

THE I-90 BELVIDERE PROPERTY



93^{+/-} Acres • Boone County, Illinois



MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

We Plant Profitable Investment Ideas in Every Season

2020 Aberdeen Court
Sycamore, IL 60178

Web: www.mgw.us.com

E-mail: info@mgw.us.com

Phone: (815) 756-3606

Fax: (815) 756-5929

THE I-90 BELVIDERE PROPERTY

PROPERTY DETAILS

- Location:** The subject property is located approximately 53 miles northwest of Chicago O'Hare International Airport. Nearby towns 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 recent survey.
- Tillable Acreage:** There are approximately 90.5 tillable acres, more or less, estimated.
- Soil Types:** Dakota loam is the major soil type found on this farm.
- Climate/Growing Season:** Boone County has a continental climate typical of north-central Illinois. The average length of the growing season is nearly 160 days. On average we expect about 2,750 growing degree days from April 15 through September 30. Annual precipitation averages about 35" with over 2/3 of this coming during the growing season. Snowfall averages about 36" per year. Prevailing winds are from the west and southwest. The climate, combined with the generally excellent soils in this area, provides a nearly ideal environment for the production of corn, wheat and soybeans.
- Topography:** The topography of the subject farm is level.
- FSA Data:** Detailed FSA information can be found at the end of this brochure.

THE I-90 BELVIDERE PROPERTY

PROPERTY DETAILS

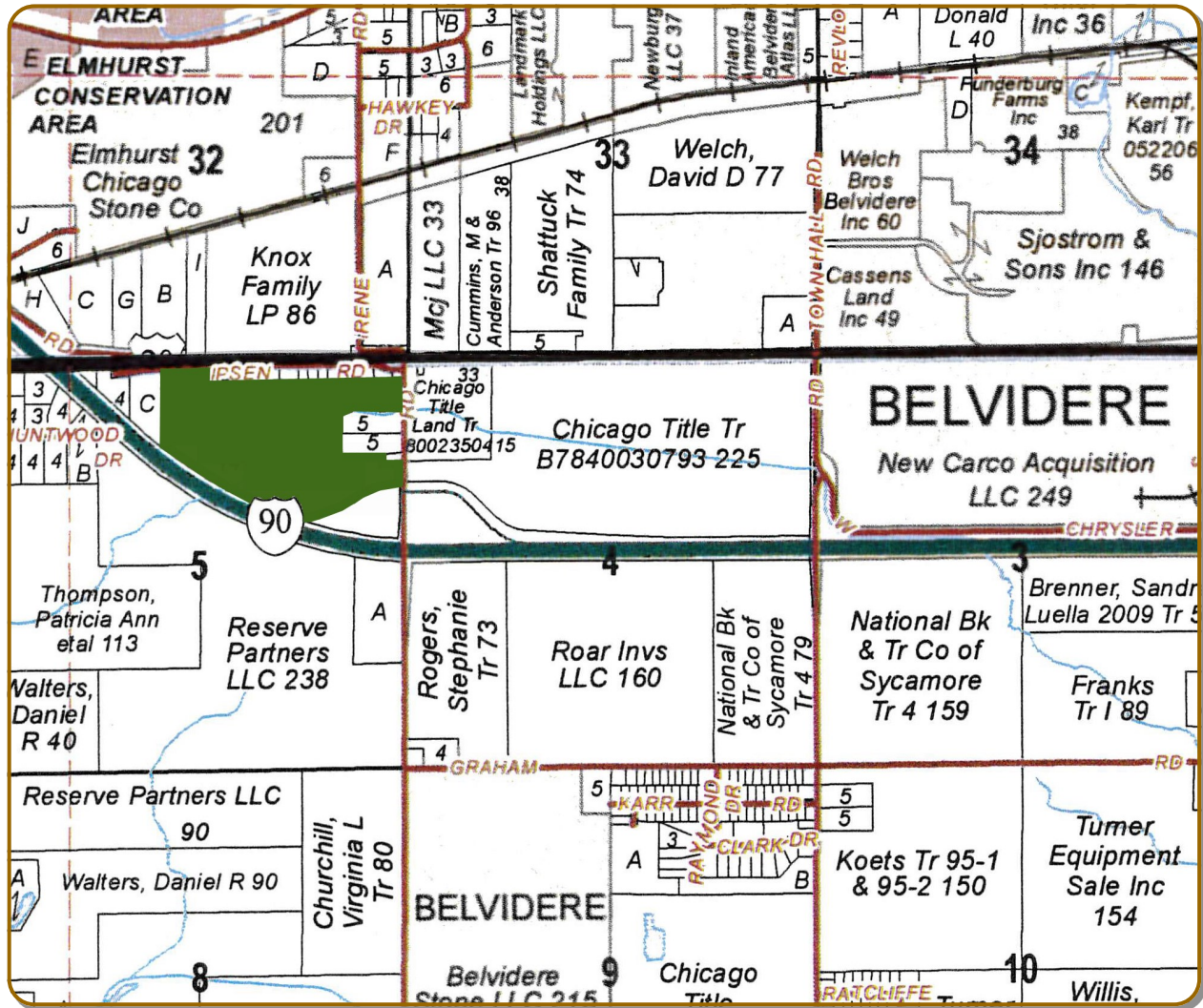
- Mineral Rights:** All mineral rights owned by the seller will be transferred in their entirety to the new owner.
- Possession:** Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.
- Price and Terms:** The asking price is \$42,500 per acre. The owners are seeking a cash sale. 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.
- School Districts:** The I-90 Belvidere Property is located within Belvidere Consolidated Unit School District 100.
- Grain Markets:** There are a number of grain markets located within 15 miles of the I-90 Belvidere Property.
- Taxes:** The 2021 real estate taxes totaled \$2,238.72. 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:** Excellent investment opportunity. Productive soils, high percentage tillable property with superior I-90 location. Well located between Rockford, Cherry Valley, and Belvidere with significant future upside. Contiguous to the Irene Road/I-90 Interchange.

