

THE STILKE FARM

20[±] ACRES, BOONE COUNTY, ILLINOIS



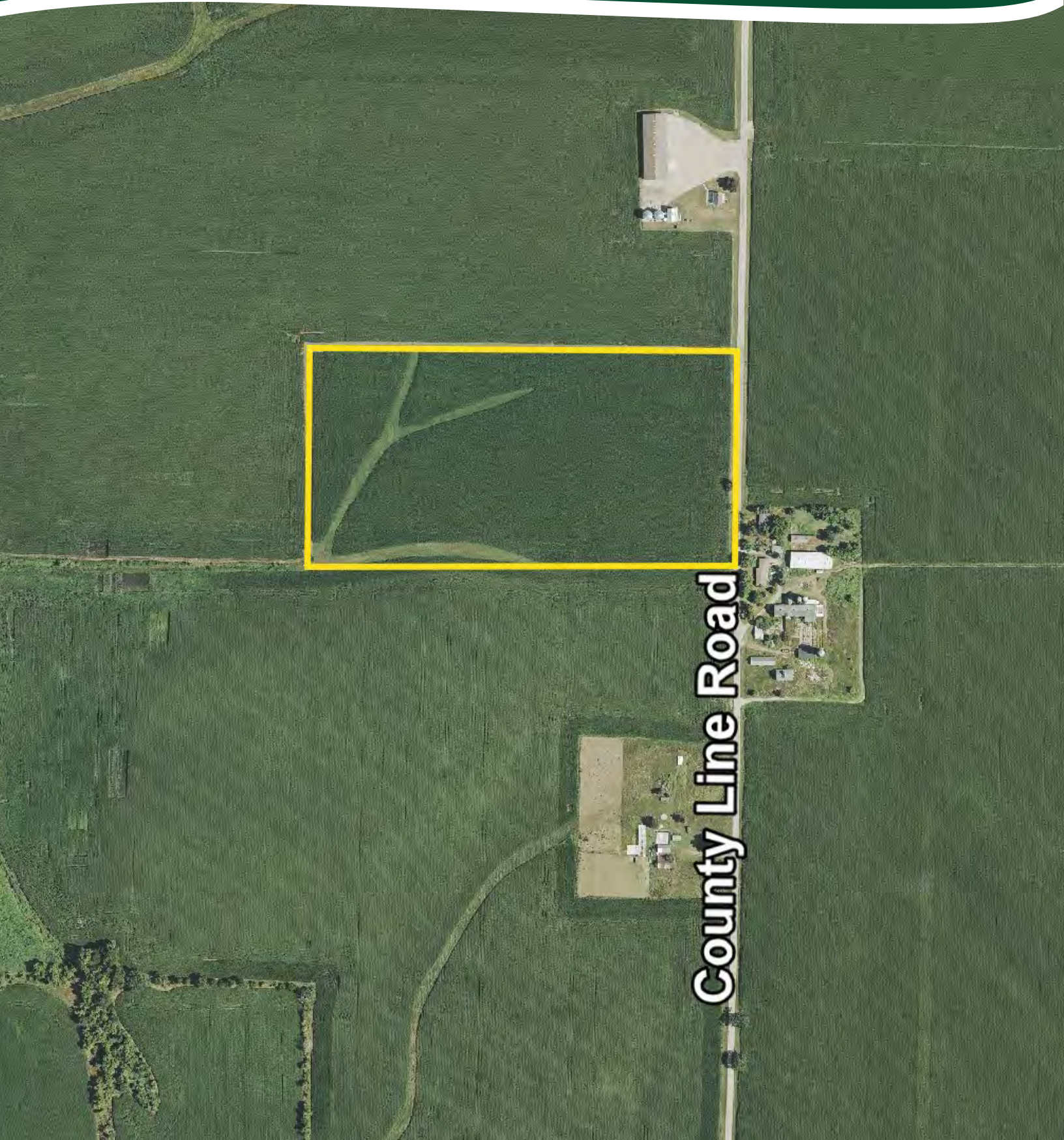
MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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

