

THE CARLSON ROAD FARM

51[±] ACRES, BOONE COUNTY, ILLINOIS



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Real Estate • Farm Management • Appraisals • Consulting

THE CARLSON ROAD FARM

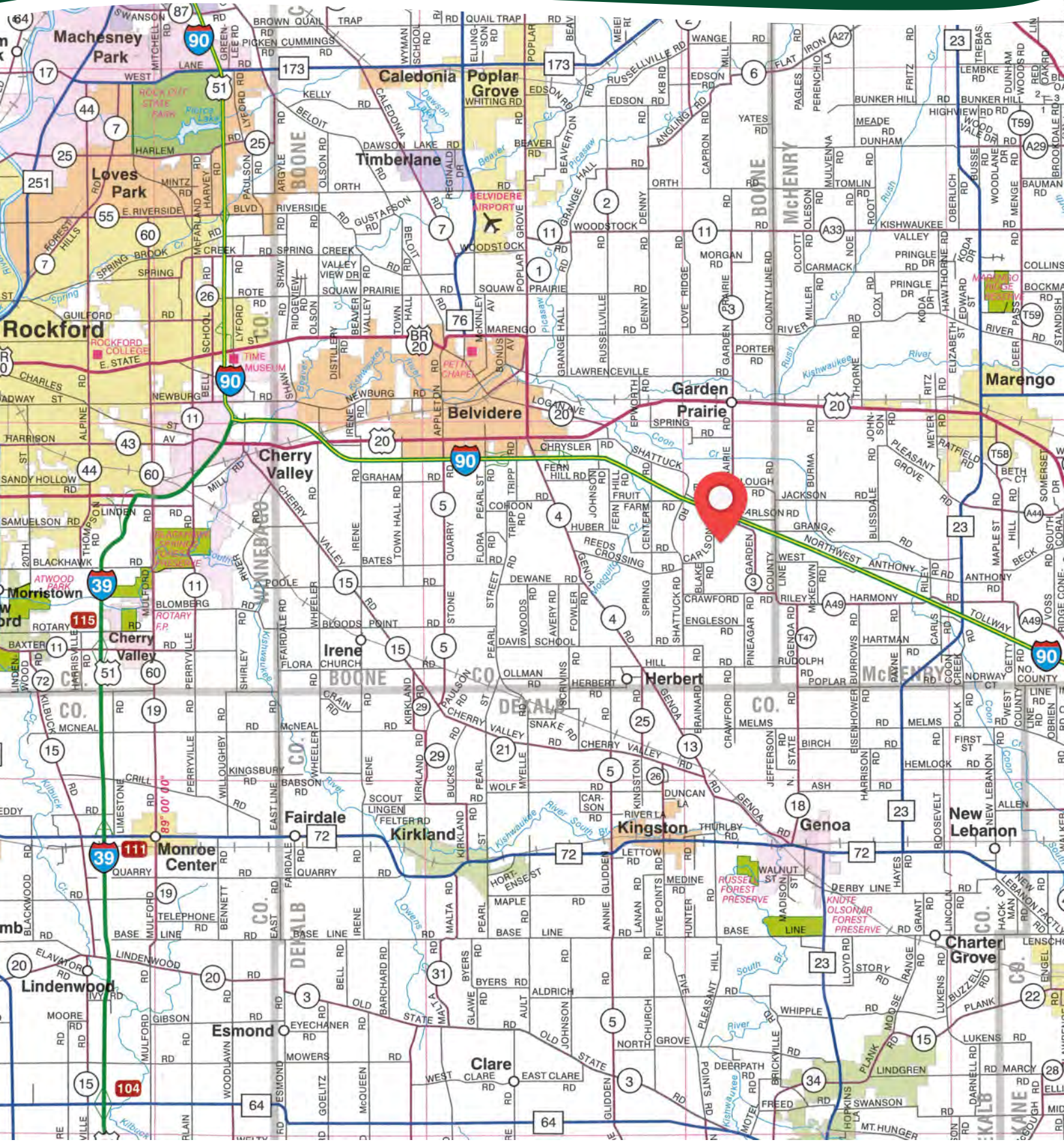
AERIAL MAP

Carlson Road



THE CARLSON ROAD FARM

HIGHWAY MAP



THE CARLSON ROAD FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 45 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Belvidere (4 1/4 miles northwest), Marengo (5 3/4 miles northeast), and Rockford (12 miles west).
FRONTAGE	There is approximately 1/4 mile of road frontage on Carlson Road.
MAJOR HIGHWAYS	Interstate 90 is 3/8 mile north, Illinois Route 23 is 5 1/2 miles southeast, and Illinois Route 72 is 7 1/8 miles south of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Carlson Road Farm is located in Part of the East Half of Section 14, Township 43 North – Range 4 East (Spring Township), Boone County, Illinois.
TOTAL ACRES	There are a total of 51.065 acres according to a survey.
