



# 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: \$24,000 Per Acre**

Phone: (630) 774-7470

Email: [Steve@roosterag.com](mailto:Steve@roosterag.com)

Web: [www.roosterag.com](http://www.roosterag.com)

1100 S County Line Road

P.O. Box 297

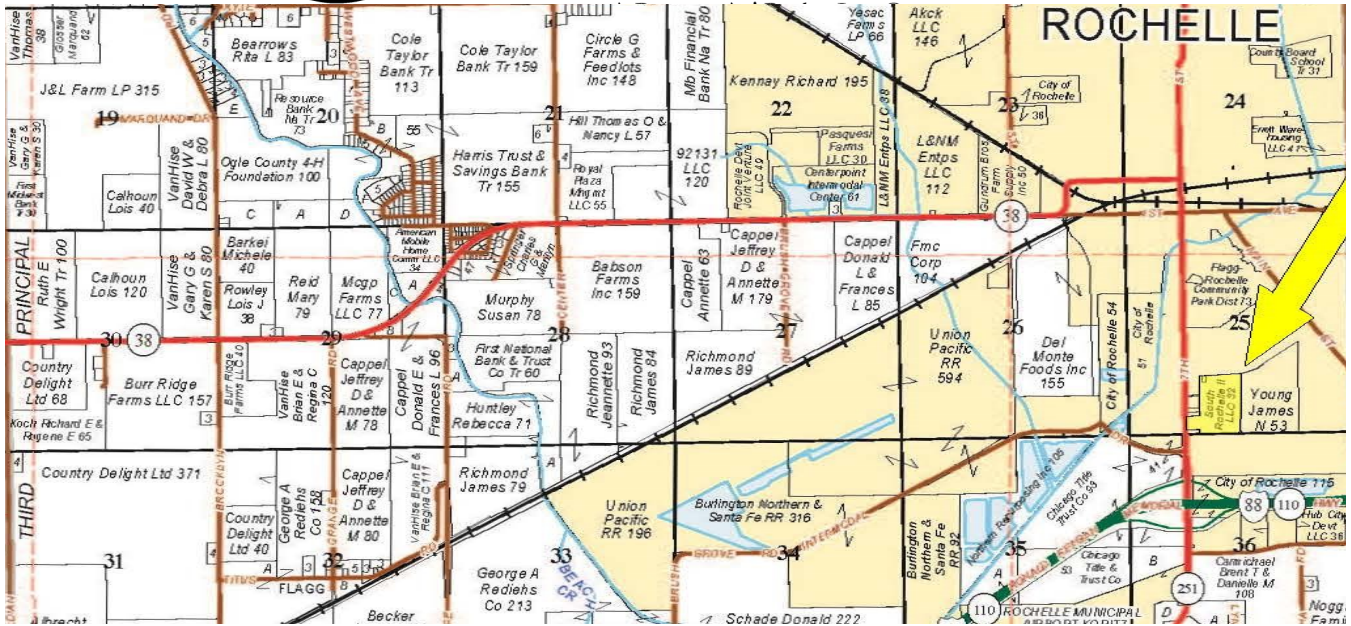
Maple Park, IL 60151

Steve Edwards

Broker

