

THE COMO INTERSTATE FARM

19[±] ACRES, WHITESIDE COUNTY, ILLINOIS



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

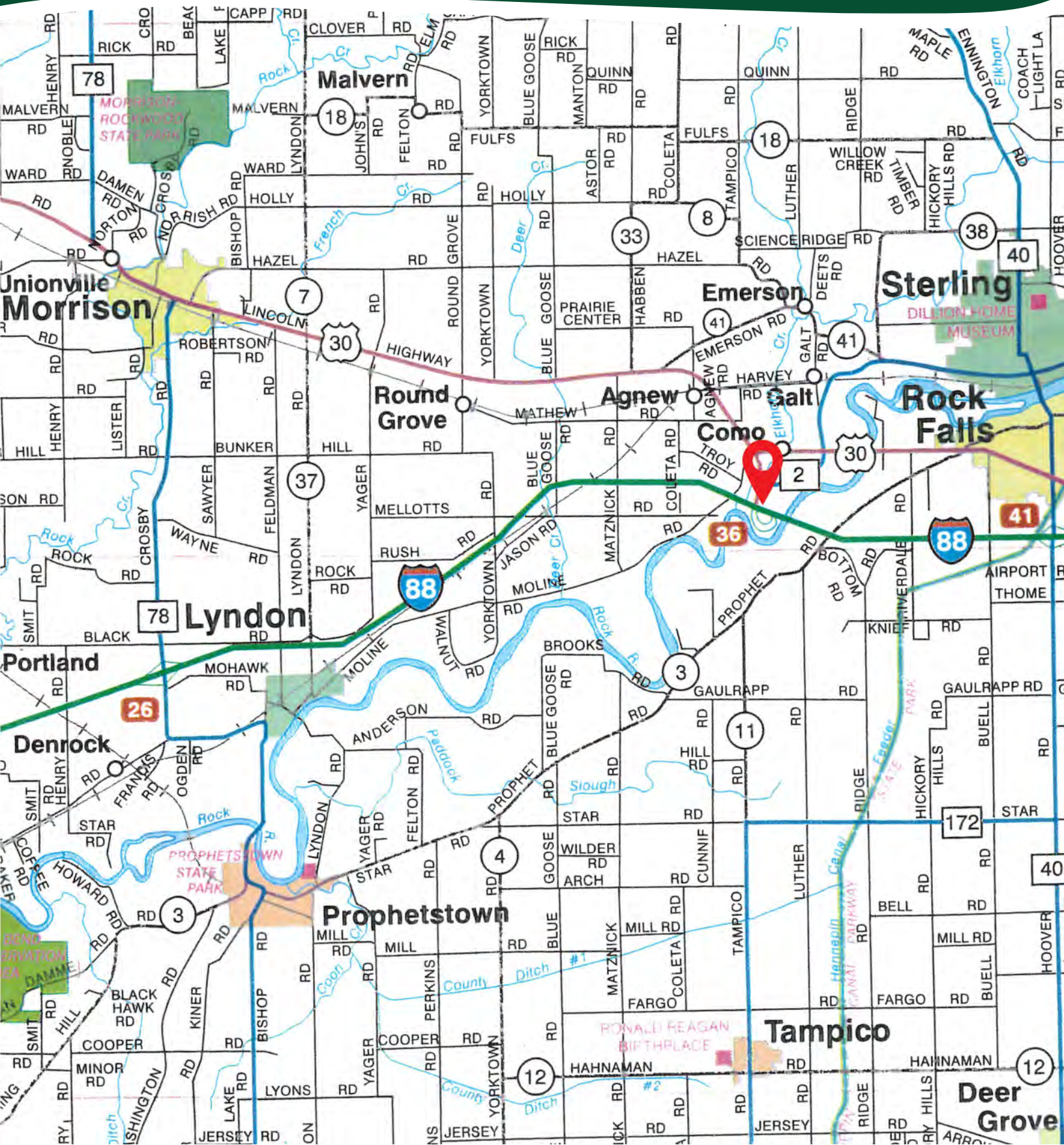
THE COMO INTERSTATE FARM

AERIAL MAP



THE COMO INTERSTATE FARM

HIGHWAY MAP



THE COMO INTERSTATE FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 97 miles west of Chicago O'Hare International Airport. Nearby cities include: Sterling (2 miles northeast), Rock Falls (3 3/8 miles east), and Morrison (8 5/8 miles northwest).
FRONTAGE	There is approximately 1/4 mile of road frontage on Interstate 88/Illinois Route 110, 1/8 mile on U.S. Route 30, and 1/16 mile on Como Road.
MAJOR HIGHWAYS	Interstate 88/Illinois Route 110 and U.S. Route 30 border the property and Illinois Route 40 is 4 1/2 miles east.
LEGAL DESCRIPTION	A brief legal description indicates The Como Interstate Farm is located in Part of the Southwest Quarter of Section 35, Township 21 North - Range 6 East (Hopkins Township), Whiteside County, Illinois.
TOTAL ACRES	There are a total of 19.41 acres, more or less, according to the Whiteside County Assessor.
TILLABLE ACRES	There are approximately 13 tillable acres according to the Whiteside County FSA.
SOIL TYPES	Major soil types found on this farm include Du Page silt loam and Ross silt loam.
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 \$7,000 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 10 miles of The Como Interstate Farm.

