

THE I-90 BELVIDERE PROPERTY

93[±] ACRES, BOONE COUNTY, ILLINOIS



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REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

THE I-90 BELVIDERE PROPERTY

AERIAL MAP



Belvidere

Ipsen Road

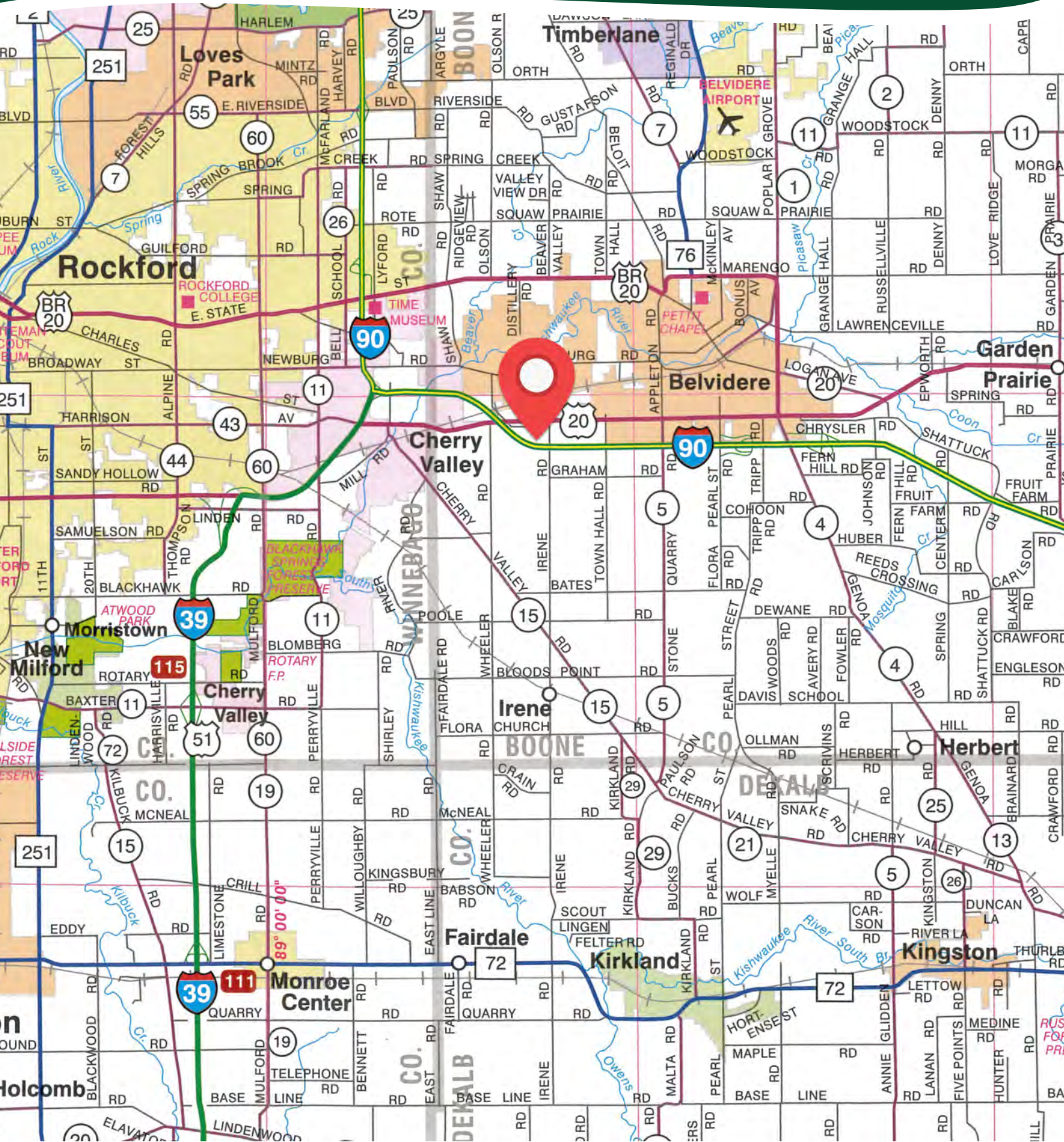


Irene Road



THE I-90 BELVIDERE PROPERTY

HIGHWAY MAP



THE I-90 BELVIDERE PROPERTY

PROPERTY DETAILS

LOCATION	The subject property is located approximately 53 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Belvidere (3/8 mile north and 1 mile east), Cherry Valley (1 mile west), and Rockford (2 3/4 miles northwest).
FRONTAGE	There is approximately 472 feet of road frontage on Ipsen Road, 725 feet on Irene Road, and 3/8 mile on Interstate 90.
MAJOR HIGHWAYS	Interstate 90 is the south border of the property, U.S. Route 20 is approximately 115 feet north of the property, and Interstate 39 is 2 3/4 miles west.
LEGAL DESCRIPTION	A brief legal description indicates The I-90 Belvidere Property is located in Part of the North Half of Section 5, Township 43 North – Range 3 East (Flora Township), Boone County, Illinois.
TOTAL ACRES	There are a total of 92.797 acres, according to a survey.
TILLABLE ACRES	There are approximately 90.5 tillable acres, more or less, estimated.
SOIL TYPES	Dakota loam is the major soil type found on this farm.
TOPOGRAPHY	The topography of the subject farm is 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 \$42,500 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 I-90 Belvidere Property.

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PROPERTY DETAILS

TAXES	The 2022 real estate taxes totaled \$2,288.60. The tax parcel numbers are #07-05-100-022, #07-05-201-011 & #07-05-227-009.
ZONING	The I-90 Belvidere Property is zoned B-2 General Business District, R-1 Single Family Residential District, and A-1 Ag. Preservation.
COMMENTS	The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Josh Waddell at Martin, Goodrich & Waddell, Inc. at 815-751-0439.

