

ROOSTER AG'

REAL ESTATE

Winnebago County, IL

229.81± acres



\$11,950 Per Acre

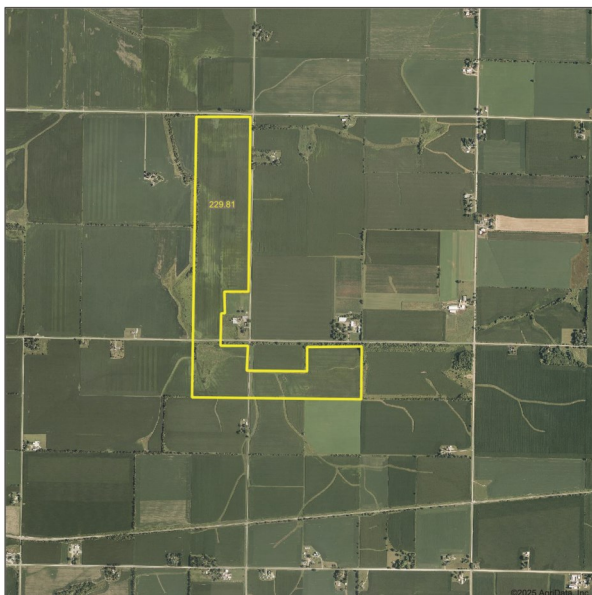
ROOSTER AG' REALTY
1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151

Dalton Jahntz, Broker
Email: dalton@roosterag.com
Phone: 630.525.1431



About the Property

The Langhoff Farm is located in Seward Township just south of U.S. Route 20. Property consists of high quality, income producing farmland with a Soil PI of 140.5.



GROSS ACRES:	229.81±
TILLABLE ACRES:	217.00±
SOIL PI	140.5
ESTIMATED RE TAXES	\$14,118.86
PRICE PER ACRE	\$11,950

Excellent Soil Productivity Index of 140.5.

*Limited Time Opportunity!
Great farmland investment.*

**Aerial drone footage of this property is
available at <https://youtu.be/Zwf-pZsAJG4>**

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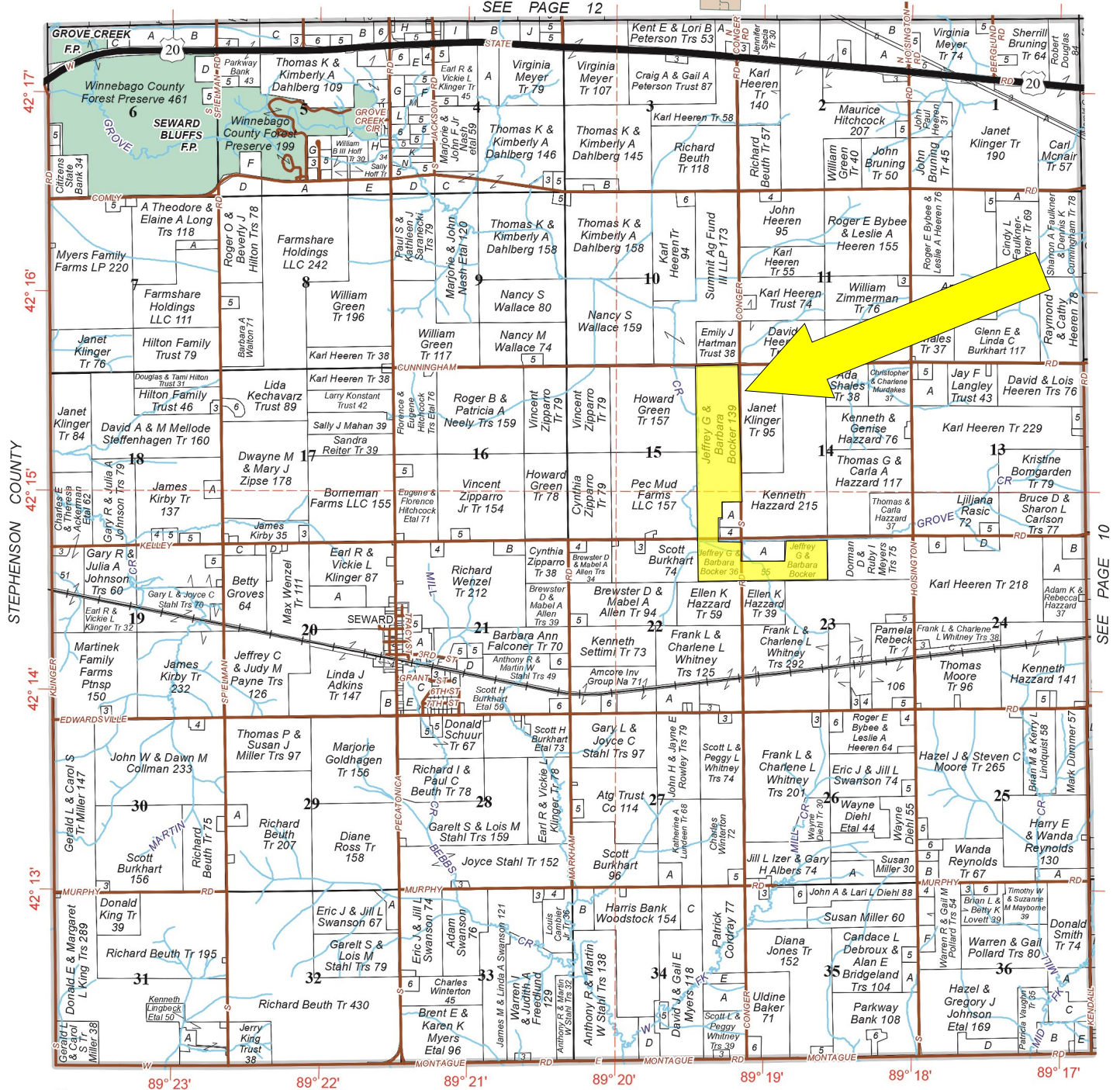
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SEWARD

