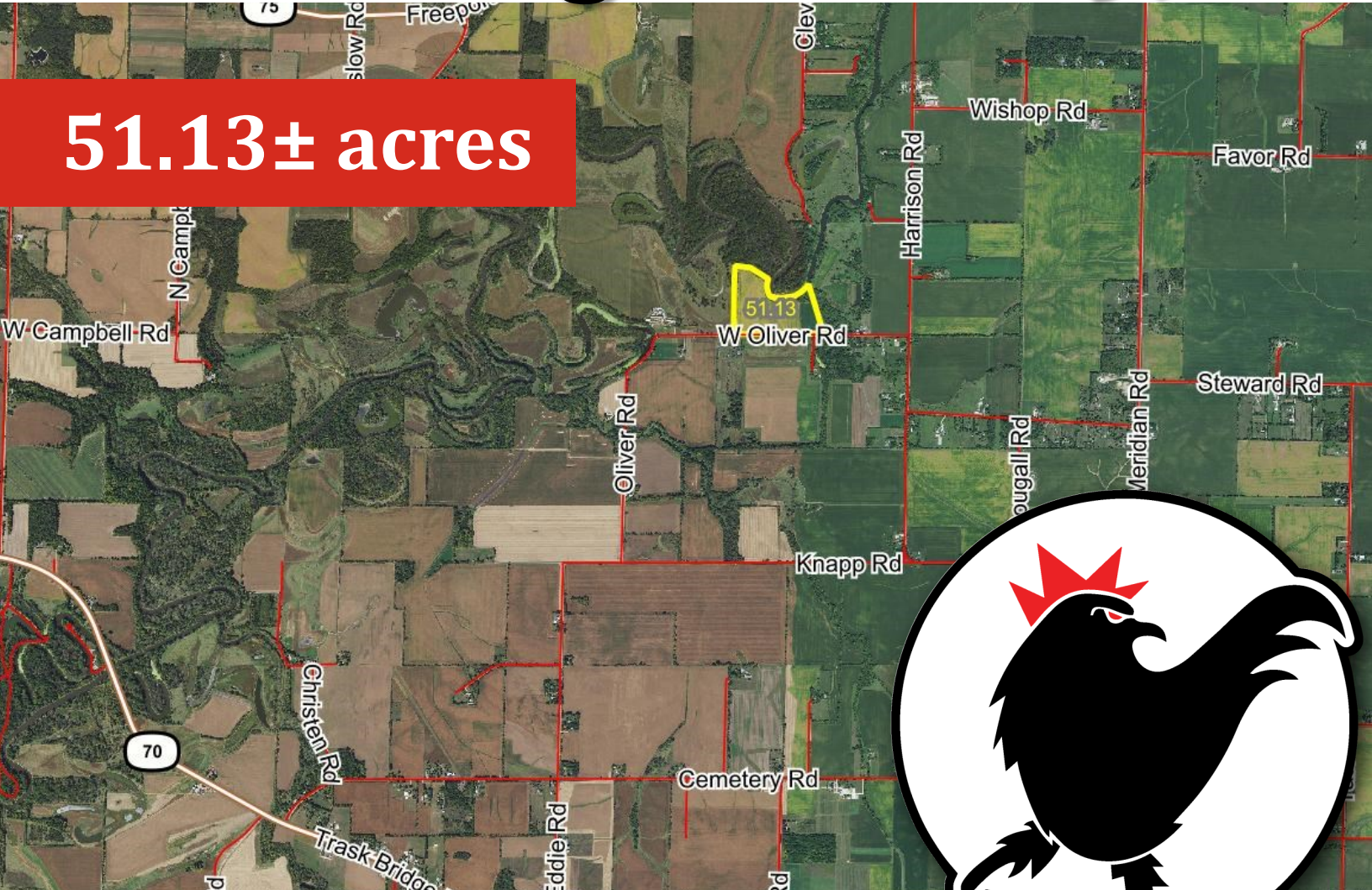


ROOSTER AG

REAL ESTATE

Winnebago County, IL

51.13± acres



\$16,000 Per Surveyed Acre

ROOSTER AG' REALTY

1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151

SAMANTHA VAZZANO

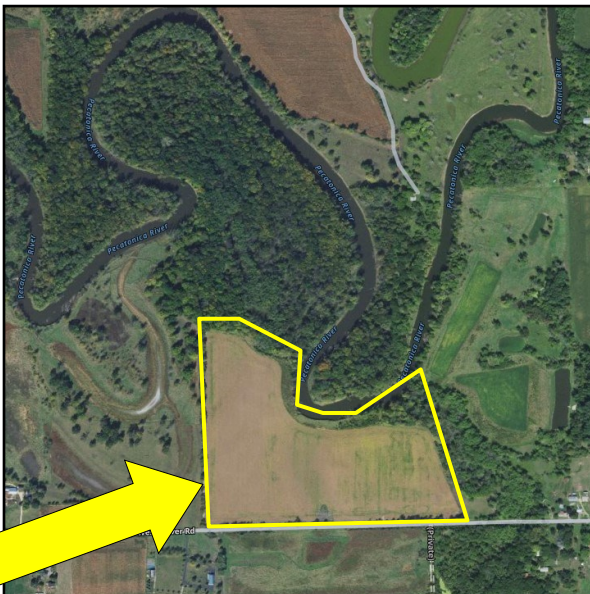
Broker
Email: Samantha@roosterag.com
Phone: 815.321.2282



About the Property

The Oliver Road Farm is 51.13± acres located in Section 27 of Harrison Township, Winnebago County, IL.

The property is zoned AG.



GROSS ACRES:	51.13±
TILLABLE ACRES:	43.45±
SOIL PI:	125.5
EST. REAL ESTATE TAX:	\$1,020.92
