

THE ROCKFORD FARM

39[±] ACRES, WINNEBAGO COUNTY, ILLINOIS



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

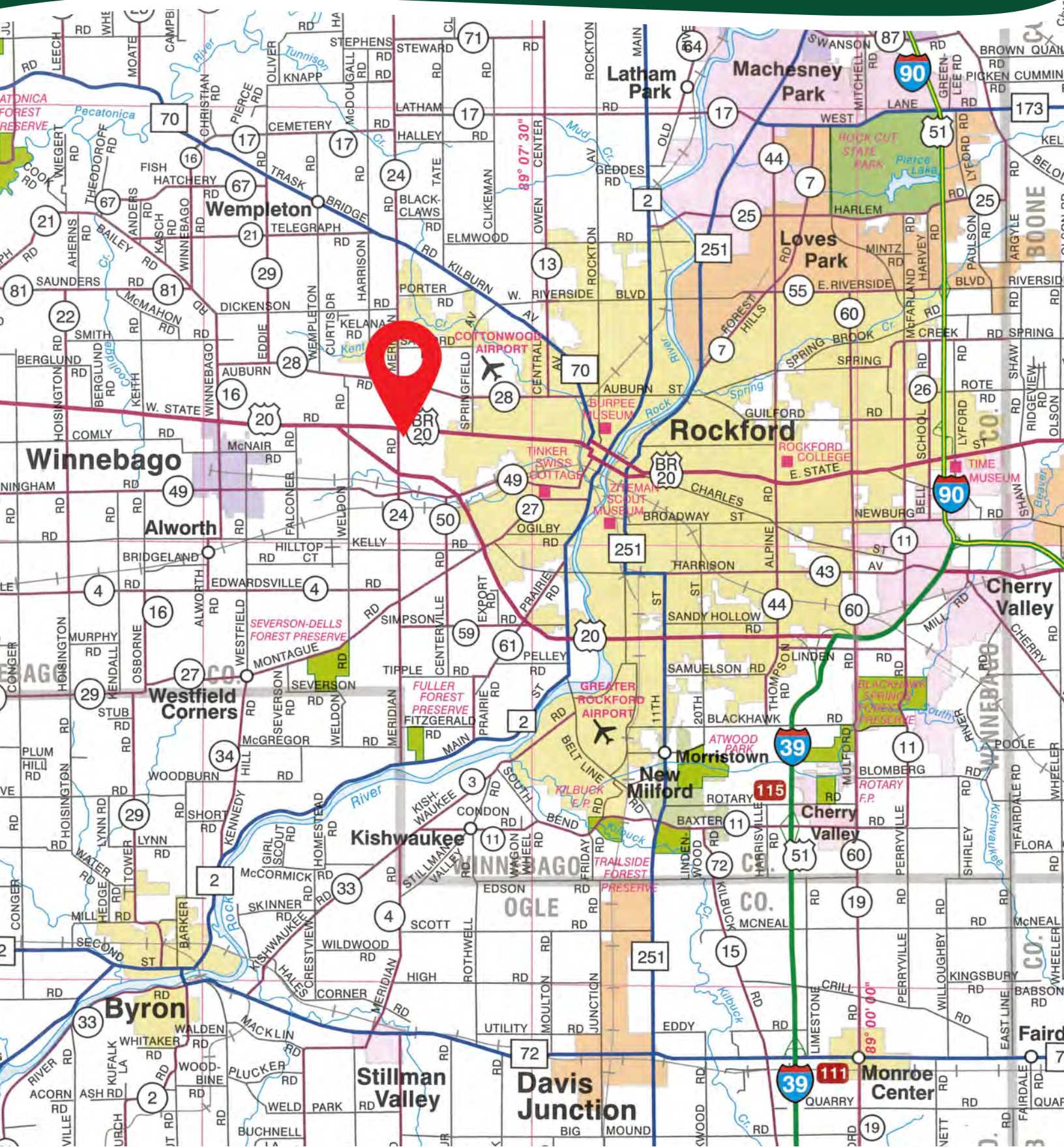
THE ROCKFORD FARM

AERIAL MAP



THE ROCKFORD FARM

HIGHWAY MAP



THE ROCKFORD FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 67 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Rockford (1/2 mile east), Winnebago (1 3/4 miles west), and Machesney Park (6 1/4 mile northeast).
FRONTAGE	There is approximately 3/8 mile of road frontage on U.S. Business 20, 1/4 mile on Laclede Avenue, 1/4 mile on West Warrior Drive, 1/8 mile on S Meridian Road, and 1/32 mile on Delightful Drive.
MAJOR HIGHWAYS	U.S. Business 20 is the north property border, U.S. Route 20 is 3/4 mile south, Illinois Route 70 is 3 1/2 miles north, and Illinois Route 2 is 4 miles east of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Rockford Farm is located in Part of the Northwest Quarter of Section 19, Township 44 North – Range 1 East (Rockford Township), Winnebago County, Illinois.
TOTAL ACRES	There are a total of 39.155 acres, more or less, estimated.
TILLABLE ACRES	There are approximately 30.25 tillable acres according to the Winnebago County FSA.
SOIL TYPES	Major soil types found on this farm include Friesland fine sandy loam and Comfrey loam.
TOPOGRAPHY	The topography of the subject farm is level to nearly 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 \$12,900 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 15 miles of The Rockford Farm.

THE ROCKFORD FARM

PROPERTY DETAILS

TAXES	The 2024 real estate taxes totaled \$1,087.72. The tax parcel number is #11-19-102-005.
ZONING	The property is zoned CC - Commercial Community.
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 ROCKFORD FARM