The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Josh Waddell at 815-751-0439 at Martin, Goodrich & Waddell, Inc.

THE I-90 BELVIDERE PROPERTY PHOTOS

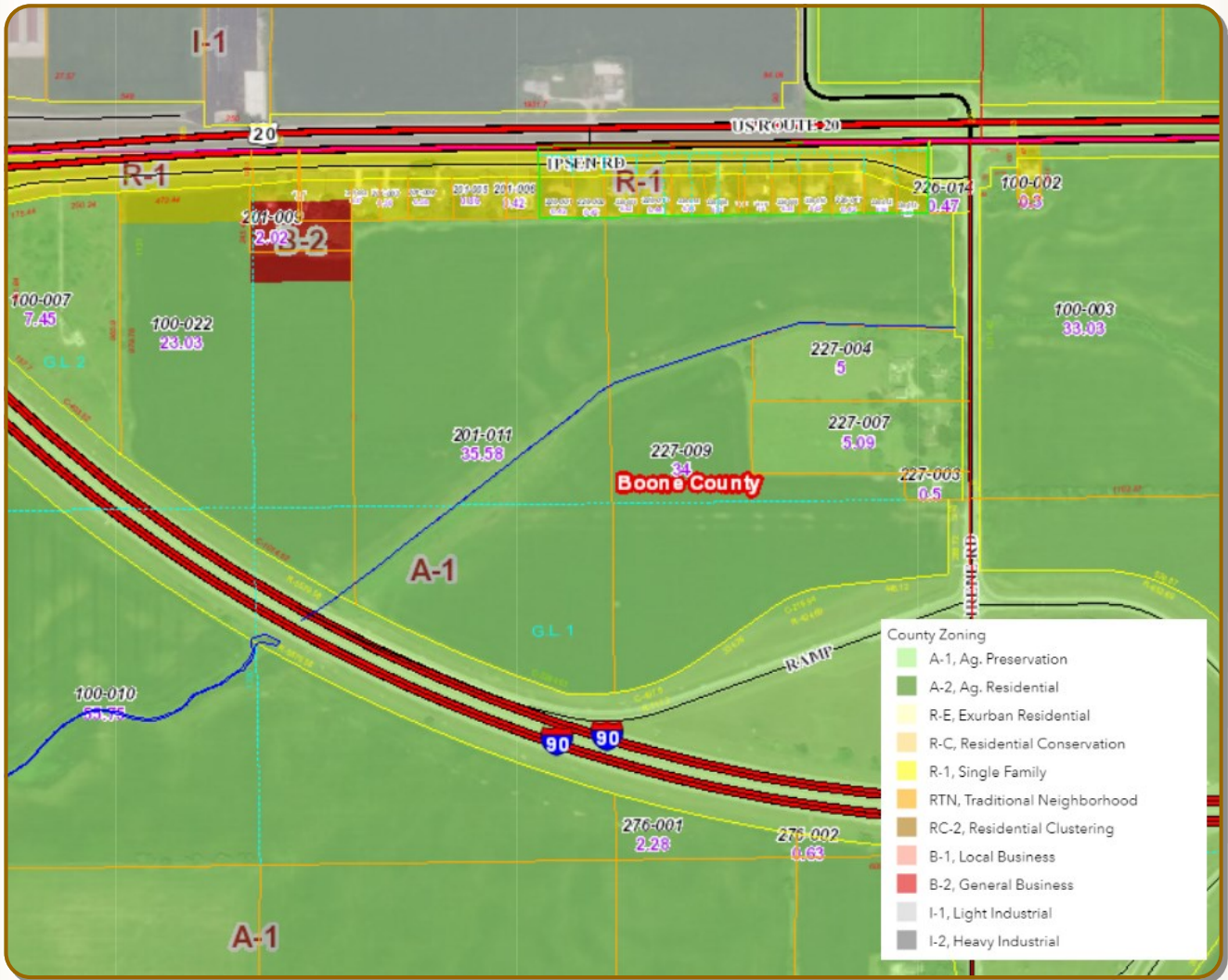


