

# THE SAVALA-ANDERS 54 FARM

54<sup>±</sup> ACRES, WINNEBAGO COUNTY, ILLINOIS



MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES

MGW.us.com  
info@mgw.us.com  
(815) 756-3606

Real Estate • Farm Management • Appraisals • Consulting

# THE SAVALA-ANDERS FARM

## AERIAL MAP



**The 76 Farm**

\$6,950/ac

76.20<sup>+/-</sup> ac

Telegraph Road

**The 54 Farm**

\$5,450/ac

54.10<sup>+/-</sup> ac

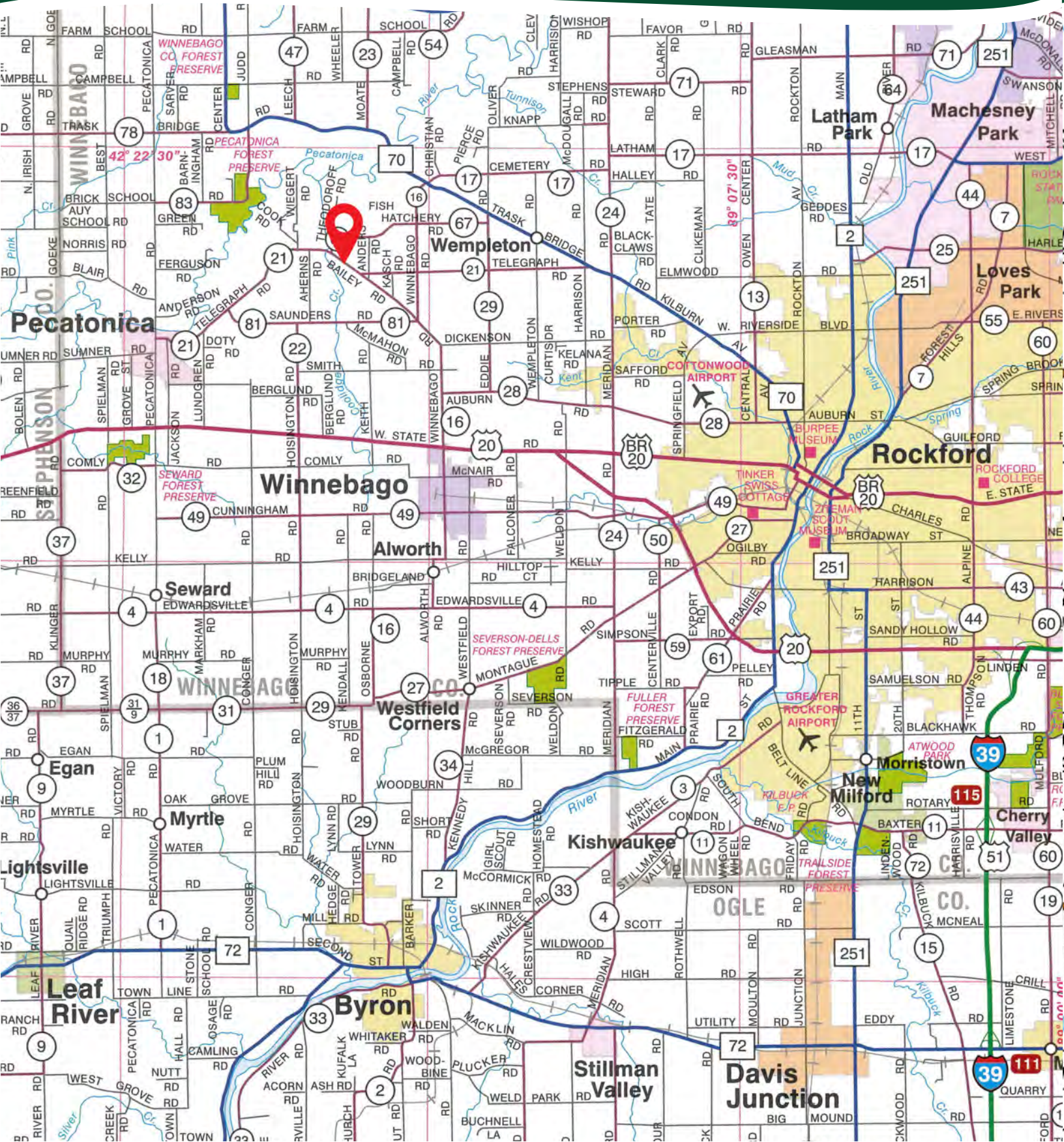
# THE SAVALA-ANDERS 54 FARM

AERIAL MAP



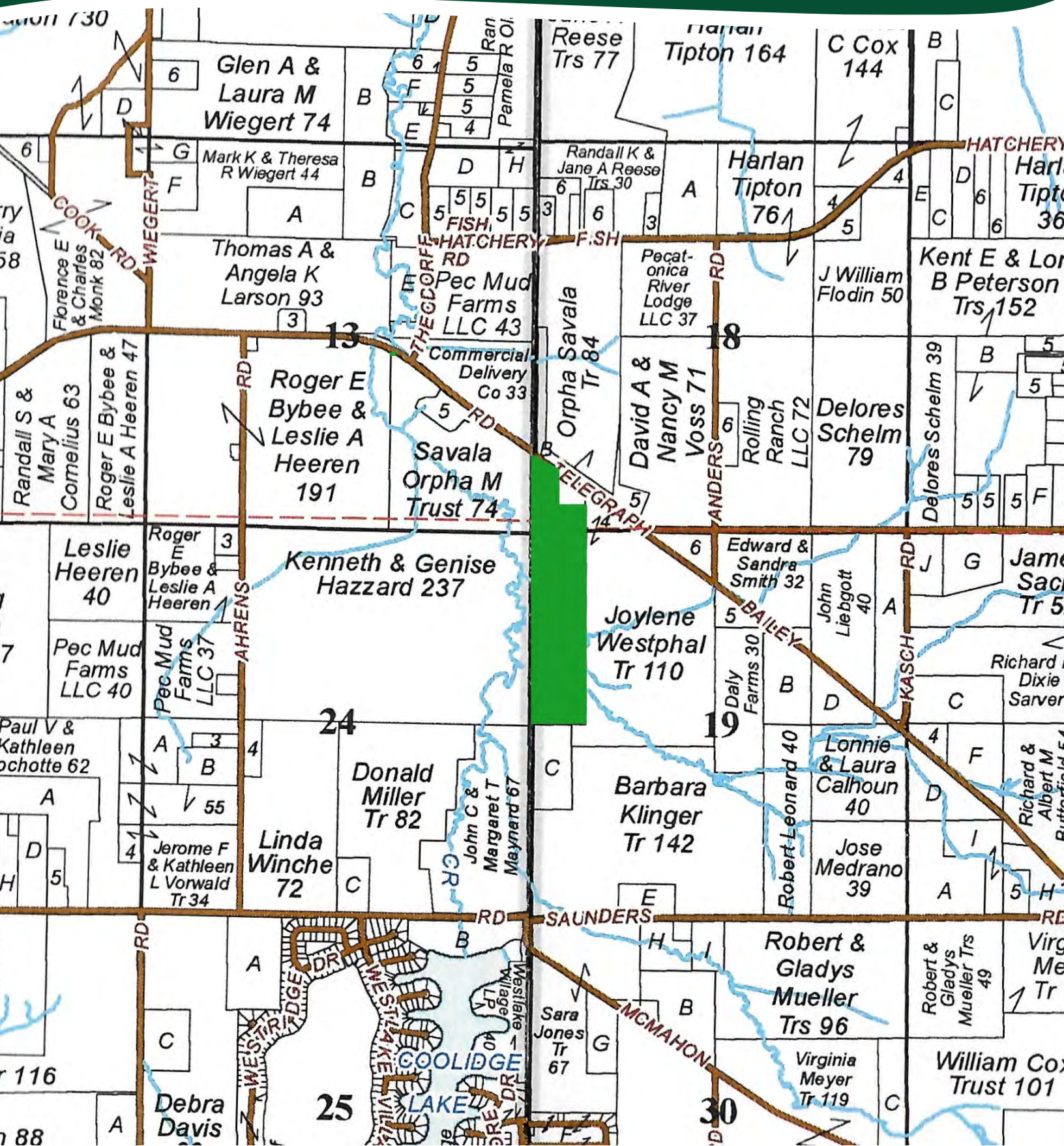
# THE SAVALA-ANDERS 54 FARM

## HIGHWAY MAP



# THE SAVALA-ANDERS 54 FARM

## PLAT MAP



# THE SAVALA-ANDERS 54 FARM

## PROPERTY DETAILS

<b>LOCATION</b>	The subject farm is located approximately 74 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).
<b>FRONTAGE</b>	There is approximately 1/16 mile of road frontage on Telegraph Road.
