

STERLING LAND COMPANY

306 West 14th • Street Sterling, IL 61081

Monte Van Kooten
Managing Broker
815-718-2244

Dan Cribben
Broker
815-786-3311

Christian Groenewold
Broker
815-990-1398

Ian Legner
Broker
815-503-4271

HEITZ TRUST FARM

160 Acres m/l-Ogle County

Part of Sections 26 & 26-Penn Corner & Evergreen Roads



2 Barns and 2 Sheds are included on Evergreen Road

FARM SERVICE INFORMATION-

DCP Cropland-151.74 Acres

Corn Base-110.72 Acres PLC Yield-180

Soybeans Base-38.15 Acres PLC Yield-58

Overall Productivity Index-133.1

RE TAXES-2023 Due in 2024

<u>PARCEL #</u>	<u>ACRES</u>	<u>TAXES</u>
14-25-300-001	80.0	\$3,256.58
14-26-400-001	80.0	\$4,164.54

PRICE-\$14,500/Acre

POSSESSION-At closing subject to lease in place for the 2024 crop year.

(INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)

MONTE VAN KOOTEN, Managing Broker, represents the seller in this transaction.

www.sterlinglandcompany.com

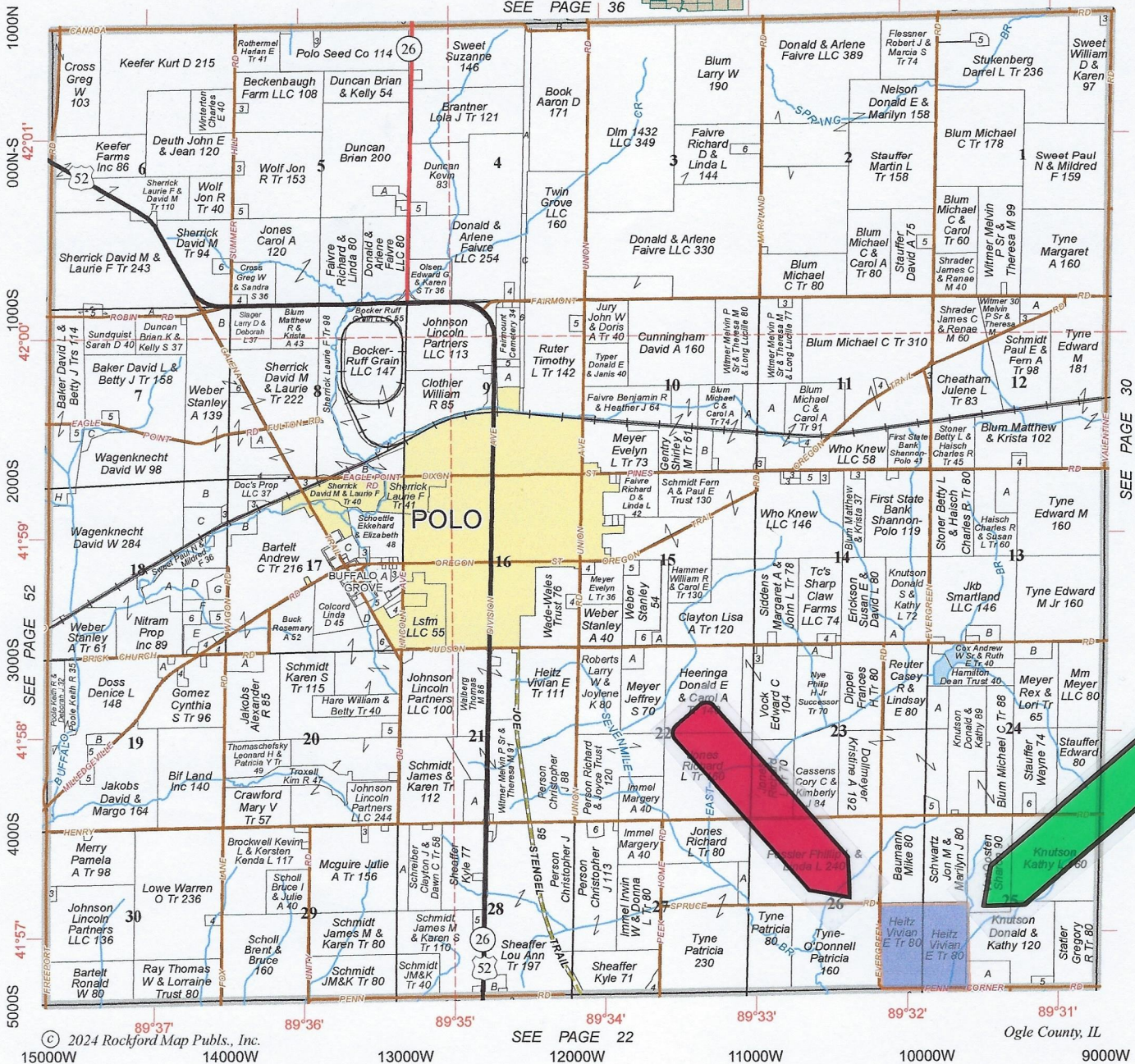
BUFFALO

Refer to page 62 for keyed parcels



T.23N.-R.8E.