THE I-90 BELVIDERE PROPERTY PLAT MAP



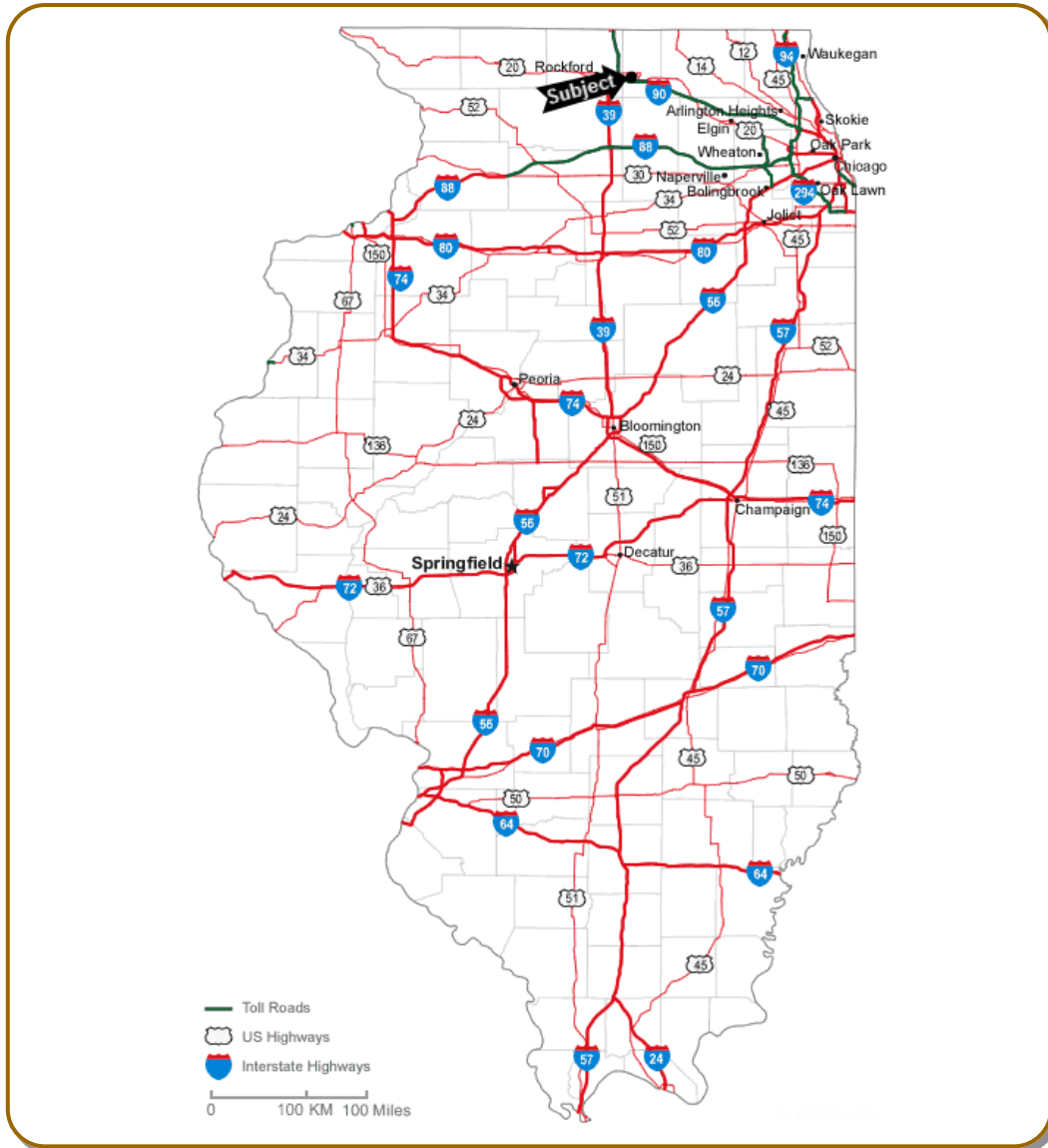
The I-90 Belvidere Property is located in Part of the North Half of Section 5, Township 43 North – Range 3 East (Flora Township), Boone County, Illinois.

