

THE HEBRON FARM

85[±] ACRES, MCHENRY COUNTY, ILLINOIS



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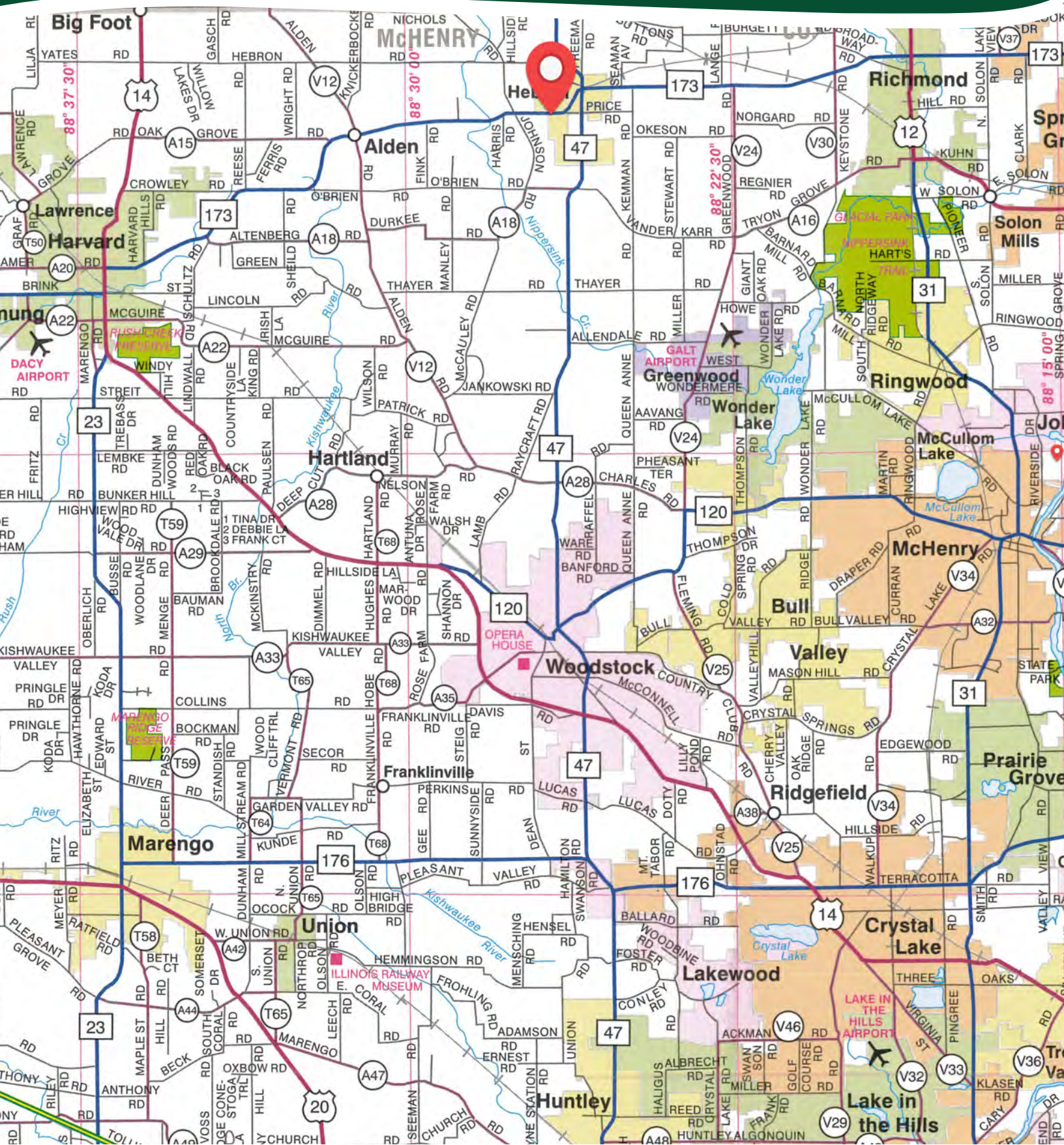
THE HEBRON FARM

