

THE WELDON ROAD FARM

36[±] ACRES, WINNEBAGO COUNTY, ILLINOIS



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

THE WELDON ROAD FARM

AERIAL MAP



Rockford

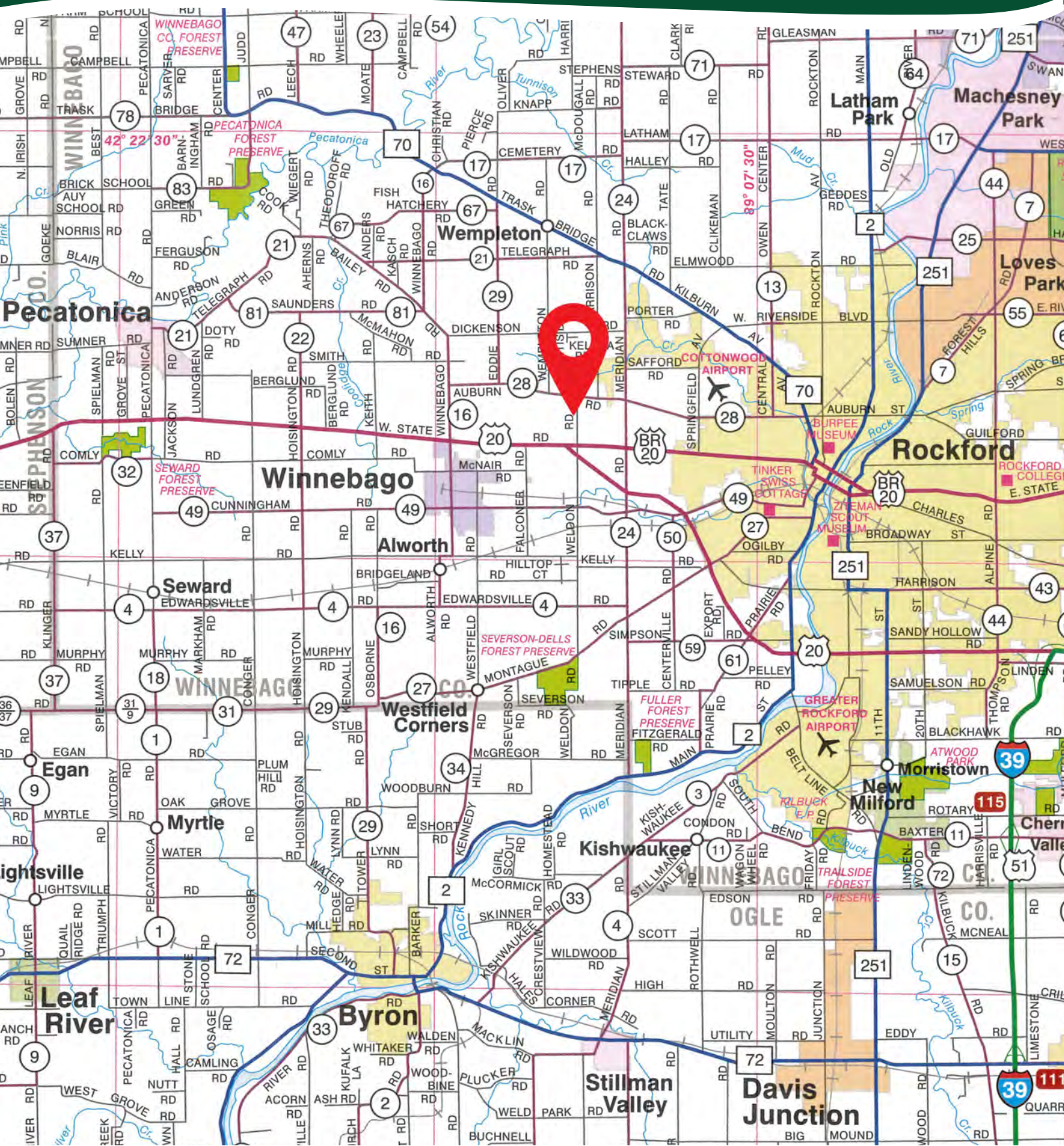
Auburn Road

N Weldon Road



THE WELDON ROAD FARM

HIGHWAY MAP



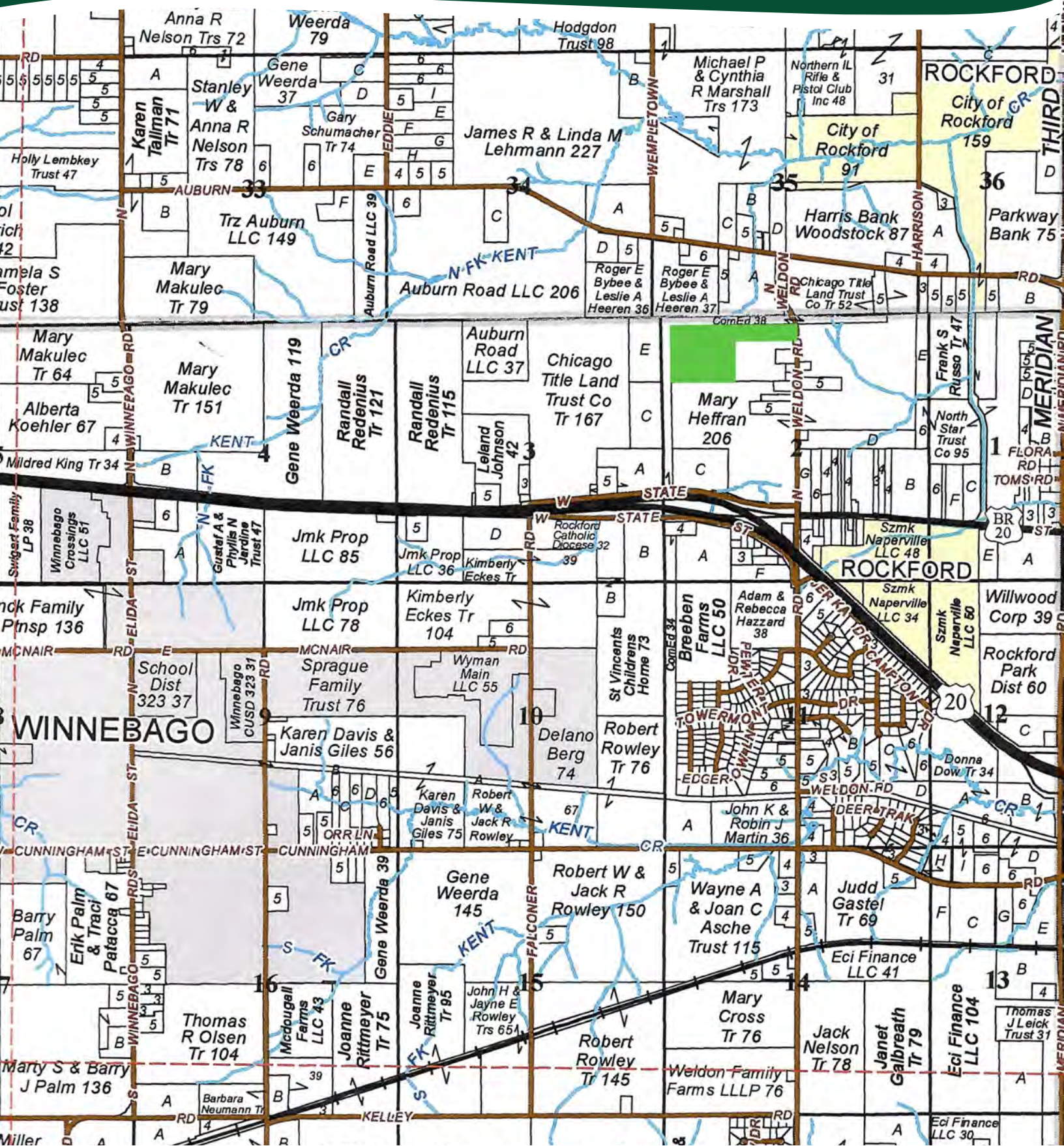
THE WELDON ROAD FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 69 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Rockford (1/2 mile north), Winnebago (1 3/4 miles southwest), and Loves Park (6 3/4 miles east).
FRONTAGE	There is approximately 1/16 mile of road frontage on N Weldon Road.
MAJOR HIGHWAYS	U.S. Route 20 is 3/8 mile south, Illinois Route 70 is 3 miles northeast, and Illinois Route 2 is 5 1/4 miles southeast of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Weldon Road Farm is located in Part of the Northwest Quarter of Section 2, Township 26 North - Range 11 East (Winnebago Township), Winnebago County, Illinois.
TOTAL ACRES	There are a total of 35.946 acres according to a recent survey.
TILLABLE ACRES	There are approximately 35.5 tillable acres, estimated.
SOIL TYPES	Winnebago silt loam is the primary soil type found on this farm.
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 \$8,900 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 Weldon Road Farm.
TAXES	The 2024 real estate taxes are to be determined as a result of a recent parcel split. The property is currently part of PIN# 14-02-100-016.
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 WELDON ROAD FARM

