

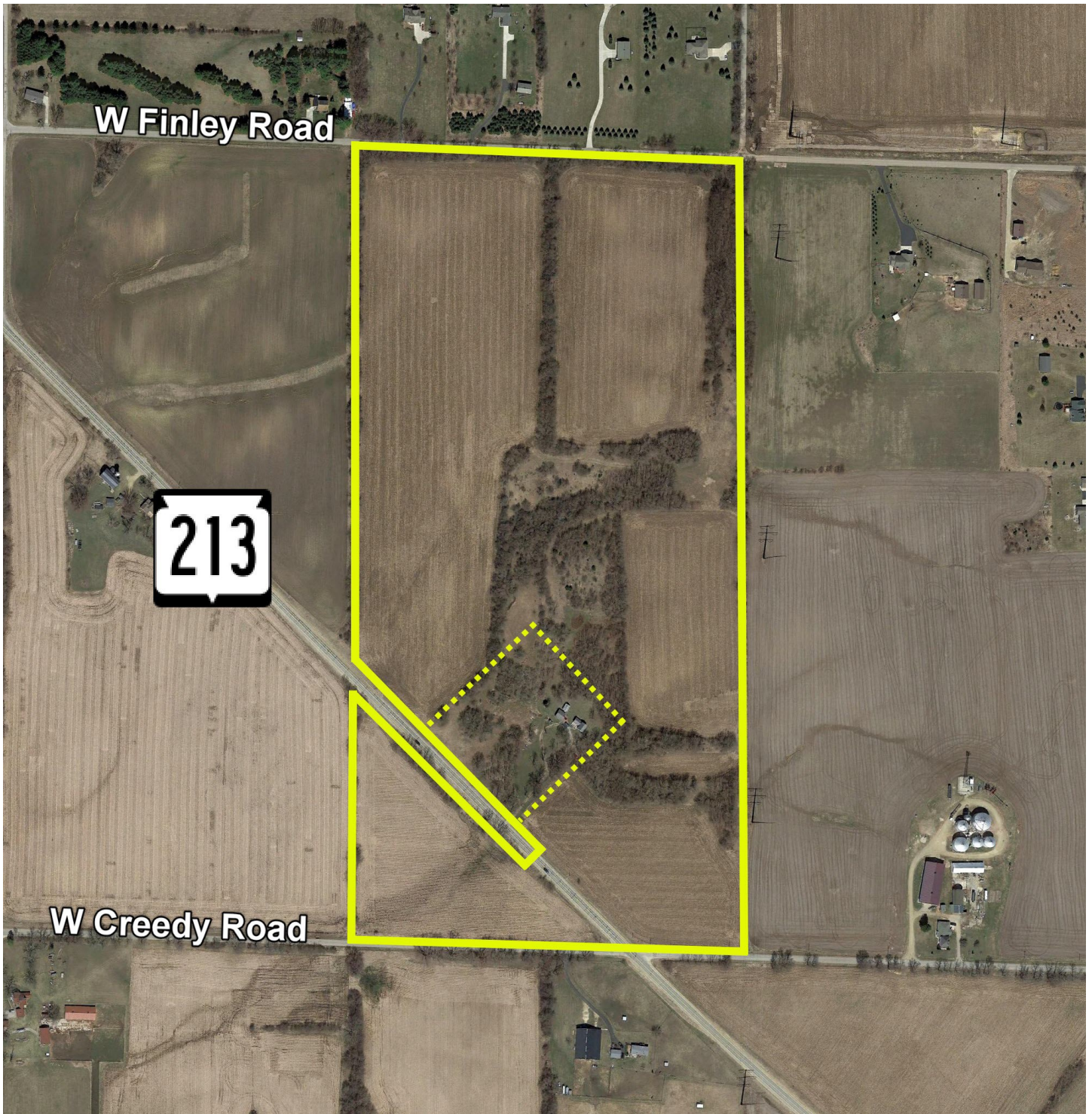
THE RYKOWSKI FARM

77[±] Acres, Beloit Township, Rock County, WI



THE RYKOWSKI FARM

Aerial Map



THE RYKOWSKI FARM

Property Details

| | |
|--------------------------|---|
| LOCATION | The subject farm is located approximately 67 miles southwest of General Mitchell International Airport. Nearby cities include: Beloit (3 miles east), Janesville (4 1/2 miles northeast), and Broadhead (12 1/4 miles northwest). The property address is 3457 S. Madison Road, Beloit, Wisconsin, 53511. |
| FRONTAGE | There is approximately 1/4 mile of road frontage on WIS 213, 1/4 mile on W Finley Road and 1/4 mile on W Creedy Road. |
| MAJOR HIGHWAYS | WIS 213 intersects the property, WIS 81 is 4 1/8 miles southwest, U.S. Route 39/51 is 4 1/4 miles east, and Interstate 90 is 7 miles east of the property. |
| LEGAL DESCRIPTION | A brief legal description indicates The Rykowski Farm is located in Part of Section 7, Township 1 North – Range 12 East (Beloit Township), Rock County, Wisconsin. |
| TOTAL ACRES | There are a total of 77.06 acres, more or less, according to the Rock County Assessor. |
| TILLABLE ACRES | There are approximately 57.11 tillable acres according to the Rock County FSA. The Weighted Average NCCPI is 70.3. |