630-774-7470

# **Commercial** R E A L T Y



## 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>\$24,000 per acre</b> |

**The South Rochelle LLC Farm is located in section 25 of the Flag 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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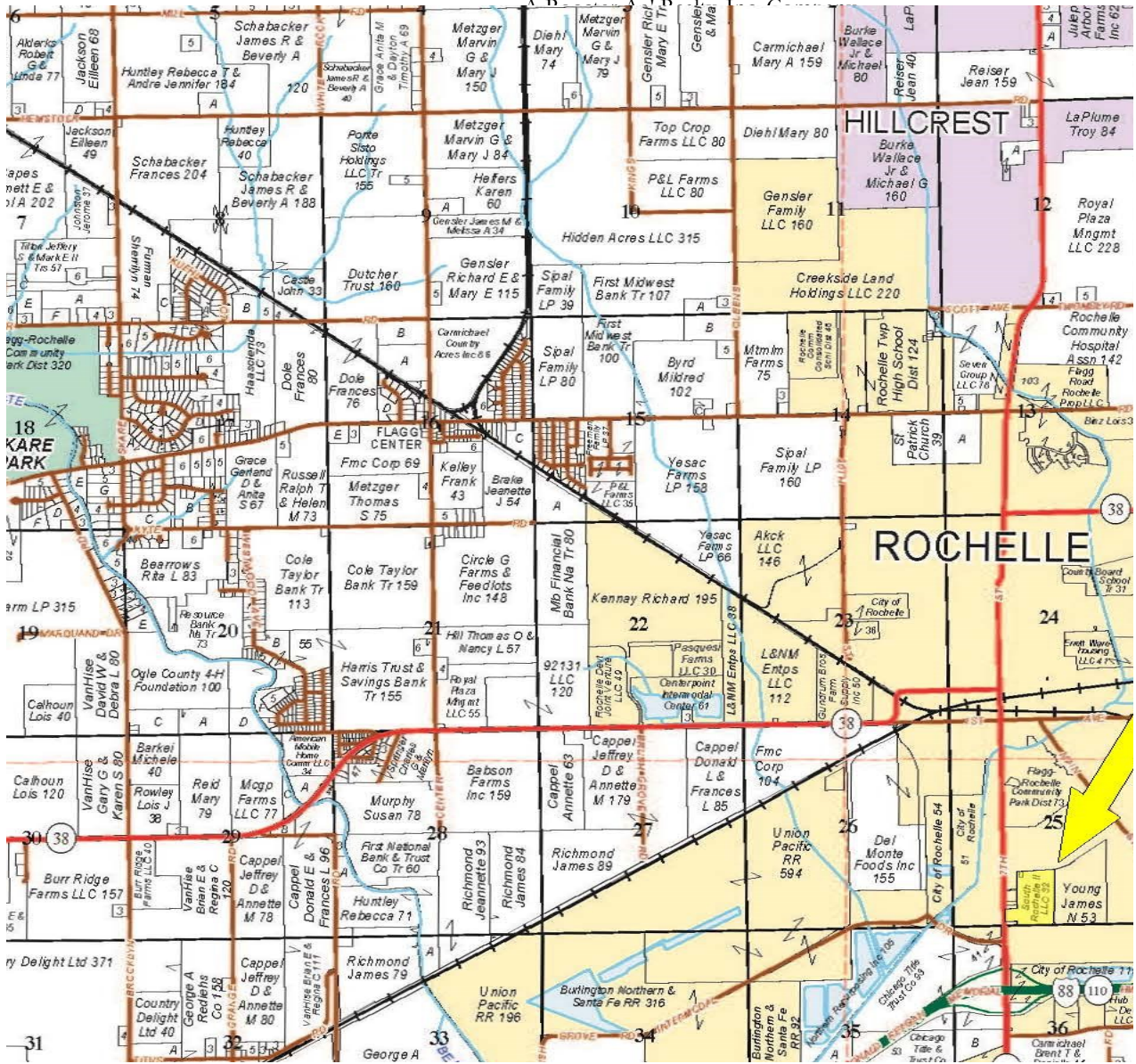
Broker