AERIAL MAP



THE HEBRON FARM

HIGHWAY MAP



THE HEBRON FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 43 miles northwest of Chicago O'Hare International Airport and is within the village of Hebron. Nearby cities include: Richmond (6 miles east), Woodstock (7 3/8 miles south), and Harvard (7 5/8 miles southwest).
FRONTAGE	There is approximately 3/16 mile of road frontage on Illinois Route 173.
MAJOR HIGHWAYS	Illinois Route 173 is the south border of the property, Illinois Route 47 is 1/2 mile east, and U.S. Route 14 is 7 3/4 miles west of the property.
LEGAL DESCRIPTION	A brief legal description indicates the Hebron Farm is located in Part of the Northwest Quarter of Section 17, Township 46 North – Range 7 East (Hebron Township), McHenry County, Illinois.
TOTAL ACRES	There are a total of 85.21 acres, more or less, according to the McHenry County Assessor.
TILLABLE ACRES	There are approximately 82.05 tillable acres according to the McHenry County FSA.
SOIL TYPES	Proctor silt loam is the primary soil type found on this farm.
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 \$13,950 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 Hebron Farm.

THE HEBRON FARM

PROPERTY DETAILS

TAXES	The 2022 real estate taxes totaled \$3,450.02. The tax parcel numbers are: #03-17-100-012 & #03-17-100-016.
ZONING	The property is zoned E-1, Estate District.
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 HEBRON FARM

PROPERTY PHOTOS



THE HEBRON FARM

PROPERTY PHOTOS



THE HEBRON FARM

SOILS INFORMATION

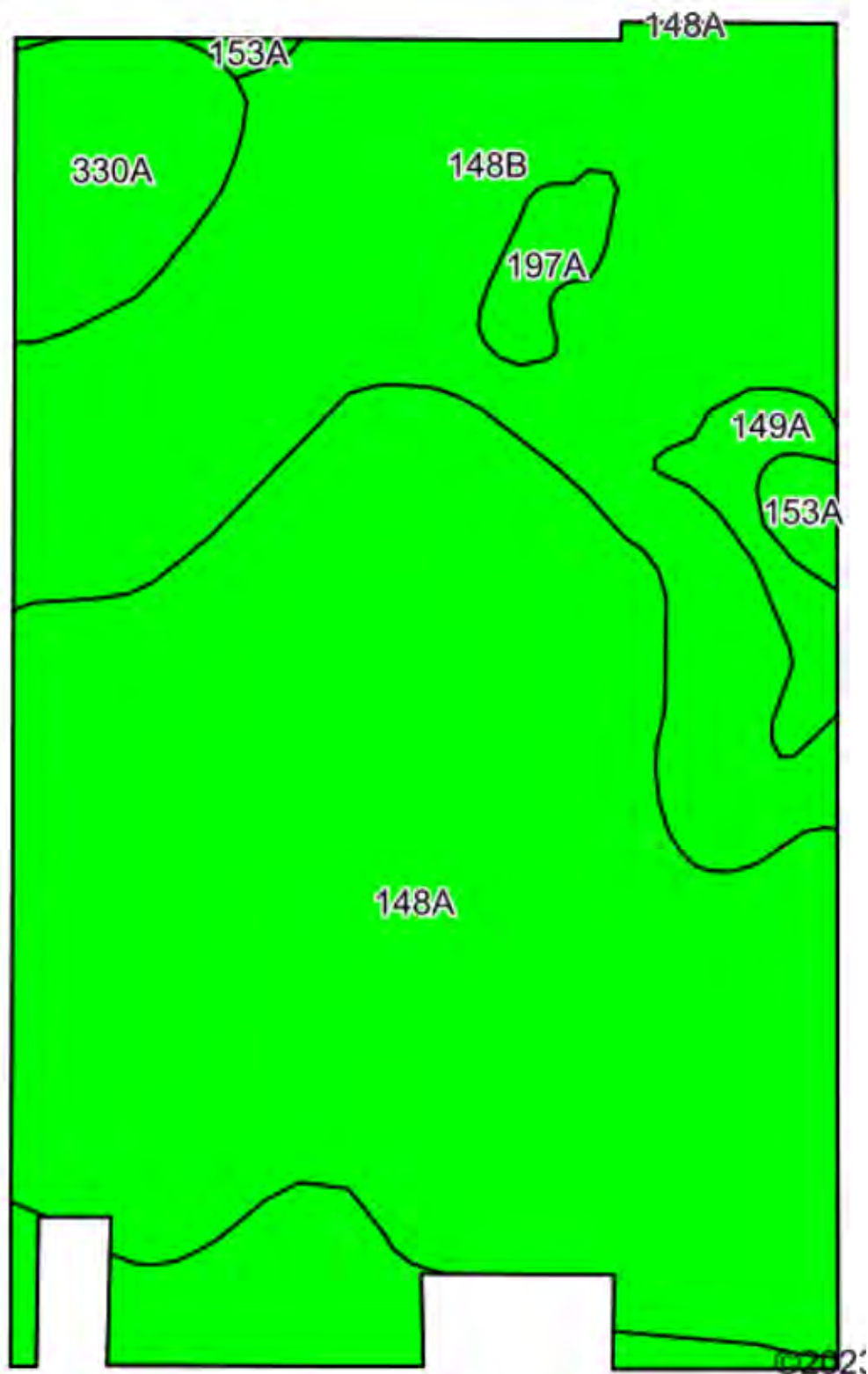
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
148A	Proctor silt loam	45.60	135
148B	Proctor silt loam	29.69	134
330A	Peotone silty clay loam	3.44	123
149A	Brenton silt loam	1.57	141
197A	Troxel silt loam	1.31	140
153A	Pella silty clay loam	0.44	136
WEIGHTED AVERAGE:			134.3