THE I-90 BELVIDERE PROPERTY

PROPERTY PHOTOS



THE I-90 BELVIDERE PROPERTY

PROPERTY PHOTOS



THE I-90 BELVIDERE PROPERTY

SOILS INFORMATION

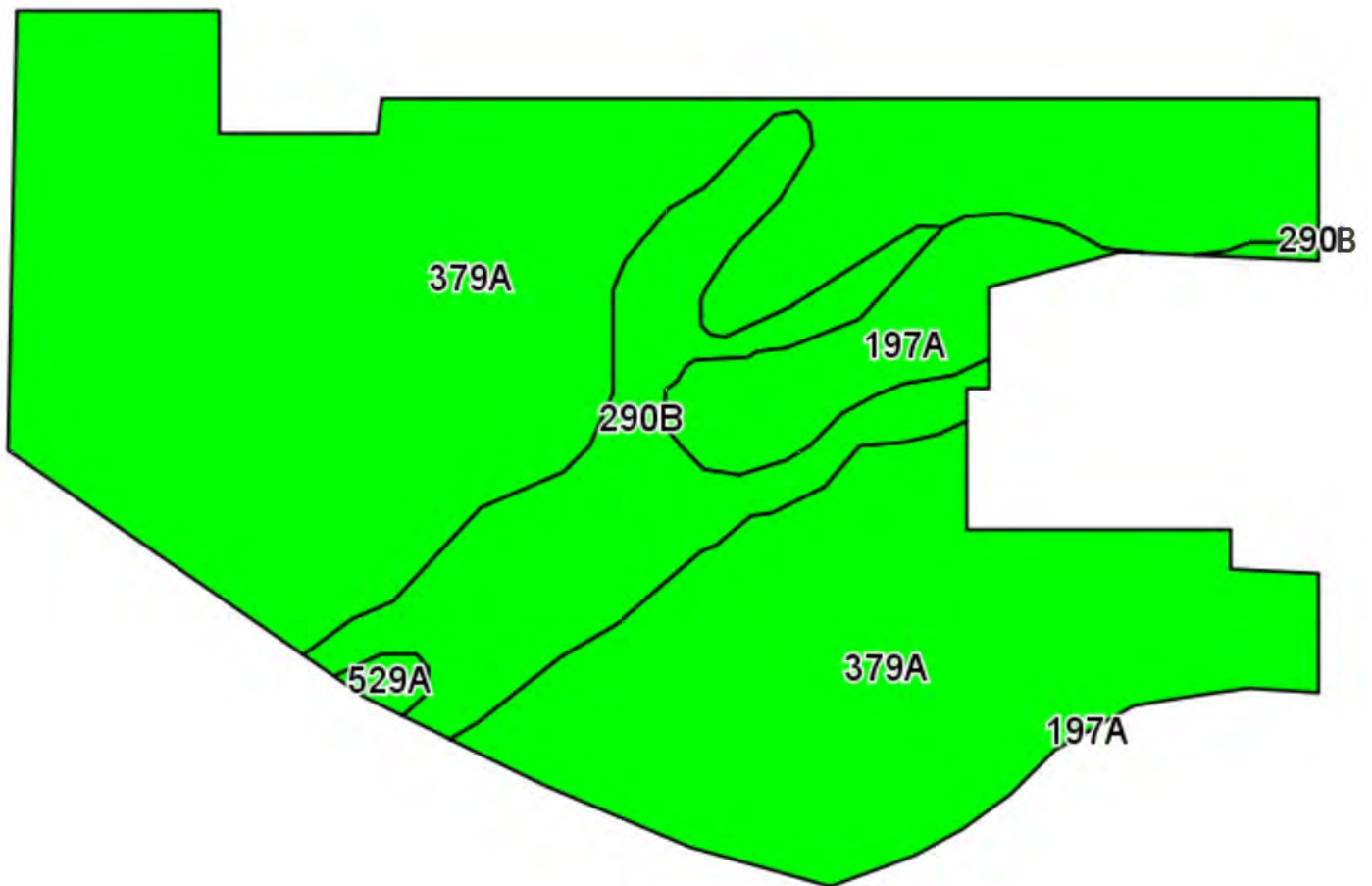
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
379A	Dakota loam	73.79	112
290B	Warsaw loam	11.77	118
197A	Troxel silt loam	4.85	140
529A	Selmass loam	0.09	121
WEIGHTED AVERAGE:			114.3

