



# Commercial

## R E A L T Y

A Rooster Ag' Realty, Inc. Company

## South Rochelle LLC Farm



**Ogle County, IL**

**32± acres**

**28.42± tillable acres**

**Located in section 25  
of Flagg Township**

**Listed At: \$21,500 Per Acre**

**PRICE REDUCED!**

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1100 S County Line Road

P.O. Box 297

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Steve Edwards

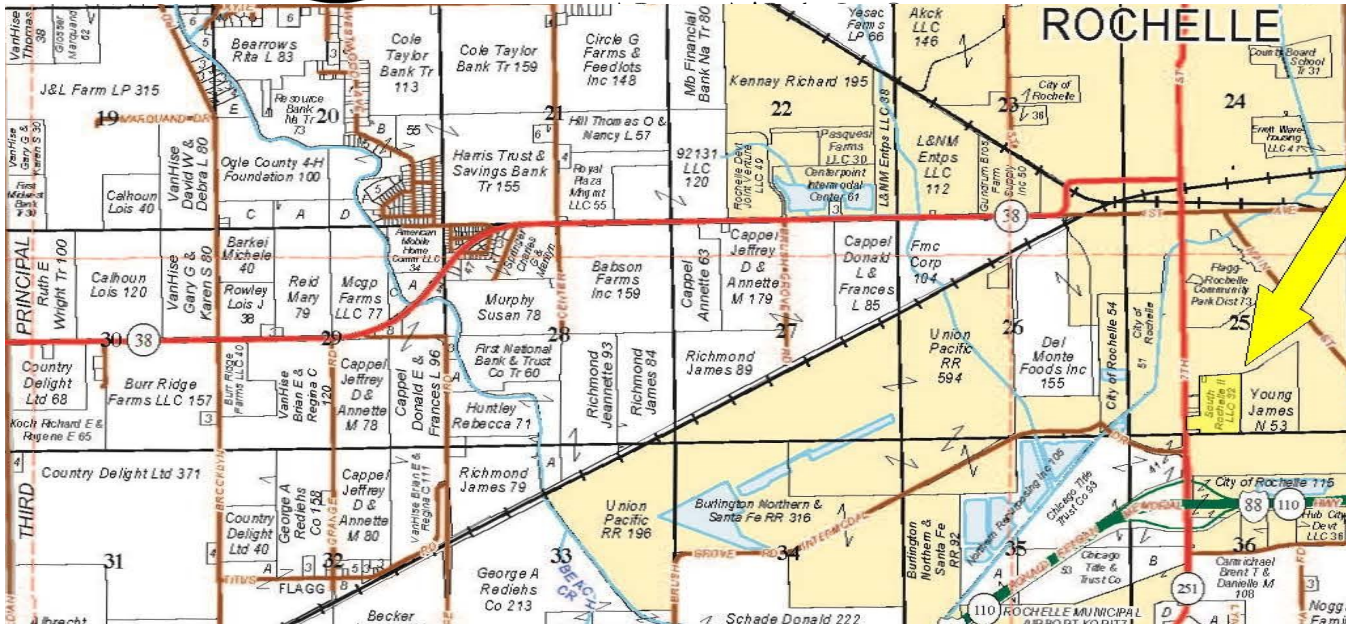
Broker

630-774-7470



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### PROPERTY SPECIFICATIONS

<b>GROSS ACRES:</b>	<b>32±</b>
<b>TILLABLE ACRES:</b>	<b>28.42±</b>
<b>SOIL PI:</b>	<b>133.7</b>
<b>EST. REAL ESTATE TAXES:</b>	<b>\$5,739.46</b>
<b>PRICE:</b>	<b>\$21,500 per acre</b>

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

This property is zoned B2 commercial use and is less than a 1/4 mile from the 251/88 interchange.

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## Soils Map



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



Soils data provided by USDA and NRCS.