PLAT MAP



THE WELDON ROAD FARM

PROPERTY PHOTOS



THE WELDON ROAD FARM

PROPERTY PHOTOS



THE WELDON ROAD FARM

SOILS INFORMATION

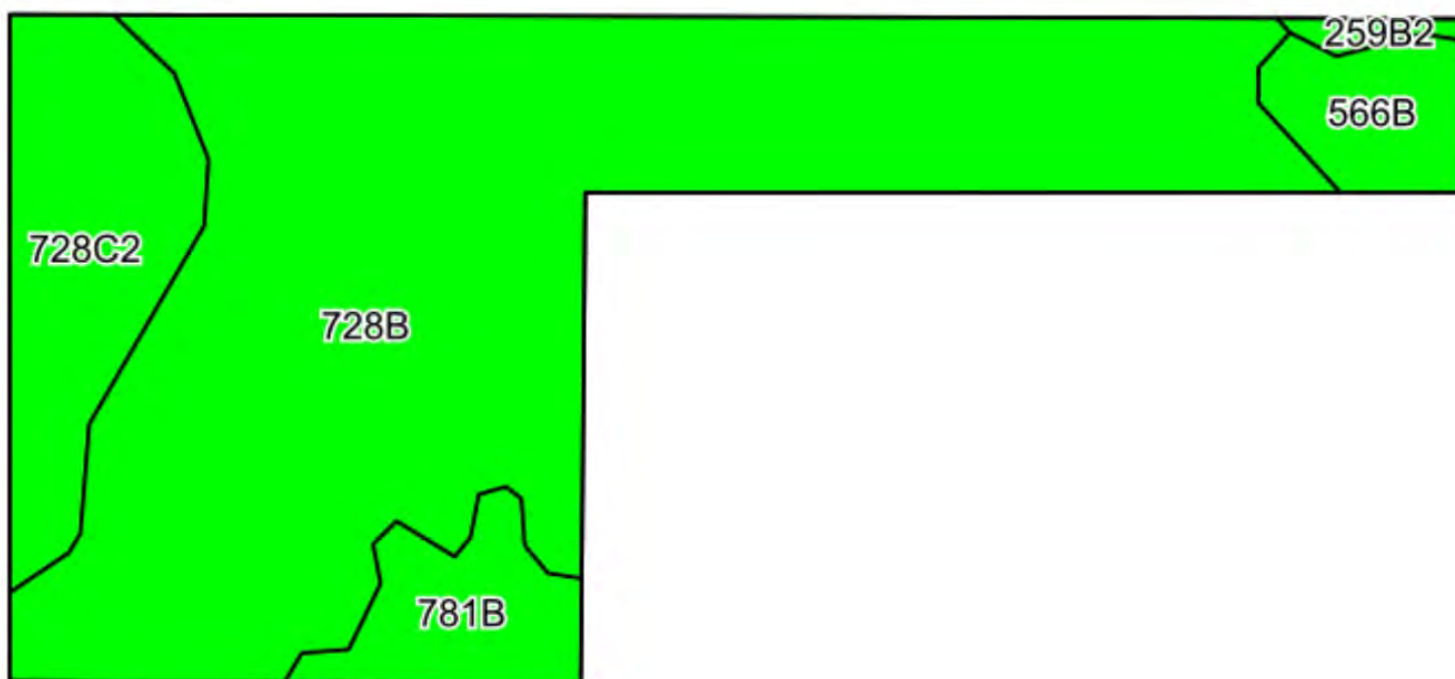
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
728B	Winnebago silt loam	26.02	121
728C2	Winnebago silt loam	5.27	113
781B	Friesland fine sandy loam	2.24	119
566B	Rockton and Dodgeville soils	1.68	102
259B2	Assumption silt loam	0.29	112
WEIGHTED AVERAGE:			118.7

