

THE SAVALA-ANDERS FARM

130[±] ACRES, WINNEBAGO COUNTY, ILLINOIS



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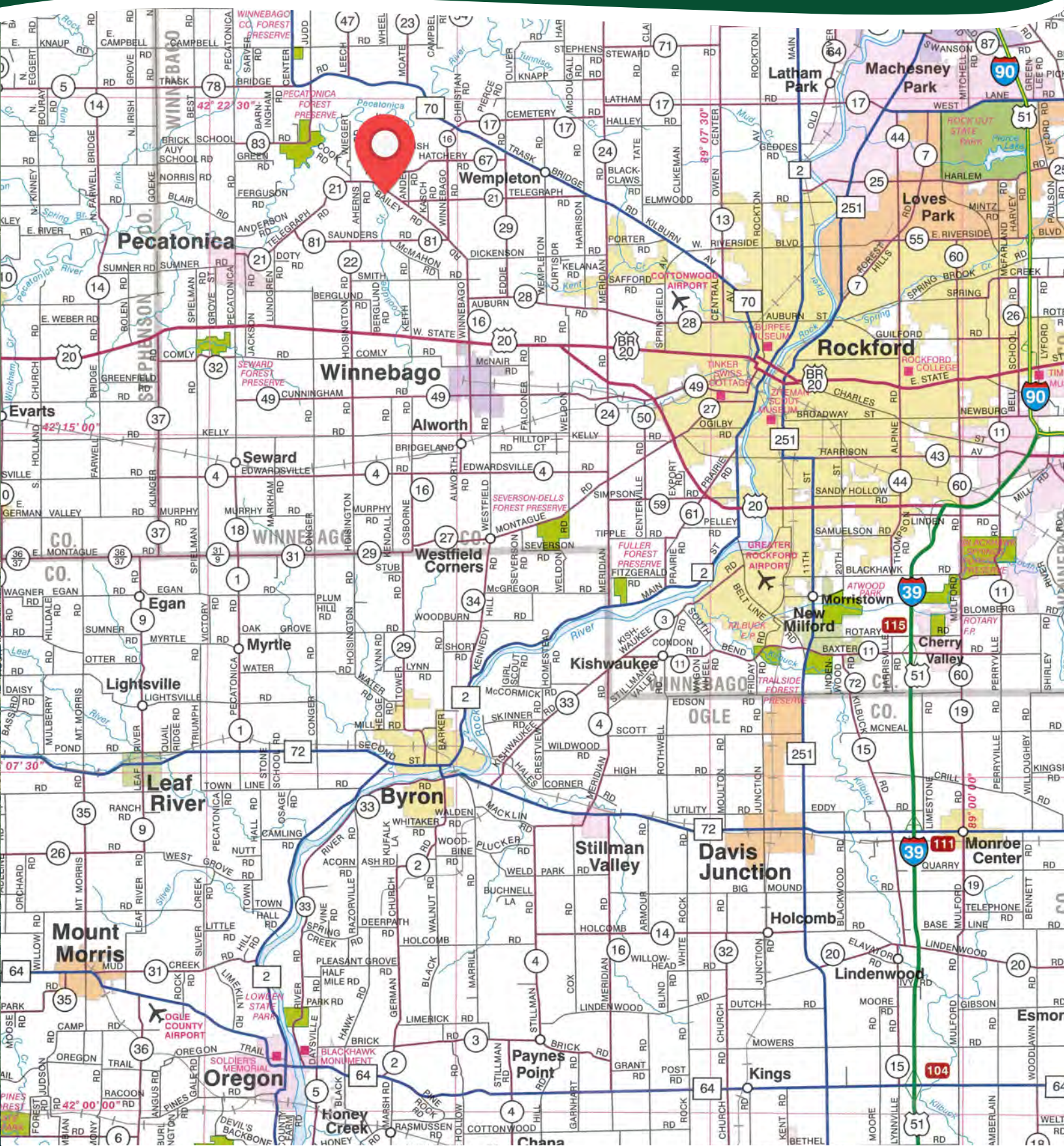
THE SAVALA-ANDERS FARM