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## R E A L T Y



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



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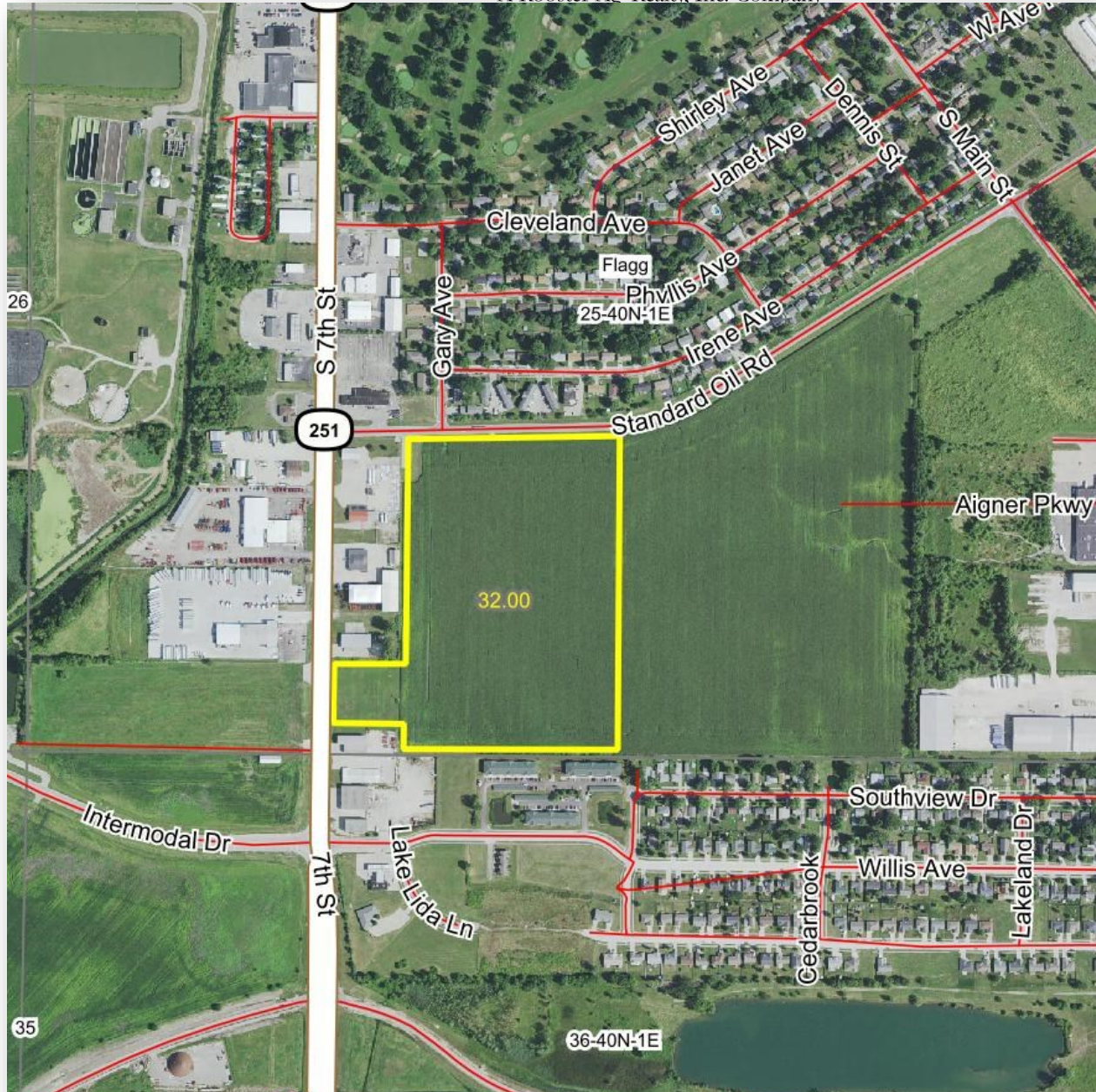
**REAL ESTATE**  
FARM  
MANAGEMENT  
FEDERAL CROP  
INSURANCE  
FARMLAND  
APPRAISALS

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# Commercial REALTY

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## Soils Map



Soils data provided by USDA and NRCS.