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

THE WELDON ROAD FARM

SOILS MAP



THE WELDON 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

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

PRIOR TO RECONSTITUTION



Winnebago County, Illinois



Legend	
	Tract Boundary
	Non-Cropland
	Cropland
	CRP

Wetland Determination Identifiers	
	Restricted Use
	Limited Restrictions
	Exempt from Conservation Compliance Provisions

2025 Program Year
 Map Created November 06, 2024
Farm 3148
Tract 7661

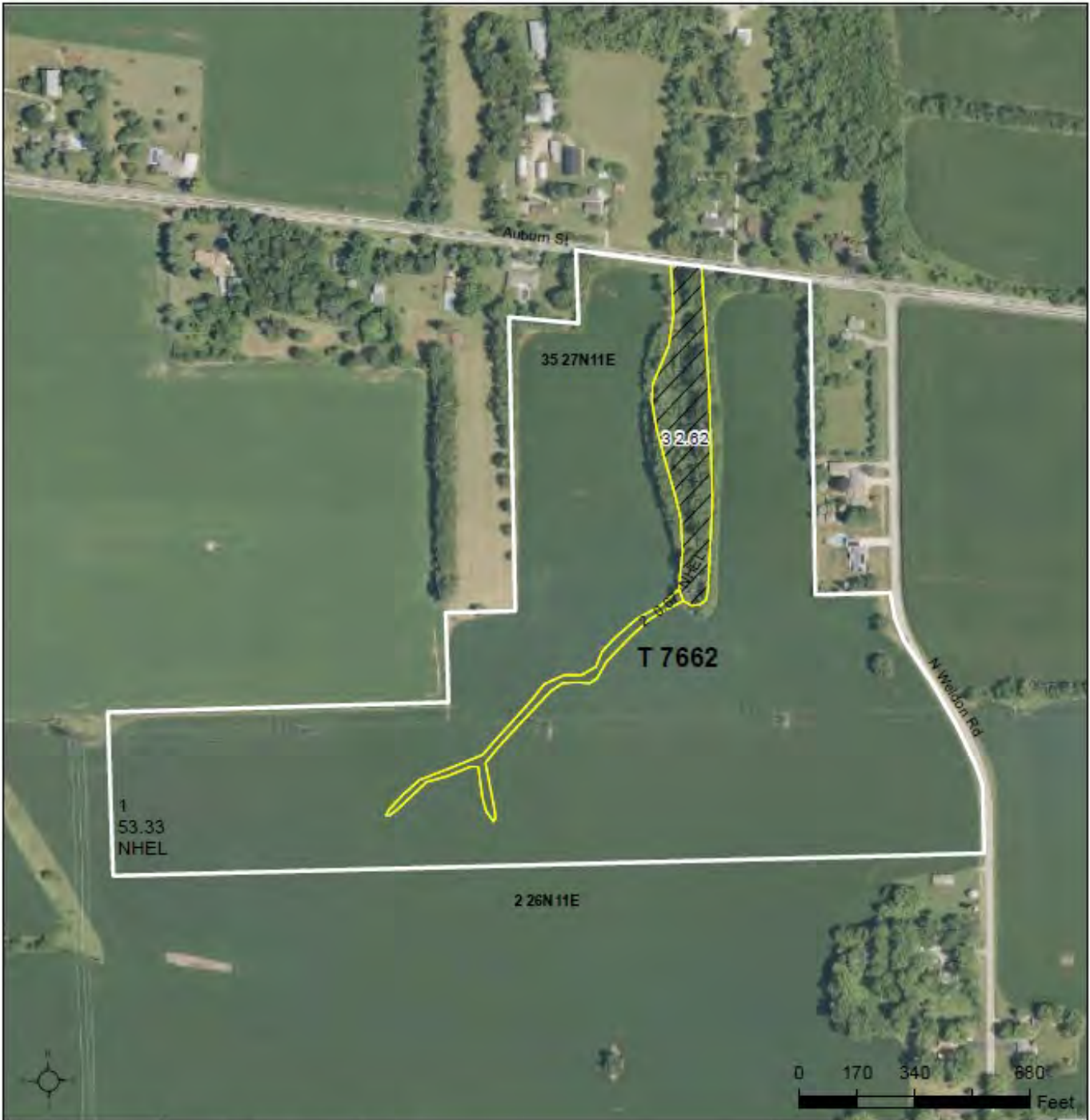
Tract Cropland Total: 66.59 acres

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

PRIOR TO RECONSTITUTION



Winnebago County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2025 Program Year
Map Created November 08, 2024

Farm 3148
Tract 7662

Tract Cropland Total: 54.00 acres

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PRIOR TO RECONSTITUTION

ILLINOIS
WINNEBAGO



United States Department of Agriculture
Farm Service Agency

FARM : 3148
Prepared : 11/13/24 8:42 AM CST
Crop Year : 2024

Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name

CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/WF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
123.21	120.59	120.59	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	120.59	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	118.30	0.00	164	