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

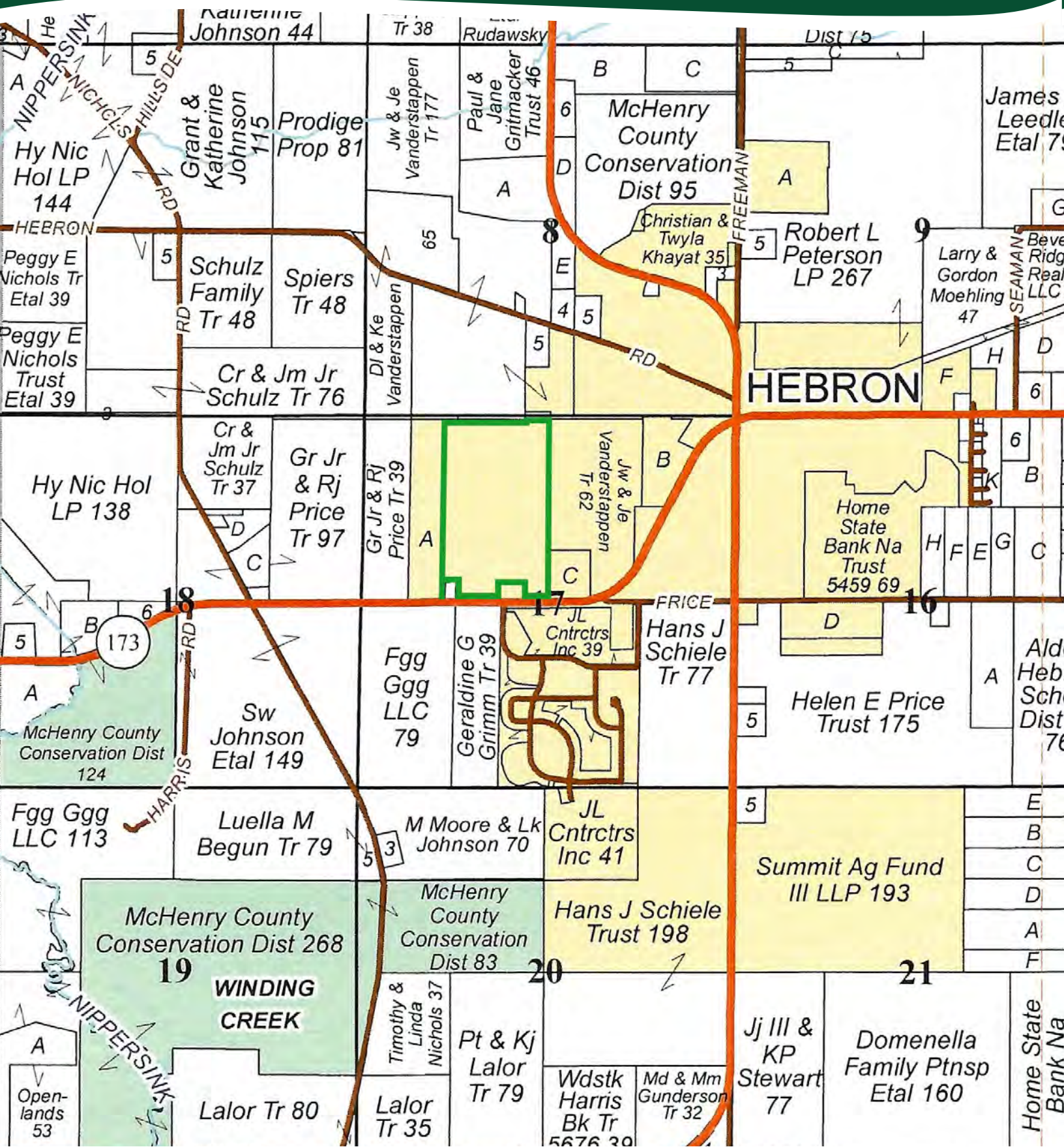
THE HEBRON FARM

SOILS MAP



THE HEBRON FARM

PLAT MAP



THE HEBRON FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. VILLAGE OF HEBRON ZONING MAP
2. FSA AERIAL MAP
3. FSA-156EZ
4. TOPOGRAPHY 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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VILLAGE OF HEBRON, ILLINOIS