THE I-90 BELVIDERE PROPERTY ZONING MAP



THE I-90 BELVIDERE PROPERTY

ILLINOIS STATE MAP



The I-90 Belvidere Property is located approximately 53 miles northwest of Chicago O'Hare International Airport. Nearby towns include: Belvidere (3/8 mile north and 1 mile east), Cherry Valley (1 mile west), and Rockford (2 3/4 miles northwest).

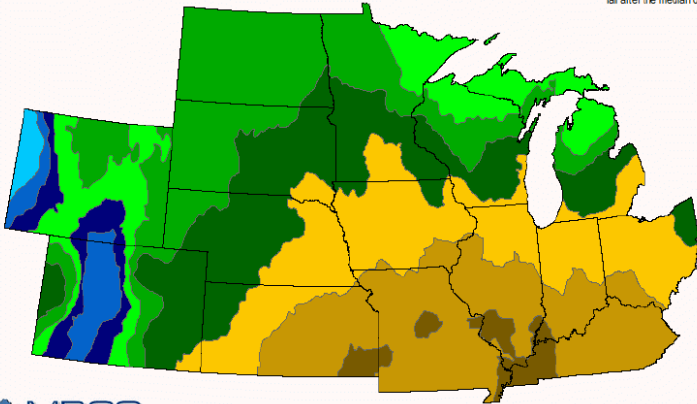
THE I-90 BELVIDERE PROPERTY

MIDWEST CLIMATE MAPS

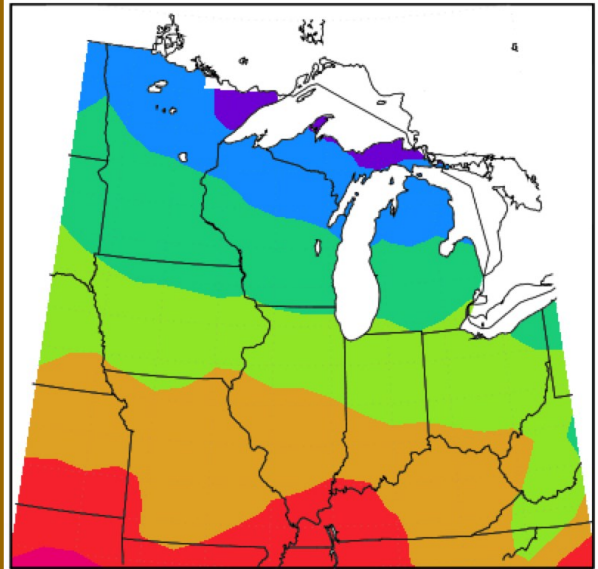
Spring Freeze
Median Date Of Last 32°F Freeze
 Based on 1981-2010 Average

- Mar 10 or Earlier ● Apr 1 - 10 ● May 1 - 10 ● Jun 1 - 10
- Mar 11 - 20 ● Apr 11 - 20 ● May 11 - 20 ● Jun 11 - 20
- Mar 21 - 31 ● Apr 21 - 30 ● May 21 - 31 ● Jun 21 or Later

Median date is determined such that half of all years fall before and half fall after the median date.

