

# LAND FOR SALE

## 244 ACRES M/L

LISTING #14778

WINNEBAGO COUNTY, ILLINOIS



#### DOUGLAS R. YEGGE

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O: 563-659-8185

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#### **ALAN MCNEIL**

C: 563-321-1125

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YEGGEMCNEILLAND.COM

PeoplesCompany.com 563.659.8185 700 6th Ave DeWitt, Iowa 52742



## LAND FOR SALE

#### **LEGAL DESCRIPTION:**

See attached legal description

## Westphal Trust, 244 Acres M/L, Winnebago County, IL

#### **COMMENTS & BUILDING INFORMATION:**

Peoples Company is proud to present 244 acres m/l of quality farmland located in Winnebago Co. just West of Rockford Illinois. The farm consists of 237.19 cropland acres and carries a PI of 116 with soil types; Griswold and Winnebago Silt Loams. The farm is located two miles North of Winnebago, Illinois, in Sections 32, Burritt Township and Sections 5 and 6 of Winnebago Township, Winnebago Co. Illinois.

Yield maps available upon request

#### TO CONTACT LISTING AGENT:

Call: **Douglas R. Yegge**Cell: 563.320.9900
Office: 563.659.8185

Doug@PeoplesCompany.com

Call: **Alan McNeil** Cell: 563.321-1125 Office: 563.659.8185

Alan@PeoplesCompany.com

#### Yeggemcneilland.com

#### LEASE/FSA INFORMATION:

Rented for the 2020 crop year.

TOTAL ACRES:	244
PRICE:	\$1,952,000
Price Per Acre:	\$8,000
Owner:	Westphal Trust
Operator:	Petersen Daly Farms
County & State:	Winnebago, Illinois
Location:	Winnebago
Possession Date:	At Closing
Drainage Info:	Tile and Natural
Average Productivity:	116
Taxable Acres:	243.95
Net RE Taxes:	8,843.92
Taxes Payable In:	2020
Topography:	Level to gently rolling

#### F.S.A. INFORMATION:

Farmland:	241.75
Crop Acres:	237.19
Effective DCP Cropland	237.19
CRP Acres:	0
Corn Base:	163.94
Corn Yield:	135
Soybean Base:	70.46
Soybean Yield:	41

#### **APPROXIMATE BREAKDOWN OF ACRES:**

Total Acres:	244
Tillable Acres:	237.19
CRP Acres:	0
Farmstead:	4
Roads:	1
Waterways:	1
Timber:	1
Pasture:	0

PeoplesCompany.com 563.659.8185

700 6th Ave DeWitt, Iowa 52742

#### **LEGAL DESCRIPTION**

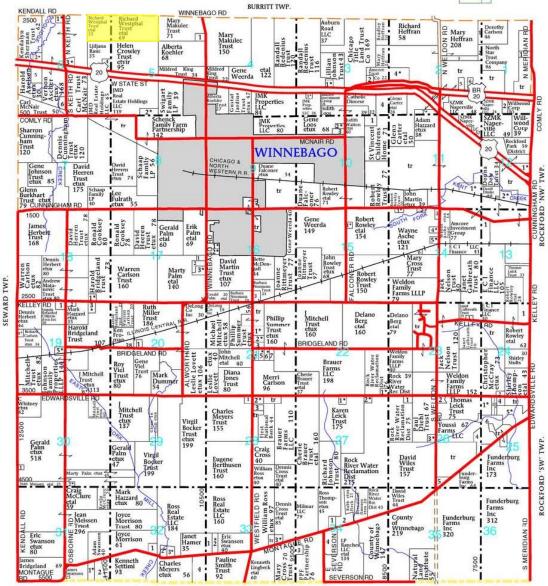
The South East Quarter (1/4) of the South West Quarter (1/4) of Section 32 in Township Twenty-seven (27), North of Range Eleven (11) East of the Fourth  $(4^{th})$  PM: Also the South Half (1/2) of the South east Quarter (1/4) of said Section Thirty-two (32) in the Township and Range aforesaid: Also the South Half (1/2) of the North East Quarter (1/4) of the South East Quarter (1/4) of said Section Thirty-two (32) in the Township and Range aforesaid.