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

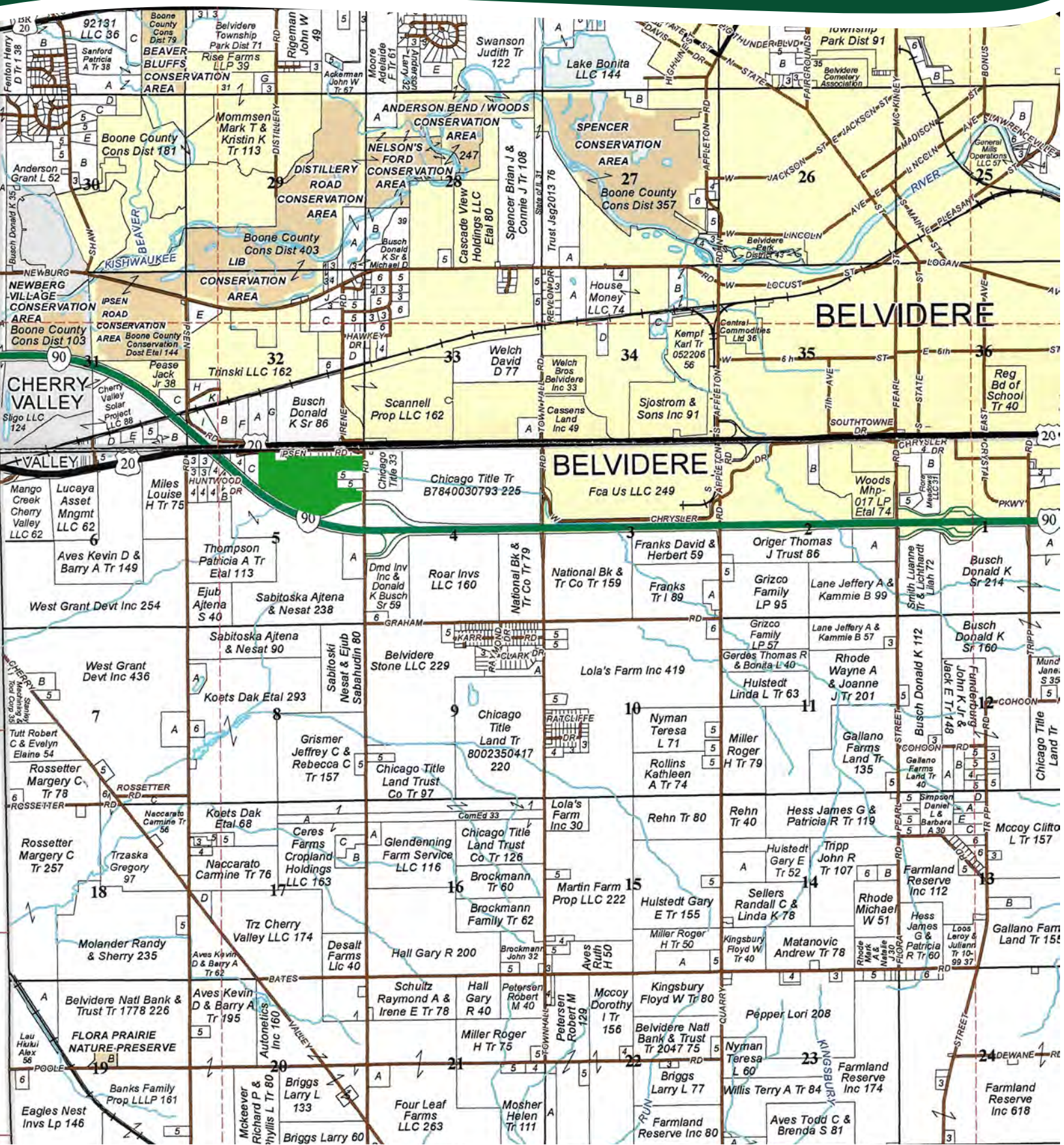
THE I-90 BELVIDERE PROPERTY

SOILS MAP



THE I-90 BELVIDERE PROPERTY

PLAT MAP



THE I-90 BELVIDERE PROPERTY

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP (PRIOR TO RECONSTITUTION)
2. FSA-156EZ (PRIOR TO RECONSTITUTION)
3. TOPOGRAPHY MAP
4. PLAT OF SURVEY
5. I-90 JANE ADDAMS MEMORIAL TOLLWAY RIGHT-OF-WAY PLAT

For more information, please visit MGW.us.com

or contact:

Josh Waddell (815) 901-4269 | Josh.Waddell@mgw.us.com



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REAL ESTATE SERVICES



United States
Department of
Agriculture

Boone 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 04, 2023

Farm 4042

Tract 7425

Tract Cropland Total: 23.62 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

Boone 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 04, 2023

Farm 4042

Tract 390

Tract Cropland Total: 68.74 acres

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ILLINOIS

BOONE

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4042

Prepared : 6/9/23 12:04 PM CST

Crop Year : 2023

Operator Name :
 CRP Contract Number(s) : None
 Recon ID : 17-007-2010-42
 Transferred From : None
 ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
111.31	92.36	92.36	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	92.36	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	7.36	0.00	51	
Corn	54.20	0.00	114	
Soybeans	30.80	0.00	28	
TOTAL	92.36	0.00		

