

GRAND DETOUR FARM

Located on Ridge Rd Between Tee Rd and Henry Rd

Section 25 & 26, Pine Creek Township

Ogle County, Illinois

Real Estate Taxes for 2021 = \$4,774.48

163.94 Taxable Acres – Mostly Tillable

124.4 PI Rating

Low Taxes

Great Return Possible!

Priced at \$2,295,160 / \$14,000 per acre

Soils Include:

Greenbush

Fayette

Birkbeck

Senachwine



Eric Bird, Managing Broker

1688 Brandywine Lane

Dixon, IL 61021

815-288-0998 Phone

815-284-0298 Fax

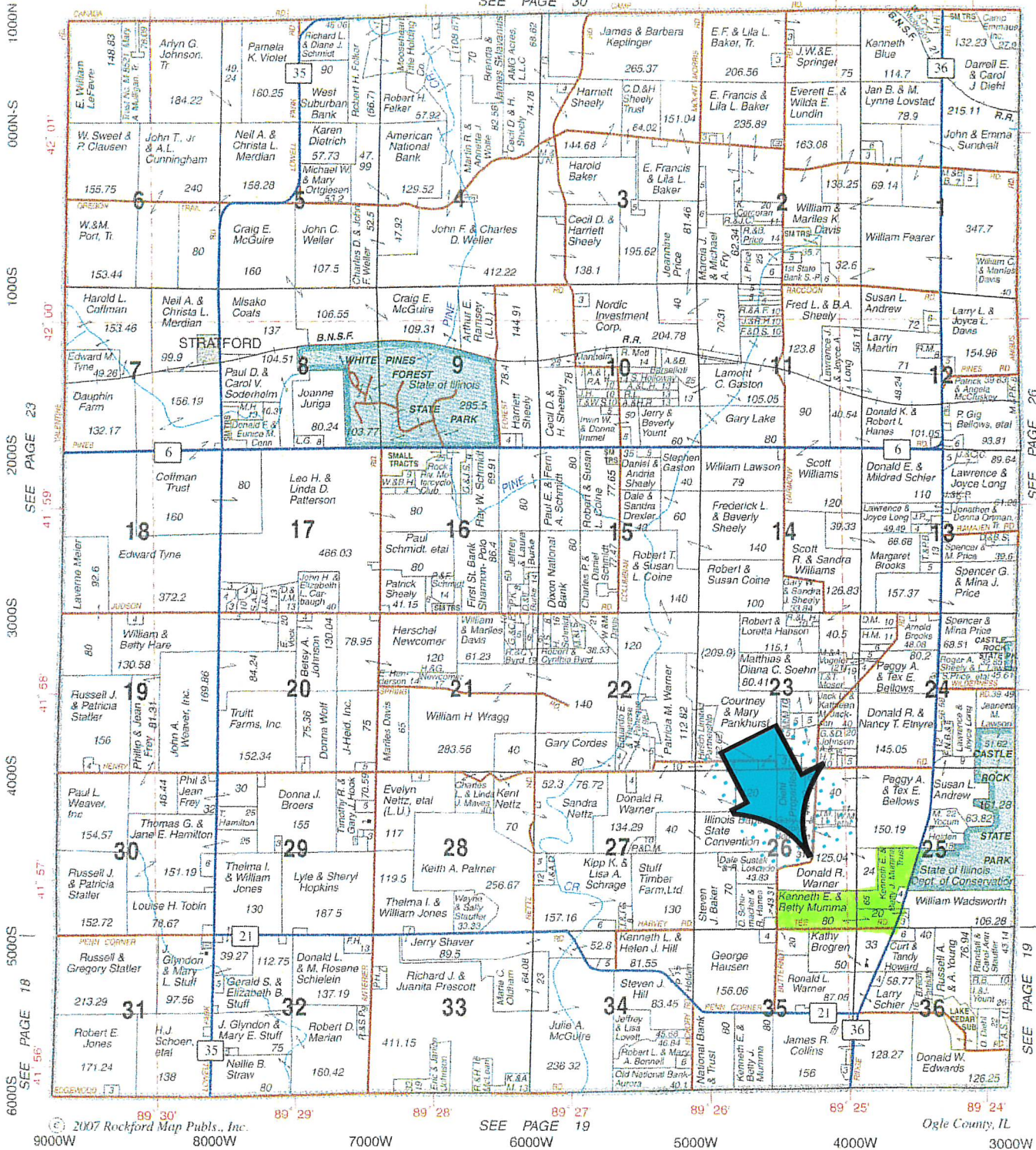
815-973-6768 Cell

ericbird2004@yahoo.com

PINE CREEK

T.23N.-R.9E.

SEE PAGE 30



Scholl Insurance Agency, Inc.

