

THE SAVALA-ANDERS 76 FARM

76[±] ACRES, WINNEBAGO COUNTY, ILLINOIS



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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(815) 756-3606

Real Estate • Farm Management • Appraisals • Consulting

THE SAVALA-ANDERS FARM

AERIAL MAP



The 76 Farm

\$6,950/ac

76.20^{+/-} ac

Telegraph Road

The 54 Farm

\$5,450/ac

54.10^{+/-} ac

THE SAVALA-ANDERS 76 FARM

AERIAL MAP



THE SAVALA-ANDERS 76 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 (4 miles southeast).
FRONTAGE	There is approximately 3/8 mile of road frontage on Telegraph Road.
MAJOR HIGHWAYS	Illinois Route 70 is 2 1/2 miles north, U.S. Route 20 is 3 3/8 miles south, and Illinois Route 2 is 10 3/8 miles east of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Savala-Anders 76 Farm is located in Part of the Southeast Quarter of Section 13, Township 27 North - Range 10 East (Pecatonica Township), Winnebago County, Illinois.
TOTAL ACRES	There are a total of 76.20 surveyed acres.
ACREAGE OVERVIEW	There are approximately 63.49 cropland acres according to the Winnebago County FSA, of which approximately 57.36 acres are currently in tillable crop production and approximately 6.13 acres are in grass and trees. Coolidge Creek traverses through approximately 10.5 additional acres of woods.
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 \$6,950 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 76 Farm.