Real Estate • Farm Management • Appraisals • Consulting

THE STILKE FARM

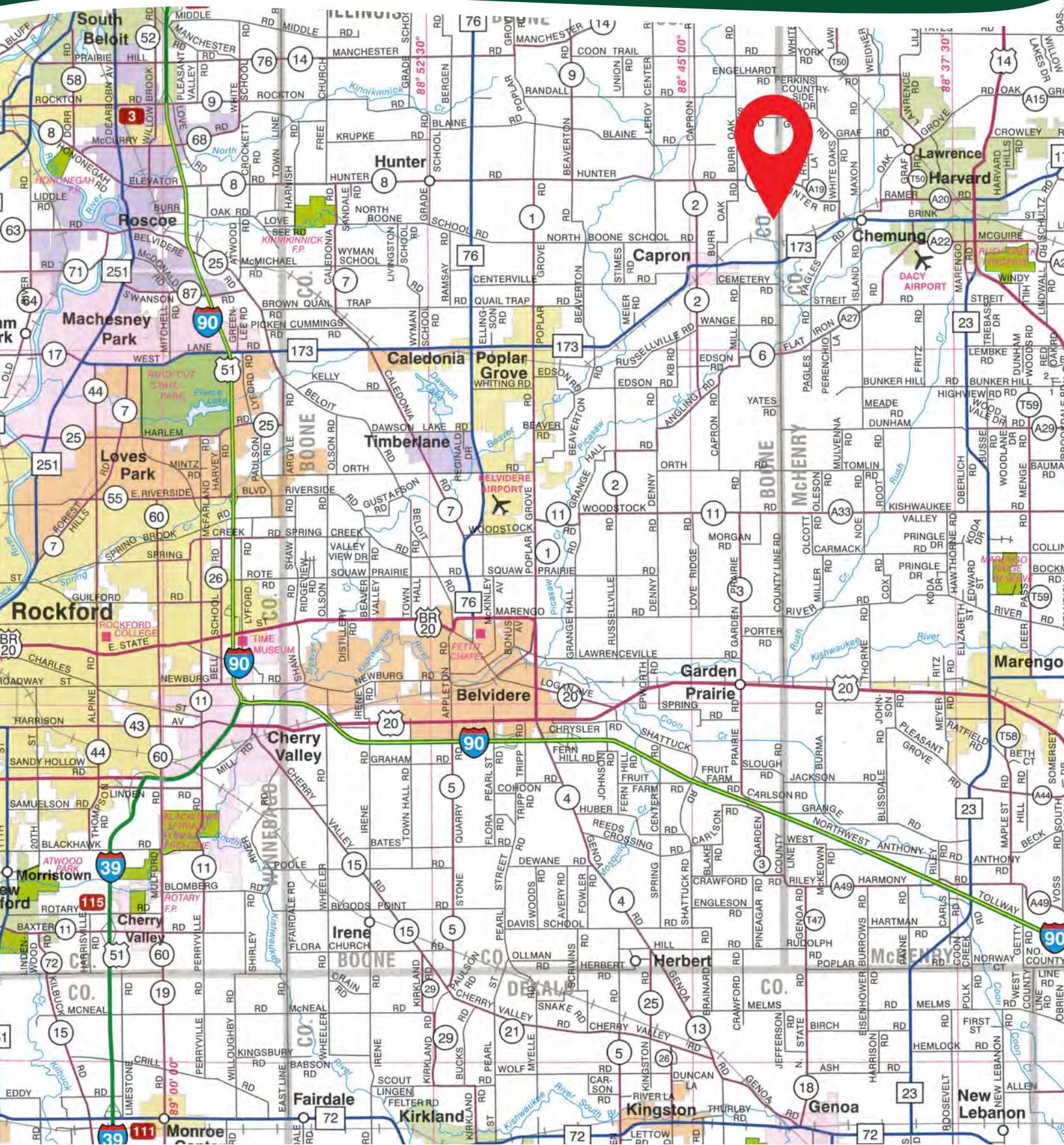
AERIAL MAP



County Line Road

THE STILKE FARM

HIGHWAY MAP



THE STILKE FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 50 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Capron (1 1/4 miles southwest), Harvard (3 1/2 miles east), and Poplar Grove (5 1/2 miles southwest).
FRONTAGE	There is approximately 1/8 mile of road frontage on County Line Road.
MAJOR HIGHWAYS	Illinois Route 173 is 1 mile south, U.S. Route 14 is 4 3/4 miles east, Illinois Route 23 is 4 7/8 miles southeast, and Illinois Route 76 is 7 1/8 miles west of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Stilke Farm is located in Part of the Southeast Quarter of Section 36, Township 46 North – Range 4 East (LeRoy Township), Boone County, Illinois.
TOTAL ACRES	There are a total of 20 acres, more or less, according to the Boone County Assessor.
TILLABLE ACRES	There are approximately 17.09 acres currently in tillable crop production, estimated, and 21.11 cropland acres according to the Boone County FSA.
