

Stillman Valley Farm

Located on Kishwaukee Rd in Stillman Valley

Take Route 72 to Kishwaukee Rd Then North to Parcel

Ogle County, Illinois

Real Estate Taxes for 2019 = \$1509.78

2021 Crop Year - Call for Details

74 Acres MOL Tillable Farmland

Surety P.I. 111.2

Great Investment Opportunity

Priced at \$701,224 / \$9,200 per acre

Predominant Soil Types:

Wyanet Silt Loam

Rockton Silt Loam

Jasper Loam



Eric Bird, Managing Broker

1688 Brandywine Lane

Dixon, IL 61021

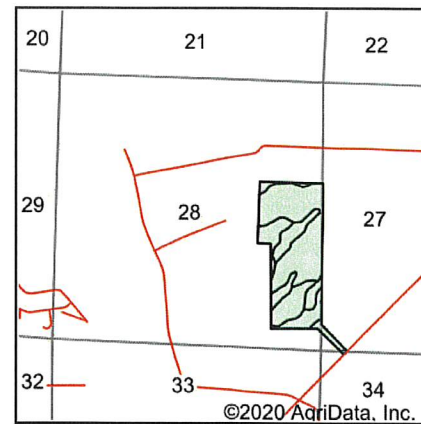
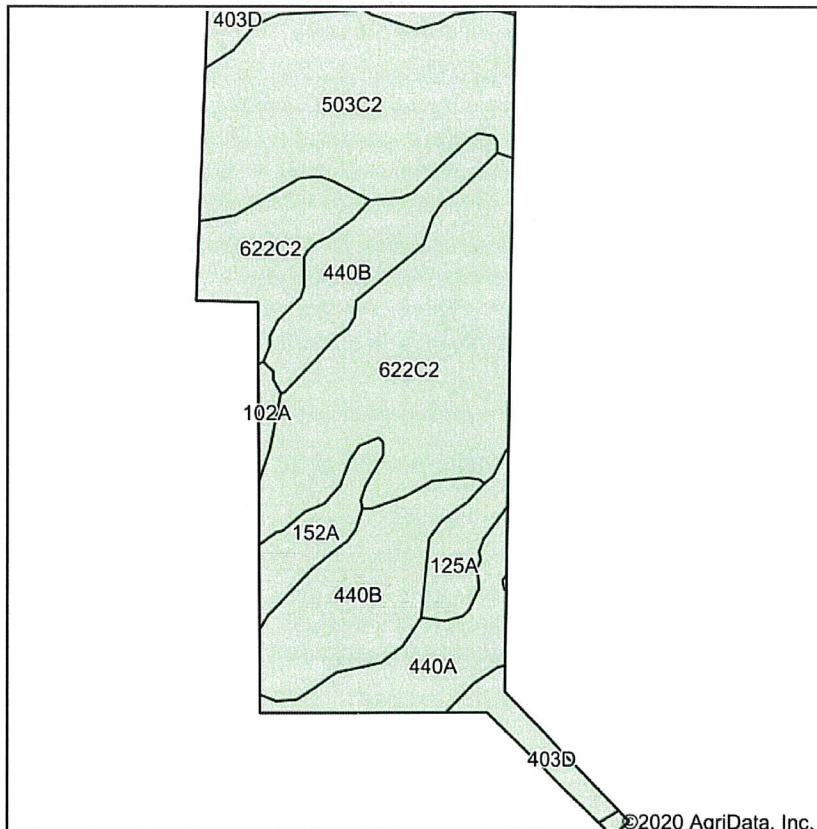
815-288-0998 Phone

815-284-0298 Fax

815-973-6768 Cell

ericbird2004@yahoo.com

Soils Map



State: **Illinois**
 County: **Ogle**
 Location: **28-25N-11E**
 Township: **Marion**
 Acres: **76.2**
 Date: **11/4/2020**

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL141, Soil Area Version: 18

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
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	25.77	33.8%		**150	**49	**60	**112
**503C2	Rockton silt loam, 5 to 10 percent slopes, eroded	19.37	25.4%		**125	**42	**55	**94
**440B	Jasper loam, 2 to 5 percent slopes	15.03	19.7%		**173	**56	**70	**129
440A	Jasper loam, 0 to 2 percent slopes	5.93	7.8%		175	57	71	130
**403D	Elizabeth loam, 10 to 18 percent slopes	3.74	4.9%		**72	**25	**30	**56
152A	Drummer silty clay loam, 0 to 2 percent slopes	2.94	3.9%		195	63	73	144
125A	Selma loam, 0 to 2 percent slopes	2.67	3.5%		176	57	70	129
102A	La Hogue loam, 0 to 2 percent slopes	0.60	0.8%		162	52	71	121
**939D	Rodman-Warsaw complex, 6 to 12 percent slopes	0.15	0.2%		**120	**42	**48	**94
Weighted Average					149	48.9	61	111.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Aerial Map

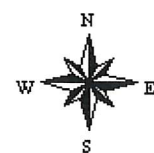


Map Center: 42° 8' 5.8, -89° 13' 16.64

0ft 652ft 1304ft

28-25N-11E
Ogle County
Illinois

Maps Provided By
surety
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11/4/2020