



**For  
Sale**

**52± acres  
Ogle Co., IL**



## Doeden Farm



**Capital  
Agricultural  
Property  
Services, Inc.**

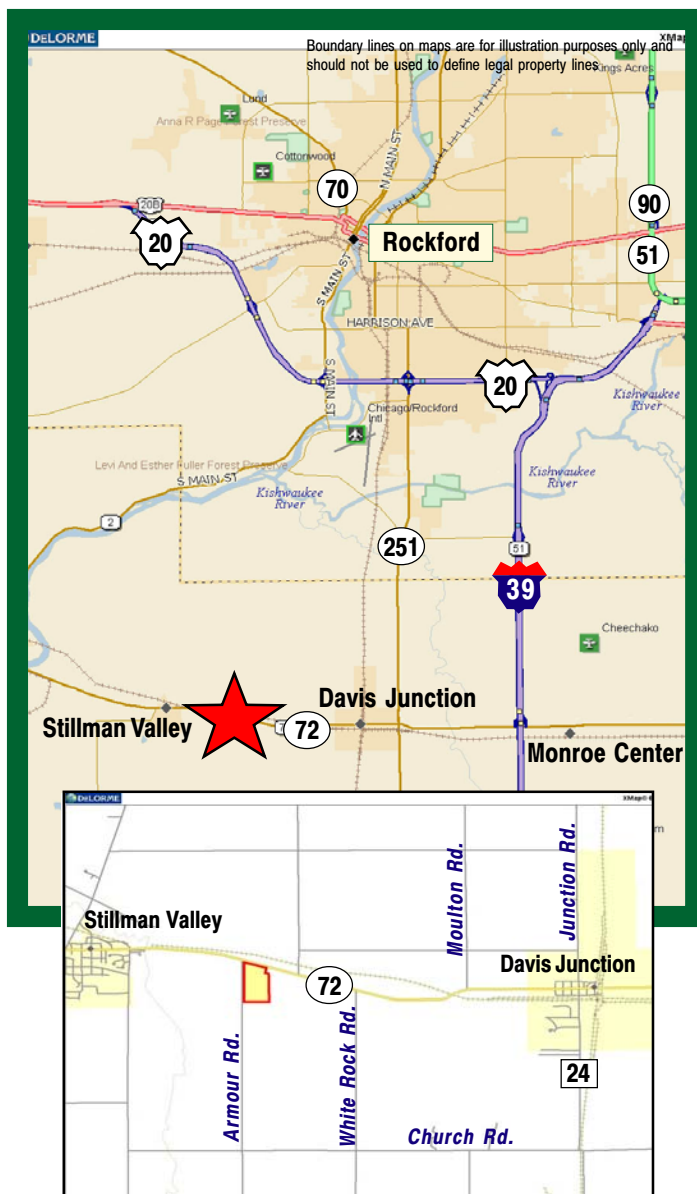
[www.capitalag.com](http://www.capitalag.com)

- Size:** 52.05± total surveyed acres, 50.09± tillable acres
- Location:** 2 miles west of Davis Junction at State Hwy. 72 and Armour Road; 14± miles south of Rockford, 20± miles north of Interstate 88 - Rochelle exit
- Legal:** Part of the Northwest Quarter of Section 20, Scott Township (42N), Range 1 East, Ogle County, Illinois
- Improvements:** None
- FSA Data:** Farm #1914 Base Ac. Direct Yield CC Yield  
Corn 95.3 118 118  
The farm is part of FSA farm #1914 and Ogle County will allocate base acre and yield after sale
- Soils:** See reverse side
- RE Taxes:** Approximately \$440 (\$8.47/ac.)
- PIN:** Part of 11-20-100-009
- Price:** \$338,325 (\$6,500/ac.)
- Terms:** Cash
- Management:** Professional farm management available

**For further information contact:**

**Douglas W. Deininger, Real Estate Broker**  
25846 Meadowland Circle, Plainfield, IL 60585  
[doug@deininger-land.com](mailto:doug@deininger-land.com)  
Tel: (815) 439-9245  
Fax: (630) 434-9343

**Designated Agent for Seller**



Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent of the seller.

The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, but is not guaranteed. This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers.