SOIL TYPES	Major soil types found on this farm include Windere silt loam and Virgil 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 \$315,000 (\$15,750 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 Stilke Farm.

THE STILKE FARM

PROPERTY DETAILS

TAXES	The 2024 real estate taxes totaled \$775.82. The tax parcel number is #02-36-400-005.
ZONING	The property is zoned A-1, Ag. Conservation.
COMMENTS	As a Lot of Record in Boone County, Illinois, The Stilke Farm is a potential home building site. 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 STILKE FARM

PROPERTY PHOTOS



THE STILKE FARM

PROPERTY PHOTOS



THE STILKE FARM

SOILS INFORMATION

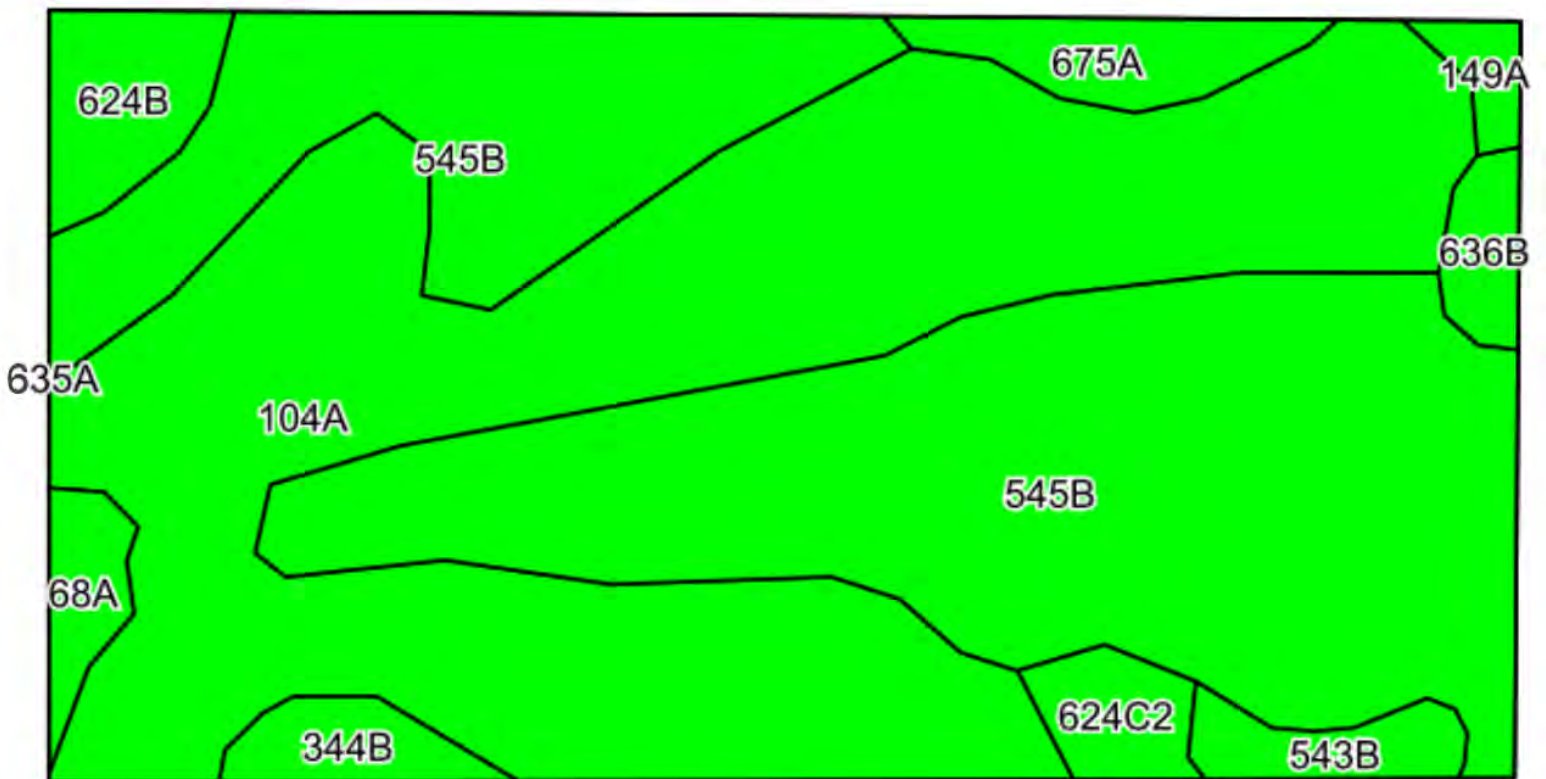
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
545B	Windere silt loam	8.36	125
104A	Virgil silt loam	6.92	132
624B	Caprell silt loam	0.48	114
675A	Greenbush silt loam	0.39	134
624C2	Caprell silt loam	0.26	108
543B	Piscasaw silt loam	0.21	121
636B	Parmod silt loam	0.20	124
68A	Sable silty clay loam	0.17	143
149A	Brenton silt loam	0.10	141
WEIGHTED AVERAGE:			127.7

