

THE EICKS ROAD PROPERTY

10[±] ACRES, WINNEBAGO COUNTY, ILLINOIS



- *Annual CRP income*
- *Recreational opportunities*
- *In close proximity to IL-75 and Durand, IL*

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Real Estate • Farm Management • Appraisals • Consulting

THE EICKS ROAD PROPERTY

AERIAL MAP



State Line Road

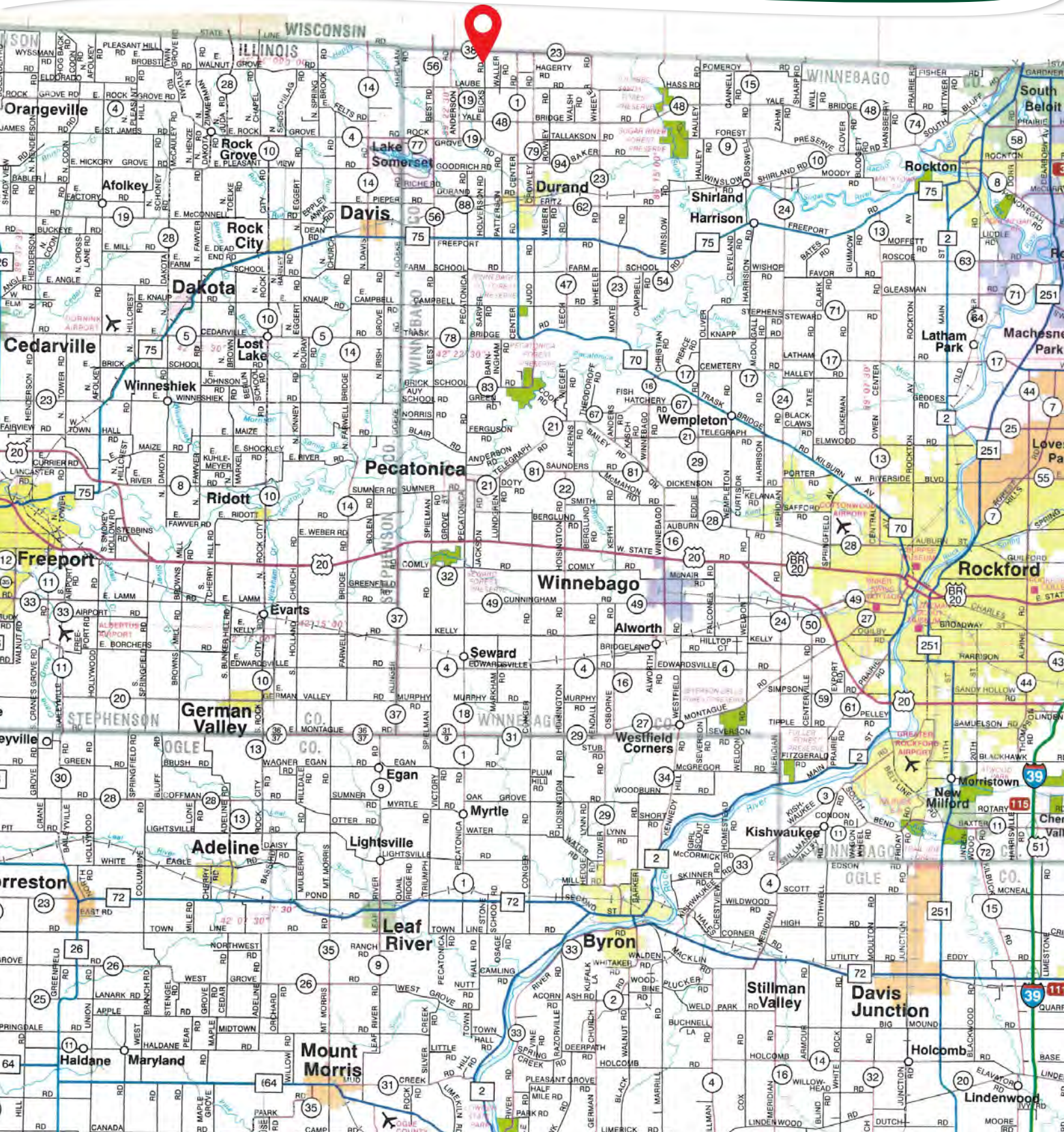
8^{+/-} acres also available

Eicks Road

Subject

THE EICKS ROAD PROPERTY

HIGHWAY MAP



THE EICKS ROAD PROPERTY

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 82 miles northwest of Chicago O'Hare International Airport. Nearby cities include: Durand (4 miles south), South Beloit (14 miles east), Rockford (15 miles southeast), and Broadhead, WI (7 1/2 miles north).
FRONTAGE	There is approximately 1/16 mile of road frontage on Eicks Road.
MAJOR HIGHWAYS	Illinois Route 70 is 4 1/4 miles southeast, Illinois Route 75 is 5 1/4 miles south, and Interstate 90 is 18 1/2 miles east of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Eicks Road Property is located in Part of the West Half of Section 21, Township 29 North – Range 10 East (Laona Township), Winnebago County, Illinois.
TOTAL ACRES	There are a total of 10 acres, more or less, according to the Winnebago County Assessor.
CROPLAND ACRES	There are approximately 8.07 cropland acres according to the Winnebago County FSA, of which 5.06 acres are currently enrolled in a Conservation Reserve Program (CRP) contract with a current annual payment of \$797.00 through September 30, 2030.
SOIL TYPES	Major soil types found on this farm include St. Charles silt loam and Troxel silt loam. The weighted average Productivity Index (PI) is 104.9.