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## Aerial Map



Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines



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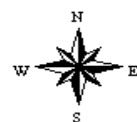
Maps provided by:



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www.AgriDataInc.com

20-42N-1E  
Ogle County  
Illinois

map center: 42° 6' 9.67, 89° 9' 4.73  
scale: 4467



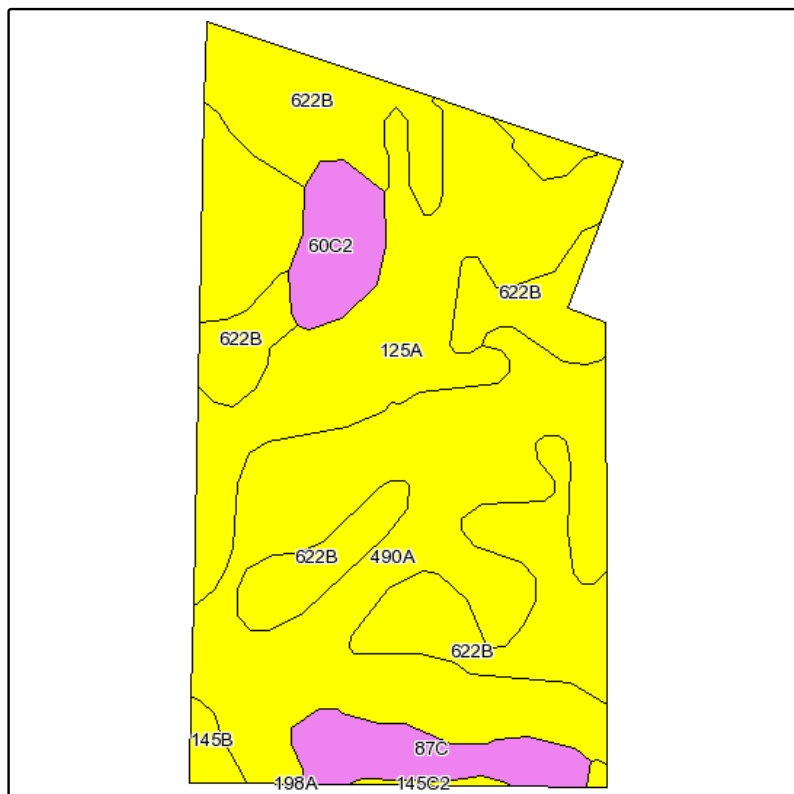
10/29/2010

FSA borders provided by the Farm Service Agency  
Soils data provided by USDA and NRCS  
PLSS provided by Illinois State Geological Survey

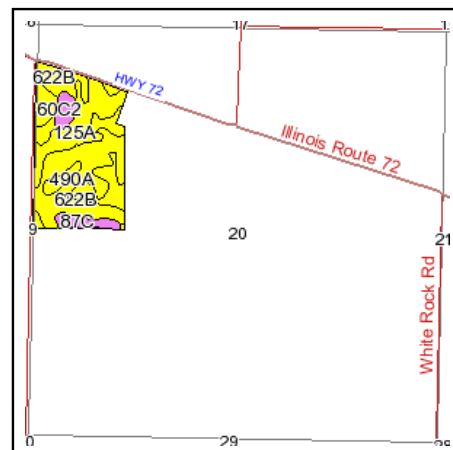
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## Soils Information



Fsa borders provided by the Farm Service Agency as of May 23, 2008.  
Soils data provided by USDA and NRCS.  
PLSS provided by Illinois State Geological Survey.



State: **Illinois**  
County: **Ogle**  
Location: **020-042N-001E**  
Township: **Scott**  
Acres: **52**  
Date: **10/29/2010**



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| Code                    | Soil Description                                   | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A    | Soybeans Bu/A | Wheat Bu/A  | Crop productivity index for optimum management |
|-------------------------|----------------------------------------------------|-------|------------------|-------------------------------------|--------------|---------------|-------------|------------------------------------------------|
| 490A                    | Odell silt loam, 0 to 2 percent slopes             | 18.1  | 34.6%            |                                     | 158          | 51            | 61          | 129                                            |
| **622B                  | Wyanet silt loam, 2 to 5 percent slopes            | 14.8  | 28.3%            |                                     | **144        | **47          | **58        | **119                                          |
| 125A                    | Selma loam, 0 to 2 percent slopes                  | 13.5  | 26.0%            |                                     | 157          | 51            | 62          | 129                                            |
| **87C                   | Dickinson sandy loam, 5 to 10 percent slopes       | 2.7   | 5.2%             |                                     | **124        | **41          | **49        | **101                                          |
| **60C2                  | La Rose silt loam, 5 to 10 percent slopes, eroded  | 2.2   | 4.3%             |                                     | **133        | **44          | **52        | **110                                          |
| **145B                  | Saybrook silt loam, 2 to 5 percent slopes          | 0.5   | 1.0%             |                                     | **160        | **50          | **61        | **131                                          |
| **145C2                 | Saybrook silt loam, 5 to 10 percent slopes, eroded | 0.2   | 0.5%             |                                     | **151        | **47          | **58        | **123                                          |
| <b>Weighted Average</b> |                                                    |       |                  |                                     | <b>150.8</b> | <b>49</b>     | <b>59.3</b> | <b>123.8</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: 12/21/2007 table S2rev B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://www.nres.uiuc.edu/soilproductivity>

