



Rooster Ag'

R E A L T Y

South Rochelle LLC Farm



Ogle County, IL

31± acres

28.42± tillable acres

**Located in section 25
of Flagg Township**

Listed At: \$24,000 Per Acre

Phone: (630) 774-7470

Email: Steve@roosterag.com

Web: www.roosterag.com

1100 S County Line Road

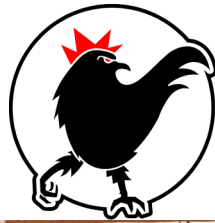
P.O. Box 297

Maple Park, IL 60151

Steve Edwards

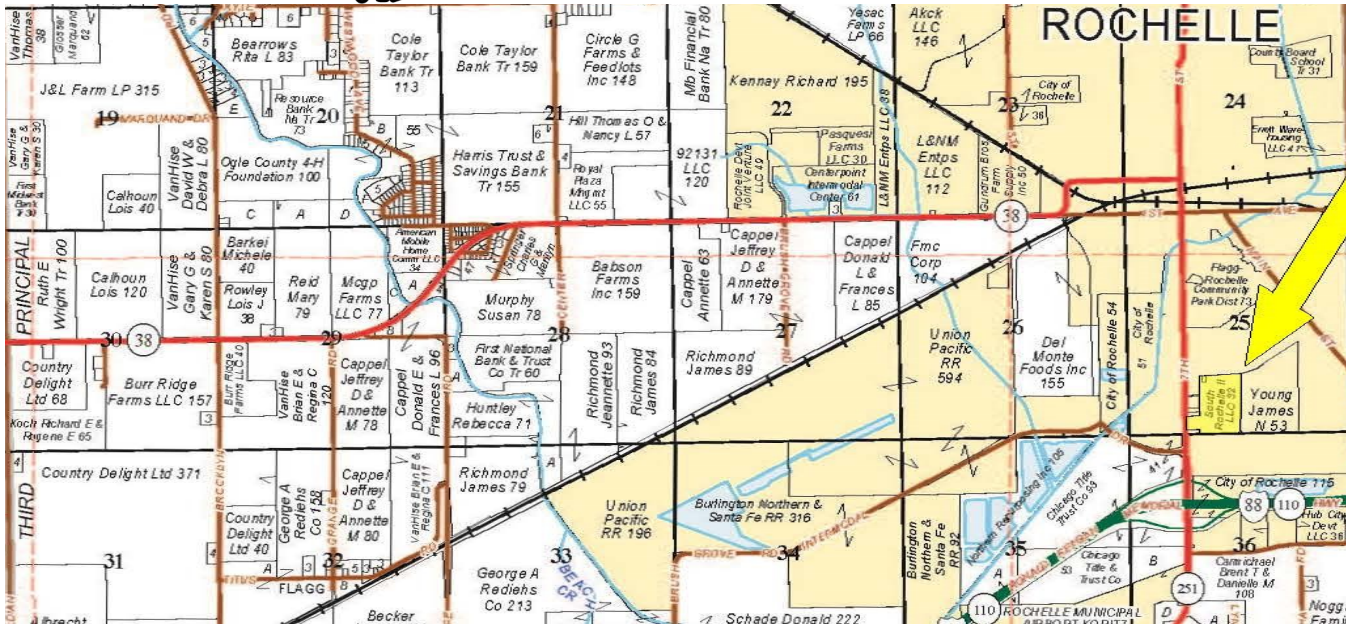
Broker

630-774-7470



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PROPERTY SPECIFICATIONS

GROSS ACRES:	31±
TILLABLE ACRES:	28.42±
SOIL PI:	133.7
EST. REAL ESTATE TAXES:	\$5,739.46
PRICE:	\$24,000 per acre

The South Rochelle LLC Farm is located in section 25 of the Flag Township in Ogle County, Illinois.

This property contains farmland as well as 2 acres zoned for commercial use and is less than a 1/4 mile from the 251/88 interchange.