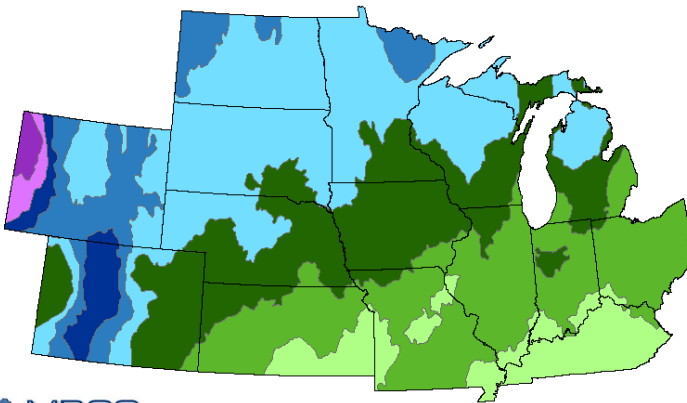


Average MGDD, Apr to Oct, 1981-2010



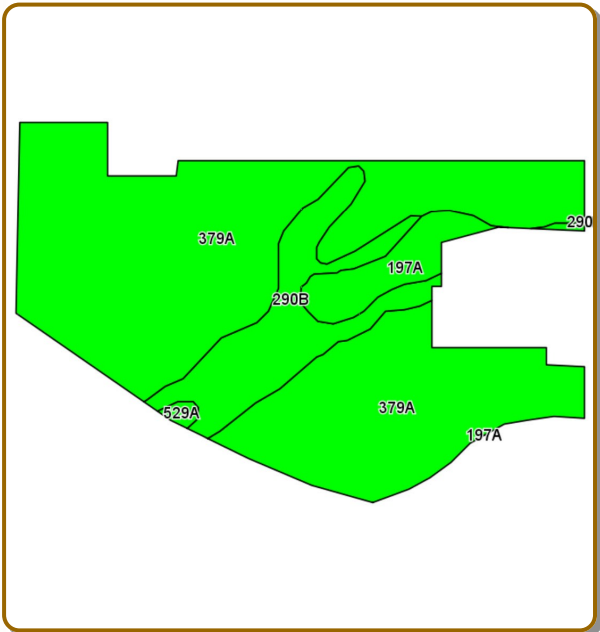
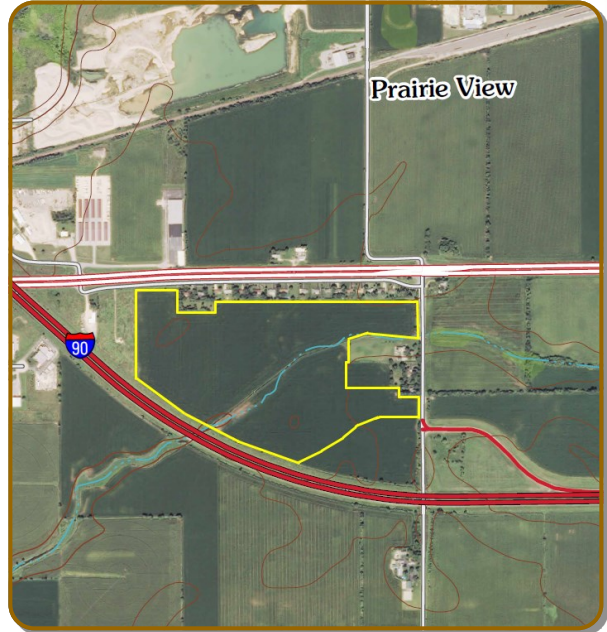
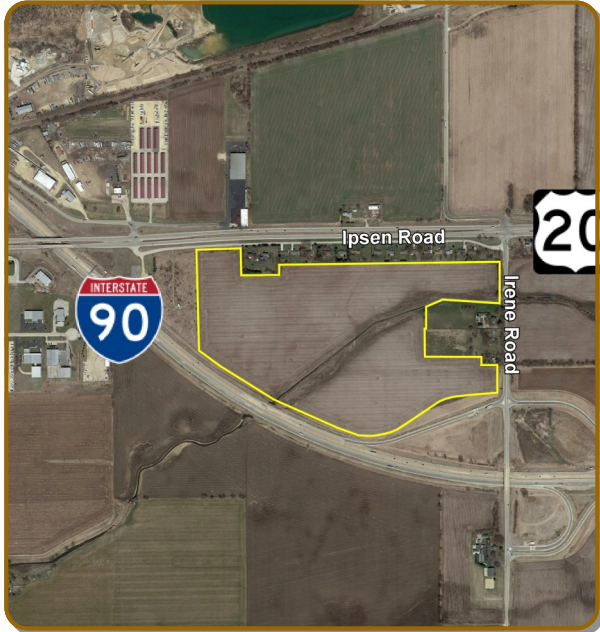
Fall Freeze
Median Date Of 32°F Freeze
 Based on 1981-2010 Average