<b>MAJOR HIGHWAYS</b>	Illinois Route 70 is 2 3/4 miles north, U.S. Route 20 is 3 miles south, and Illinois Route 2 is 10 1/4 miles east of the property.
<b>LEGAL DESCRIPTION</b>	A brief legal description indicates The Savala-Anders 54 Farm is located in Part of the Southwest Quarter of Section 18 and Part of the Northwest Quarter of Section 19, both in Township 27 North – Range 11 East (Burritt Township), all in Winnebago County, Illinois.
<b>TOTAL ACRES</b>	There are a total of 54.097 surveyed acres.
<b>ACREAGE OVERVIEW</b>	There are approximately 25.65 cropland acres according to the Winnebago County FSA, of which approximately 17.85 acres are in tillable crop production and approximately 7.8 acres are in grass and trees. The property includes a pond on approximately 28.1 additional acres, estimated, of grass and trees.
<b>SOIL TYPES</b>	Major soil types found on this farm include Comfrey loam and Jasper silt loam.
<b>TOPOGRAPHY</b>	The topography of the subject farm is level to nearly level.
<b>MINERAL RIGHTS</b>	All mineral rights owned by the seller will be transferred in their entirety to the new owner.
<b>POSSESSION</b>	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.
<b>PRICE &amp; TERMS</b>	The asking price is \$5,450 per acre. A 10% earnest money deposit should accompany any offer to purchase.
<b>FINANCING</b>	Mortgage financing is available from several sources. Names and addresses will be provided upon request.
<b>GRAIN MARKETS</b>	There are a number of grain markets located within 15 miles of The Savala-Anders 54 Farm.

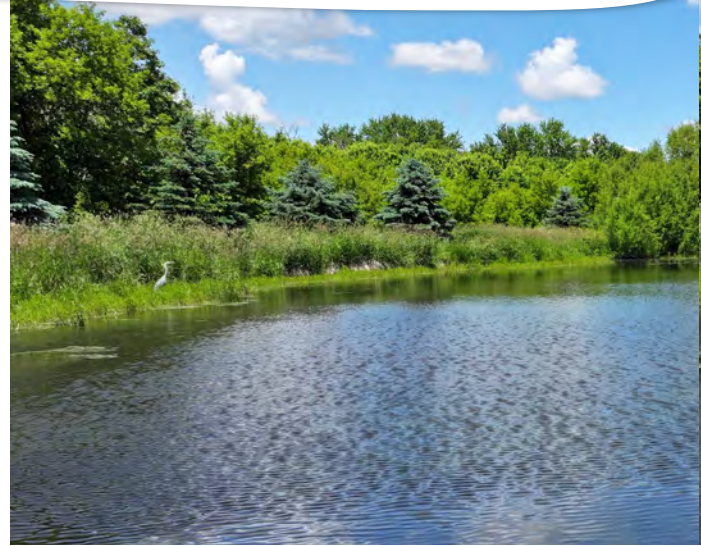
# THE SAVALA-ANDERS 54 FARM

## PROPERTY DETAILS

<b>TAXES</b>	The 2023 real estate taxes totaled \$768.78. The tax parcel numbers are: #10-18-300-002, #10-18-300-010 & #10-19-100-001.
<b>ZONING</b>	The property is zoned AG - Agricultural Priority.
<b>COMMENTS</b>	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 54 FARM