| SOIL TYPES | Major soil types found on this farm are Winnebago silt loam and Sogn loam. |
| 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 AND TERMS | The asking price is \$8,850 per acre for 72 ^{+/-} acres of farmland and \$259,500 for a 5 acre building site at 3457 S. Madison Road, Beloit, WI. 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 Rykowski Farm. |

THE RYKOWSKI FARM

Property Details

| | |
|---------------------|--|
| TAXES | The 2021 real estate taxes totaled \$2,766.41. The Tax ID Number is 004 007004. |
| ZONING | The property is zoned A1 Farmland Preservation. |
| IMPROVEMENTS | <p>The property includes a 5-acre building site with a two-story home, detached garage, and shed. Approximate dimensions are as follows:</p> <ul style="list-style-type: none">◇ Kitchen - 15'3"x15'11"◇ Dining Room - 11'7"x13'11"◇ Living Room - 11'4"x17'4"◇ Bedroom - 14'1"x23'4"◇ Garage - 24'x24' |
| COMMENTS | <p>Scenic building site with a home, detached garage, and shed. Owner will consider offers on the farmland and building site separately. The house and buildings are being sold as-is.</p> <p>The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark T. Mommsen at Martin, Goodrich & Waddell, Inc. at 815-901-4269.</p> |