AERIAL MAP



THE SAVALA-ANDERS FARM

HIGHWAY MAP



THE SAVALA-ANDERS FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 75 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Pecatonica (3 3/8 miles southwest), Rockford (5 1/2 miles east), and Winnebago (3 5/8 miles southeast).
FRONTAGE	There is approximately 7/16 mile of road frontage on Telegraph Road.
MAJOR HIGHWAYS	Illinois Route 70 is 2 1/2 miles north, U.S. Route 20 is 3 miles south, and Illinois Route 2 is 10 1/4 miles east of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Savala-Anders Farm is located in Part of the Southeast Quarter of Section 13, Township 27 North - Range 10 East (Pecatonica Township) and Part of the Northwest Quarter of Section 19 and Part of the Southwest Quarter of Section 18, both in Township 27 North – Range 11 East (Burritt Township), all in Winnebago County, Illinois.
TOTAL ACRES	There are a total of 130.297 surveyed acres.
ACREAGE OVERVIEW	There are approximately 75.21 tillable acres, estimated, currently in crop production. There are an additional 13.93 cropland acres, according to the Winnebago County FSA, that are currently in grass and trees. Coolidge Creek traverses the western part of the farm through approximately 10.5 additional acres of woods. The eastern part of the property includes a pond on approximately 28.9 additional acres of grass and trees.
SOIL TYPES	Major soil types found on this farm include Comfrey loam, Selmass loam, and Jasper 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 \$6,850 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 Savala-Anders Farm.

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PROPERTY DETAILS

TAXES	The 2023 real estate taxes totaled \$2,309.84. The tax parcel numbers are: #09-13-400-008, #10-18-300-002, #10-18-300-010 & #10-19-100-001.
ZONING	The property is zoned AG - Agricultural Priority.
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.