Refer to page 42 for keyed parcels

T.26N.-R.10E.

SEE PAGE 12



SEE PAGE 10

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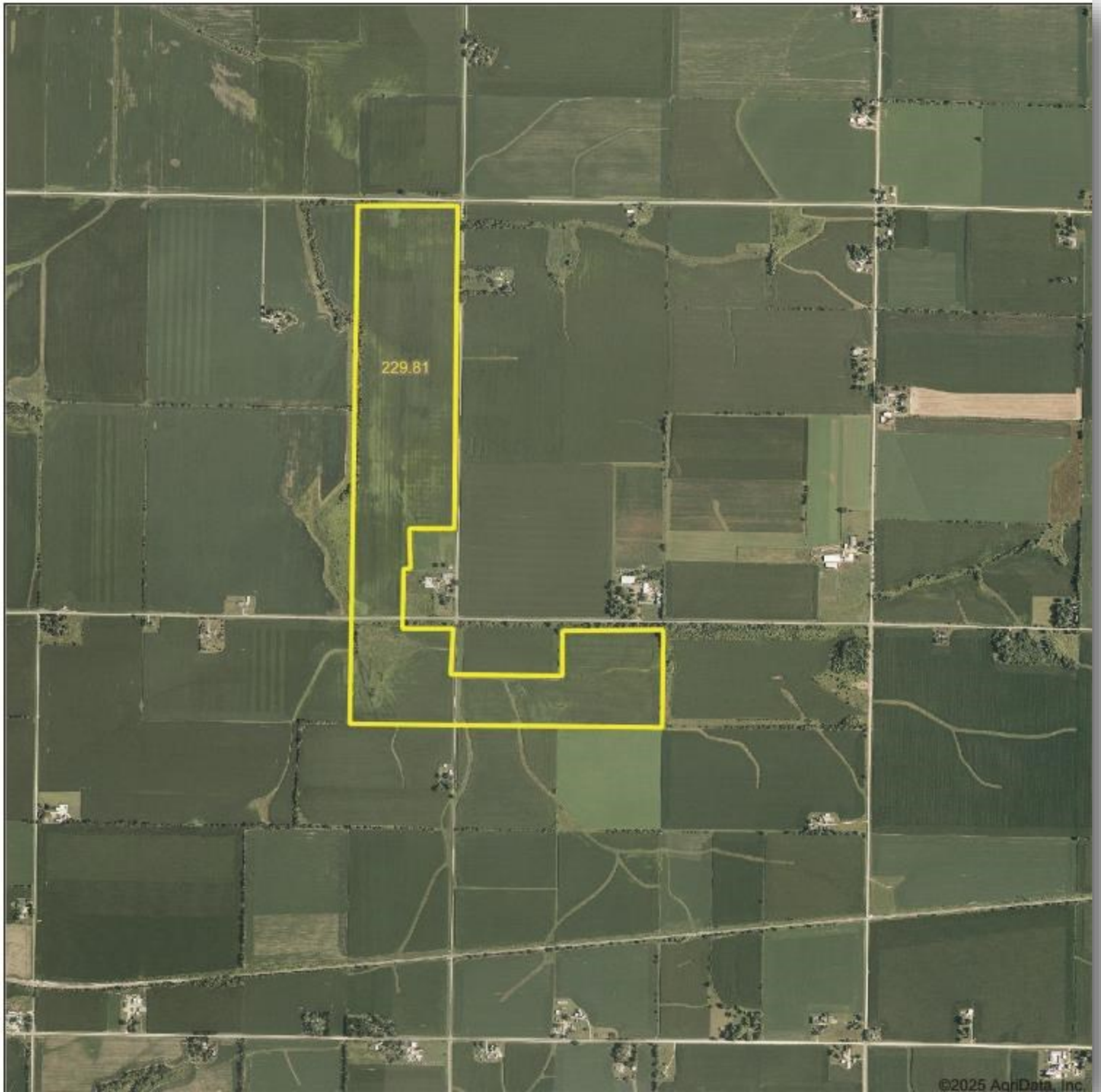
OGLE COUNTY