PRICE PER SURVEYED ACRE:	\$16,000

The Oliver Road Farm is nestled along the Pecatonica River, renowned for its waterfowl and fishing.

Excellent mix of income producing farmland & recreational/hunting & fishing property. The property receives an annual Conservation Reserve Program (CRP) income on 1.98 acres.

Check out this opportunity in Winnebago, IL!

Please call Broker for a showing. Do not walk property without permission.

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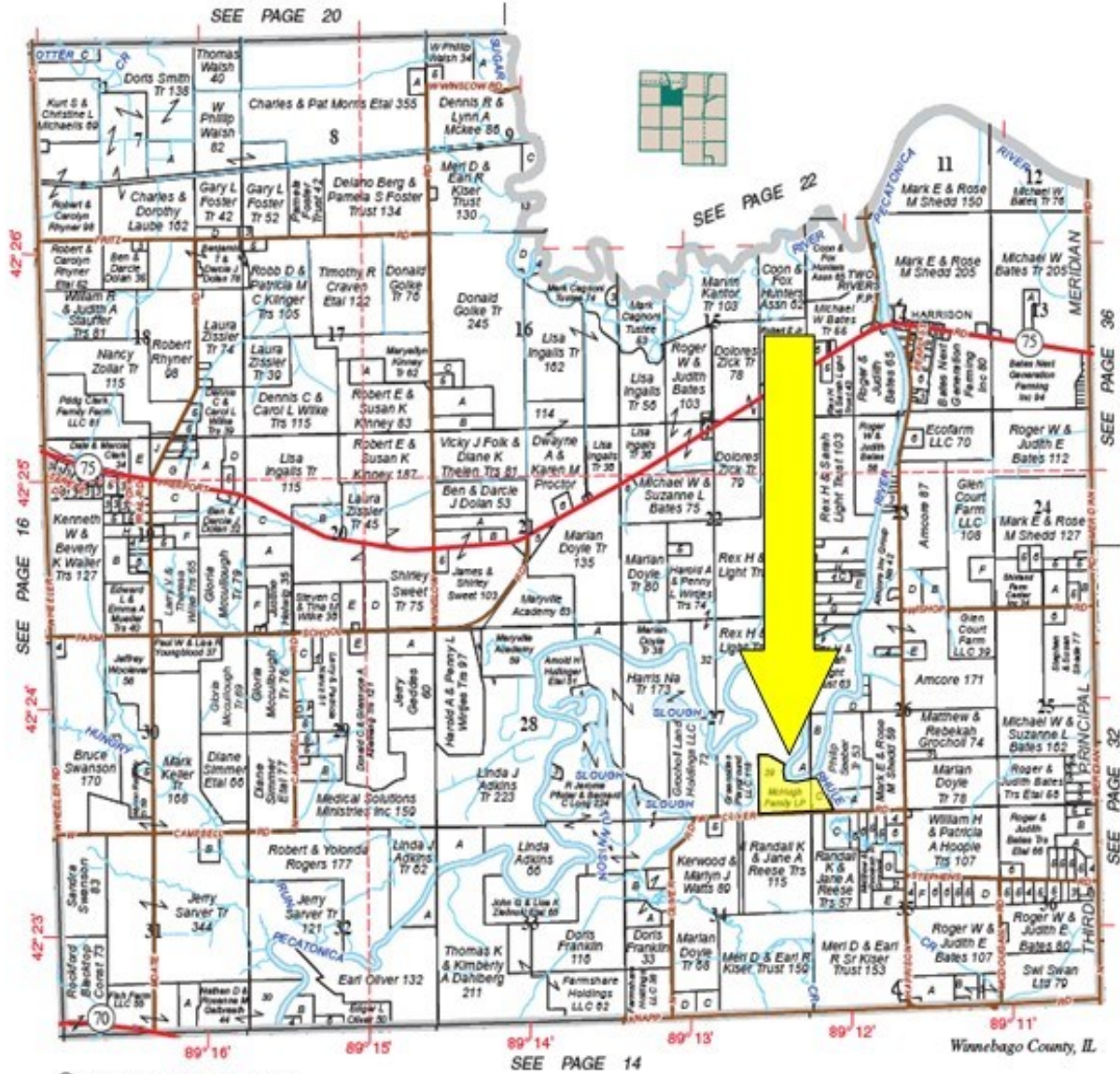
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HARRISON