The North Half (1/2) of the North West Quarter (1/4) of Section Five (5) in Township Twenty-six (26) North, Range Eleven (11) East of the Fourth (4) PM; Also the North East Quarter (1/4) of Section 6 in township Twenty-six (26) North, Eleven (11) East of the Fourth (4<sup>th</sup>) PM, situated in the County of Winnebago and State of Illinois.

#### T-26-N

#### WINNEBAGO PLAT





OGLE CO.

### WINNEBAGO TOWNSHIP SECTION 6 1. Baker, Michael 5

- SECTION 1

  1. Pellegrino Trust,
  Maryann 9
- 2. S C I Services Inc 9 SECTION 2
- Carlson, Dorothy 10 North Star Trust Co 6
- Allabaugh, Brian 19 Whitehead Trust, Philip
- 20
- Route 20 Rockford LLC
- Dow Trust, Don 8 7. Tracey, John 9 SECTION 3
- Johnson, Leland 5 Murphy Trust, Bonnie 5
- Koning, Ralph 5

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- St Vincents Childrens Home 21
- SECTION 5 1. Gratto, Mary 5
- 2. Weerda, Gene 10

- Steiner, David 10 Steiner, David 10
- Charapata, Betty 7
- SECTION 10 1. Catholic Diocese 10

- 2. Rosenquist Trust,
- SECTION 13

- Peters, Roger 5
   Ascher, Aaron 5

- Schaap Family LP 20 Ascher III, William 11
- Bachman, Francis 6
- Mason, David 6
- SECTION 11

  1. Dimke, David 9
  SECTION 12
- Gearhart, Dennis 17
  - Gerald 19
- Lundberg Trust, Caryn
   10
- **SECTION 14**
- Ascher, Aaron 5

- Wendler, Robert 5
   Wendler, William 5
- SECTION 15 1. Bauer, Edward 5 SECTION 16

  - Abate, Richard 5 Oakley, Myron 5 Cross, Dennis 8
  - **SECTION 17**
  - 1. Snyder Trust 5 2. Palm, Barry 7 3. Palm, Gerald 8
  - SECTION 18 1. Remer Trust, Richard 5 SECTION 19 1. Retarded Childrens
  - Home 10 Meling, Jay 5 Smith, John 8
  - Targosz, Andrew 6 Johnson, Daniel 5 6. Mitchell, Michael 5
  - SECTION 20 1. Mennegna Trust, Julie 5

- SECTION 21 1. Fitz, Barry 7

  - Hodgdon, Daniel 5 Rohrschneider, David 5
    - Weaver, Kevin 5
    - Lee, Suzanne 5 Damato, Sam 5
    - Olson, Janice 5 SECTION 22
    - 1. Barrick Trust, Janet 5 SECTION 23
    - 1. LaSalle Bank 5 SECTION 24
    - Leick Trust, Thomas 11 2. McCray, Bryan 6 SECTION 25
    - Reuter, Richard 10
    - Watson, Scott 5 3. Altamore, Joseph 5 Altamore, Joseph 7 Thompson, Ronald 23
  - Gulke, Gerald 24 SECTION 26 Robinson, James 5 Youssi Farms LLC 7

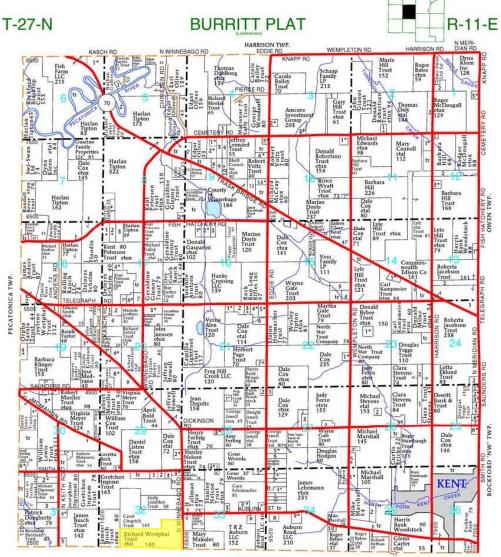
58

- 3. Prill. Donald 5
- Stormont Trust, Mary 11
  - Rittner, Christina 6
  - Derango, Christopher 5
  - 2. Moore, Shawn 5 SECTION 28