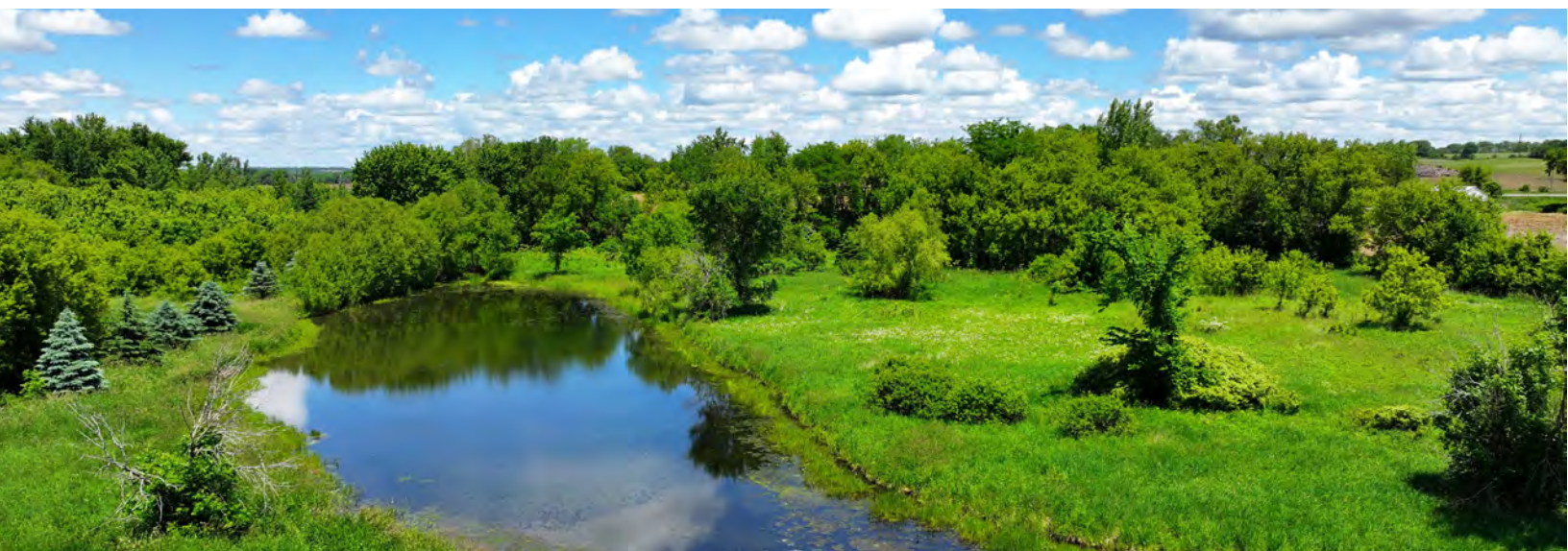
THE SAVALA-ANDERS FARM

PROPERTY PHOTOS



THE SAVALA-ANDERS FARM

PROPERTY PHOTOS



THE SAVALA-ANDERS FARM

SOILS INFORMATION

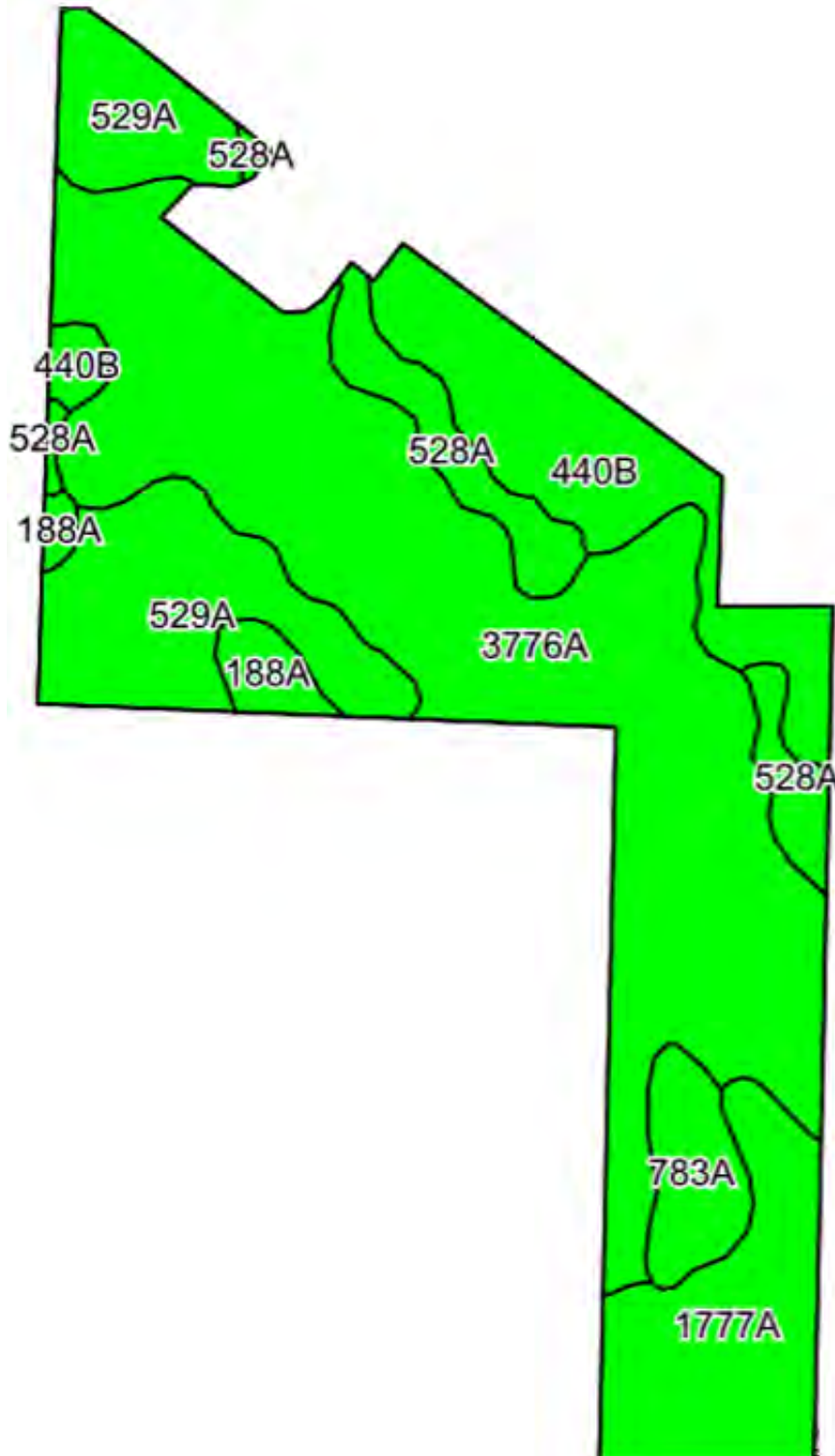
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
3776A	Comfrey loam	30.04	127
529A	Selmass loam	19.72	121
440B	Jasper silt loam	16.21	129
528A	Lahoguess loam	6.56	126
188A	Beardstown loam	2.68	114
WEIGHTED AVERAGE:			125.3

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

THE SAVALA-ANDERS FARM

SOILS MAP



THE SAVALA-ANDERS 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:

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



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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 4987
Tract 493





Tract Cropland Total: 63.49 acres

IL201_T493




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).



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 4987
Tract 975

Tract Cropland Total: 25.65 acres

IL201_T975

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ILLINOIS
WINNEBAGO



United States Department of Agriculture
Farm Service Agency

FARM : 4987
Prepared : 4/24/24 7:18 AM CST
Crop Year : 2024

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

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
138.04	89.14	89.14	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	89.14	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	1.15	0.00	47	
Corn	56.10	0.00	145	
Soybeans	16.64	0.00	54	
TOTAL	73.89	0.00		

NOTES

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Tract Number : 493

Description : D6 (3) PECATONICA TWP SEC 13
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 : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.66	63.49	63.49	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 : 4987
Prepared : 4/24/24 7:18 AM CST
Crop Year : 2024