- Aug 10 or Earlier ● Sep 1 - 10 ● Oct 1 - 10 ● Nov 1 - 10
- Aug 11 - 20 ● Sep 11 - 20 ● Oct 11 - 20 ● Nov 11 - 20
- Aug 21 - 31 ● Sep 21 - 30 ● Oct 21 - 31 ● Nov 21 or Later



THE I-90 BELVIDERE PROPERTY

AERIAL MAP, TOPOGRAPHY MAP, SOILS MAP & DATA



SOILS DESCRIPTIONS & PRODUCTIVITY DATA

Soil #	Soil Name	Approx. Acres	Optimum Productivity Corn Yield (OPCY)*	Productivity Index (PI)*
379A	Dakota loam	73.95	150	112
290B	Warsaw loam	11.77	159	118
197A	Troxel silt loam	4.85	191	140
529A	Selmass loam	0.09	163	121

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

TOTAL ACRES- 92.0 acres, more or less
 TILLABLE ACRES- 90.7 acres, or 98.6% per FSA figures
 OPCY- 153.4 bushels per acre, based on tillable acres
 PI- 114.3

THE I-90 BELVIDERE PROPERTY

APPENDIX

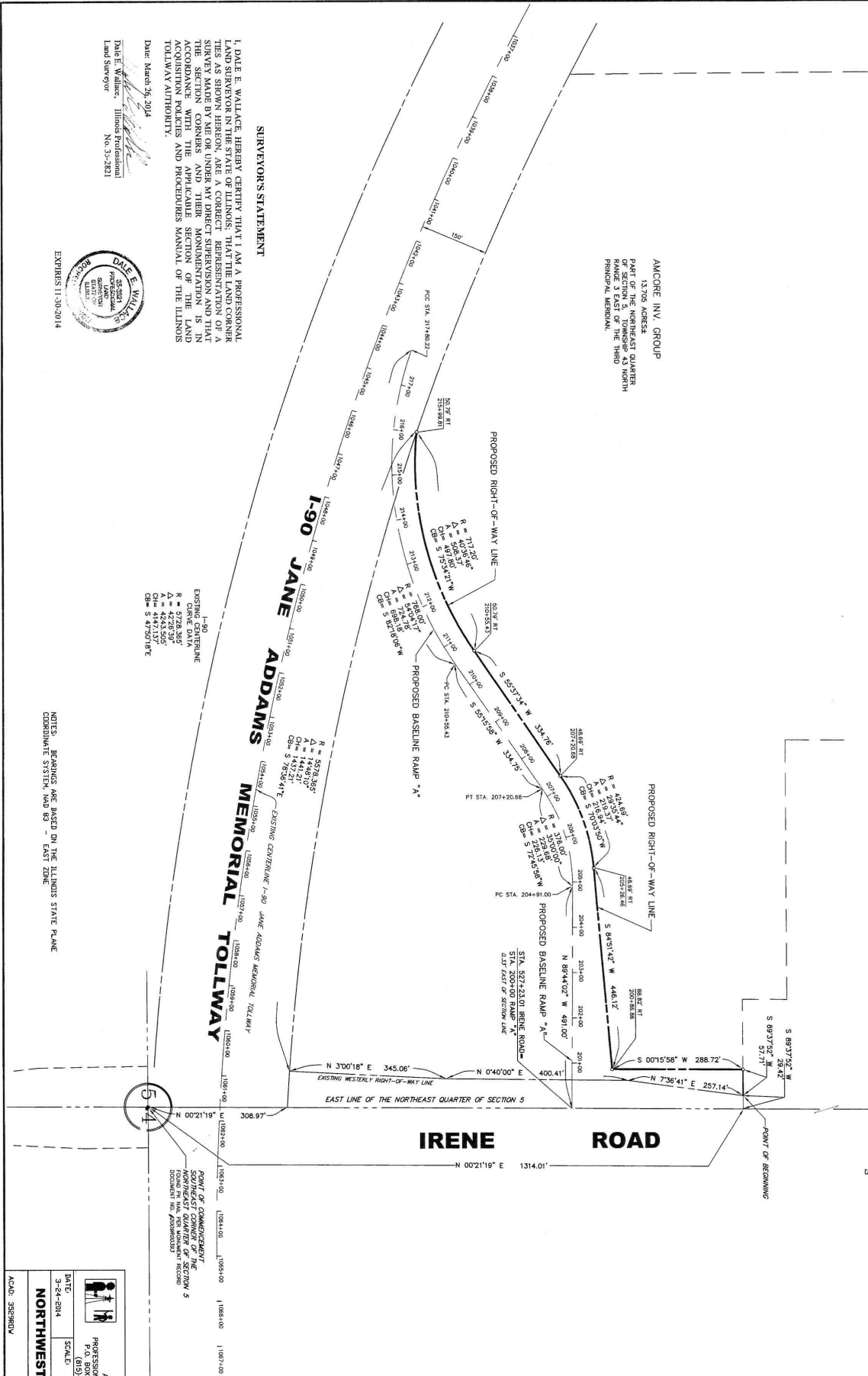
Plat of Survey

ALTA/ACSM Land Title Survey

I-90 Jane Addams Memorial Tollway Right-of-Way Plat

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 5 OF TOWNSHIP 43 NORTH
 RANGE 3 EAST OF THE THIRD
 PRINCIPAL MERIDIAN.



SURVEYORS STATEMENT