  - Konstant Trust, Lester Schultz, Eric 5
  - 3. Gray, W 12 SECTION 30 1. Connors, Donna 5
  - Kuczynski, Thomas 5 SECTION 31
  - Gesin, Daniel 8 Martin Trust, Robert 13 Martin, Matthew 11
- SECTION 32 1. Morrison, Karin 6 Swartz, Glen 5
  - Kliebe Trust 12 SECTION 33 1. Childers, Debra 5

- 2. Reamer Jr Trust,
- Charles 5 Dyreson, Raymond 5 SECTION 34
- Johnson Trust, Richard
- Johnson Trust, Richard
- 3. Behmer Trust, Margaret Chicago Title Land Trust 34

WINNEBAGO CO., IL



WINNERAGO TWP

#### 3. Murray, Raymond 5 SECTION 2 Tucker, Mark 6 Commonwealth Edison Co 17 SECTION 3 1. Mercer, Alexandria 10 2. Crandall, Michael 8 3. Loria, David 17 SECTION 4 Merkel Trust, Roxie 10 SECTION 5 Fry, Garrick 6 Sarver, Jerry 9 SECTION 6 Galbreath, Nathan 27 SECTION 8 White, Mark 8 2. Metras, Christopher 6 **SECTION 9**

BURRITT TOWNSHIP SECTION 1 1. Helwig, Michael 5

2. Dyna Kleen Inc 15

**SECTION 13** SECTION 14 1. Amador, Jamie 10 SECTION 15 Fonntanne, Lance 7
 Doyle Trust, Marian 5
 Woolever, Jeffrey 10 1. Griffin, John 5 2. Marshall, Paul 15 3. Dirks, Gerhard 10 Bank of America 10 Lane, Jackie 5 4. Hodgon, Douglas 10 SECTION 16

1. Gasparini, Marc 8 6. Hutcheson, Victor 5 2. Gasparini, John 11 8. Krzyzek, Chad 7 © Farm & Home Publishers, Ltd.

Co 12 Hill Trust, Lyle 6

Co 13

- 9. Dalgard, Frederick 10 10. Emenecker, Dennis 10 11. Aker, John 8 Gasparini Trust, Peggy SECTION 17 12. Kidd, Donald 7 Peterson, Roger 7 13. Williams, Bonnie 5 Halvorson, Gary 9 Reinmann, Kendall 6 SECTION 10 1. Edwards, Michael 6 Walker, Thomas 11 2. Hoople, Fred 5 Keller Trust, Duane 5 Brueggeman Trust, Gary 7 SECTION 11 Daly, Christopher 11 2. Commo Co 35 wealth Edison Ross, Brandon 13 SECTION 18 Swigart Trust, Delores 6 Savala Trust, Orpha 9 SECTION 12 Sarantas, Romualdas 5
   Edison Commonwealth
- SECTION 19 Ferguson, Michael 6 Gipe, Donald 5 3. Mulrooney, Gregory 11
  4. Maynard, John 14
  5. Klinger, Robb 8
  SECTION 20 Briseno, Victor 8
   Commonwealth Edison
  - Finch Trust, Charles 15 McNamara Jr Trust, Robert 19 Sacia Trust, James 15 Carlson, Kevin 5
  - 6. Danko, Thomas 16 Calhoun 18 Gonzalez, Lazaro 14 Butterfield, David 13

26

Sharp Jr, Robert 5 Pierce, Terry 18 Hickenbottom, Eric 5 Maavich, Jim 6 Landlot, Sharon 10

Frampton, Kenneth 5

Estes, Charles 5 Warner, Shawn 5 Hohfelder Trust, **SECTION 27** Fewin, James 6 Helfinstine, Holly 10 Ahrens, Russell 15 Anderson, Ryan 5 Rusin, William 10 Theresa 5 Musser Trust, Scott 8

Marshall, Michael 6

- **SECTION 22** 1. Hungne SECTION 23 Laurberg Trust, Melva SECTION 28 1. Fisher, Leon 6 2. Kubik, Kathryn 6 Delang, Daniel 10
   Commonwealth Edison
- SECTION 24 Rasmussen, Steve 5 Bageanis, Louis 14
   Gustafson Trust, Ruiz Trust, Kenneth 6 SECTION 29 Johnson, Richard 6 Penticoff, Richard 8 Deborah 5
- **SECTION 25** Edwards, Charles 5 SECTION 30 1. Prebula, Jim 8 Gulotta Trust, Virginia Hernandez, Raymond 5 Fulcer Jr, Lloyd 5 Lathom Trust, Warren
- Mueller, Robert 21 Hermansen, Brian 5 Fetterly IV, Ralph 6 D Y N Residential Lathom, Warren 10 Peterson Trust, Russell Holdings LLC 6 8. Cox, Douglas 7 SECTION 26 12 6. Ferling, Eugene 16 SECTION 31
  - Stringer, Janet 10
     Storck, Reimund 9 Commonwealth Edison