Tract 493 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	63.49	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	41.20	0.00	145
Soybeans	14.84	0.00	54
TOTAL	56.04	0.00	

NOTES

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Tract Number : 975

Description : E6 (4) BURRITT TWP SEC 18 & 19
 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 : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
57.38	25.65	25.65	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	25.65	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.15	0.00	47
Corn	14.90	0.00	145
Soybeans	1.80	0.00	54
TOTAL	17.85	0.00	

NOTES

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ILLINOIS
WINNEBAGO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

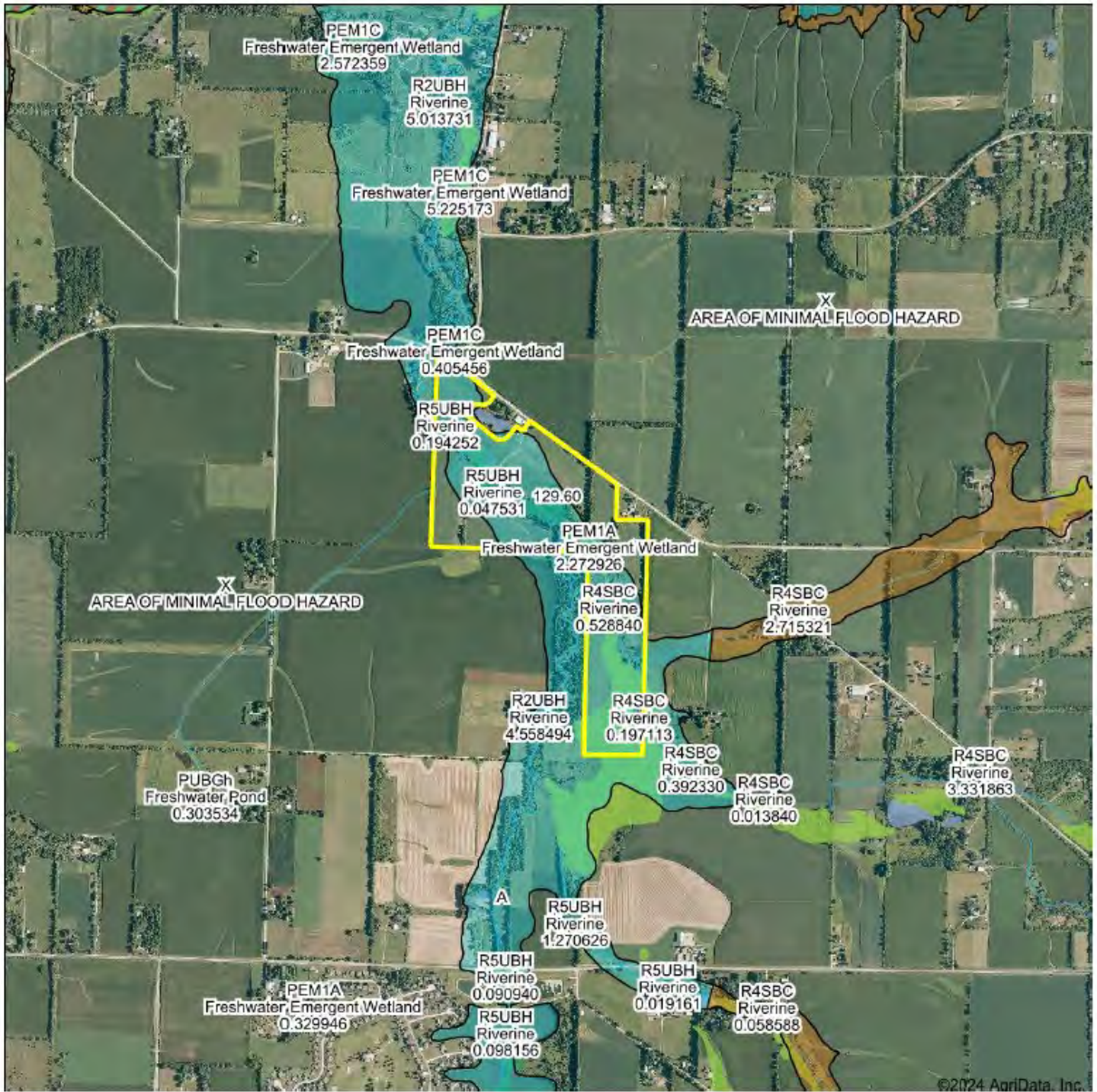
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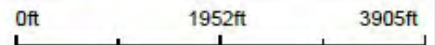
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WETLANDS & FLOODPLAIN MAP



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Boundary Center: 42.332821, -89.283850



4/26/2024



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24-27N-10E
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Flood related information provided by FEMA.



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