THE RYKOWSKI FARM

Property Photos



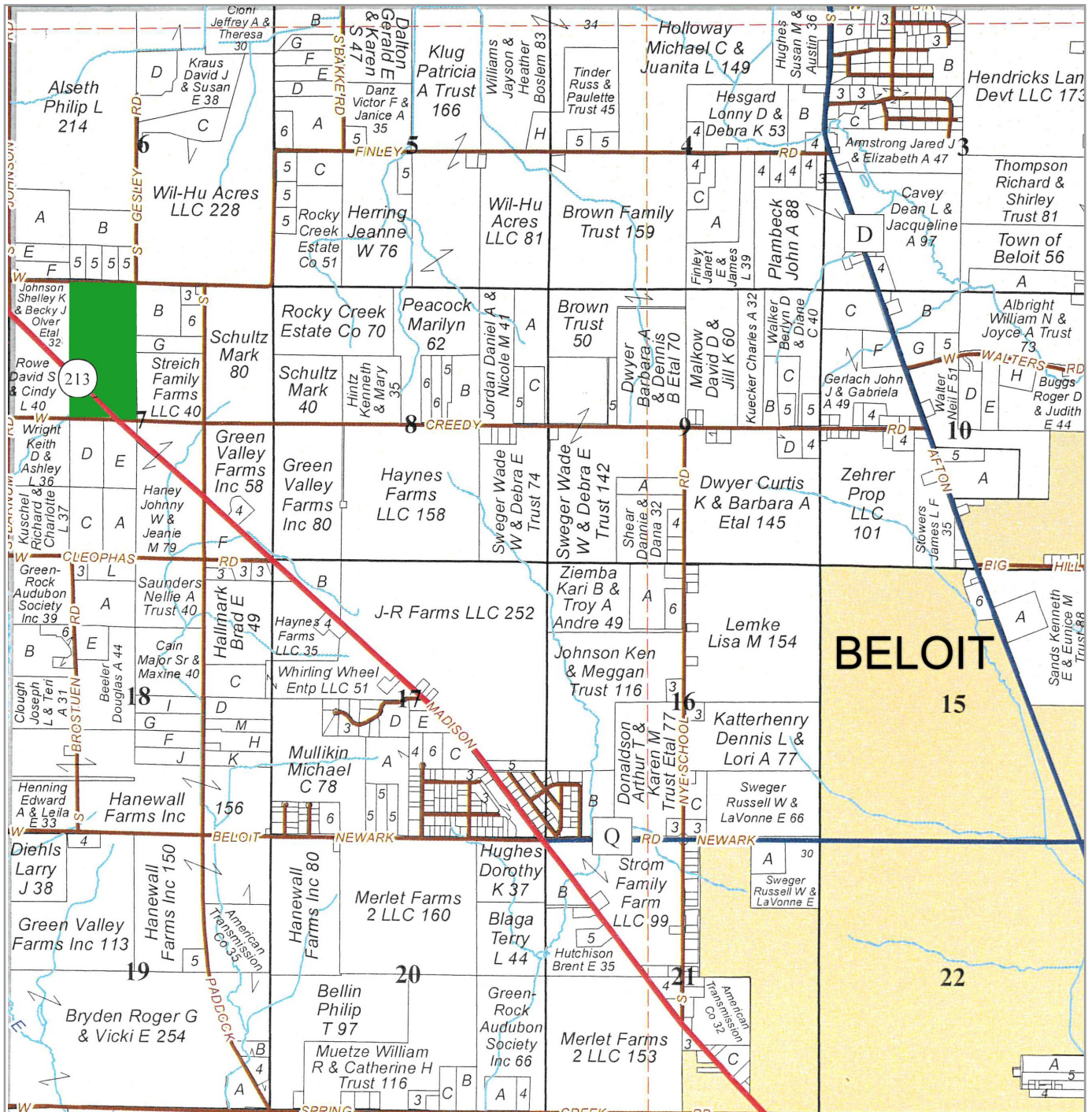
THE RYKOWSKI FARM

Property Photos



THE RYKOWSKI FARM

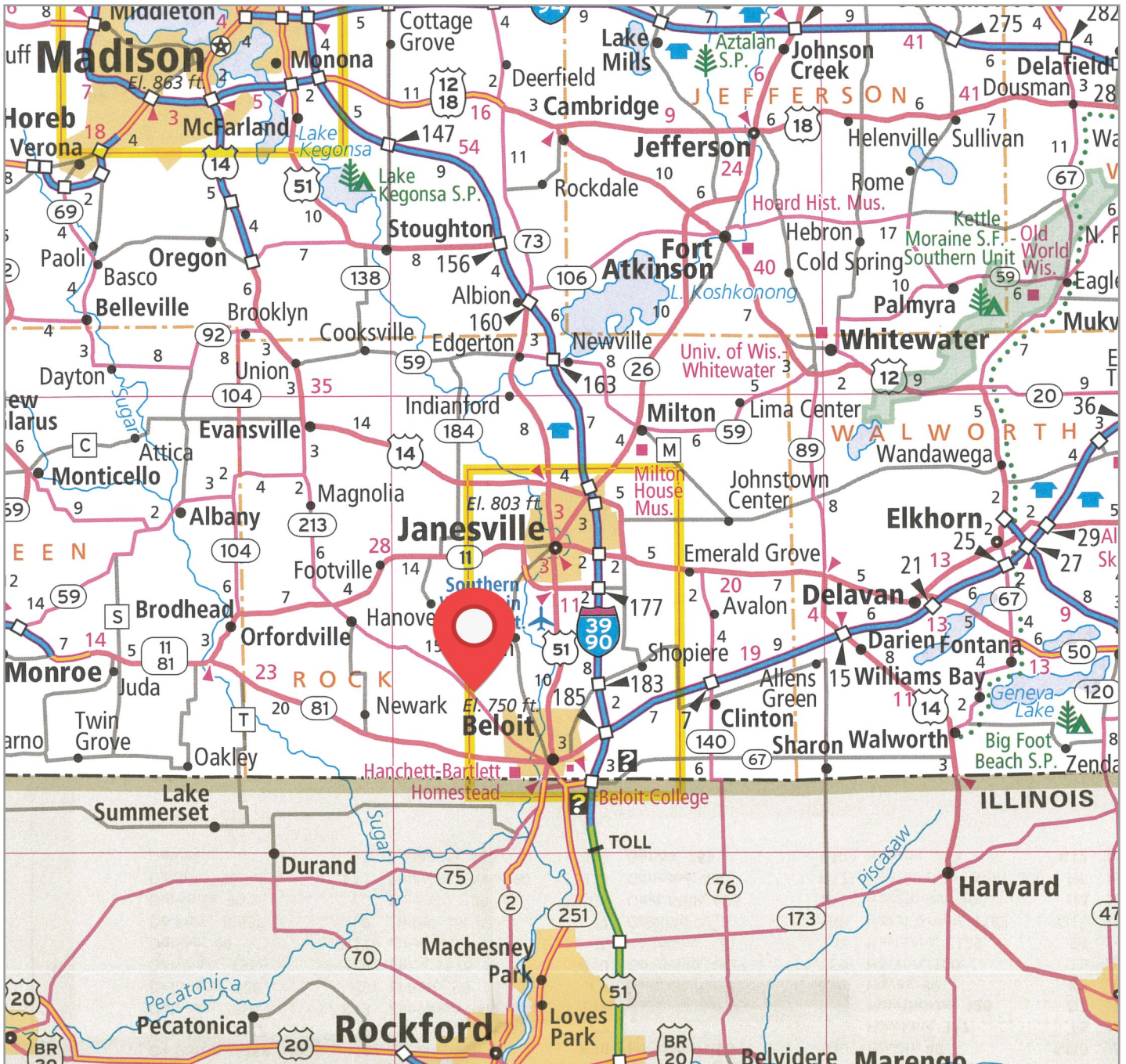
Plat Map



The Rykowski Farm is located in Part of Section 7, Township 1 North – Range 12 East (Beloit Township), Rock County, Wisconsin.