Winnebago County, IL

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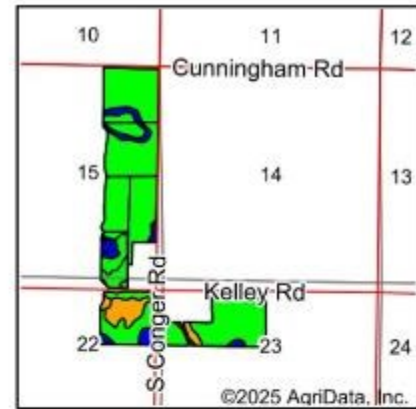


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Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Winnebago**
 Location: **14-26N-10E**
 Township: **Seward**
 Acres: **222.86**
 Date: **3/13/2025**



Rooster Ag'
 GOLD STANDARD
 APPRAISALS

Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING

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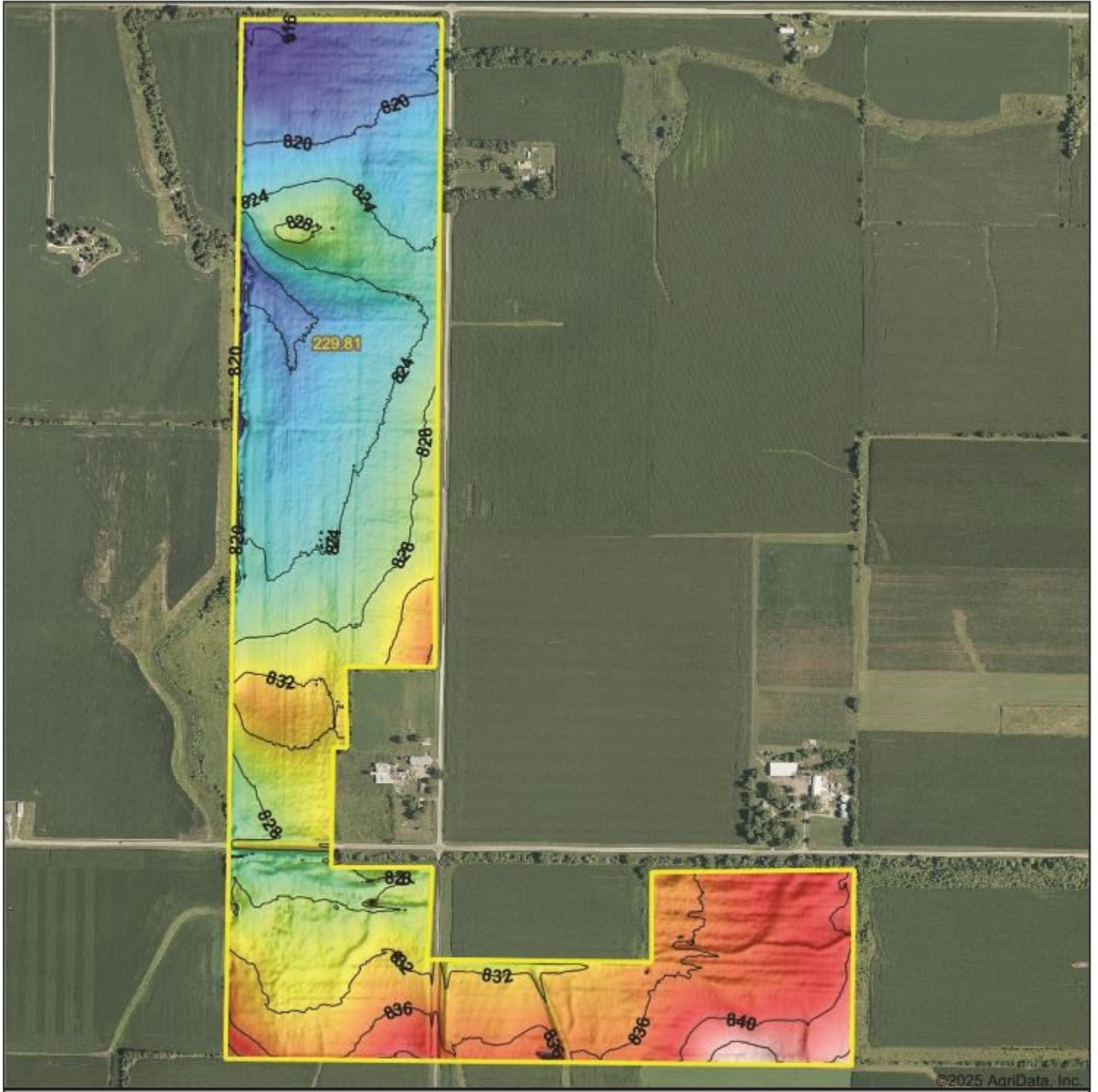
Area Symbol: IL201, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management
**68A	Sable silty clay loam, 0 to 2 percent slopes	173.04	77.7%		**192	**63	**143
100A	Palms muck, 0 to 2 percent slopes	11.74	5.3%		161	51	118
9081A	Atterberry silt loam, terrace, 0 to 2 percent slopes	10.13	4.5%		182	56	132
**199B	Plano silt loam, 2 to 5 percent slopes	8.35	3.7%		**192	**59	**141
9051A	Muscatune silt loam, terrace, 0 to 2 percent slopes	6.59	3.0%		200	64	147
**330A	Pectone silty clay loam, 0 to 2 percent slopes	4.14	1.9%		**164	**55	**123
104A	Virgil silt loam, 0 to 2 percent slopes	3.08	1.4%		182	56	132
61A	Atterberry silt loam, 0 to 2 percent slopes	2.56	1.1%		182	56	132
**412B	Ogle silt loam, 2 to 5 percent slopes	1.27	0.6%		**175	**56	**130
**675B	Greenbush silt loam, 2 to 5 percent slopes	1.14	0.5%		**180	**57	**131
51A	Muscatune silt loam, 0 to 2 percent slopes	0.55	0.2%		200	64	147
**86B	Osco silt loam, 2 to 5 percent slopes	0.27	0.1%		**187	**59	**138
Weighted Average					189.2	61.5	140.4

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