## PROPERTY PHOTOS





# THE SAVALA-ANDERS 54 FARM

## PROPERTY PHOTOS



# THE SAVALA-ANDERS 54 FARM

## SOILS INFORMATION

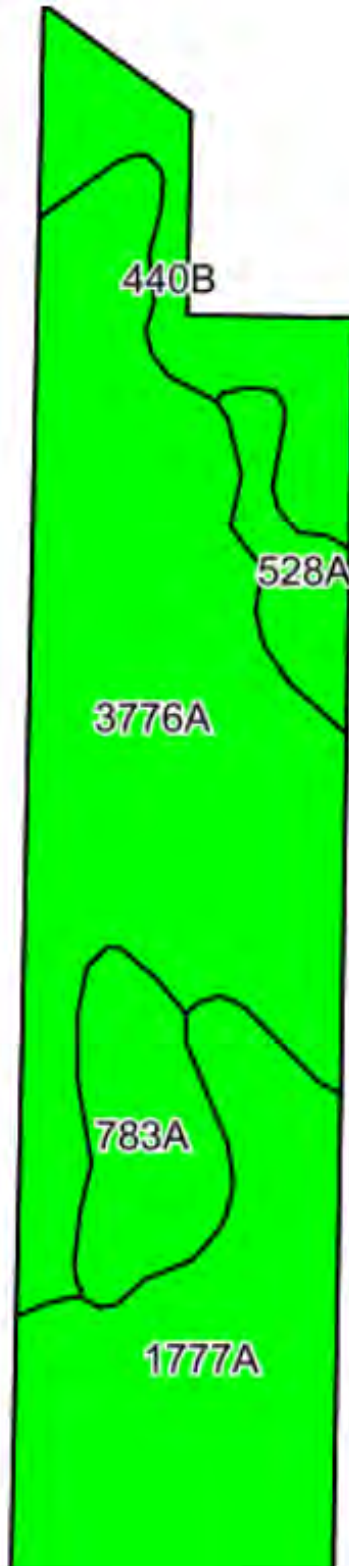
### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
3776A	Comfrey loam	9.35	127
440B	Jasper silt loam	5.95	129
528A	Lahoguess loam	2.55	126
WEIGHTED AVERAGE:			127.5

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

# THE SAVALA-ANDERS 54 FARM

## SOILS MAP



# THE SAVALA-ANDERS 54 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](http://MGW.us.com)

or contact:





Mark Mommsen (815) 901-4269 | [Mark.Mommsen@mgw.us.com](mailto:Mark.Mommsen@mgw.us.com)






MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES



**Legend**

-  Tract Boundary
-  Non-Cropland
-  Cropland
-  CRP

**Wetland Determination Identifiers**

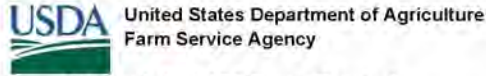
-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

**2024 Program Year**  
 Map Created April 22, 2024  
**Farm 4987**  
**Tract 975**  
 IL201\_T975

**Tract Cropland Total: 25.65 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).

ILLINOIS  
WINNEBAGO  
Form: FSA-156EZ



Abbreviated 156 Farm Record

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

NOTES

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
<b>TOTAL</b>	<b>17.85</b>	<b>0.00</b>	

NOTES

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

*In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.*

*Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.*

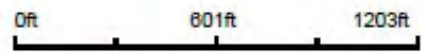
*To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complain\\_filing\\_cust.html](http://www.ascr.usda.gov/complain_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*

# TOPOGRAPHY MAP



Map Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 3 meter dem  
Interval(ft): 3.0  
Min: 745.6  
Max: 770.5  
Range: 24.9  
Average: 752.6  
Standard Deviation: 3.71 ft