Refer to page 44 for keyed parcels
T.28N.-R.11E.



DON'T LET YOUR MONEY COLLECT DUST, INVEST IN DIRT.

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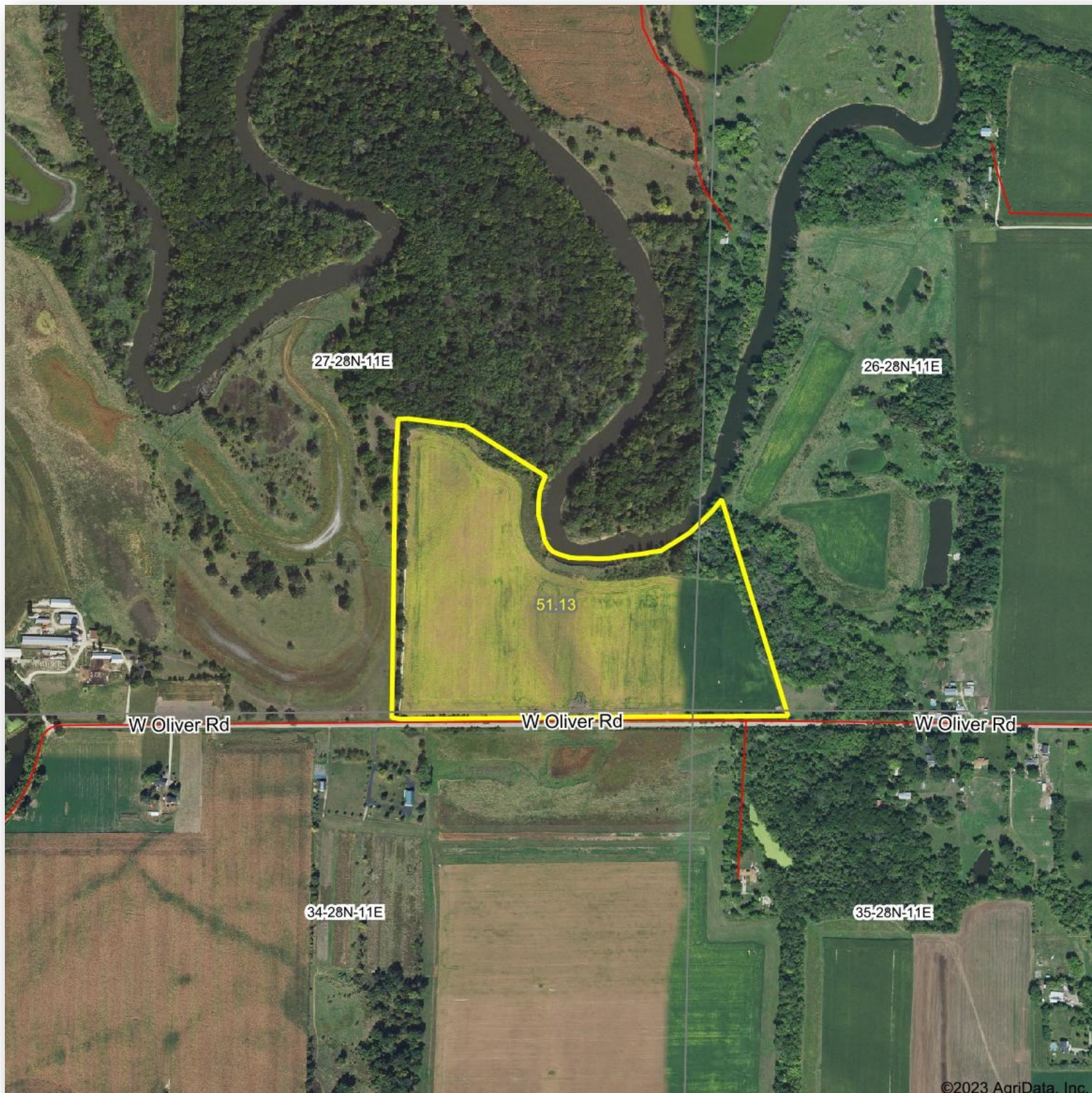