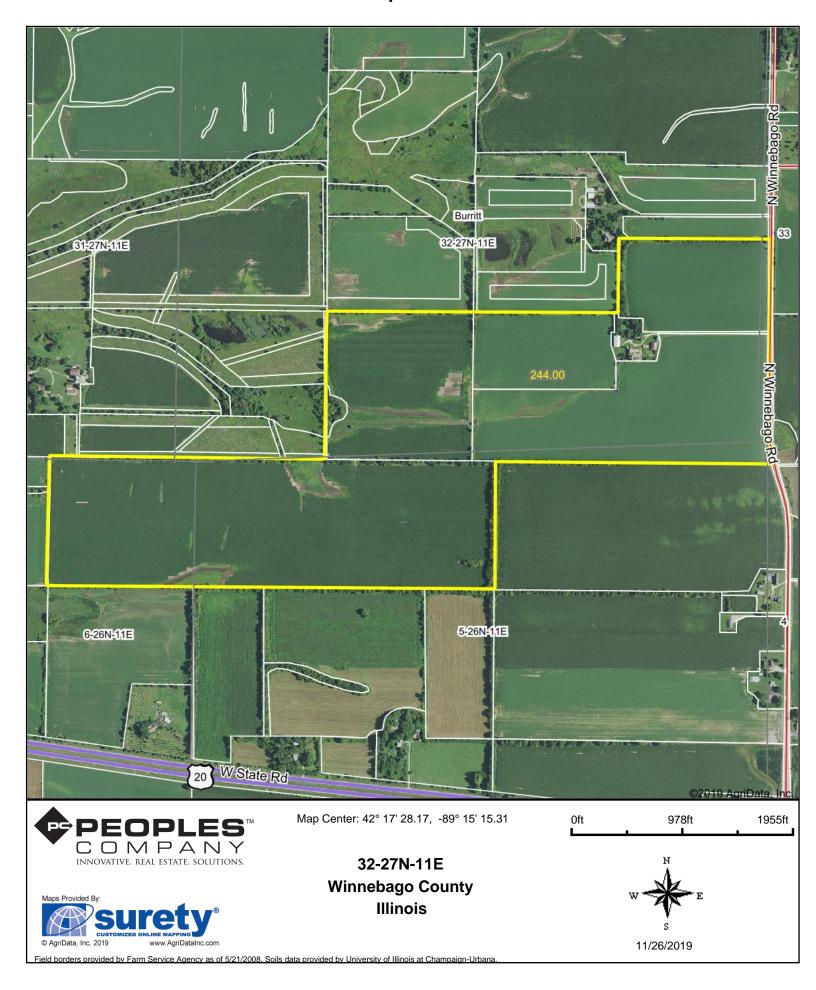
- Digvonni, Josephine 16 Johnson, Mark 7 Westphal, Lois 6
  - SECTION 32 Miller Jr Trust, Lewis 5 Arnett, Philip 5 Richardson, James 5
  - Salamone, Rosario 5 SECTION 33 Larson, Paul 14
  - Foster, Terry 6 Mickelson, Richard 6 Hawkins, Sarah 10 McWilliams, Donald 5 Kampmeier, Mark 8
  - SECTION 34

    1. Campbell, James 6
    2. Clay, Robert 6
    3. Bean, Richard 6 Schiess, Jennifer 9 Amcore Investment Group 8
  - Holder, Kevin 8 Broullard, Pamela 8 Schlais Trust, Jeffrey 7 Olson, Gary 12 10. Jessen, Jeremiah 5
  - **SECTION 35** Marchall Truct, Michael 15 2. Butts, Tex 10
    - WINNEBAGO CO., IL