NOTES

Tract Number : 390

Description : B9-4 FLORA SEC. 5
 FSA Physical Location : ILLINOIS/BOONE
 ANSI Physical Location : ILLINOIS/BOONE
 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
87.69	68.74	68.74	0.00	0.00	0.00	0.00	0.0

PRIOR TO RECONSTITUTION

ILLINOIS
BOONE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4042

Prepared : 6/9/23 12:04 PM CST

Crop Year : 2023

Tract 390 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	68.74	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	7.34	0.00	51
Corn	36.30	0.00	108
Soybeans	25.10	0.00	27

TOTAL 68.74 0.00

NOTES

Tract Number : 7425

Description : B9-4 FLORA SEC. 5
FSA Physical Location : ILLINOIS/BOONE
ANSI Physical Location : ILLINOIS/BOONE
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
23.62	23.62	23.62	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	23.62	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	0.02	0.00	51
Corn	17.90	0.00	126
Soybeans	5.70	0.00	33

TOTAL 23.62 0.00

NOTES

ILLINOIS
BOONE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

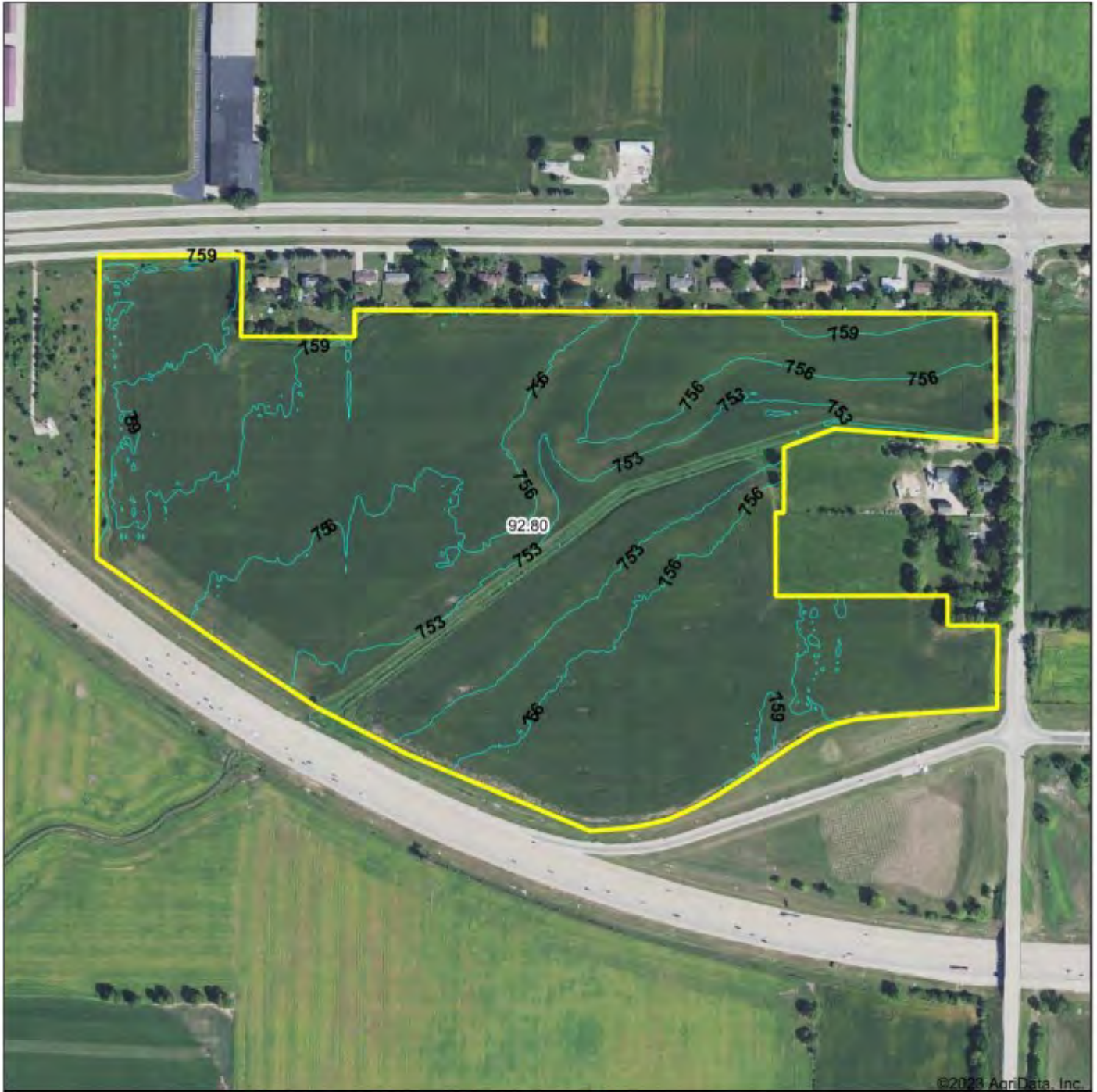
FARM : 4042
Prepared : 6/9/23 12:04 PM CST
Crop Year : 2023