REAL ESTATE

FARM MANAGEMENT

FEDERAL CROP INSURANCE

GOLD STANDARD FARMLAND APPRAISALS



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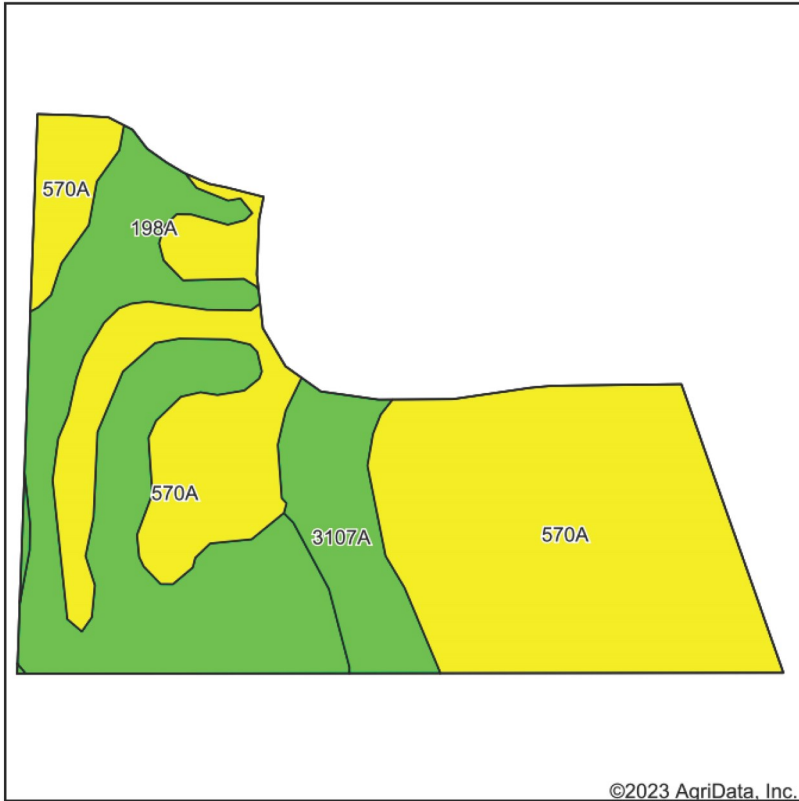
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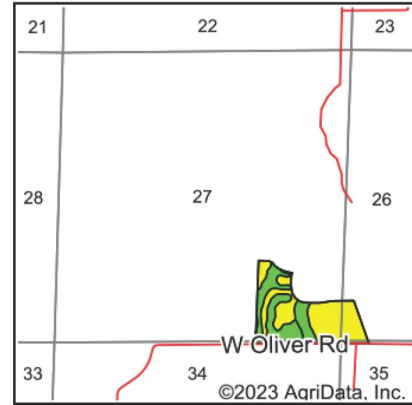
SAMANTHA VAZZANO

Broker
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Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Winnebago**
 Location: **27-28N-11E**
 Township: **Harrison**
 Acres: **43.45**
 Date: **8/22/2023**



Area Symbol: IL201, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
570A	Martinsville silt loam, 0 to 2 percent slopes	25.58	58.9%		155	49	114
198A	Elburn silt loam, cool, 0 to 2 percent slopes	13.68	31.5%		197	61	143
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	4.19	9.6%		189	60	139
Weighted Average					171.5	53.8	125.5

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.

ROOSTER AG' REALTY

1100 S. County Line Rd
 PO Box 297
 Maple Park, IL 60151



SAMANTHA VAZZANO

Broker
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