I, DALE E. WALLACE HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS; THAT THE LAND CORNERS AS SHOWN HEREON, ARE A CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SECTION CORNERS AND THEIR MONUMENTATION IS IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THE LAND SURVEYING ACT AND THE ILLINOIS TOLLWAY AUTHORITY.

Date: March 26, 2014

Dale E. Wallace, Illinois Professional
 Land Surveyor
 No. 3-32821



EXISTING CENTERLINE
 I-90
 R = 4278.365'
 Δ = 42.28°35"
 Ch = 44.1125'
 Ch = 44.1125'
 Ch = 47.50187'

R = 4578.365'
 Δ = 44.6317°
 Ch = 143.721'
 Ch = 78.36417'

EXISTING CENTERLINE I-90 JANE ADDAMS MEMORIAL TOLLWAY
 R = 4578.365'
 Δ = 44.6317°
 Ch = 143.721'
 Ch = 78.36417'

EXISTING CENTERLINE I-90 JANE ADDAMS MEMORIAL TOLLWAY
 R = 4578.365'
 Δ = 44.6317°
 Ch = 143.721'
 Ch = 78.36417'

EXISTING CENTERLINE I-90 JANE ADDAMS MEMORIAL TOLLWAY
 R = 4578.365'
 Δ = 44.6317°
 Ch = 143.721'
 Ch = 78.36417'

EXISTING CENTERLINE I-90 JANE ADDAMS MEMORIAL TOLLWAY
 R = 4578.365'
 Δ = 44.6317°
 Ch = 143.721'
 Ch = 78.36417'

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 FIRM LICENSE NO. 184-001260
 P.O. BOX 634
 ROCKFORD, ILLINOIS 61088
 P. (815) 292-8771 FAX (815) 292-2532
 WWW.SURVEY-TECH.COM

DATE: 3-24-2014
 SCALE: 1" = 100'
 REVISION: REV. 1

PROJECT: NORTHWEST RAMP - IRENE ROAD
 FLURA TOWNSHIP FILE NUMBER: 3329
 BIRDE COUNTY