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TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 749.7

Max: 761.7

Range: 12.0

Average: 756.4

Standard Deviation: 2.59 ft

0ft 530ft 1061ft

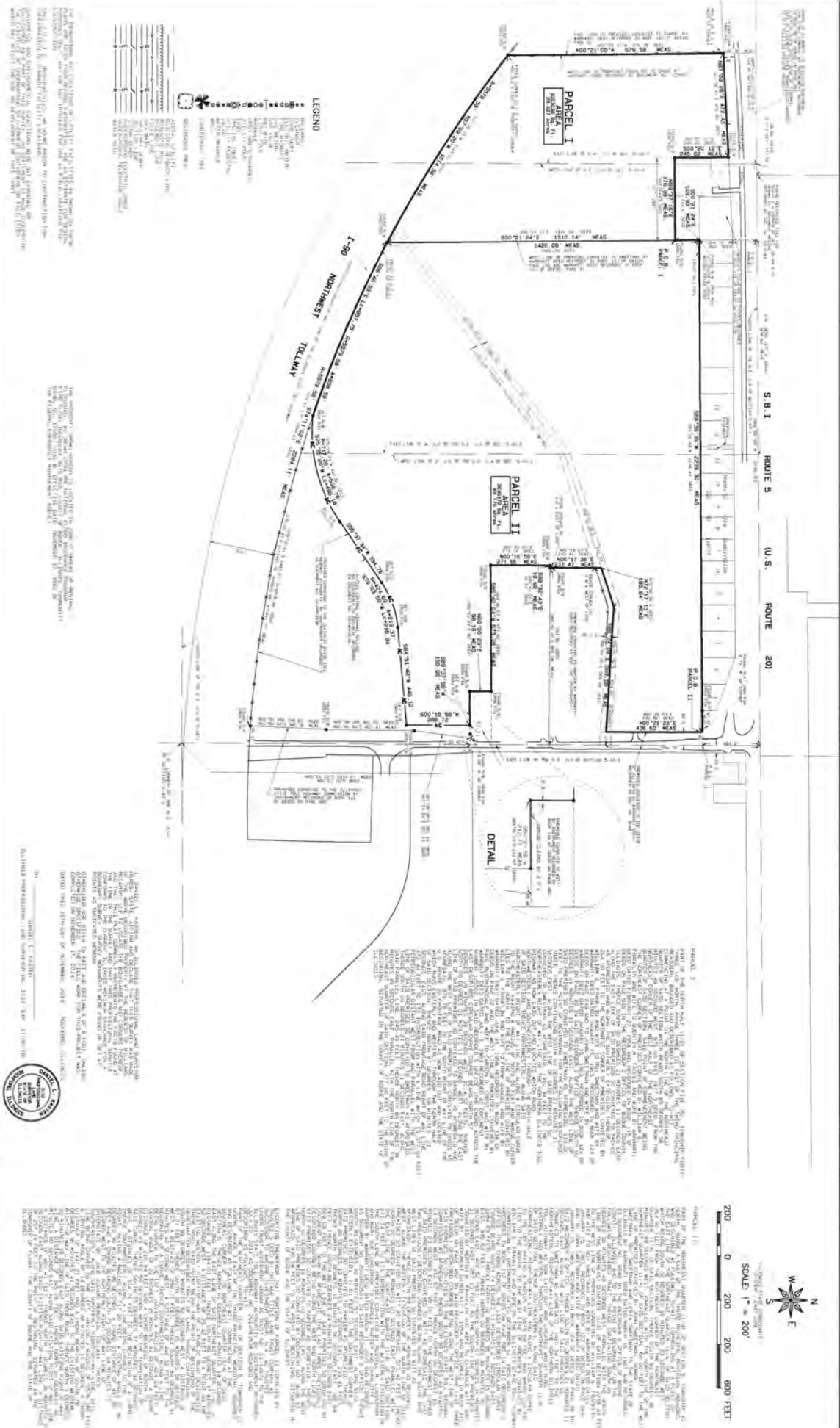


6/9/2023

Map Center: 42.236935, -88.906573

5-43N-3E
Boone County
Illinois

REV.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/18/13
2	REVISIONS	
3		
4		
5		



TOWNSHIP 43 NORTH RANGE 3 EAST
I-90 JANE ADDAMS MEMORIAL TOLLWAY
RIGHT-OF-WAY PLAT

AMCORE INV. GROUP
 13.705 ACRES
 PART OF THE NORTHEAST QUARTER
 OF SECTION 3, TOWNSHIP 43 NORTH
 RANGE 3 EAST OF THE 11TH
 PRINCIPAL MERIDIAN.

SURVEYOR'S STATEMENT
 I, DALE E. WALLACE, HEREBY CERTIFY THAT I AM A PROFESSIONAL
 LAND SURVEYOR IN THE STATE OF ILLINOIS, LICENSE NO. 015-001360.
 I HAVE PERSONALLY AND CORRECTLY SURVEYED THE
 TOWNSHIP 43 NORTH, RANGE 3 EAST, OF THE 11TH
 PRINCIPAL MERIDIAN, AND I HAVE BEEN DULY
 SWORN BY ME OR UNDER MY DIRECT SUPERVISION AND THAT
 THE SECTION CORNERS AND THEIR MONUMENTATION IS IN
 ACCORDANCE WITH THE APPLICABLE SECTION OF THE LAND
 SURVEYING ACT AND THE APPLICABLE SECTION OF THE ILLINOIS
 TOLLWAY AUTHORITY.

Date: March 26, 2014
 Dale E. Wallace, Illinois Professional
 Land Surveyor No. 015-001360