TILLABLE ACRES	There are approximately 48.1 cropland acres according to the McHenry County FSA. There is approximately 0.75 additional acres, estimated, located east of the building site, that was brought into production for the 2023 crop year, for a total of 48.85 acres, estimated.
SOIL TYPES	Major soil types on this farm include Drummer silty clay loam and Elburn silt 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 \$15,275 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 10 miles of The Carlson Road Farm.

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PROPERTY DETAILS

TAXES	The 2022 real estate taxes totaled \$3,112.56. The tax parcel numbers are: #08-14-200-010 & #08-14-400-009.
ZONING	The property is zoned A-1, Ag. Preservation.
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 CARLSON ROAD FARM

PROPERTY PHOTOS



THE CARLSON ROAD FARM

PROPERTY PHOTOS



THE CARLSON ROAD FARM

SOILS INFORMATION

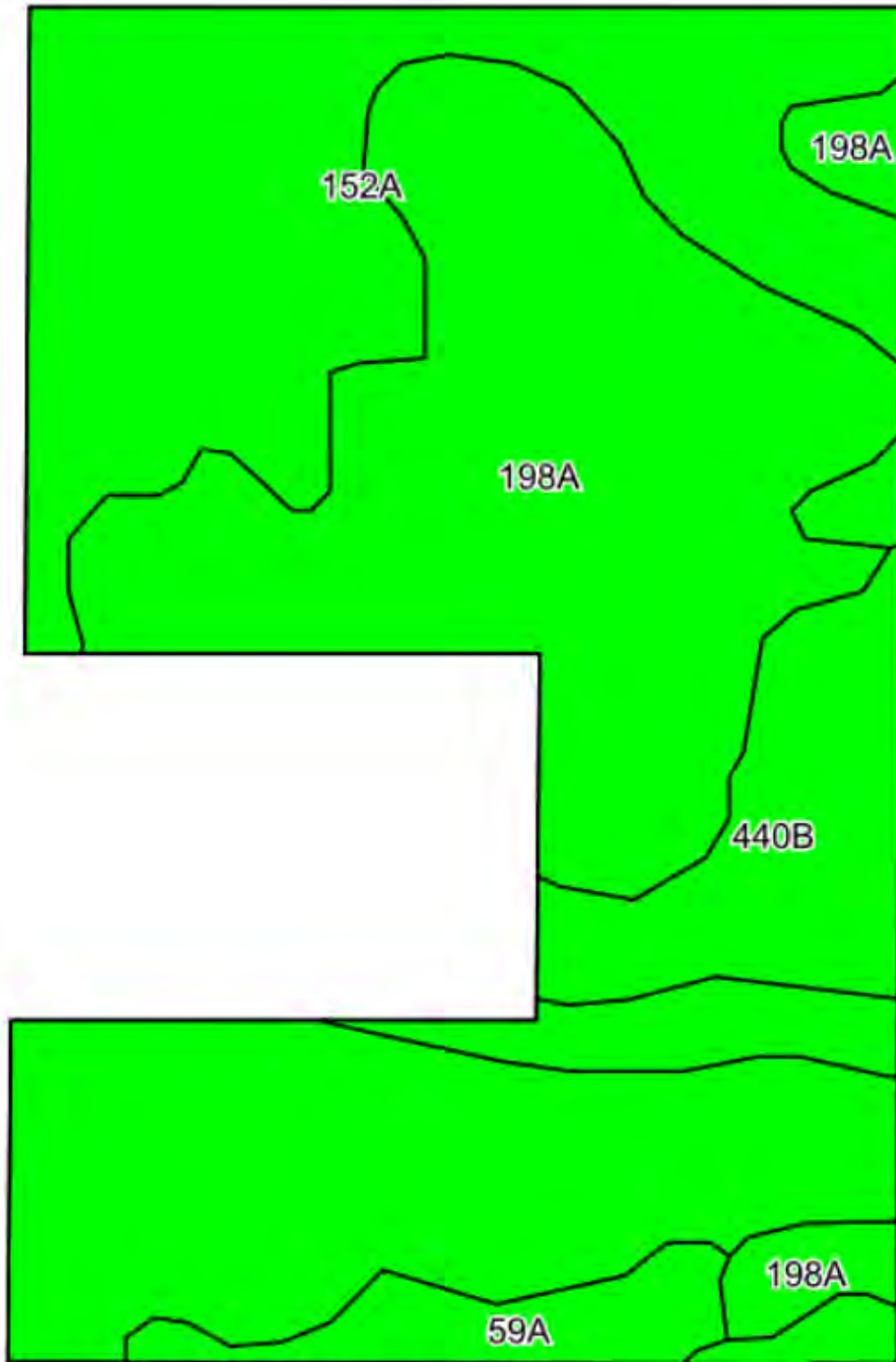
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
152A	Drummer silty clay loam	23.31	144
198A	Elburn silt loam	18.49	143
440B	Jasper silt loam	4.37	129
59A	Lisbon silt loam	2.06	136
221B	Parr silt loam	0.62	118
WEIGHTED AVERAGE:			141.6