ROOSTER AG' REALTY

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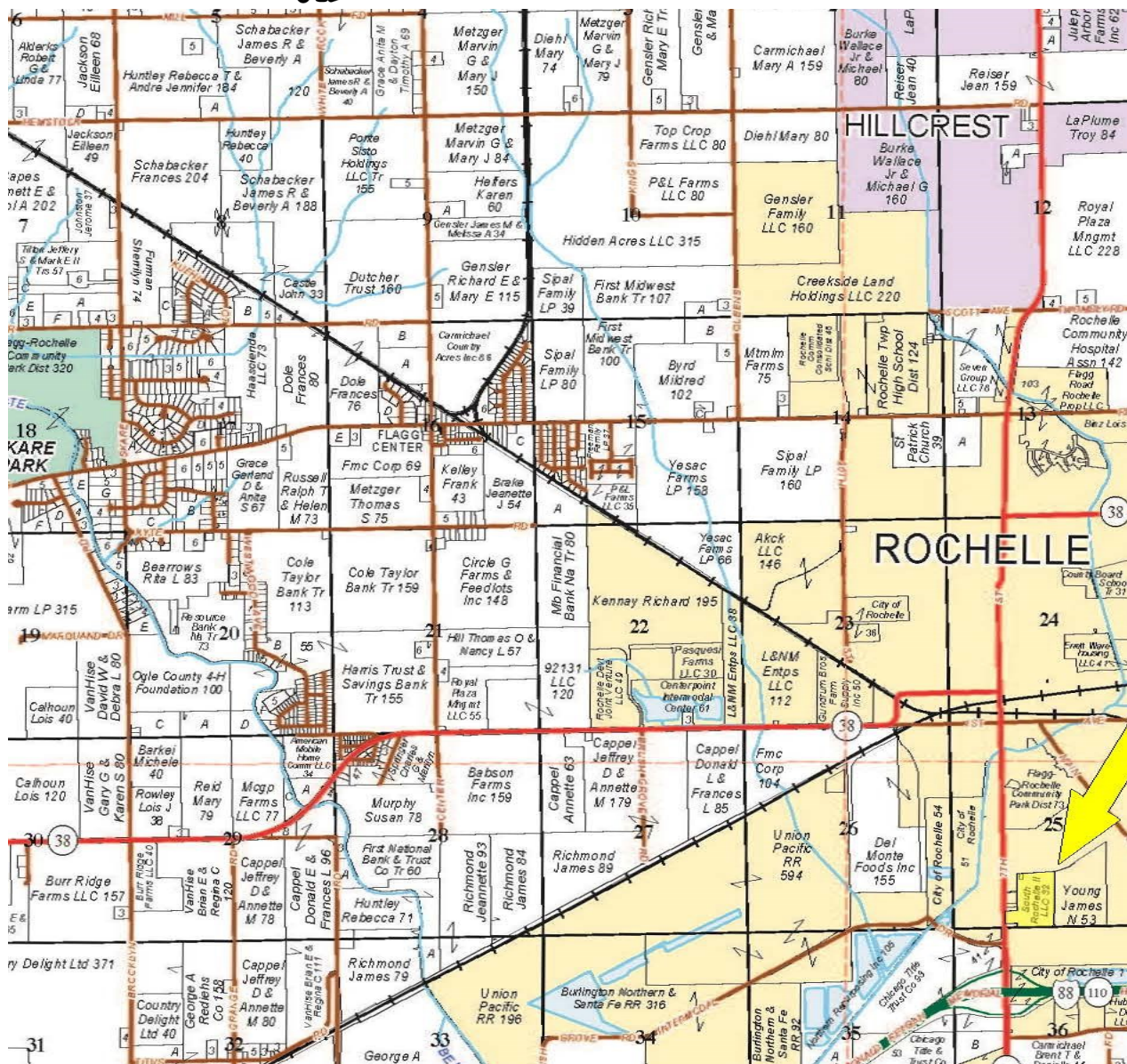
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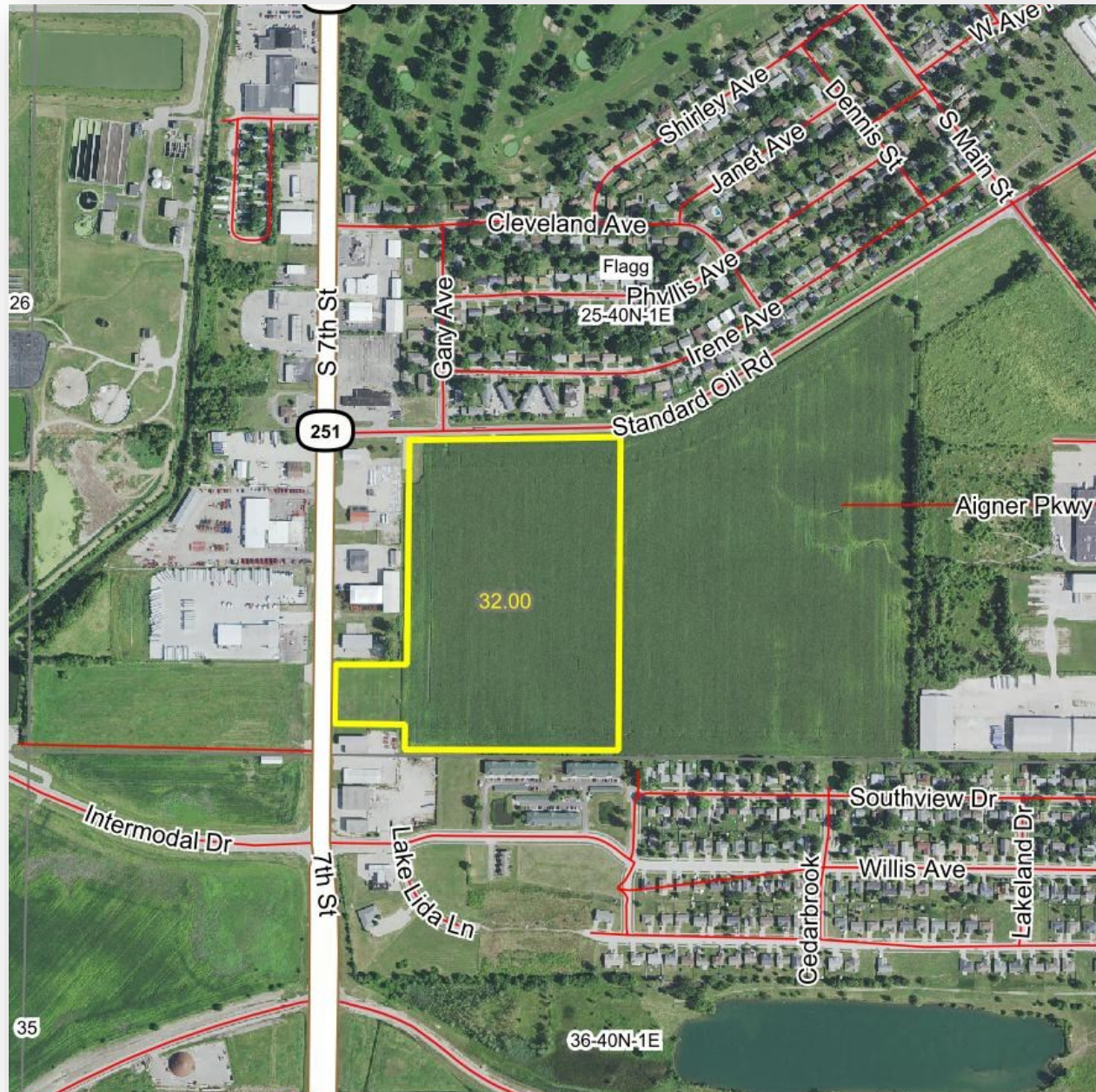
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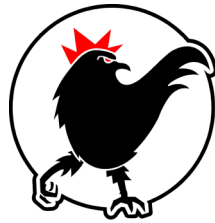