Robin J. Duncan • Tamela S. Merdian

Insurance Since 1905

PLN Mutual Insurance Company

Insuring Town and Farm Property Since 1865



LICENSE SERVICE

112 North Franklin Avenue • Polo, Illinois 61064 • (815) 946-2324

Aerial Map



Map Center: 41° 56' 53.12, -89° 24' 55.2

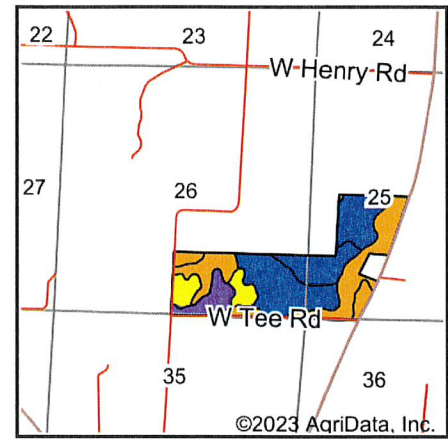
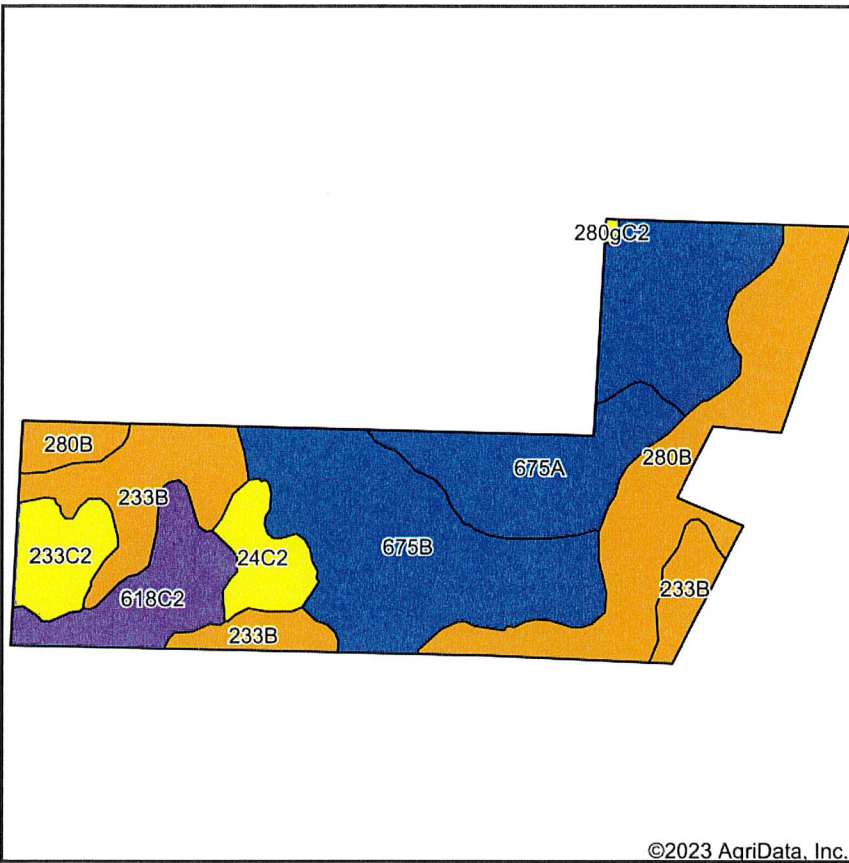


25-23N-9E
Ogle County
Illinois



4/3/2023

Soils Map



State: **Illinois**
 County: **Ogle**
 Location: **25-23N-9E**
 Township: **Pine Creek**
 Acres: **163.94**
 Date: **4/3/2023**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL141, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**675B	Greenbush silt loam, 2 to 5 percent slopes	59.25	36.1%		**182	**57	**69	**133
**280B	Fayette silt loam, glaciated, 2 to 5 percent slopes	34.58	21.1%		**165	**52	**65	**121
**233B	Birkbeck silt loam, 2 to 5 percent slopes	23.05	14.1%		**165	**51	**65	**121
675A	Greenbush silt loam, 0 to 2 percent slopes	18.97	11.6%		184	58	70	134
**618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	12.88	7.9%		**136	**44	**54	**100
**233C2	Birkbeck silt loam, 5 to 10 percent slopes, eroded	7.90	4.8%		**155	**48	**61	**113
**24C2	Dodge silt loam, 5 to 10 percent slopes, eroded	7.08	4.3%		**155	**49	**60	**113
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	0.23	0.1%		**155	**49	**61	**113
Weighted Average					170.1	53.4	65.7	124.4

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: <http://soilproductivity.nres.illinois.edu/>

** 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.