THE COMO INTERSTATE FARM

PROPERTY DETAILS

TAXES	The 2024 real estate taxes totaled \$514.50. The tax parcel number is #10-35-300-009.
ZONING	The property is zoned A-1, Agricultural District.
COMMENTS	The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Bob Olson at Martin, Goodrich & Waddell, Inc. at 815-973-2700.

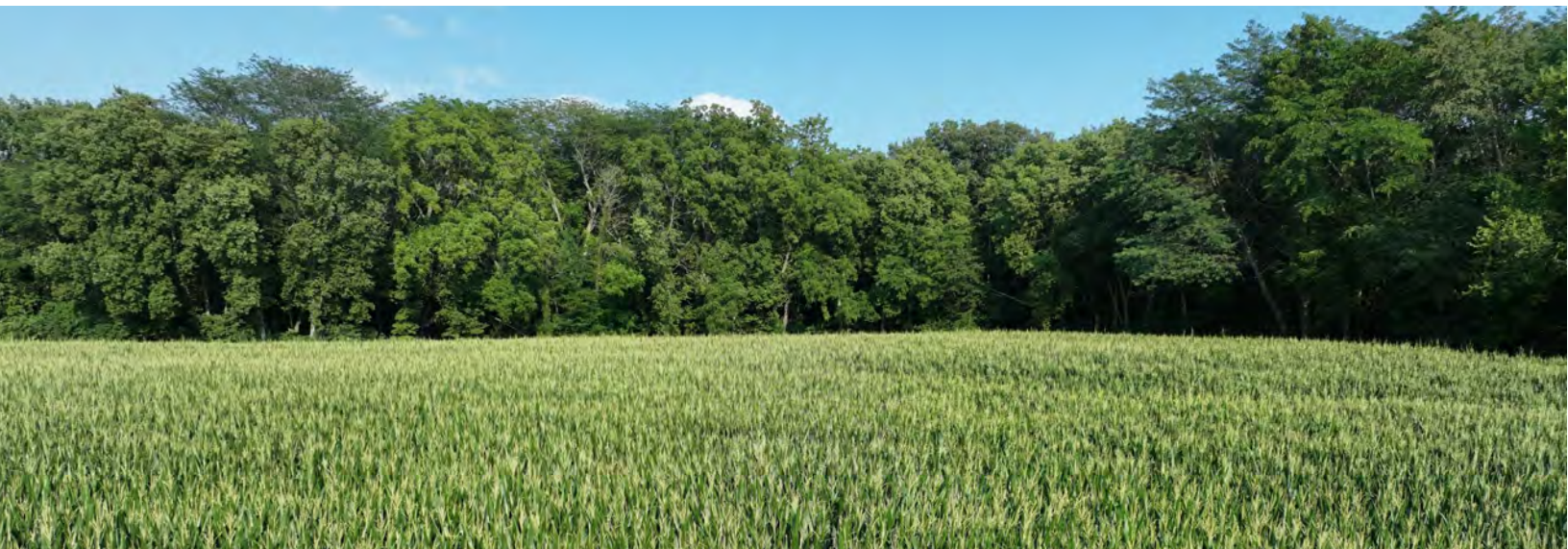
THE COMO INTERSTATE FARM

PROPERTY PHOTOS



THE COMO INTERSTATE FARM

PROPERTY PHOTOS



THE COMO INTERSTATE FARM

SOILS INFORMATION

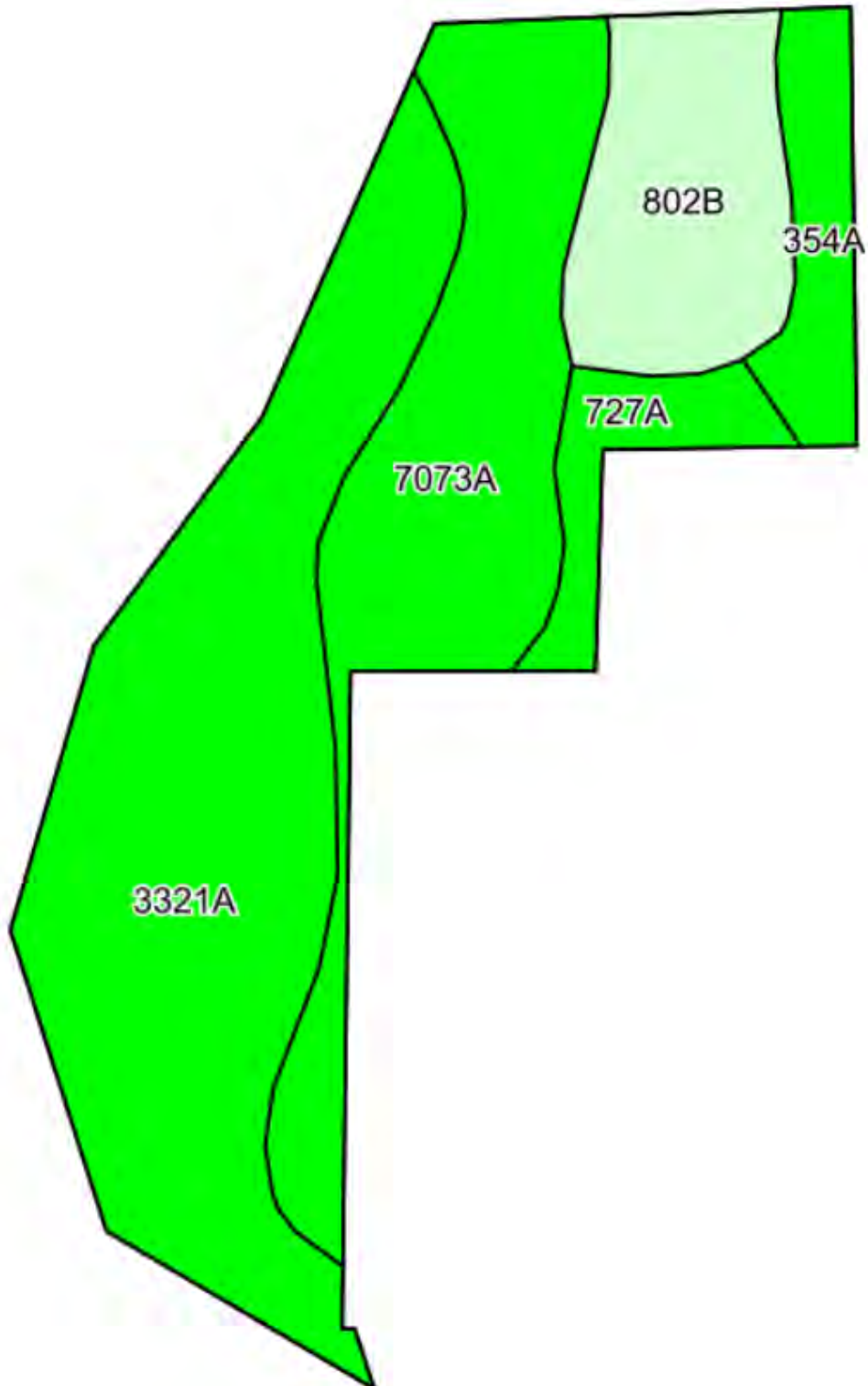
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
3321A	Du Page silt loam	7.17	113
7073A	Ross silt loam	4.66	137
802B	Orthents, loamy	0.77	0
727A	Waukee loam	0.40	109
WEIGHTED AVERAGE:			114.8

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

THE COMO INTERSTATE FARM

SOILS MAP



PLAT MAP

THE COMO INTERSTATE FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. FLOODPLAIN MAP

For more information, please visit MGW.us.com

or contact:

Bob Olson (815) 973-2700 | info@mgw.us.com



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REAL ESTATE SERVICES



United States
Department of
Agriculture

Whiteside County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2024 Program Year

Map Created March 18, 2024

Farm 9059

Tract 7041

Tract Cropland Total: 13.00 acres

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ILLINOIS
WHITESIDE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9059

Prepared : 11/8/24 8:10 AM CST

Crop Year : 2025

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-195-2019-86
