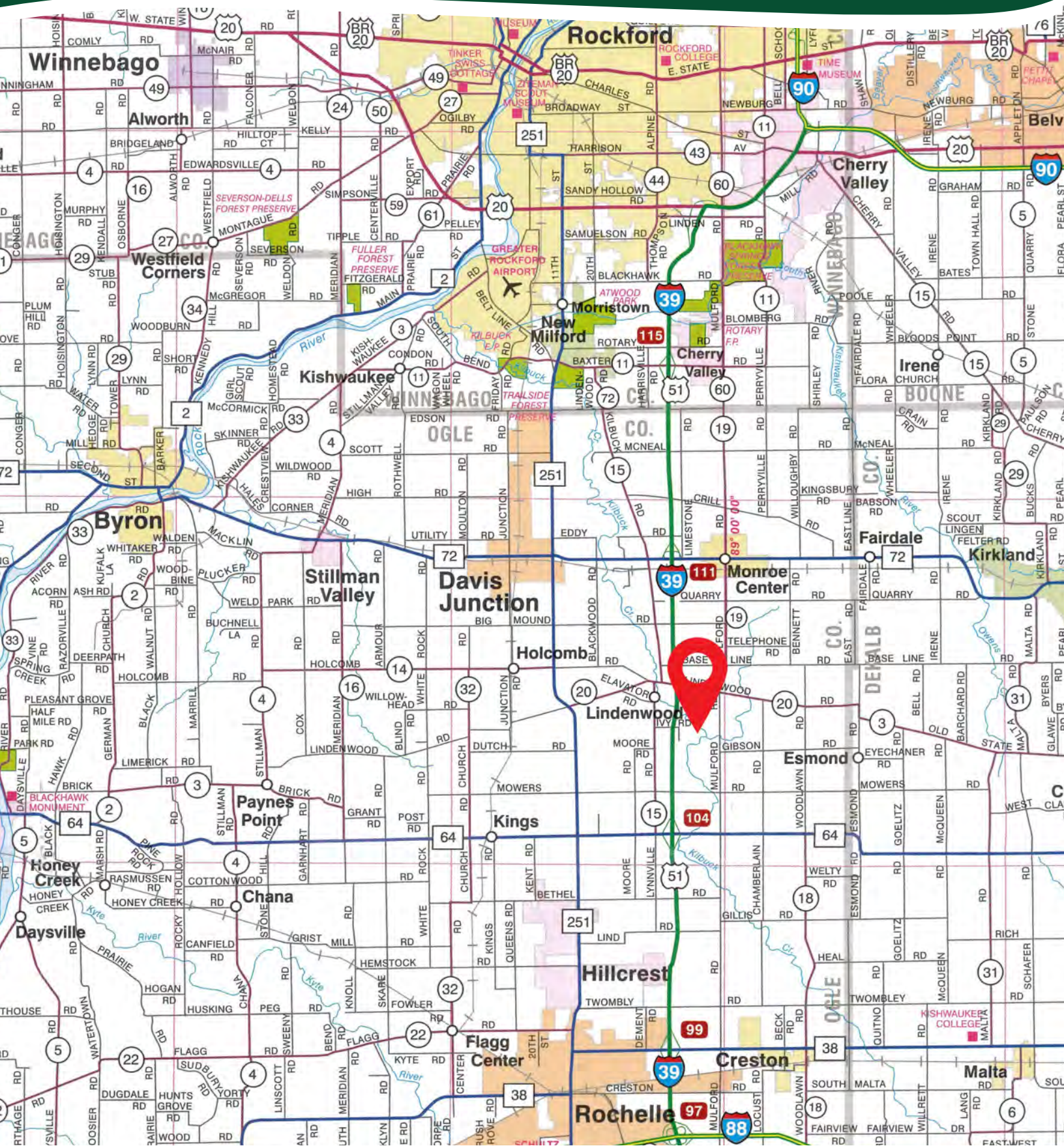
THE IVY ROAD FARM

AERIAL MAP



THE IVY ROAD FARM

HIGHWAY MAP



THE IVY ROAD FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 56 miles west of Chicago O'Hare International Airport. Nearby cities include: Monroe Center (3 miles north), Davis Junction (4 1/4 miles northwest), and Rochelle (6 1/2 miles south).
FRONTAGE	There is approximately 1/8 mile of road frontage on Ivy Road.
MAJOR HIGHWAYS	Interstate 39/U.S. Route 51 is 1/32 mile west, Illinois Route 64 is 2 3/8 miles south, and Illinois Route 72 is 4 miles north of the property.
LEGAL DESCRIPTION	A brief legal description indicates the Ivy Road Farm is located in Part of the South Half of Section 9, Township 41 North – Range 2 East (Lynnville Township), Ogle County, Illinois.
TOTAL ACRES	There are a total of 41.38 acres, more or less, according to the Ogle County Assessor.
TILLABLE ACRES	There are approximately 35.85 tillable acres, estimated.
SOIL TYPES	Major soil types found on this farm include Martinsville silt loam, Plano silt loam and Batavia silt 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 \$11,900 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 10 miles of The Ivy Road Farm.