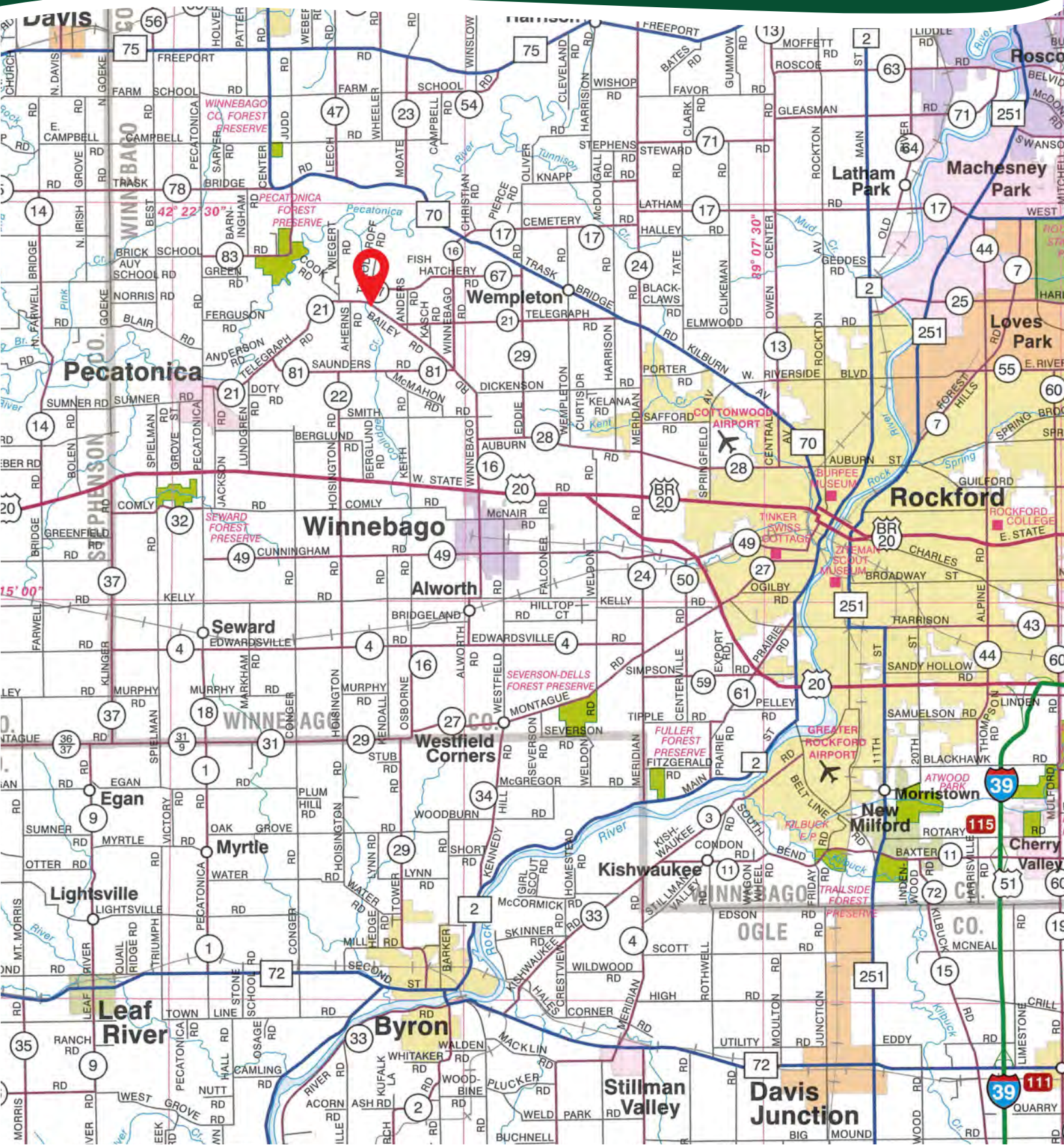
THE SAVALA-ANDERS 76 FARM

PROPERTY DETAILS

TAXES	The 2023 real estate taxes totaled \$1,541.06. The tax parcel number is #09-13-400-008.
ZONING	The property is zoned AG - Agricultural Priority.
COMMENTS	<p>The sale of this property will be contingent upon the prior or simultaneous sale of The Savala-Anders 54 Farm.</p> <p>The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark Mommsen at Martin,</p>