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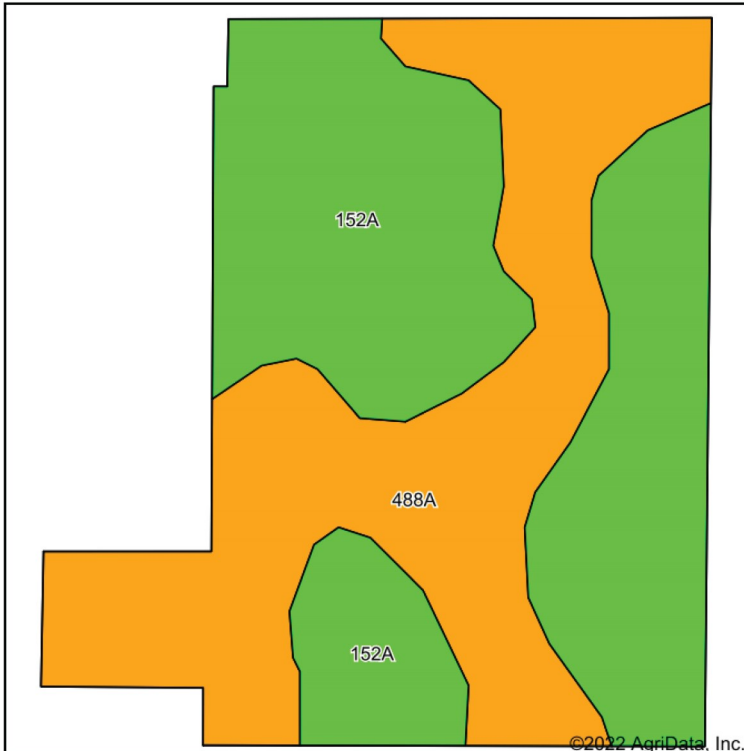
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Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Ogle**
 Location: **25-40N-1E**
 Township: **Flagg**
 Acres: **31**
 Date: **2/24/2022**



Rooster Ag'
 GOLD STANDARD
 APPRAISALS

Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING

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Area Symbol: IL141, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	17.14	55.3%		195	63	144
488A	Hooppole loam, 0 to 2 percent slopes	13.86	44.7%		163	54	121
Weighted Average					180.7	59	133.7

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.