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
<b>Weighted Average</b>					<b>180.7</b>	<b>59</b>	<b>133.7</b>

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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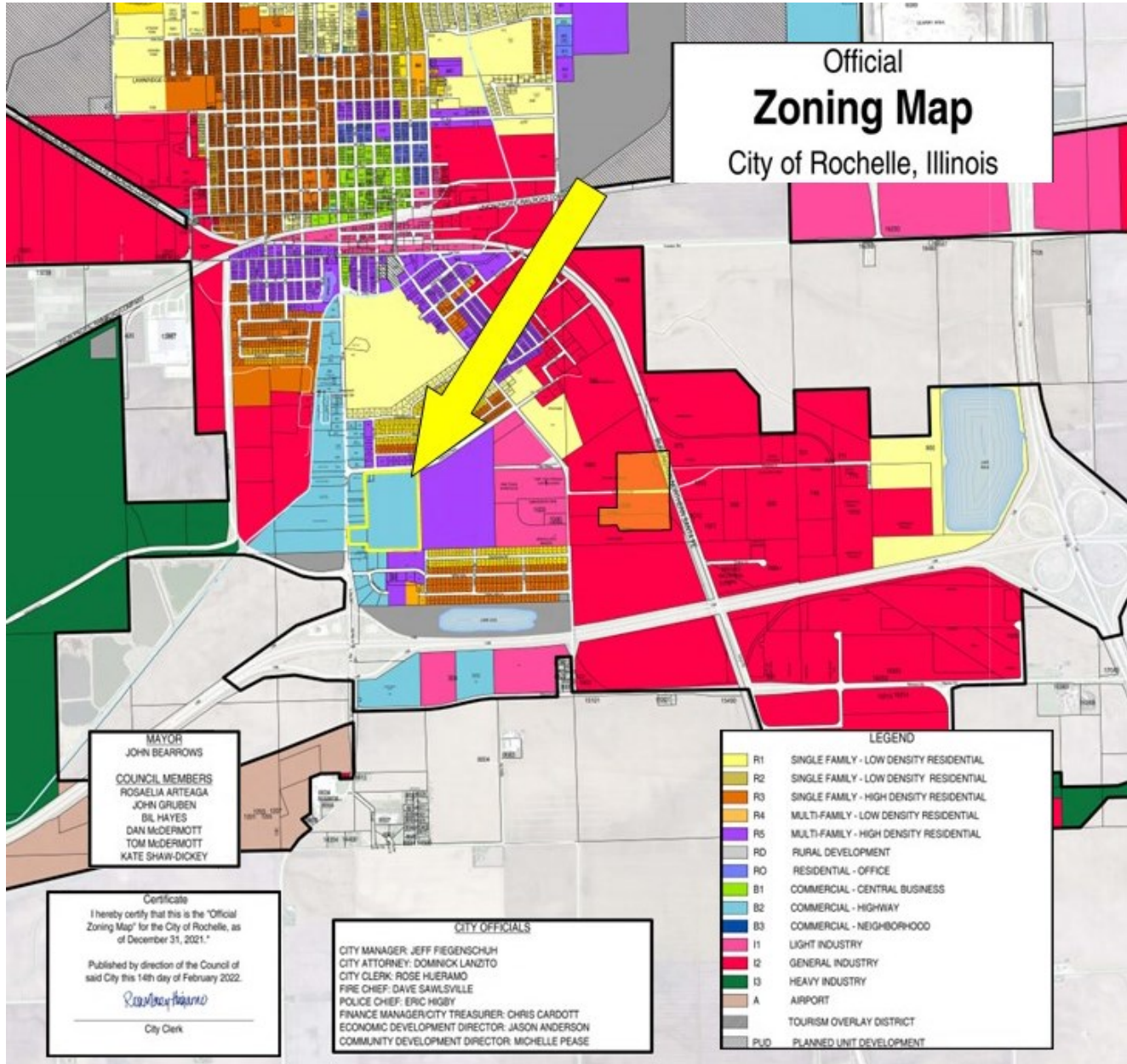
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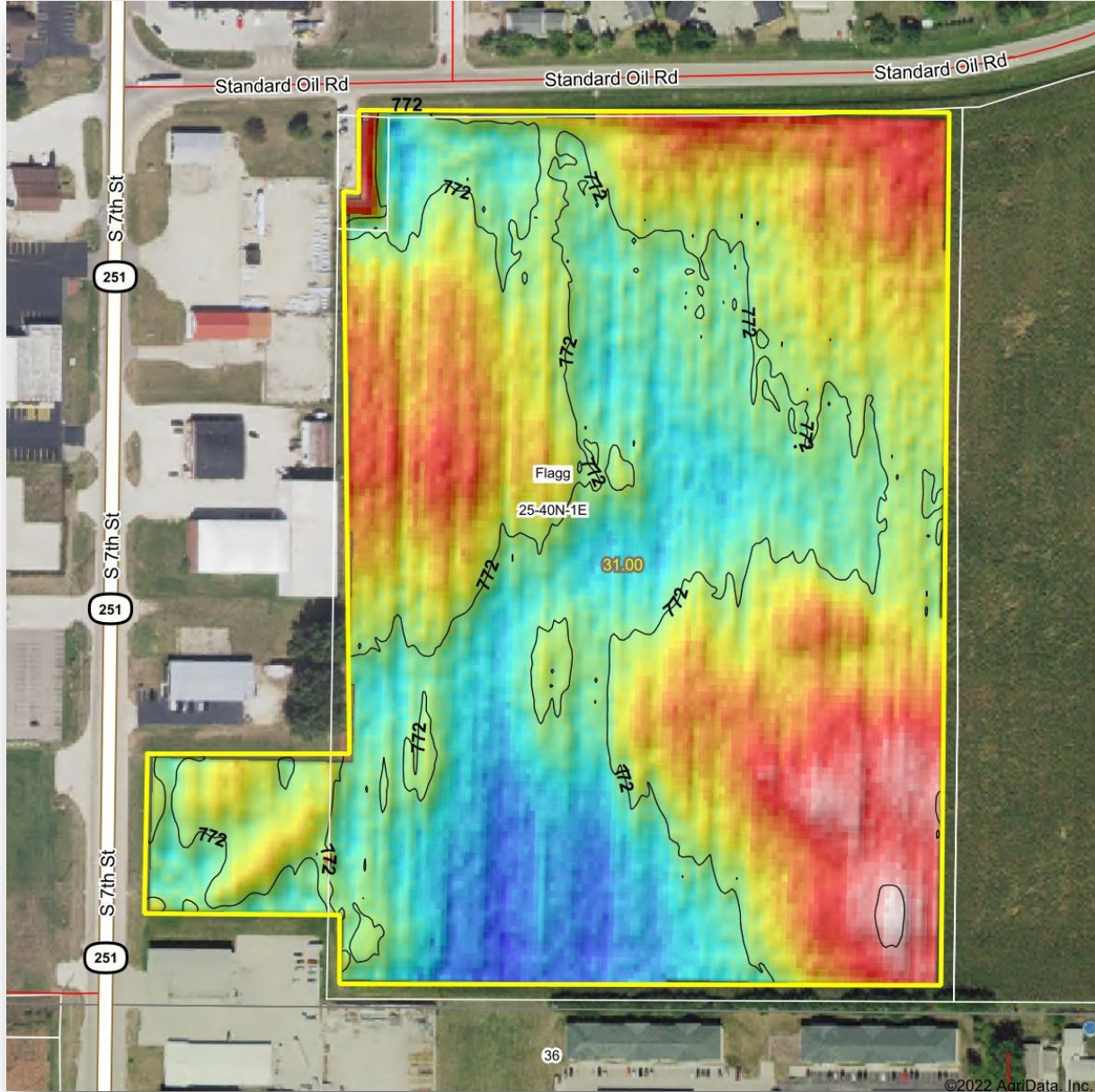
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