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

THE STILKE FARM

SOILS MAP



THE STILKE FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. BUILDABLE LOT OF RECORD STATUS

For more information, please visit MGW.us.com

or contact:

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

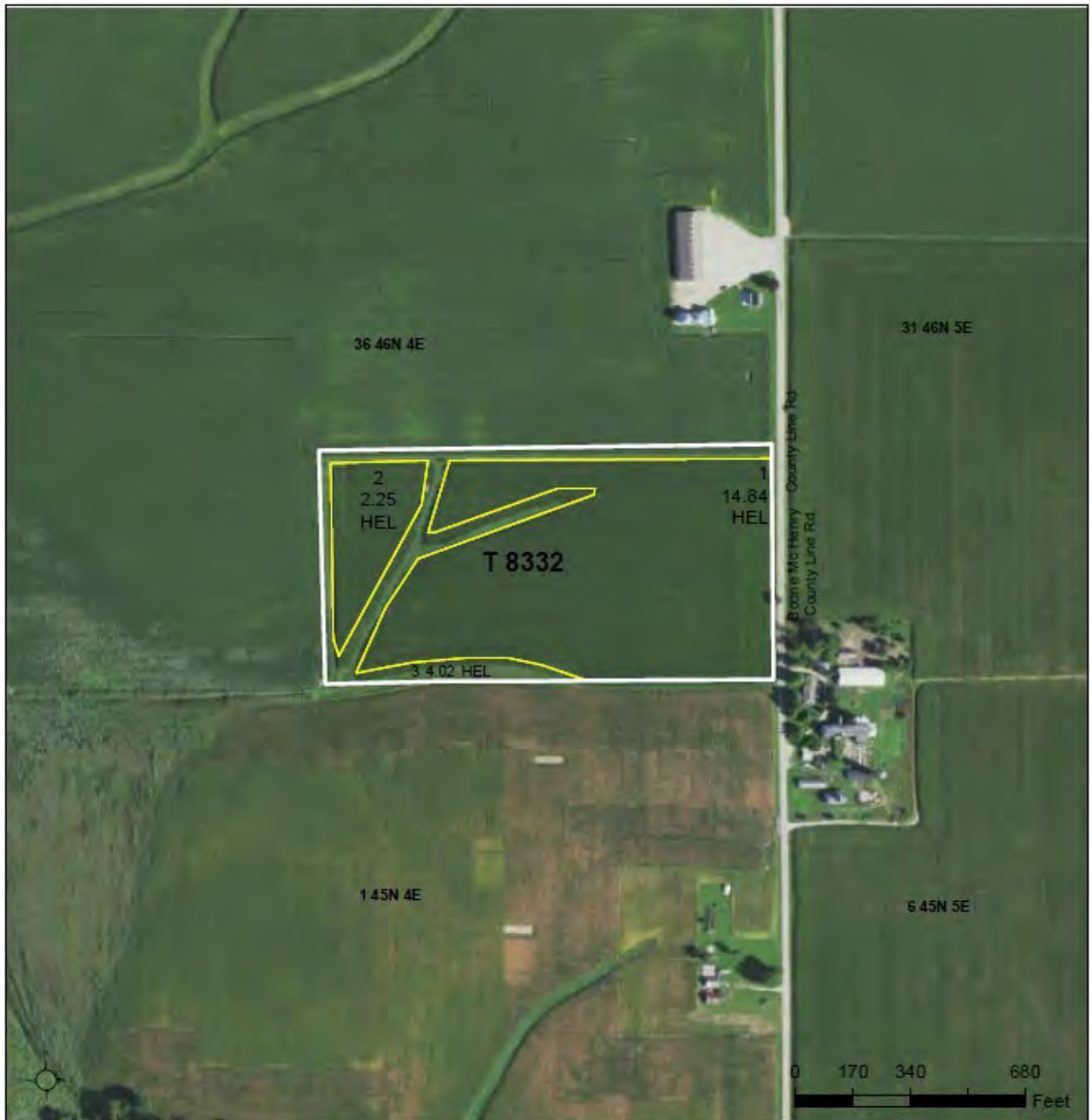


MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES



United States
Department of
Agriculture

Boone County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2025 Program Year

Map Created February 25, 2025

Farm 4174

Tract 8332

Tract Cropland Total: 21.11 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 (CRA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

ILLINOIS

BOONE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4174

Prepared : 8/4/25 1:09 PM CST

Crop Year : 2025

Operator Name :
 CRP Contract Number(s) : None
 Recon ID : 17-007-2012-1
 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
21.11	21.11	21.11	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	21.11	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	14.32	0.00	192	
Soybeans	4.48	0.00	44	
TOTAL	18.80	0.00		

NOTES

Tract Number : 8332

Description : H4-1 BOONE SEC. 1
 FSA Physical Location : ILLINOIS/BOONE
 ANSI Physical Location : ILLINOIS/BOONE
 BIA Unit Range Number :
 HEL Status : HEL field on tract Conservation system being actively applied
 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
21.11	21.11	21.11	0.00	0.00	0.00	0.00	0.0

ILLINOIS
BOONE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4174