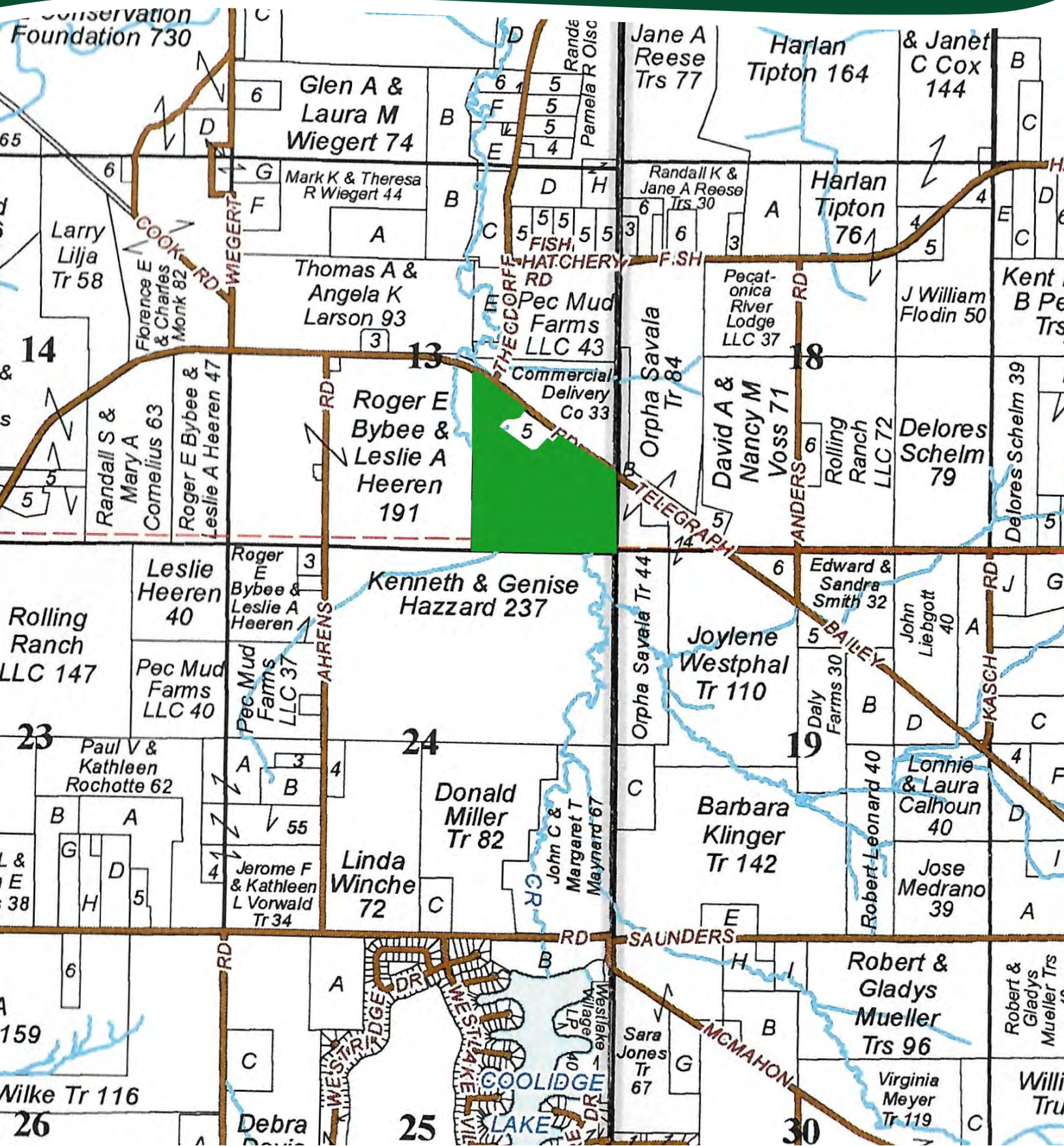
THE SAVALA-ANDERS 76 FARM

HIGHWAY MAP



THE SAVALA-ANDERS 76 FARM

PLAT MAP



THE SAVALA-ANDERS 76 FARM

PROPERTY PHOTOS



THE SAVALA-ANDERS 76 FARM

PROPERTY PHOTOS



THE SAVALA-ANDERS 76 FARM

SOILS INFORMATION

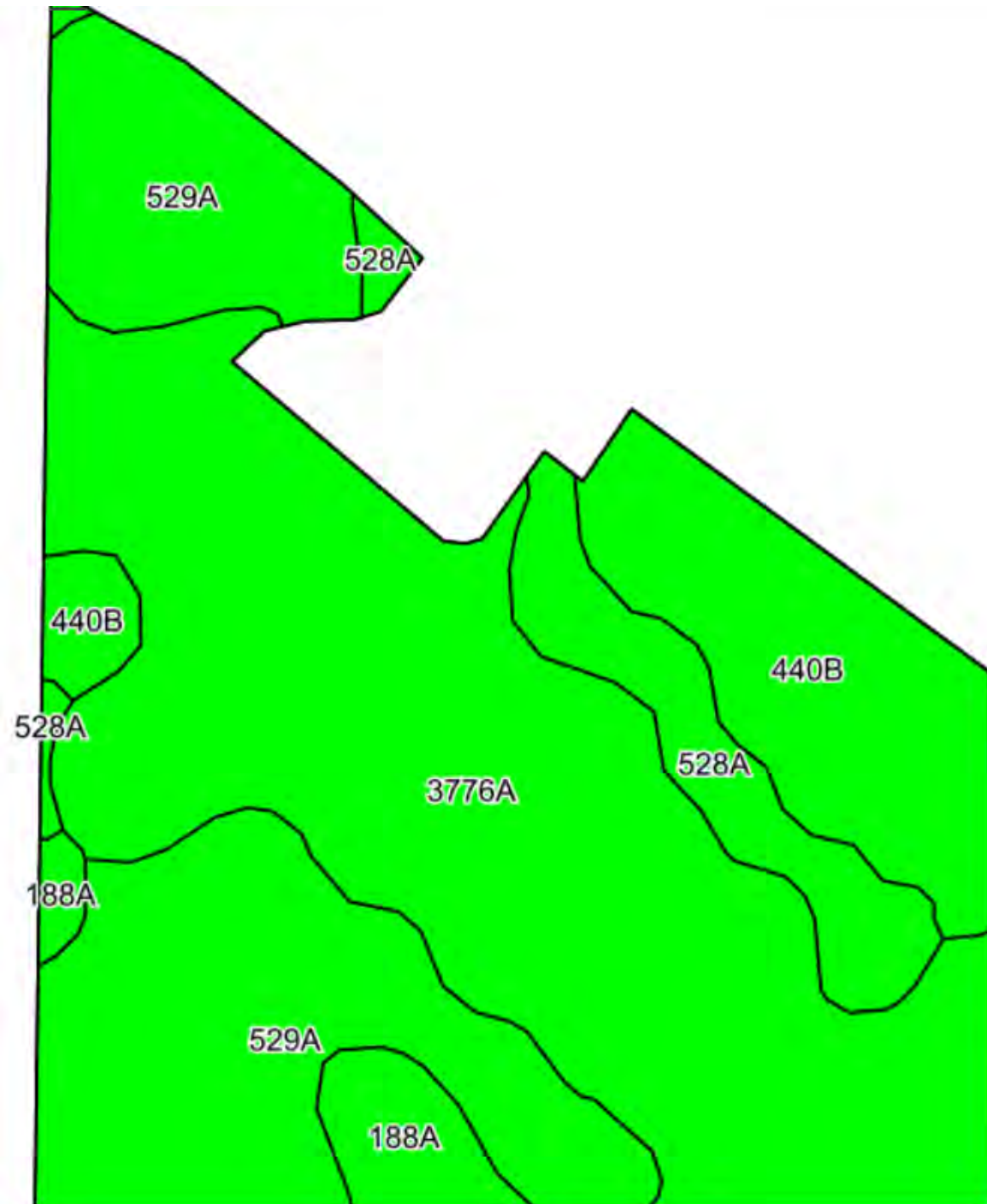
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
3776A	Comfrey loam	20.68	127
529A	Selmass loam	19.79	121
440B	Jasper silt loam	10.26	129
528A	Lahoguess loam	3.96	126
188A	Beardstown loam	2.67	114
WEIGHTED AVERAGE:			124.6

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

THE SAVALA-ANDERS 76 FARM

SOILS MAP



THE SAVALA-ANDERS 76 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



MARTIN, GOODRICH & WADDELL, INC.
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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).

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

NOTES

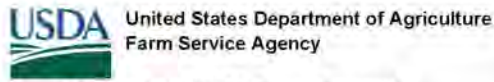
Tract Number : 493

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



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	

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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
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TOPOGRAPHY MAP



Map Provided By:
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Source: USGS 3 meter dem
Interval(ft): 3.0
Min: 738.2
Max: 765.3
Range: 27.1
Average: 746.0
Standard Deviation: 3.58 ft