TOTAL	118.30	0.00		

NOTES

Tract Number : 7661

Description : G8 (2) WINNEBAGO TWP SEC 2 & 3
FSA Physical Location : ILLINOIS/WINNEBAGO
ANSI Physical Location : ILLINOIS/WINNEBAGO
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
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
66.59	66.59	66.59	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	66.59	0.00	0.00	0.00	0.00	0.00

PRIOR TO RECONSTITUTION

ILLINOIS
WINNEBAGO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3148
Prepared : 11/13/24 8:42 AM CST
Crop Year : 2024

Tract 7661 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	64.30	0.00	164
TOTAL	64.30	0.00	

NOTES

Tract Number : 7662

Description : G8 (2) BURRITT TWP SEC 35, WINNEBAGO TWP SEC 2
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
56.62	54.00	54.00	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	54.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	54.00	0.00	164
TOTAL	54.00	0.00	

NOTES

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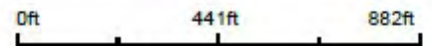
TOPOGRAPHY MAP



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Source: USGS 3 meter dem
Interval(ft): 3.0
Min: 817.4
Max: 840.4
Range: 23.0
Average: 832.7
Standard Deviation: 6.5 ft



12/4/2024

2-26N-11E
Winnebago County
Illinois

Boundary Center: 42.289003, -89.197644



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