THE RYKOWSKI FARM

Highway Map

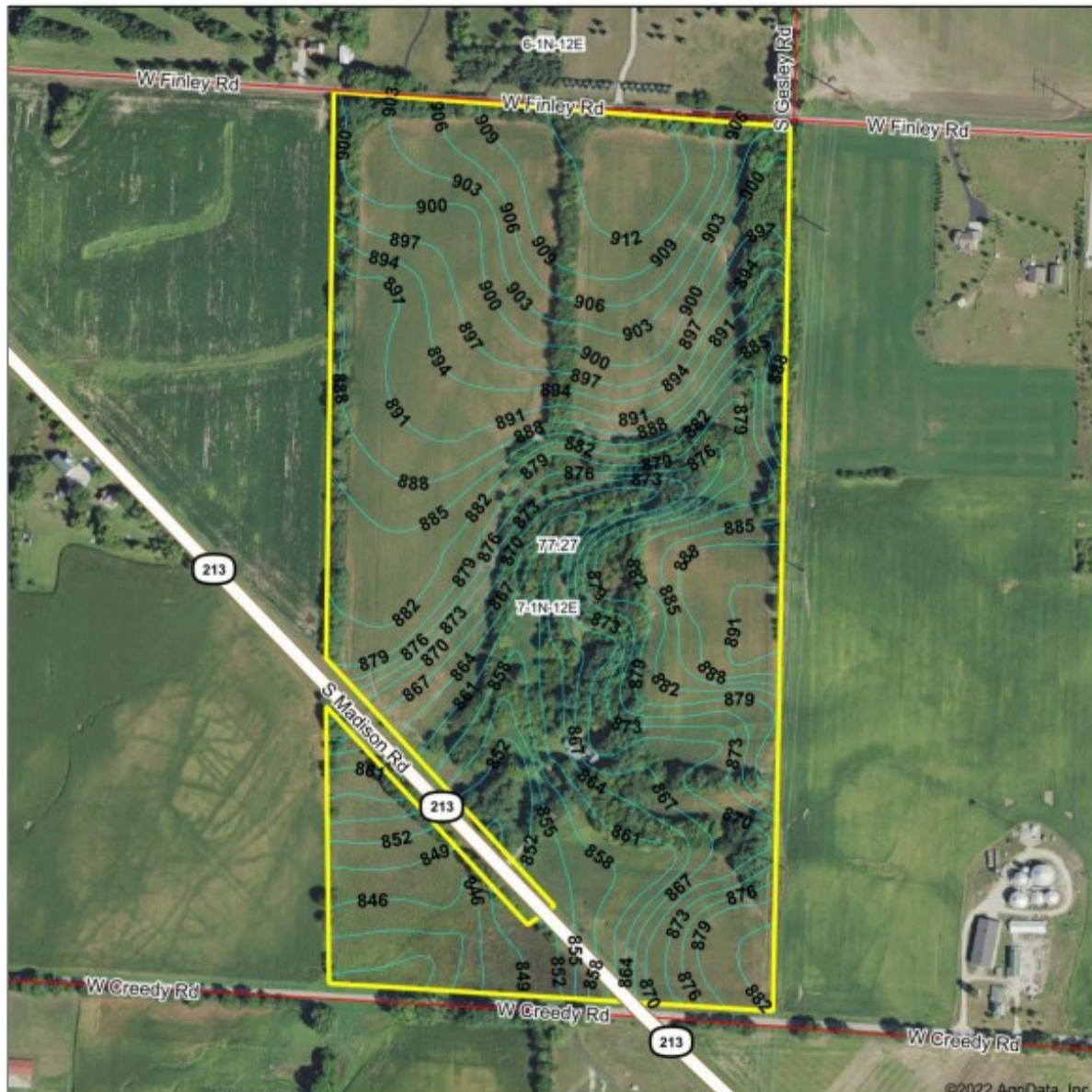


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THE RYKOWSKI FARM

Topography Map

Topography Contours



Map Provided By
surety
CUSTOMIZED ONLINE MAPPING
© AgiData, Inc. 2021 www.agidatainc.com

Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 839.0

Max: 914.2

Range: 75.2

Average: 881.2

Standard Deviation: 18.86 ft

0ft 457ft 914ft



9/22/2022

7-1N-12E
Rock County
Wisconsin

Map Center: 42.566690, -89.121389

THE RYKOWSKI FARM

Soils Information



SOILS DESCRIPTIONS & PRODUCTIVITY DATA

| Soil # | Soil Name | Approx. Acres | *NCCPI Overall |
|--|---------------------|---------------|----------------|
| WnC2 | Winnebago silt loam | 21.20 | 85 |
| SoB | Sogn loam | 16.26 | 40 |
| WnB2 | Winnebago silt loam | 8.96 | 86 |
| RpB | Rockton loam | 6.73 | 64 |
| TrA | Troxel silt loam | 3.96 | 91 |
| Weighted Average National Commodity Crop Productivity Index: | | | 70.3 |

**Soils data provided by USDA & NRCS*

THE RYKOWSKI FARM

Appendix

The following pages contain these documents:

1. FSA Documents

For more information, visit mgw.us.com
or contact:

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



United States
Department of
Agriculture

Rock County, Wisconsin

Entire Tract: IR / NI GR / FG unless
Name/Shares: otherwise
labeled

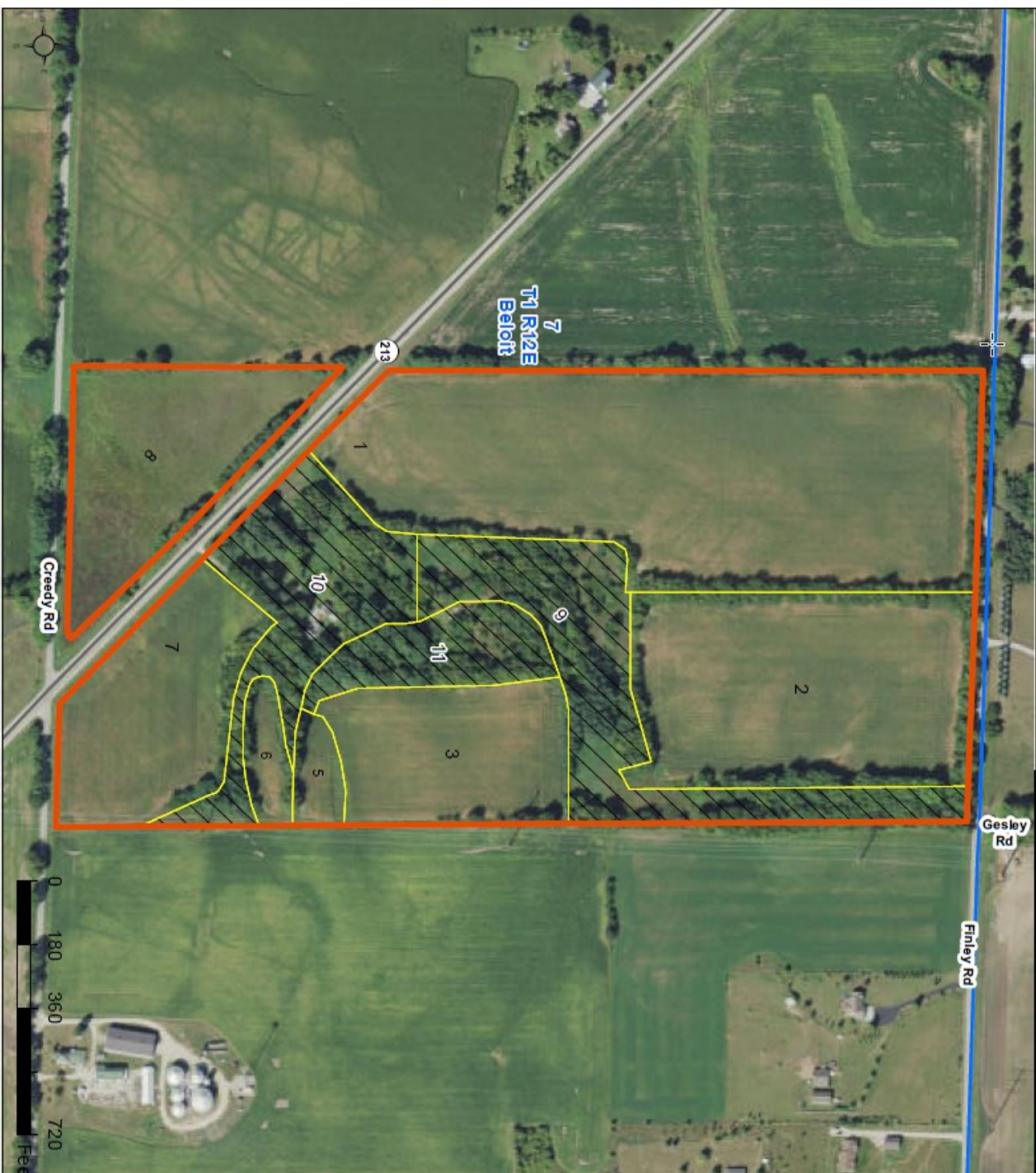
Farm 7841

Tract 129

2022 Program Year

| CLU/Acres | HEL | Crop |
|-----------|------|------|
| 1 23.13 | HEL | |
| 2 12.3 | HEL | |
| 3 5.97 | HEL | |
| 5 0.95 | HEL | |
| 6 1.09 | HEL | |
| 7 6.63 | HEL | |
| 8 7.04 | NHEL | |
| 9 7.76 | UHEL | NC |
| 10 6.24 | UHEL | NC |
| 11 2.95 | HEL | NC |

Page Cropland Total: 57.11 acres



Map Created March 09, 2022

Common Land Unit cropland_indicator_3CM

- Non-Cropland
- Cropland
- Tract Boundary
- NALP Imagery 2020
- Wetland Determination Identifiers
 - Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

USDA 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 the NALP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency 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 NRCS.

WISCONSIN

ROCK

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

FARM : 7841

Prepared : 9/14/22 6:59 AM

Crop Year : 2022

Abbreviated 156 Farm Record

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|---------------|-----------|----------------------|------------------------|
| 74.06 | 57.11 | 57.11 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | Active | 1 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | | MPL | Acre Election | EWP | DCP Ag.Rel. Activity | Broken From Native Sod |
| 0.00 | 0.00 | 57.11 | 0.00 | | 0.00 | | 0.00 | 0.00 | 0.00 |

Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|------------|---------------------|
| None | SOYBN | CORN |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|-----------|------------|-----------------------------|-----------|-----|
| Corn | 33.30 | 0.00 | 144 | |
| Soybeans | 23.80 | 0.00 | 53 | 0 |

TOTAL **57.10** **0.00**

NOTES

Tract Number : 129

Description : G-12 (B-1) 7 BELOIT

FSA Physical Location : WISCONSIN/ROCK

ANSI Physical Location : WISCONSIN/ROCK

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners :

Other Producers : None

Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------------------------|
| 74.06 | 57.11 | 57.11 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL | EWP | DCP Ag. Rel Activity | Broken From Native Sod |
| 0.00 | 0.00 | 57.11 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

WISCONSIN
ROCK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7841
Prepared : 9/14/22 6:59 AM
Crop Year : 2022

DCP Crop Data

Tract 129 Continued ...

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|--------------|-----------------------------|-----------|
| Corn | 33.30 | 0.00 | 144 |
| Soybeans | 23.80 | 0.00 | 53 |
| TOTAL | 57.10 | 0.00 | |

NOTES

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