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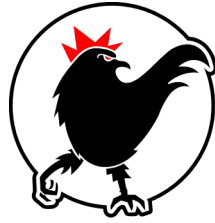


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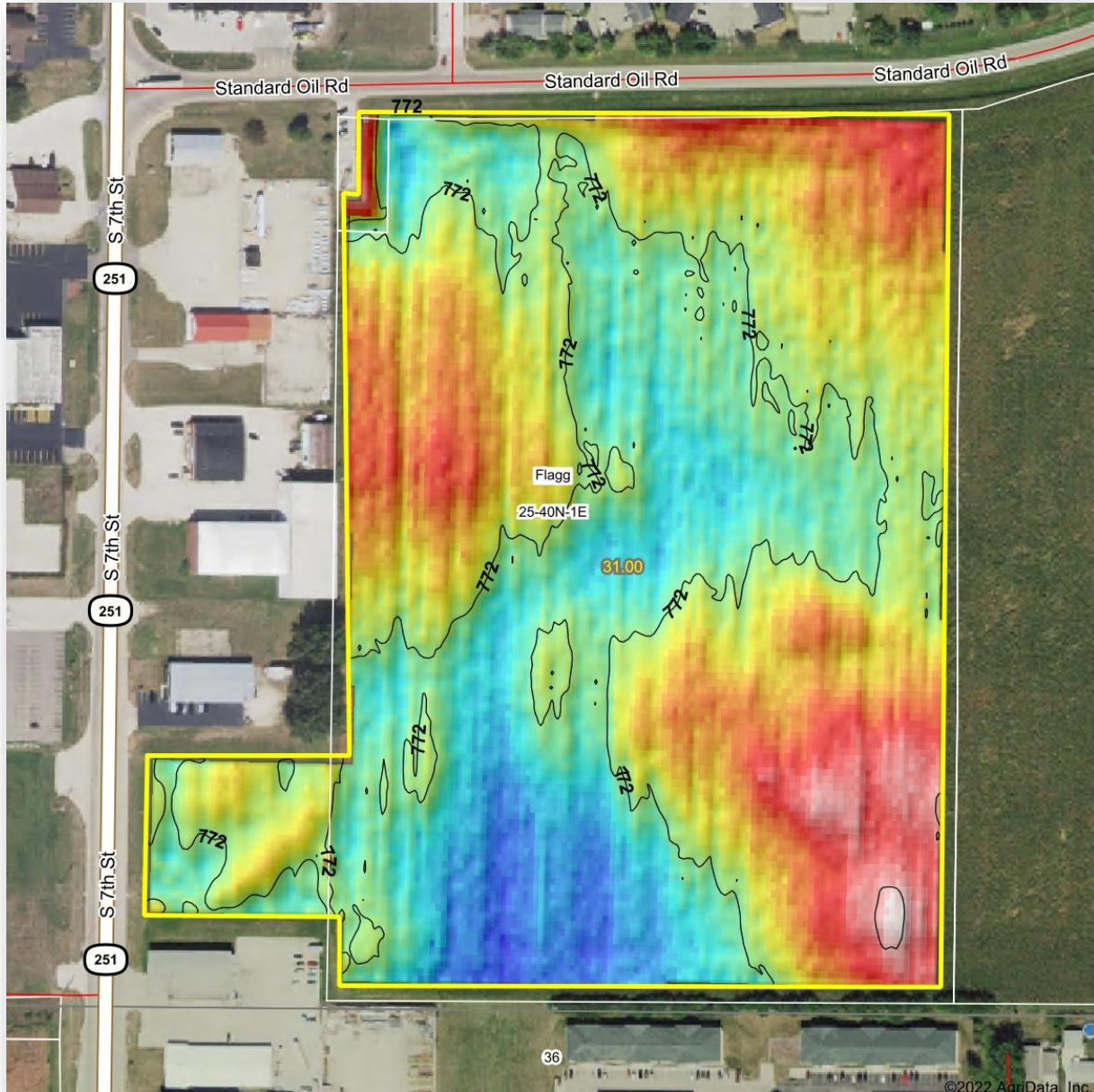
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