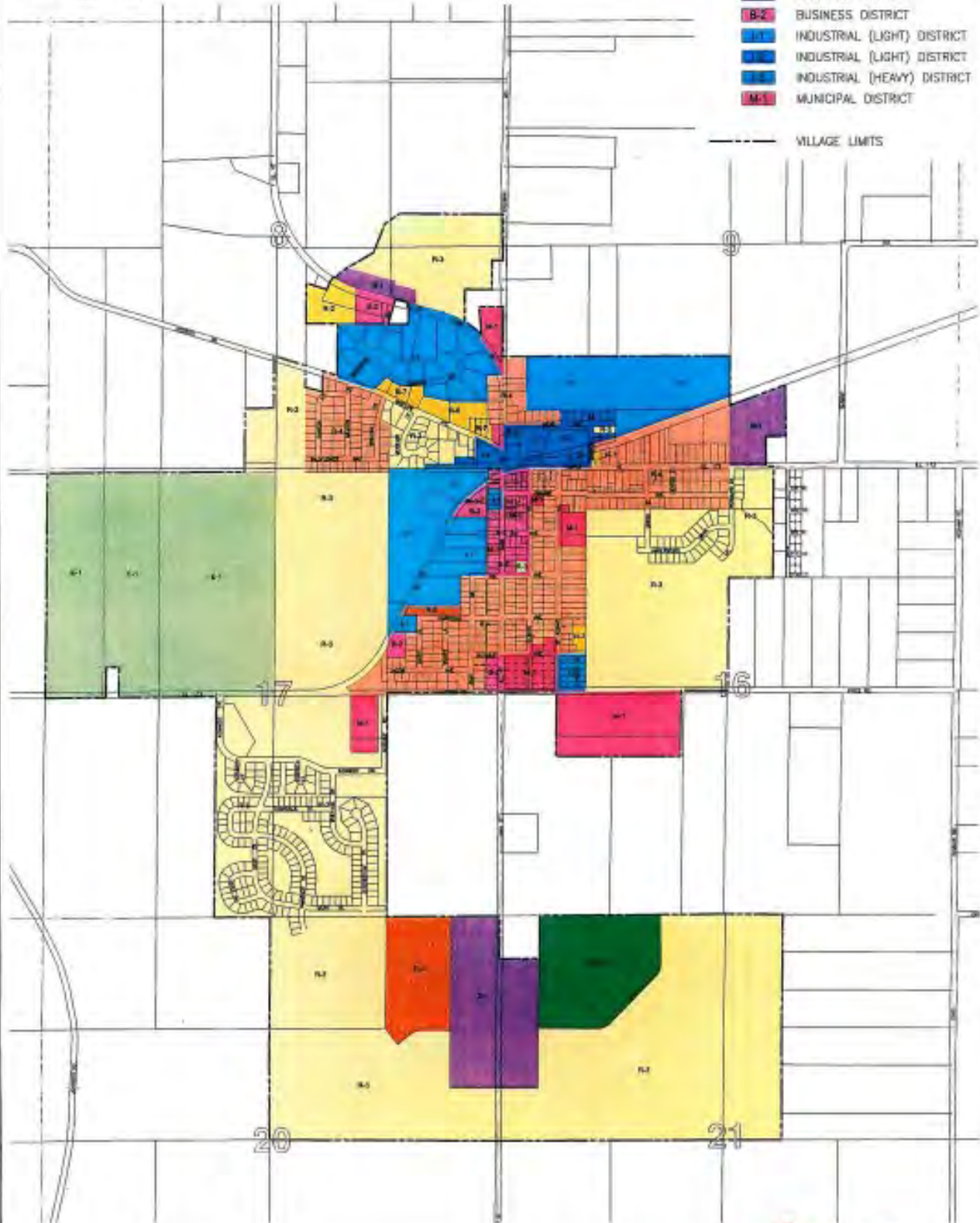
ZONING MAP



LEGEND

- E-1 ESTATE DISTRICT
- R-1 RESIDENTIAL DISTRICT
- R-2 RESIDENTIAL DISTRICT
- R-3 RESIDENTIAL DISTRICT
- R-4 RESIDENTIAL DISTRICT
- R-5 RESIDENTIAL DISTRICT
- R-6 RESIDENTIAL DISTRICT
- R-7 RESIDENTIAL DISTRICT
- B-1 BUSINESS DISTRICT
- B-2 BUSINESS DISTRICT
- I-1 INDUSTRIAL (LIGHT) DISTRICT
- I-2 INDUSTRIAL (LIGHT) DISTRICT
- I-3 INDUSTRIAL (HEAVY) DISTRICT
- M-1 MUNICIPAL DISTRICT

--- VILLAGE LIMITS





United States
Department of
Agriculture

McHenry County, Illinois



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- CRP

Wetland Determination Identifiers

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

2023 Program Year

Map Created May 03, 2023

Farm 7836

Tract 10752

Tract Cropland Total: 26.79 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).



United States
Department of
Agriculture

McHenry County, Illinois



Common Land Unit

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Wetland Determination Identifiers

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2023 Program Year

Map Created May 03, 2023

Farm 7836

Tract 10751

Tract Cropland Total: 55.26 acres

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ILLINOIS

MCHENRY

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7836

Prepared : 7/12/23 3:33 PM CST

Crop Year : 2023

Operator Name :
 CRP Contract Number(s) : None
 Recon ID : 17-111-2009-173
 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
86.67	82.05	82.05	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	82.05	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	69.60	0.00	164	0
