

LAND AUCTION



83 AC± | 1 TRACT | OGLE CO, IL

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/12/23 | **AUCTION TIME:** 11:00 AM

AUCTION LOCATION: PLUM CREEK CLUB
641 PALMYRA RD., DIXON, IL 61021

Productive all tillable farm with good access from on S. Ridge Rd as well as a lane off of Tee Rd. Open tenancy for 2024. Primary soils are Fayette silt loam, Birkbeck silt loam, Greenbush silt loam. Productivity Index is 122.6. Farm lies great and drains well. Great addition to a current operation or for a starter farm. Call for current cash rent payments.

- Productive Farm Ground
- Gradual Rolling Hills
- Good Frontage on S. Ridge Rd.
- Easy Field Access
- Open Tenancy for 2024
- Productivity Index of 122.6
- 83 Deeded Acres
- Contact the listing agent for additional information.



- **Deeded acres:** 83±
- **FSA Farmland Acres:**75.58±
- **Soil Types:** Fayette silt loam, Birkbeck silt loam, Greenbush silt loam
- **Soil PI/NCCPI/CSR2:**122.6 PI
- **CRP Acres/payment:**..... No CRP
- **Taxes:**\$2,857.94
- **Lease Status:** Open Tenancy for 2024 crop year
- **Possession:** Immediate possession subject to current tenants rights for 2023
- **Survey needed?:** Survey in process
- **Brief Legal:**NE¼ S35 & NW¼ S36 T23N R9E Ogle Co, IL
- **PIDs:**15-36-100-001 15-35-200-002
- **Lat/Lon:**41.9437 -89.4127
- **Zip Code:**..... 61061



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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