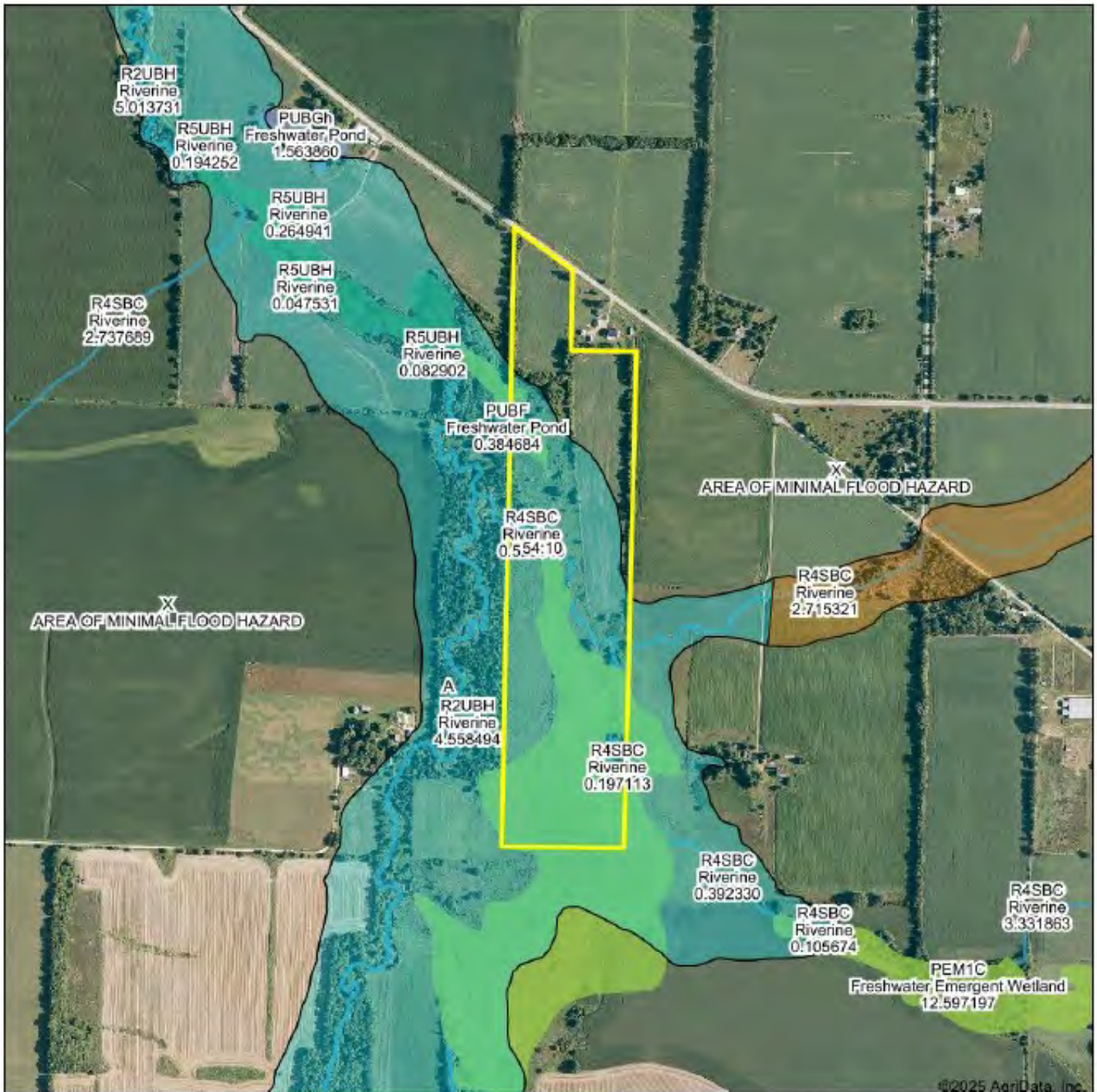
1/21/2025

19-27N-11E  
Winnebago County  
Illinois

Boundary Center: 42.330959, -89.280178

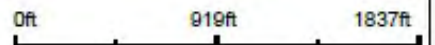


# WETLANDS & FLOODPLAIN MAP



©2025 AgriData, Inc.

Boundary Center: 42.330959, -89.280176



19-27N-11E  
Winnebago County  
Illinois



Map Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

1/21/2025

Flood related information provided by FEMA.



MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES

Real Estate

Farm Management

Appraisals

Consulting



MGW.us.com

Mark Mommsen

Sycamore, IL 815-756-3606 • DeWitt, IA 563-659-6565

info@mgw.us.com