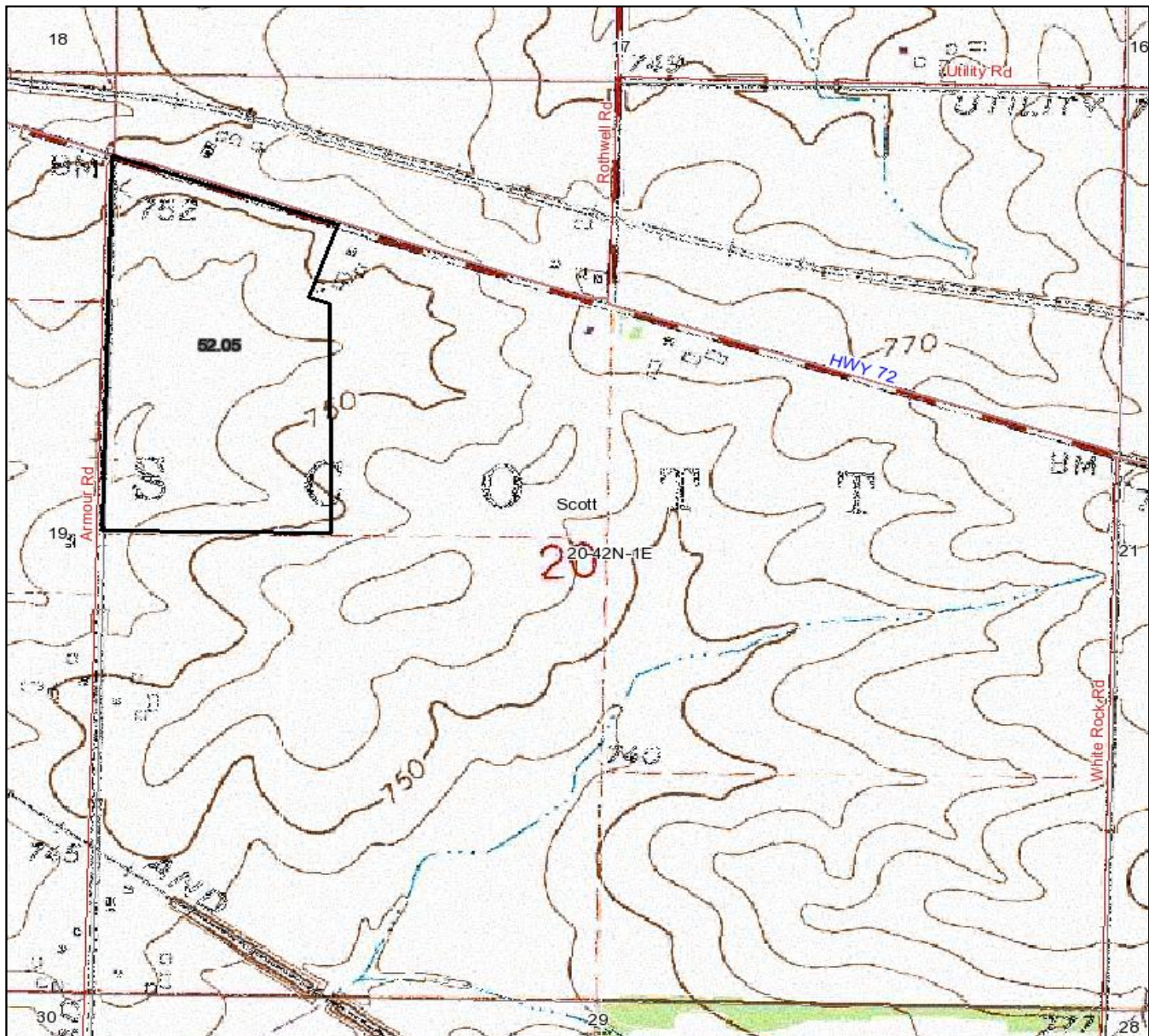
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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## Topography Map



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map center: 42° 5' 59.83, 89° 8' 39.09

scale: 10340



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