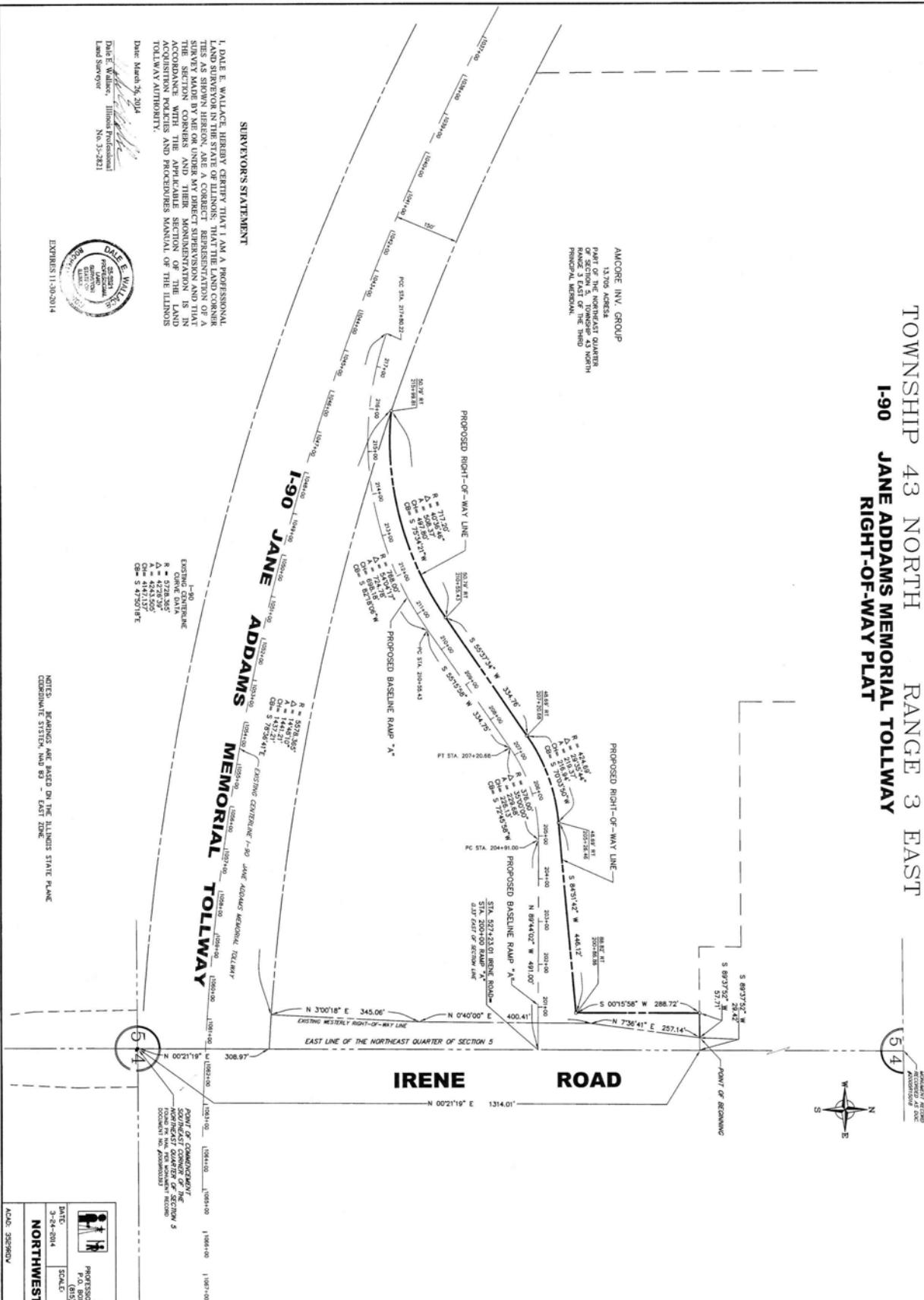
EXPIRES 11-30-2014



EXISTING CENTERLINE
 I-90
 R = 1173.00'
 Δ = 117.30°
 Ch = 5.753457°
 R = 1173.00'
 Δ = 117.30°
 Ch = 5.753457°
 R = 1173.00'
 Δ = 117.30°
 Ch = 5.753457°

NOTES: BEARINGS ARE BASED ON THE ILLINOIS STATE PLANE
 COORDINATE SYSTEM, NAD 83 - EAST ZONE.

SURVEY-TECH A DIVISION OF C.E.S., INC. PROFESSIONAL DESIGN FROM LICENSE NO. 194-001360 P.O. BOX 582-871 FAX (815)-582-4500 (815)-582-8711	
DATE:	3-24-2014
SCALE:	1" = 100'
REVISION:	BRUNNEN, INC. REV
NORTHWEST RAMP - IRENE ROAD	
ACAD:	3/25/2014
FILE NUMBER:	3529





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