

Class A Soils in East Central Ogle County, Illinois

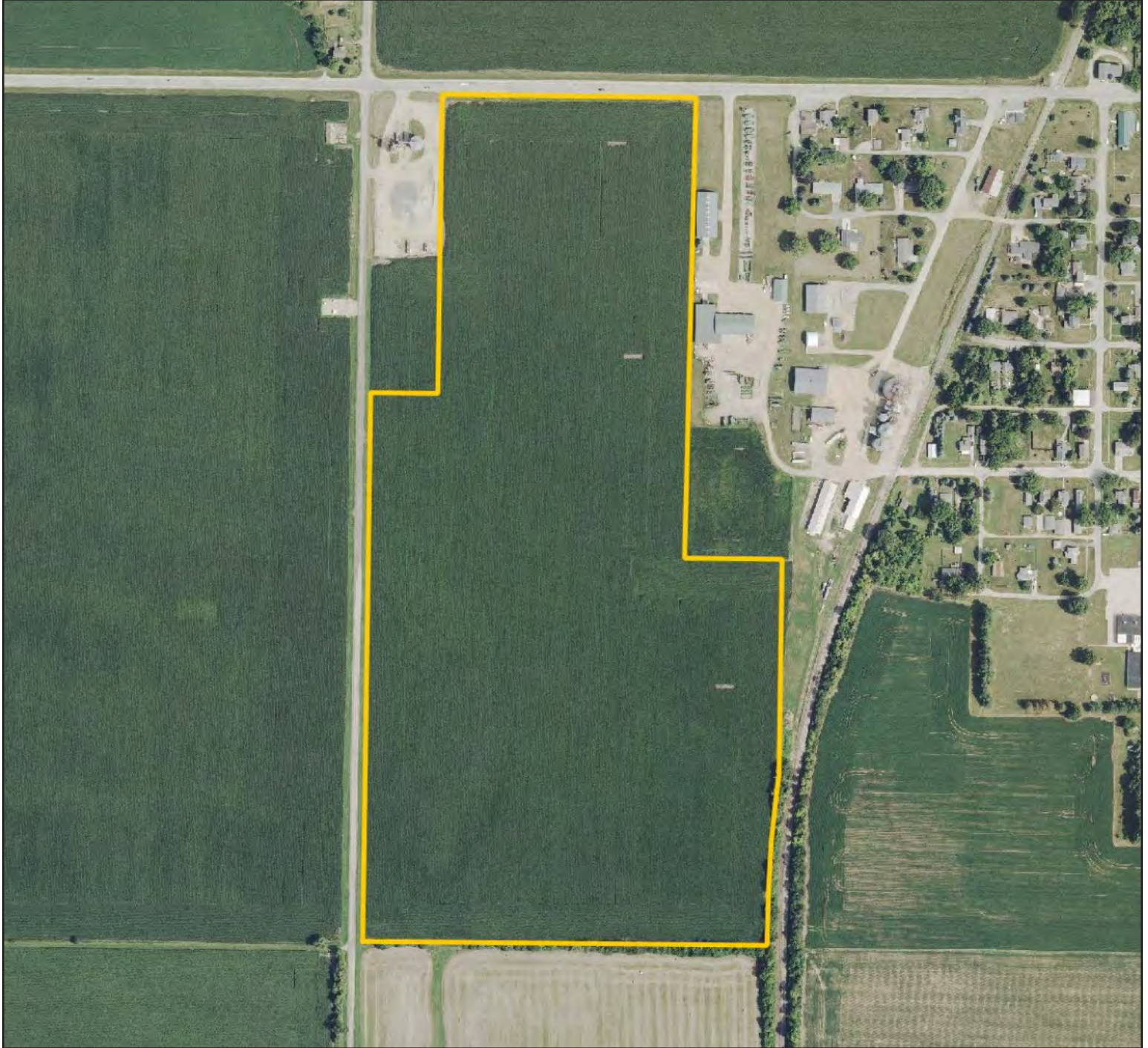


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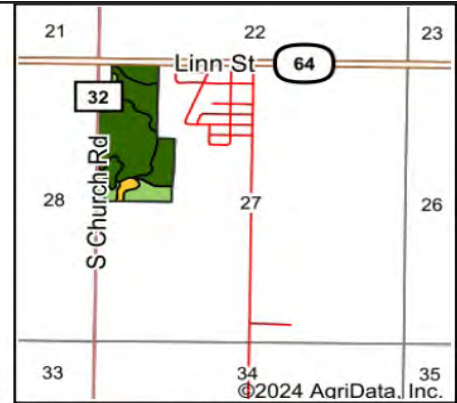
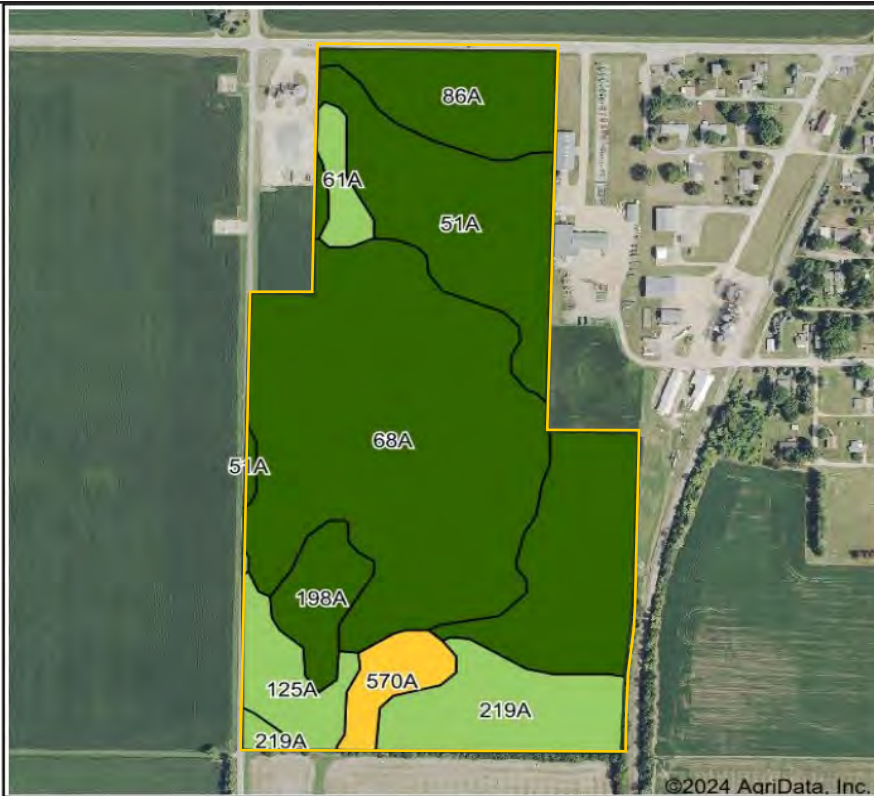
64.75 Acres, m/l
Ogle County, IL

FSA/Eff. Crop Acres: 64.40 | Soil Productivity: 140.80 PI



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State: **Illinois**
 County: **Ogle**
 Location: **27-41N-1E**
 Township: **White Rock**
 Acres: **64.4**
 Date: **12/16/2024**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IL141, Soil Area Version: 23					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**68A	Sable silty clay loam, 0 to 2 percent slopes	26.21	40.8%		**143
51A	Muscature silt loam, 0 to 2 percent slopes	17.65	27.4%		147
219A	Millbrook silt loam, 0 to 2 percent slopes	6.11	9.5%		129
86A	Osco silt loam, 0 to 2 percent slopes	5.36	8.3%		141
**125A	Selma loam, 0 to 2 percent slopes	2.98	4.6%		**129
198A	Elburn silt loam, 0 to 2 percent slopes	2.70	4.2%		143
570A	Martinsville silt loam, 0 to 2 percent slopes	2.08	3.2%		114
61A	Atterberry silt loam, 0 to 2 percent slopes	1.31	2.0%		132
Weighted Average					140.8

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

Location

Located on the south side of IL-64 along the west side of Kings, IL.

Simple Legal

Part of the NW¼ NW¼ and the SW¼ NW¼ of Section 27, Township 41 North, Range 1 East of the 3rd P.M., Ogle Co., IL. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$958,300
- \$14,800/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

Possession will be granted at closing.

Real Estate Tax

2023 Taxes Payable 2024: \$4,071.96
 Taxable Acres: 64.75
 Tax per Taxable Acre: \$62.89

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 2054, Tract 2190
 FSA/Eff. Crop Acres: 64.40
 Corn Base Acres: 47.89
 Corn PLC Yield: 175 Bu.
 Bean Base Acres: 15.96
 Bean PLC Yield: 37 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Sable and Muscatune
 Productivity Index (PI) on the FSA/Eff. crop acres is 140.80. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Yield History (Bu./Ac.)

Year	Corn	Beans
2024	235	-
2023	240	-
2022	-	64
2021	214	-

Yield information is reported by FieldView Yield Map report.

Land Description

Level to nearly level.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

Looking North



Looking South



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