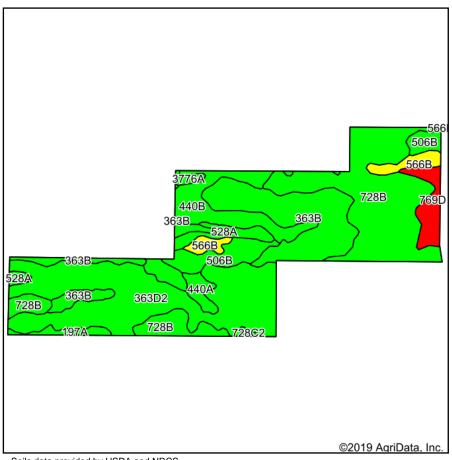


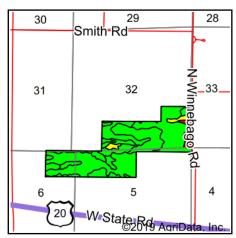
Douglas R. Yegge 563-320-9900 Alan McNeil 563-321-1125 www.yeggemcneilland.com

## **Aerial Map - Total Acres**



### **Soils Map - Total Acres**





State: Illinois County: Winnebago 32-27N-11E Location:

Township: **Burritt** Acres: 244

Date: 11/26/2019







Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Bu/A		Crop productivity index for optimum management
**363D2	Griswold loam, 6 to 12 percent slopes, eroded	69.19	28.4%		**145	**48	**60	**72	**4.44	**109
**728B	Winnebago silt loam, 2 to 5 percent slopes	64.81	26.6%		**162	**53	**65	**83	**4.72	**121
**363B	Griswold loam, 2 to 4 percent slopes	42.20	17.3%		**154	**51	**63	**76	**4.72	**116
**440B	Jasper silt loam, 2 to 5 percent slopes	18.40	7.5%		**173	**56	**70	**93	**5.71	**129
**506B	Hitt silt loam, 2 to 5 percent slopes	13.41	5.5%		**156	**52	**62	**82	**4.59	**117
528A	Lahoguess loam, 0 to 2 percent slopes	10.35	4.2%		170	55	65	88	0.00	126
**769D	Edmund silt loam, 6 to 12 percent slopes	8.06	3.3%		**112	**39	**53	**61	**2.76	**85
**566B	Rockton and Dodgeville soils, 2 to 5 percent slopes	7.13	2.9%		**134	**46	**59	**72	**3.90	**102
440A	Jasper silt loam, 0 to 2 percent slopes	3.85	1.6%		175	57	71	94	5.77	130
197A	Troxel silt loam, 0 to 2 percent slopes	2.95	1.2%		191	60	73	100	6.90	140
1777A	Adrian muck, undrained, 0 to 2 percent slopes, frequently flooded	1.75	0.7%		146	49	0	0	0.00	110
3776A	Comfrey loam, 0 to 2 percent slopes, frequently flooded	1.41	0.6%		185	61	69	89	0.00	138
**728C2	Winnebago silt loam, 5 to 10 percent slopes, eroded	0.49	0.2%		**153	**50	**61	**78	**4.44	**113
			-	Weighted Average	154.7	51	62.6	78.3	4.40	116

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <a href="http://soilproductivity.nres.illinois.edu/">http://soilproductivity.nres.illinois.edu/</a>\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