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 & TERMS	The total asking price is \$104,000. A 10% earnest money deposit should accompany any offer to purchase.

THE EICKS ROAD PROPERTY

PROPERTY DETAILS

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 Eicks Road Property.
TAXES	The 2025 real estate taxes totaled \$193.42. The tax parcel number is #01-21-300-004.
ZONING	The property is zoned AG, Agricultural Priority.
COMMENTS	The Eicks Road Property is a 10-acre recreational property offering a mix of wooded acreage and income-producing CRP. Enjoy camping, wildlife, and other outdoor activities, all less than 10 minutes from Lake Summerset and in close proximity to Roscoe, Rockton, Rockford, and Beloit. The information in this brochure is considered accurate but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark Mommsen or Carson Deppe at Martin, Goodrich & Waddell, Inc. at 815-756-3606.

THE EICKS ROAD PROPERTY

PHOTOS



THE EICKS ROAD PROPERTY

PHOTOS



THE EICKS ROAD PROPERTY

SOILS INFORMATION

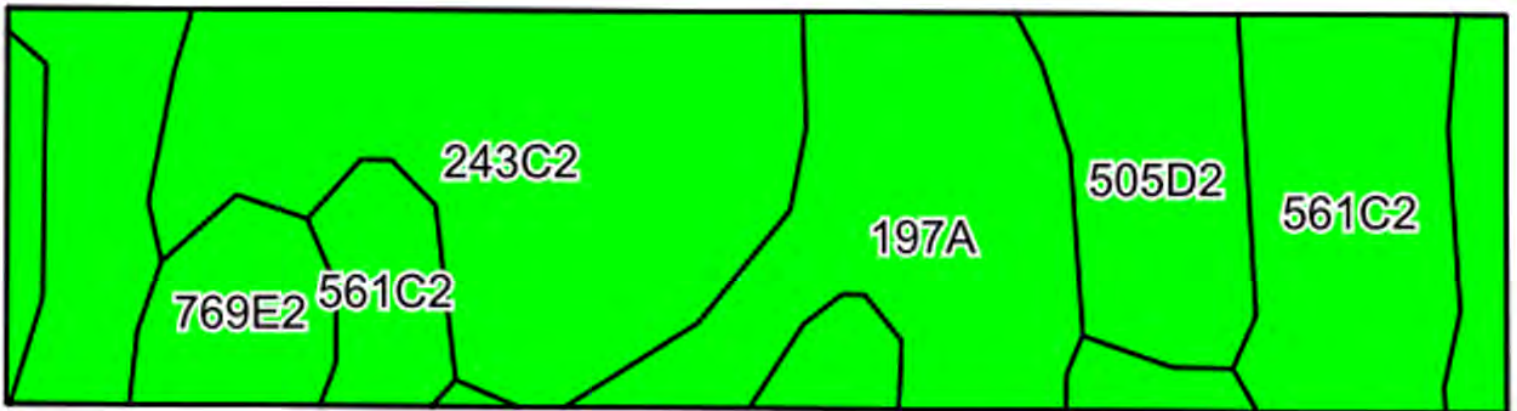
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
243C2	St. Charles silt loam	2.75	113
197A	Troxel silt loam	2.09	140
561C2	Whalan and NewGlarus silt loams	1.17	88
505D2	Dunbarton silt loam	1.04	65
769E2	Edmund silt loam	1.02	71
WEIGHTED AVERAGE:			104.9

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

THE EICKS ROAD PROPERTY

SOILS MAP



The map displays a grid of land parcels, each labeled with an owner's name and acreage. The parcels are organized into sections, with section numbers 19, 20, 21, 22, 27, 28, 29, 30, 31, 32, 33, and 34 visible. Key roads shown include Rock Creek Road, Grove Road, and Rock Creek Road. A green shaded area is visible in the upper right quadrant, and a blue shaded area is visible in the lower left quadrant.