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Tract 8332 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	21.11	0.00	0.00	0.00	0.00	0.00

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NOTES

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TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 2.0

Min: 883.4

Max: 916.4

Range: 33.0

Average: 901.2

Standard Deviation: 7.87 ft

0ft 270ft 540ft



8/1/2025

36-46N-4E
Boone County
Illinois

Boundary Center: 42.415903, -88.708451



Boone County Planning Department

1212 LOGAN AVENUE, SUITE 102
BELVIDERE, ILLINOIS 61008
PHONE: (815)-547-6698

August 18, 2025

RE: Buildable Lot of Record Status
PIN: 02-36-400-005
180xx County Line Road
Harvard, IL 60033

To Whom It May Concern,

This letter is in response to the inquiry as to the buildable lot of record status of the 20-acre parcel referenced above located in the A-1, Agricultural Preservation District.

Our records indicate that the parcel is a buildable lot of record, in lawful existence as of May 10, 1978. This permits one (1) single-family residence to be built on the parcel subject to proper road frontage, septic suitability, and other applicable codes and ordinances. Any divisions or combinations done of the parcel prior to the construction of a single-family home will render the buildable status null and void.

If you have further questions, please contact the Planning Department at 815-547-6698.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jessica Roberts", with a stylized flourish at the end.

Jessica Roberts
Boone County Planner

Aerial attached



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