PROPERTY PHOTOS



THE ROCKFORD FARM

PROPERTY PHOTOS



THE ROCKFORD FARM

SOILS INFORMATION

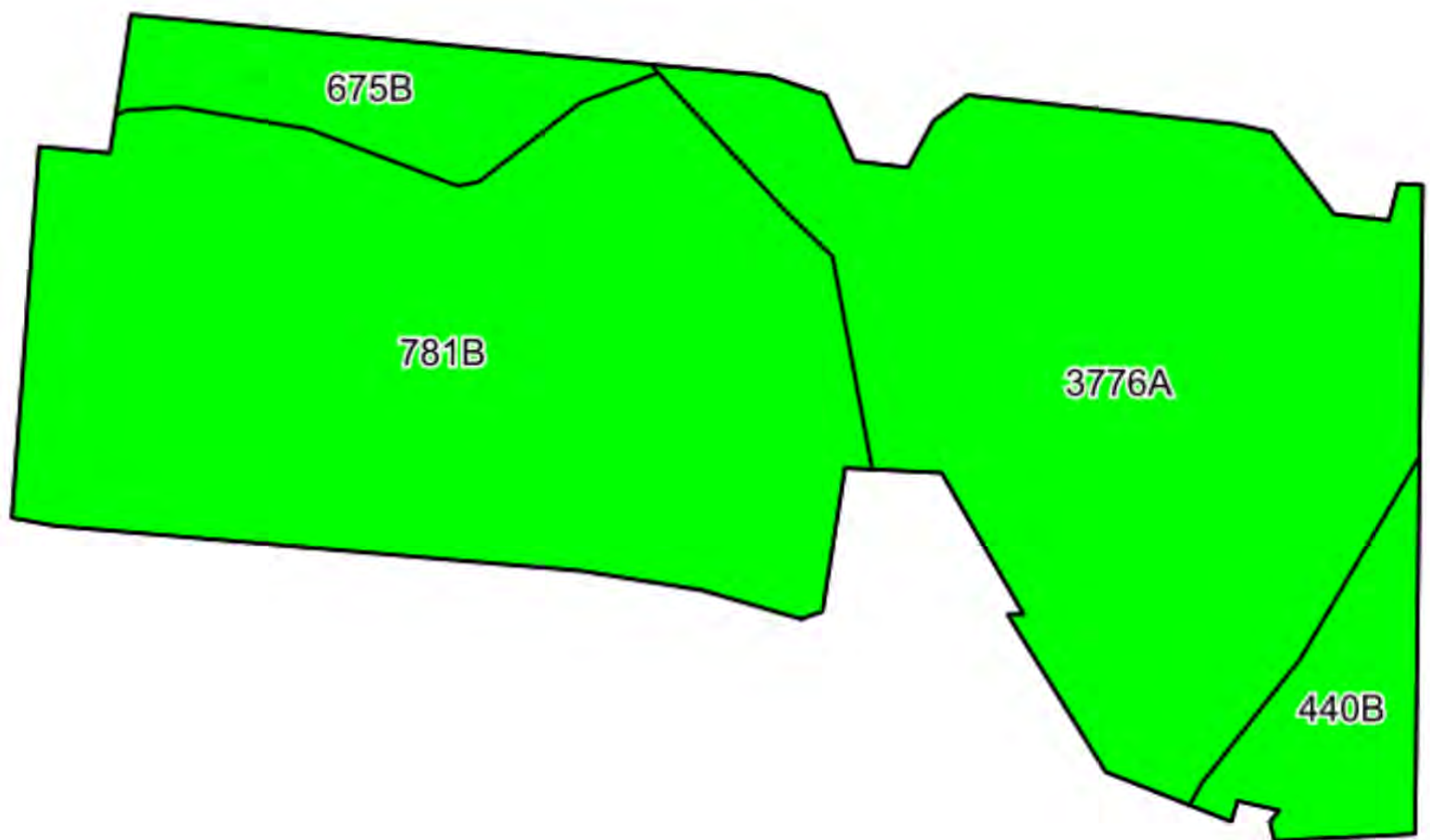
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
781B	Freisland fine sandy loam	15.77	119
3776A	Comfrey loam	11.91	127
675B	Greenbush silt loam	2.57	131
WEIGHTED AVERAGE:			123.2

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

THE ROCKFORD FARM

SOILS MAP



THE ROCKFORD FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

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

For more information, please visit MGW.us.com

or contact:

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



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REAL ESTATE SERVICES



United States
Department of
Agriculture

Winnebago County, Illinois



Common Land Unit	
Non-Cropland	Conservation Reserve Program
Cropland	Tract Boundary
state100k_1_1_1_1_1	

Wetland Determination Identifiers

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



Tract Cropland Total: 30.25 acres

0 170 340 680 Feet

2025 Program Year

Map Created May 30, 2025

Farm 5926

Tract 9236

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 (CRA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

ILLINOIS
WINNEBAGO

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5926

Prepared : 7/22/25 11:45 AM CST

Crop Year : 2025

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-201-2014-3
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
40.79	30.25	30.25	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	30.25	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	18.00	0.00	109	
Soybeans	1.20	0.00	25	
TOTAL	19.20	0.00		

NOTES

Tract Number : 9236

Description :
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
40.79	30.25	30.25	0.00	0.00	0.00	0.00	0.0

ILLINOIS
WINNEBAGO
Form: FSA-156EZ



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Tract 9236 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	30.25	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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NOTES

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TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 759.3