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
19.08	13.00	13.00	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	13.00	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	12.41	0.00	147	0
Soybeans	0.59	0.00	46	0
TOTAL	13.00	0.00		

NOTES

Tract Number : 7041

Description : Hume T21N R6E Sec 35
FSA Physical Location : ILLINOIS/WHITESIDE
ANSI Physical Location : ILLINOIS/WHITESIDE
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : 17-195-2019-86

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
19.08	13.00	13.00	0.00	0.00	0.00	0.00	0.0

ILLINOIS
WHITESIDE
Form: FSA-156EZ



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Tract 7041 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	13.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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TOTAL	13.00	0.00	

NOTES

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TOPOGRAPHY MAP



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Map Provided By:



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Source: USGS 1 meter dem

Interval(ft): 2.0

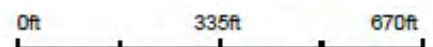
Min: 609.9

Max: 632.1

Range: 22.2

Average: 614.2

Standard Deviation: 4.1 ft



11/11/2024

35-21N-6E

Whiteside County

Illinois

Boundary Center: 41.761782, -89.779783

FLOODPLAIN MAP



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Boundary Center: 41.781782, -89.779783



35-21N-6E
Whiteside County
Illinois



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11/11/2024

Flood related information provided by FEMA



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