Soybeans	6.00	0.00	73	0
TOTAL	75.60	0.00		

NOTES

Tract Number : 10751

Description : I-2/T46N-R7E-17
 FSA Physical Location : ILLINOIS/MCHENRY
 ANSI Physical Location : ILLINOIS/MCHENRY
 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
58.77	55.26	55.26	0.00	0.00	0.00	0.00	0.0

ILLINOIS
MCHENRY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7836

Prepared : 7/12/23 3:33 PM CST

Crop Year : 2023

Tract 10751 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	55.26	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	54.51	0.00	164
Soybeans	0.75	0.00	73
TOTAL	55.26	0.00	

NOTES

Tract Number : 10752

Description : I-2/T46N-R7E-17
FSA Physical Location : ILLINOIS/MCHENRY
ANSI Physical Location : ILLINOIS/MCHENRY
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
27.90	26.79	26.79	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	26.79	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	15.09	0.00	164
Soybeans	5.25	0.00	73
TOTAL	20.34	0.00	

NOTES

ILLINOIS
MCHENRY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7836
Prepared : 7/12/23 3:33 PM CST
Crop Year : 2023

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TOPOGRAPHY MAP





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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 920.0

Max: 938.1

Range: 18.1

Average: 931.4

Standard Deviation: 3.9 ft

0ft 448ft 897ft



6/30/2023

Boundary Center: 42.468499, -88.445381

17-46N-7E

McHenry County

Illinois

Maps Provided By:



surety[®]

CUSTOMER ONLINE MAPPING

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