Max: 790.2

Range: 30.9

Average: 774.8

Standard Deviation: 7.02 ft

0ft 397ft 793ft

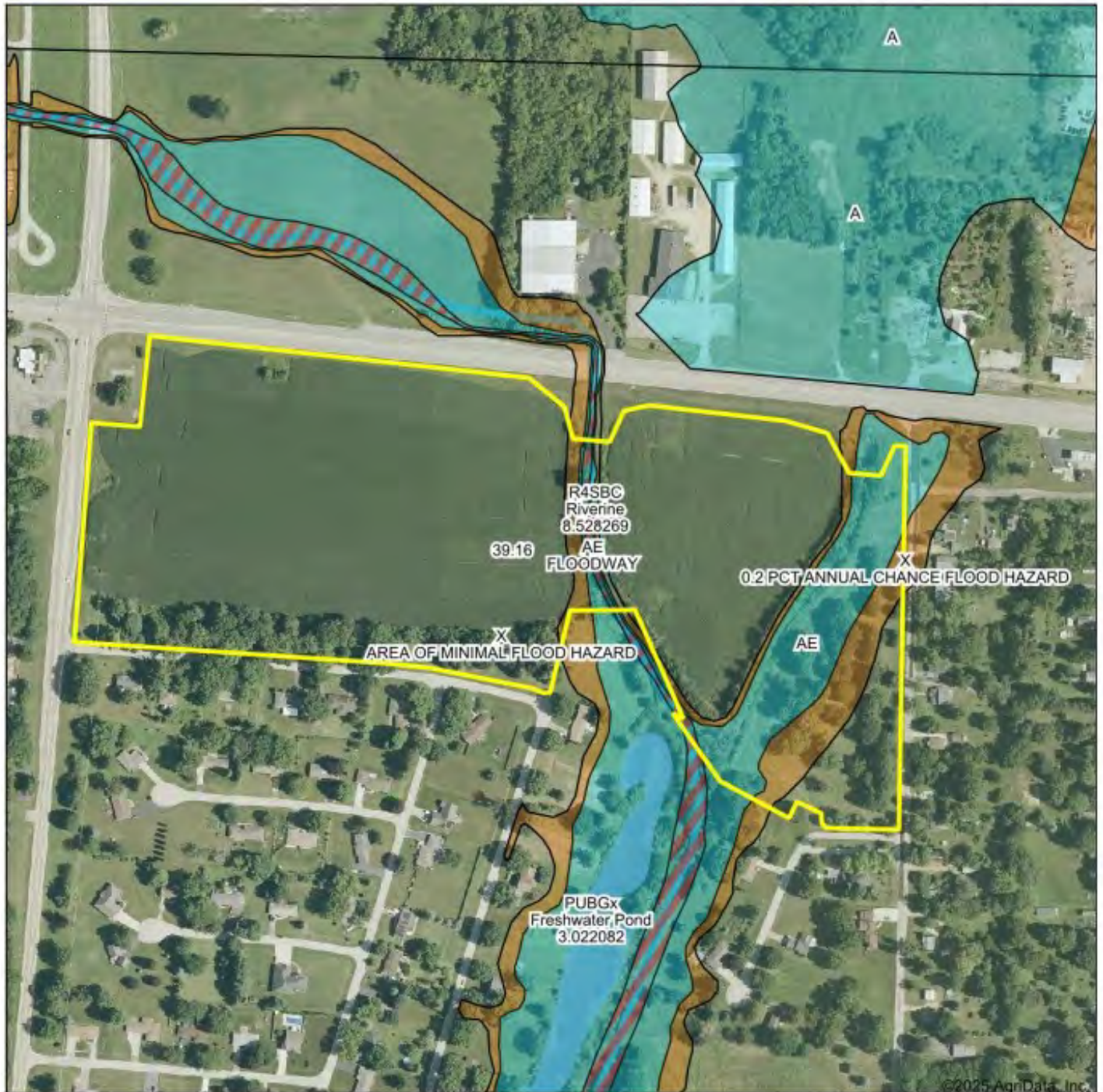


7/22/2025

19-44N-1E
Winnebago County
Illinois

Boundary Center: 42.277496, -89.168932

WETLANDS & FLOODPLAIN MAP



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Boundary Center: 42.277510, -89.168936

0ft 409ft 817ft

Maps Provided By
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19-44N-1E
Winnebago County
Illinois



7/22/2025

Flood related information provided by FEMA



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