THE IVY ROAD FARM

PROPERTY DETAILS

TAXES	The 2024 real estate taxes totaled \$1,532.12. The tax parcel number is #19-09-300-011.
ZONING	The property is zoned AG-1, Agricultural District.
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 IVY ROAD FARM

PROPERTY PHOTOS



THE IVY ROAD FARM

PROPERTY PHOTOS



THE IVY ROAD FARM

SOILS INFORMATION

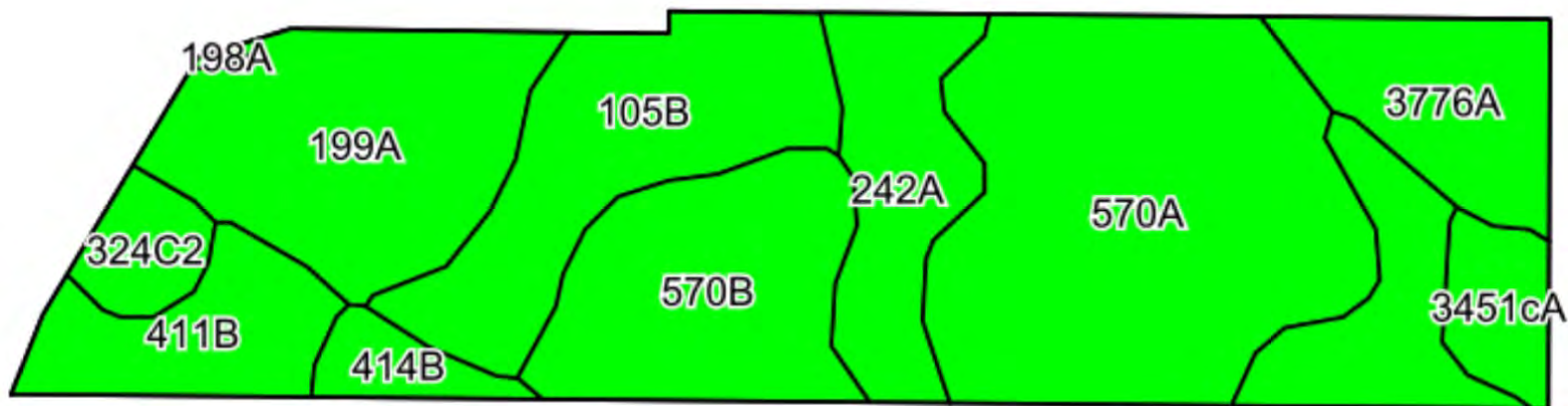
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
570A	Martinsville silt loam	9.68	114
570B	Martinsville silt loam	6.71	113
199A	Plano silt loam	5.79	142
105B	Batavia silt loam	5.01	128
242A	Kendall silt loam	2.94	125
411B	Ashdale silt loam	2.67	124
324C2	Ripon silt loam	1.14	103
3451cA	Lawson silt loam	0.93	126
414B	Myrtle silt loam	0.89	124
198A	Elburn silt loam	0.09	143
WEIGHTED AVERAGE:			122.2

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

THE IVY ROAD FARM

SOILS MAP



THE IVY ROAD FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP (PRIOR TO RECONSTITUTION)
2. FSA-156EZ (PRIOR TO RECONSTITUTION)
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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REAL ESTATE SERVICES

PRIOR TO RECONSTITUTION



Kane County, Illinois

Unless otherwise noted:
All crops have intended use of grain
and are non-irrigated.
Corn = YEL Soybeans = COM Wheat = SRW



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2025 Program Year
Map Created March 20, 2025
Farm 5576
Tract 11594

Tract Cropland Total: 78.07 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).

PRIOR TO RECONSTITUTION

ILLINOIS

KANE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5576

Prepared : 6/16/25 9:13 AM CST

Crop Year : 2025

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
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
78.78	78.07	78.07	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	78.07	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	71.10	0.00	182	
TOTAL	71.10	0.00		

NOTES

Tract Number : 11594

Description : Lynville twp sec 9
FSA Physical Location : ILLINOIS/OGLE
ANSI Physical Location : ILLINOIS/OGLE
BIA Unit Range Number : R.2E1
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.78	78.07	78.07	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	78.07	0.00	0.00	0.00	0.00	0.00

PRIOR TO RECONSTITUTION

ILLINOIS
KANE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5576
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Crop Year : 2025

Tract 11594 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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TOTAL	71.10	0.00	

NOTES

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TOPOGRAPHY MAP



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Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 3.0
Min: 751.3
Max: 788.2
Range: 36.9
Average: 767.5
Standard Deviation: 7.15 ft

0ft 482ft 963ft



6/12/2025

9-41N-2E
Ogle County
Illinois

Boundary Center: 42.042502, -89.014588

WETLANDS & FLOODPLAIN MAP



Map Provided By:
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Flood related information provided by FEMA

Boundary Center: 42.042502, -89.014588

9-41N-2E
Ogle County
Illinois

0ft 524ft 1048ft



6/12/2025



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