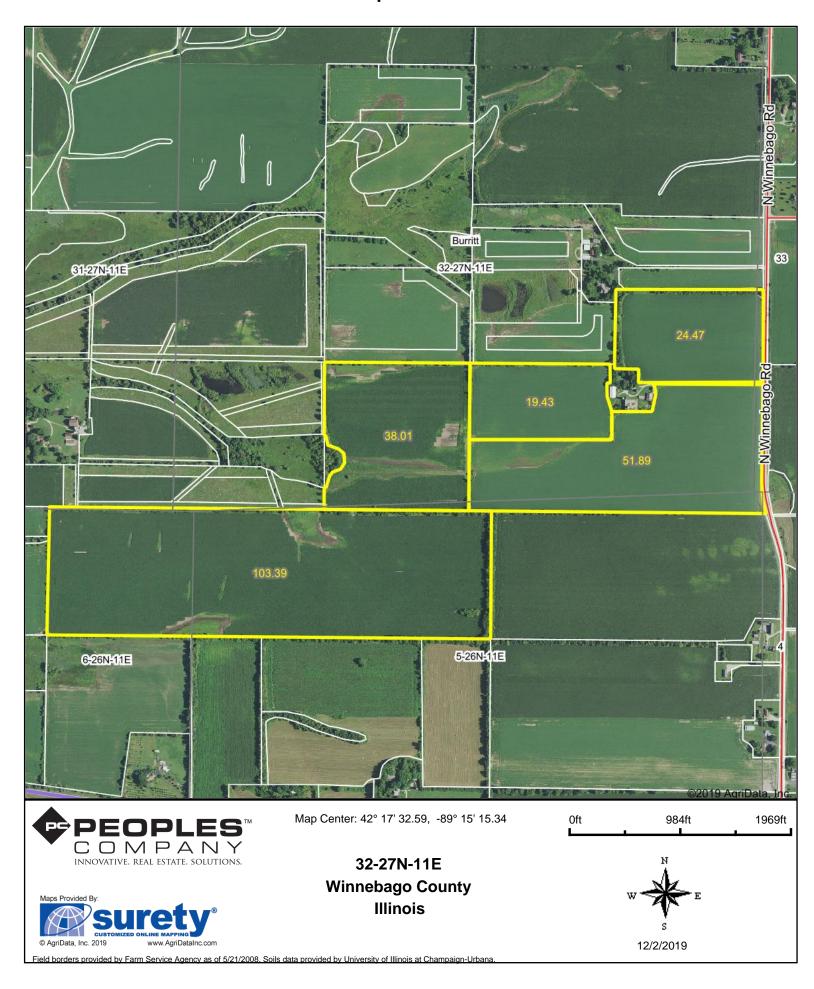
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

**b** Soils in the southern region were not rated for oats and are shown with a zero "0".

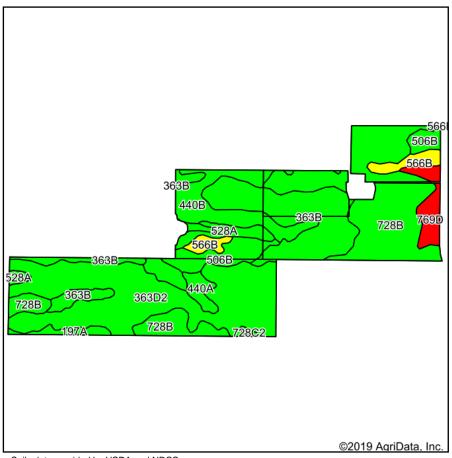
d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

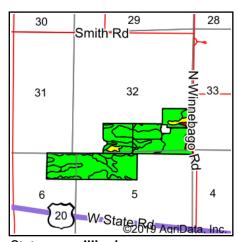
<sup>\*</sup>c: Using Capabilities Class Dominant Condition Aggregation Method

## **Aerial Map - Tillable Acres**



## Soils Map - Tillable Acres





State: Illinois County: Winnebago 32-27N-11E Location:

Township: **Burritt** Acres: 237.19 Date: 12/2/2019



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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <b>b</b>	Alfalfa <b>d</b> hay, T/A	Crop productivity index for optimum management
**363D2	Griswold loam, 6 to 12 percent slopes, eroded	68.99	29.1%		**145	**48	**60	**72	**4.44	**109
**728B	Winnebago silt loam, 2 to 5 percent slopes	61.04	25.7%		**162	**53	**65	**83	**4.72	**121
**363B	Griswold loam, 2 to 4 percent slopes	41.58	17.5%		**154	**51	**63	**76	**4.72	**116
**440B	Jasper silt loam, 2 to 5 percent slopes	18.17	7.7%		**173	**56	**70	**93	**5.71	**129
**506B	Hitt silt loam, 2 to 5 percent slopes	13.17	5.6%		**156	**52	**62	**82	**4.59	**117
528A	Lahoguess loam, 0 to 2 percent slopes	10.03	4.2%		170	55	65	88	0.00	126
**769D	Edmund silt loam, 6 to 12 percent slopes	7.50	3.2%		**112	**39	**53	**61	**2.76	**85
**566B	Rockton and Dodgeville soils, 2 to 5 percent slopes	7.05	3.0%		**134	**46	**59	**72	**3.90	**102
440A	Jasper silt loam, 0 to 2 percent slopes	3.85	1.6%		175	57	71	94	5.77	130
197A	Troxel silt loam, 0 to 2 percent slopes	2.98	1.3%		191	60	73	100	6.90	140
3776A	Comfrey loam, 0 to 2 percent slopes, frequently flooded	1.39	0.6%		185	61	69	89	0.00	138
1777A	Adrian muck, undrained, 0 to 2 percent slopes, frequently flooded	0.92	0.4%		146	49	0	0	0.00	110
**728C2	Winnebago silt loam, 5 to 10 percent slopes, eroded	0.52	0.2%		**153	**50	**61	**78	**4.44	**113
				Weighted Average	154.7	51	62.8	78.6	4.42	116