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



**Rooster Ag'**  
GOLD STANDARD  
APPRAISALS

Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING

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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                                            |
| Weighted Average |                                                |       |                  |                                     | 180.7     | 59            | 133.7                                          |

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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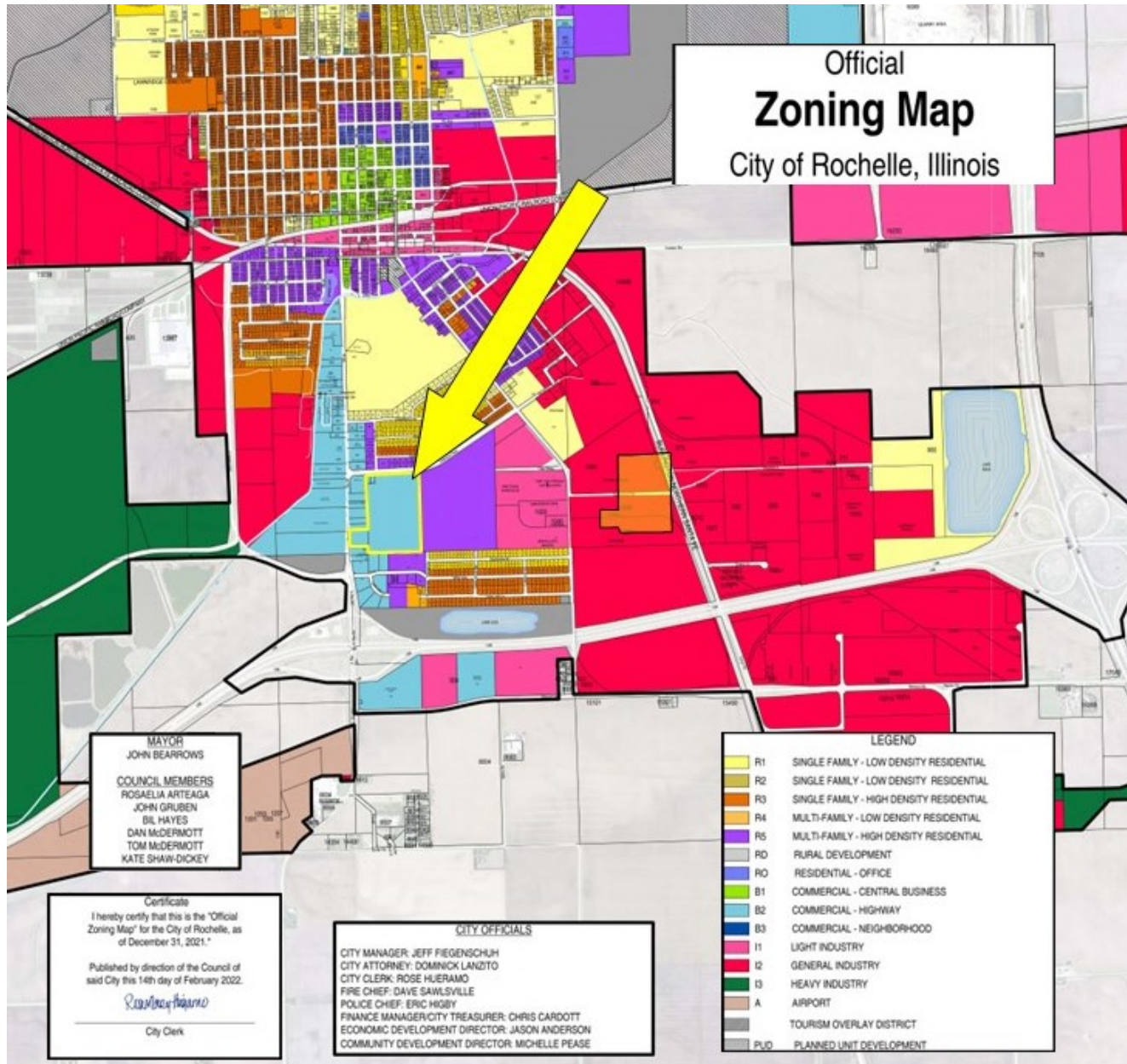
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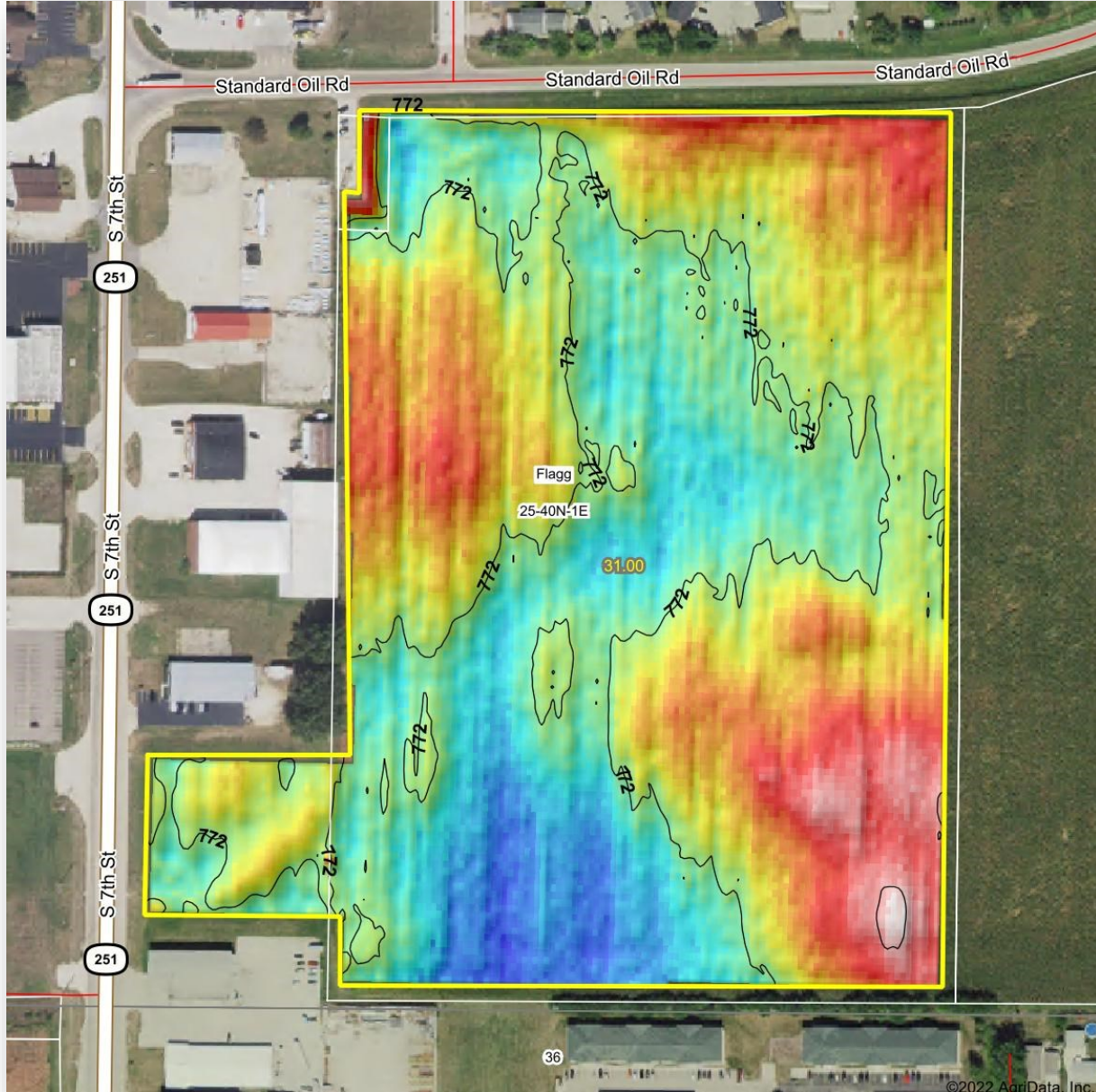
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