0ft 429ft 858ft

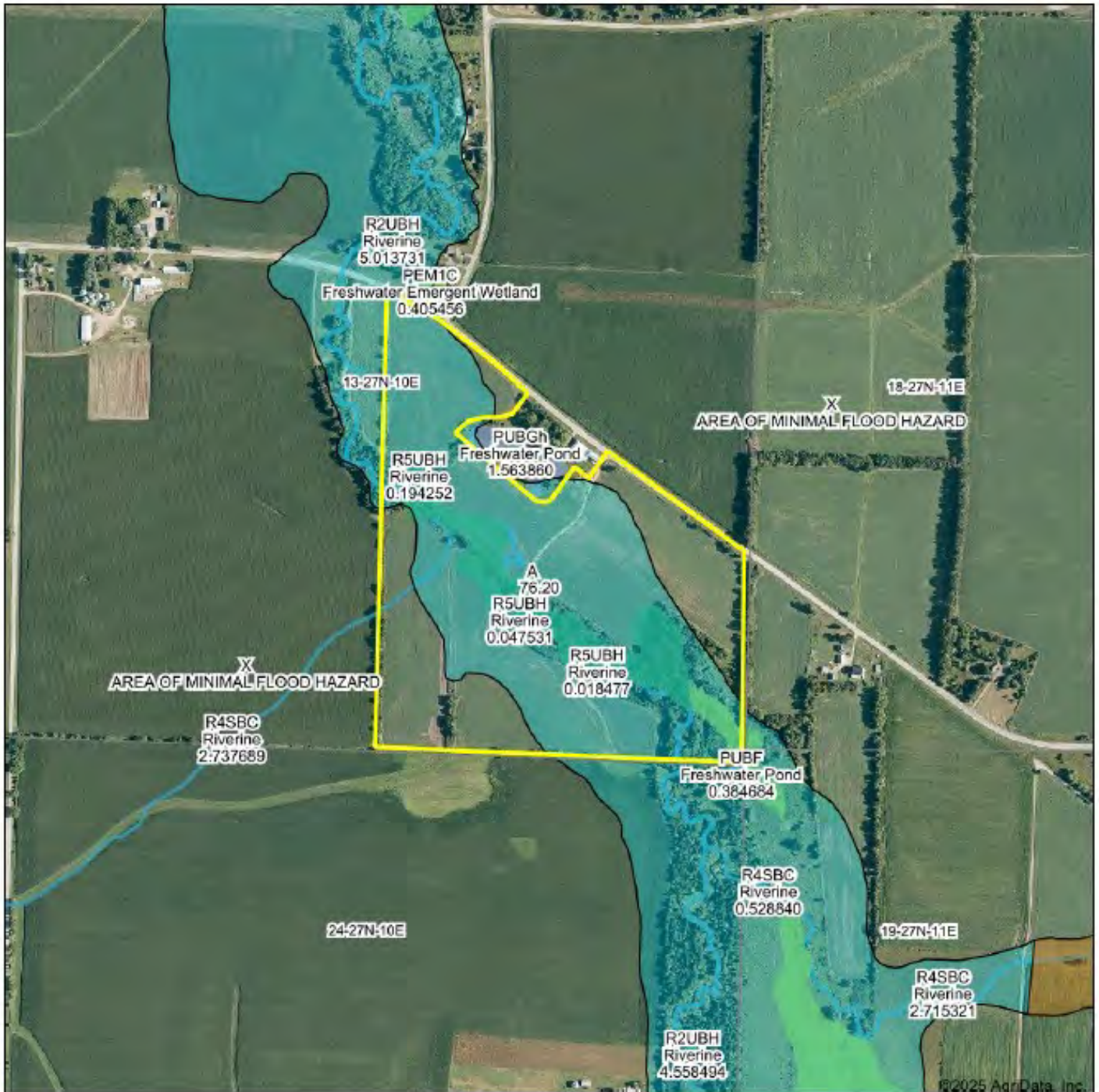


1/21/2025

13-27N-10E
Winnebago County
Illinois

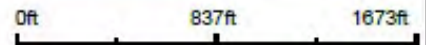
Boundary Center: 42.336326, -89.285256

WETLANDS & FLOODPLAIN MAP



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Boundary Center: 42.338326, -89.285256



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13-27N-10E
 Winnebago County
 Illinois



1/21/2025

Flood related information provided by FEMA



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