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <a href="http://soilproductivity.nres.illinois.edu/">http://soilproductivity.nres.illinois.edu/</a>\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

**b** Soils in the southern region were not rated for oats and are shown with a zero "0".

d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

<sup>\*</sup>c: Using Capabilities Class Dominant Condition Aggregation Method



## Winnebago County, Illinois



#### **Common Land Unit**

Cropland

Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Exempt from Conservation Compliance Provisions

0 285 570 1,140

2019 Program Year Map Created December 13, 2018

Farm **2917** 

Farm **2917** Tract **7596** 

Tract Cropland Total: 103.39 acres

IL201\_T7596

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## Winnebago County, Illinois



**Common Land Unit** 

Non-Cropland Cropland

Tract Boundary 1,140 285 570

2019 Program Year Map Created December 13, 2018

Farm 2917 Tract 1005

#### Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

Tract Cropland Total: 133.80 acres

IL201\_T1005

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**FARM: 2917** 

Illinois U.S. Department of Agriculture

Farm Service Agency

**Prepared:** 11/26/19 3:07 PM **Crop Year:** 2020

Winnebago

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

**Page:** 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name Farm Identifier Recon Number

PETERSON DALY FARMS LLC Not Applicable

Farms Associated with Operator:

187, 2618, 2619, 3948, 4010, 4012, 4797, 4798, 5104, 5165, 5525, 5828, 5829, 6048, 6049, 6062, 6265

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/E	CRP WP Cropland	d GRP	Farm Status	Number of Tracts
241.75	237.19	237.19	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/F\	VP			
0.0	0.0	237.19	0.0	0.0				
-				ARC/	PLC			
PLC	;	ARC-CO	ARC-	IC	PLC-Default	ARC-CO	-Default	ARC-IC-Default
NON	E	NONE	NON	E	NONE	CORN,	SOYBN	NONE
Crop		ase eage		PLC /ield (	CCC-505 CRP Reduction			
CORN	163	3.94		135	0.0			
SOYBEANS	70	.46		41	0.0			
Total Base Acre	es: 23	4.4						

Tract Number: 1005 Description E8 (2) BURRITT TWP SEC 32

FSA Physical Location: Winnebago, IL ANSI Physical Location: Winnebago, IL

**BIA Range Unit Number:** 

HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

		DCP			CRP	
Farmland	Cropland	Cropland	WBP	WRP/EWP	Cropland	GRP
138.36	133.8	133.8	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	133.8	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	92.48		135	0.0
SOYBEANS	39.75		41	0.0

Total Base Acres: 132.23

Owners: RICHARD G WESTPHAL DECL OF TRUST

**FARM: 2917** 

Prepared: 11/26/19 3:07 PM

Illinois U.S. Department of Agriculture

Winnebago **Farm Service Agency Abbreviated 156 Farm Record**  Crop Year: 2020

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Other Producers: None

Report ID: FSA-156EZ

Tract Number: 7596 Description E8 (2) WINNEBAGO TWP SEC 5 & 6

FSA Physical Location: ANSI Physical Location: Winnebago, IL Winnebago,

**BIA Range Unit Number:** 

HEL Status: HEL: conservation system is being actively applied

Wetland determinations not complete Wetland Status:

WL Violations: None

Farmland	Cropland	DCP Cropland	I	WBP	WRP/EWP	CRP Cropland	GRP
103.39	103.39	103.39		0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropla		Double Cropped	MPL/FWP		
0.0	0.0	103.39		0.0	0.0		
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction			
CORN	71.46		135	0.0			

0.0

41

**Total Base Acres:** 102.17

30.71

Owners: RICHARD G WESTPHAL DECL OF TRUST CAROLYN R WESTPHAL DECL OF TRUST

Other Producers: None

**SOYBEANS** 