Parcel owners and acreage include:

- Andrew & Priscilla Kaderly Trs 81
- Michael Wendler
- Dwayne A & Karen M Proctor 130
- Gibson Gibson Tr 71
- Luise Fidanza Tr 101
- George D & Elizabeth Mullen
- Nancy Muderlak Tr 114
- Nancy Muderlak Tr 58
- Susan Horstmeier
- Jeffrey D & Sarah A Boyer Trs 72
- Dwayne A & Karen M Proctor 54
- Brett A Proctor 79
- Theodore Perkins 72
- Nancy Muderlak Tr 78
- Nancy Muderlak Tr 76
- Rosemary Highland Tr 165
- James Dolan 70
- Vincent Fidanza Tr 74
- George D & Elizabeth Mullen 74
- Nancy Muderlak Tr 78
- Nancy Muderlak Tr 76
- Walton Family Farms LLC 104
- Kerry D & Laurie J Steward 62
- Walton Family Farms LLC 141
- Walter V & June L Sapp Trs 78
- Frog Bend LLC 43
- Barbara K & Frank J Flores 43
- Robert & Shirley Cole 44
- Winnebago Co Forest Preserve 39
- LAONA HEIGHTS F.P.
- Craig M & Lynn Maddux 39
- Joann Beyer 115
- Laura Baluch Tr 34
- Laura Baluch Tr 74
- Laurence R Jr & Karen Judd 48
- Kathryn Hartman Tr 85
- Walton Family Farms LLC 70
- Michael P & Amy J McCallips 39
- John F & Terry L Keene 38
- Nancy Zoller Tr 32
- Bmlc Property Mnmgt LLC 130
- Max Gartner 200
- Edward J & Rosemary Bauer 58
- Edward J & Rosemary Bauer 55
- Jerry F & Joyce E Johnson Trs 128
- Diane L Cruz Etal 91
- Steven S & Carolyn M Panoske Trs 94
- David A & Maxine McCartney 34
- Keith W & Kerry D Steward Etal 50
- Nancy A Pool Tr 76
- Beverly Waller Tr 157
- Jerry F & Joyce E Johnson Trs 59
- Gregory Johnson 59
- Gregory Johnson 92
- Max Gartner 261
- William R & Patricia M Maynard Tr 34
- Bernard E & Patricia M Maynard Tr 34
- James A & Laura McCartney 55
- Mark Horstmeier Tr 83
- Gregory Johnson 92
- Max Gartner 261
- William R & Patricia M Maynard Tr 34
- Bernard E & Patricia M Maynard Tr 34
- James A & Laura McCartney 55
- Mark Horstmeier Tr 83

THE EICKS ROAD PROPERTY

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

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

For more information, please visit MGW.us.com

or contact:

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

Carson Deppe (563) 321-0901 | Carson.Deppe@mgw.us.com



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES



United States
Department of
Agriculture

Winnebago County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2026 Program Year

Map Created January 26, 2026

Farm 5322

Tract 7907

Tract Cropland Total: 8.07 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).

ILLINOIS
WINNEBAGO

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5322

Prepared : 7/29/26 7:28 AM CST

Crop Year : 2026

Operator Name :
CRP Contract Number(s) : 11265,11396,11432
Recon ID : 17-201-2007-1
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
85.39	78.15	78.15	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	3.01	0.00			75.14	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	0.00	40.49	0	
TOTAL	0.00	40.49		

NOTES

Tract Number : 7907

Description : B1 (2) LAONA TWP SEC 21
FSA Physical Location : ILLINOIS/WINNEBAGO
ANSI Physical Location : ILLINOIS/WINNEBAGO
BIA Unit Range Number :
CRP Contract Number(s) : 11265
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
9.96	8.07	8.07	0.00	0.00	0.00	0.00	0.0

ILLINOIS
WINNEBAGO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5322
Prepared : 7/29/26 7:28 AM CST
Crop Year : 2026

Tract 7907 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	3.01	0.00	5.06	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

ILLINOIS
WINNEBAGO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5322
Prepared : 7/29/26 7:28 AM CST
Crop Year : 2026

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CRP-1 (01-23-26) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO. CODE & ADMIN. LOCATION 17 201		2. SIGN-UP NUMBER 54
	3. CONTRACT NUMBER 11265		4. ACRES FOR ENROLLMENT 5.06
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) STEPHENSON COUNTY FARM SERVICE AGENCY 1620 S GALENA AVE FREEPORT, IL61032-6895	6. TRACT NUMBER 7907	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2020 09-30-2030	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (815) 235-2141	8. SIGNUP TYPE: General		

INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre	\$ 157.51	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 797.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	7907	0002	CP1	4.28	\$ 300.00
(Item 9C is applicable only when the first year payment is prorated.)		7907	0003	CP1	0.35	\$ 25.00
		7907	0004	CP1	0.43	\$ 30.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
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NOTE: Privacy Act Statement: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), Continuing Appropriations, Agriculture, Legislative Branch, Military Construction and Veterans Affairs, and Extensions Act, 2026 (Pub. L. 119-37), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).

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TOPOGRAPHY MAP



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Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem
Interval(ft): 2.0
Min: 843.1
Max: 885.1
Range: 42.0
Average: 887.5
Standard Deviation: 8.92 ft

0ft 271ft 542ft



7/31/2026

21-29N-10E
Winnebago County
Illinois

Boundary Center: 42.495116, -89.355936



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