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

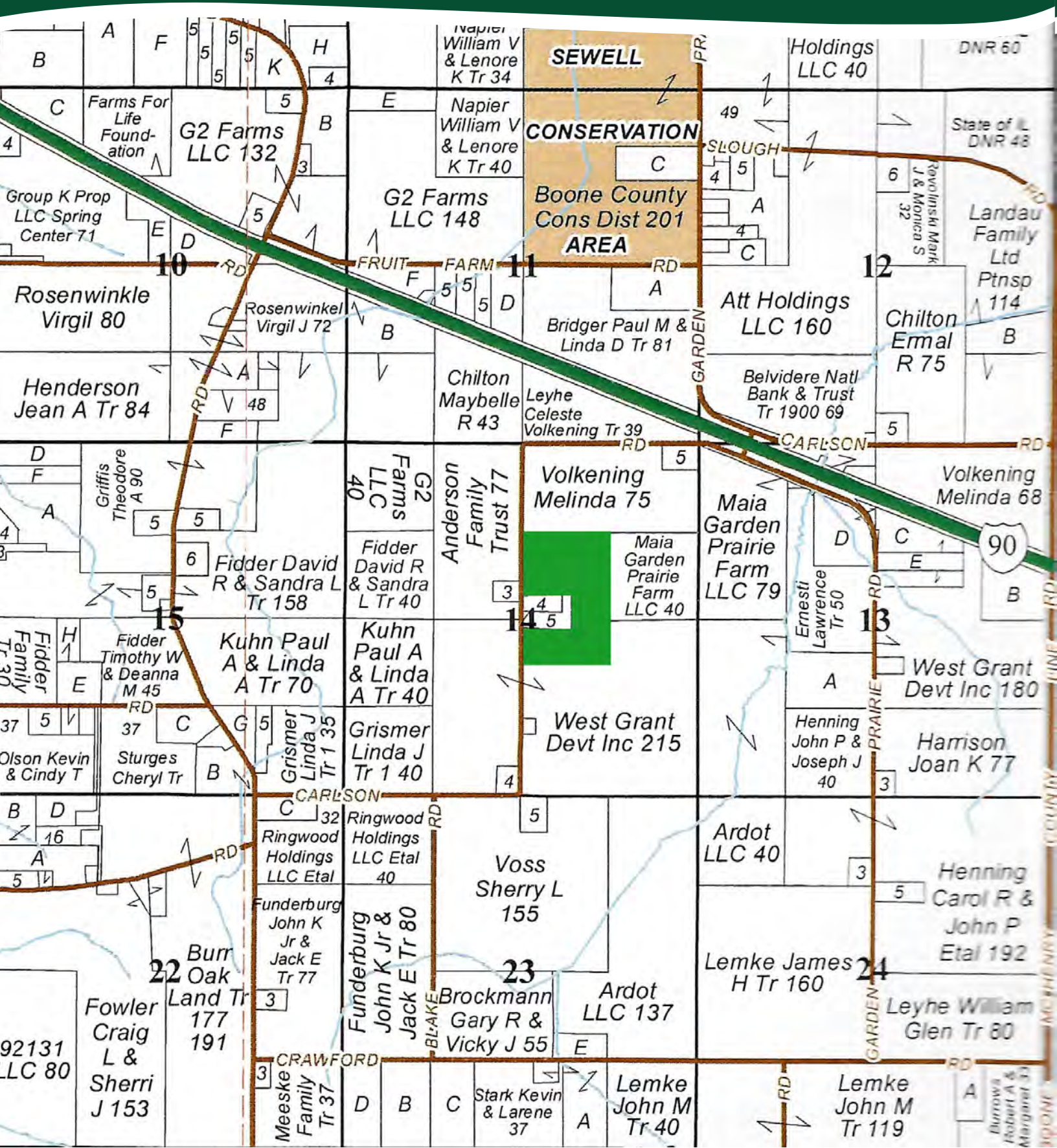
THE CARLSON ROAD FARM

SOILS MAP



THE CARLSON ROAD FARM

PLAT MAP



THE CARLSON ROAD FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

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

For more information, please visit MGW.us.com

or contact:

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Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- CRP

Wetland Determination Identifiers

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

2023 Program Year
Map Created May 03, 2023

Farm 9646
Tract 12871

Tract Cropland Total: 48.10 acres

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ILLINOIS
MCHENRY



United States Department of Agriculture
Farm Service Agency

FARM : 9646

Prepared : 5/9/23 8:34 AM CST

Form: FSA-156EZ

Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-111-2021-78
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
48.92	48.10	48.10	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	48.10	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	47.05	0.00	121	
TOTAL	47.05	0.00		

NOTES

Tract Number : 12871

Description :
FSA Physical Location : ILLINOIS/BOONE
ANSI Physical Location : ILLINOIS/BOONE
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : 17-111-2021-77

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
48.92	48.10	48.10	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	48.10	0.00	0.00	0.00	0.00	0.00

ILLINOIS
MCHENRY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9646
Prepared : 5/9/23 8:34 AM CST
Crop Year : 2023

Tract 12871 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	47.05	0.00	121
TOTAL	47.05	0.00	

NOTES

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TOPOGRAPHY MAP

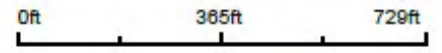


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Map Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem
Interval(ft): 3.0
Min: 798.9
Max: 814.0
Range: 15.1
Average: 808.2
Standard Deviation: 2.33 ft



5/9/2023

14-43N-4E
Boone County
Illinois



Map Center: 42.204592, -88.733913

PIPELINE MAP

NATIONAL PIPELINE MAPPING SYSTEM



Legend

-  Gas Transmission Pipelines
-  Hazardous Liquid Pipelines



Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for consulting a specialist prior to excavation activities. Please call 811 before any digging occurs.

Questions regarding the map or its contents can be directed to nipms@dot.gov.

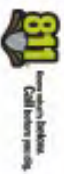
Projection: Geographic

Datum: NAD83

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