SEE PAGE 36



SEE PAGE 30

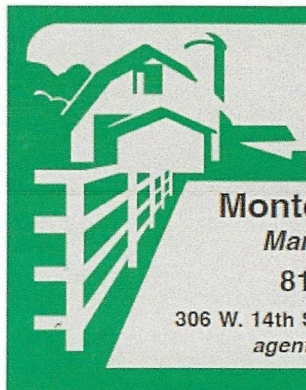
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15000W 14000W

SEE PAGE 22
13000W 12000W

11000W

10000W

Ogle County, IL
9000W



STERLING LAND COMPANY

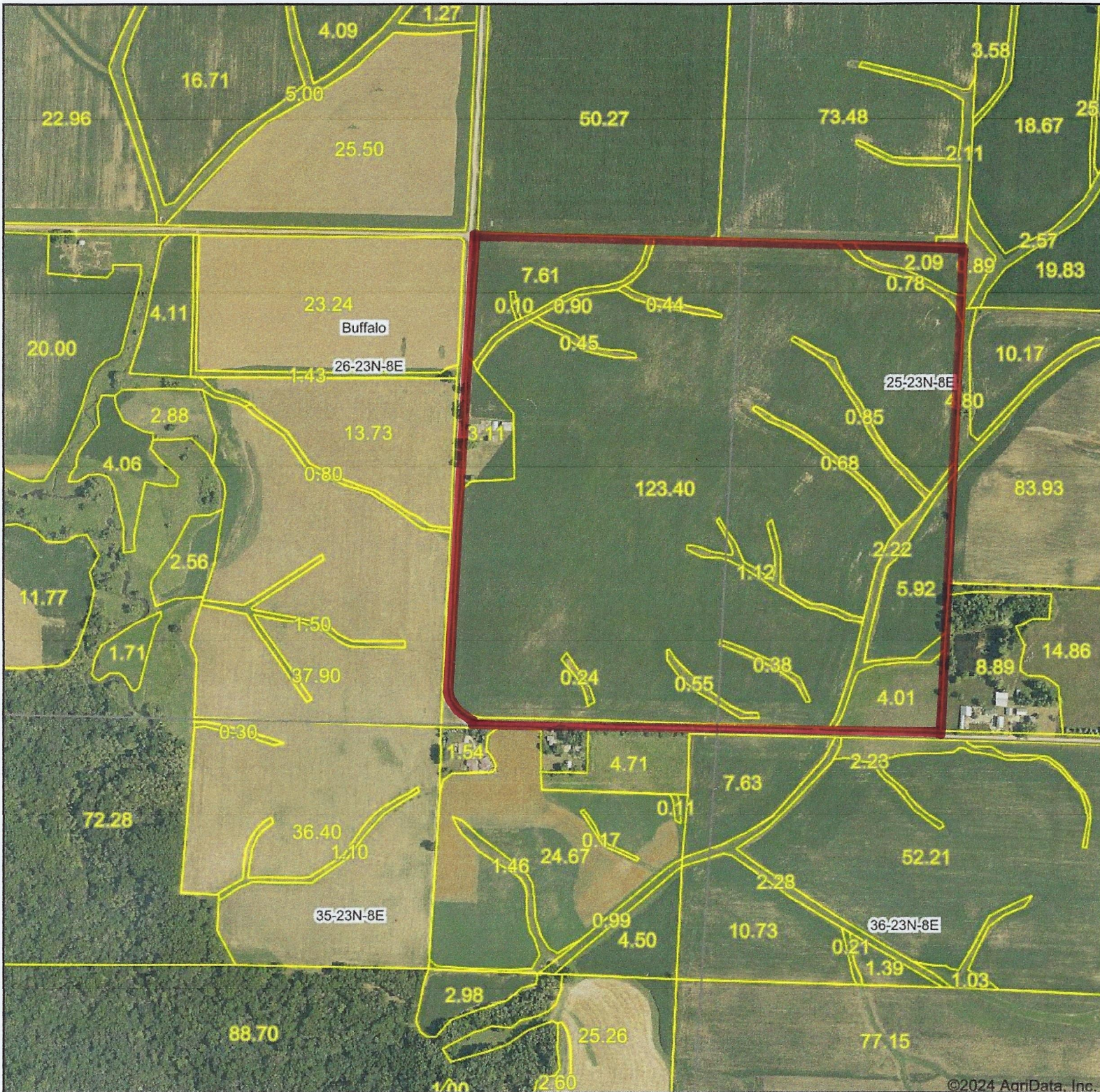
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Monte Van Kooten Managing Broker 815-718-2244 306 W. 14th Street • Sterling, IL 61081 agent5841@gmail.com	Dan Cribben Broker 815-786-3311 Ian Lagner Broker 815-503-4271	Jon Windstrup Broker 815-440-2679 Christian Groenewold Broker 815-990-1398
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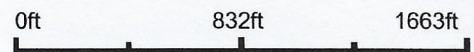
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Aerial Map



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Map Center: 41° 56' 52.45, -89° 32' 4.1



26-23N-8E
Ogle County
Illinois



Maps Provided By:



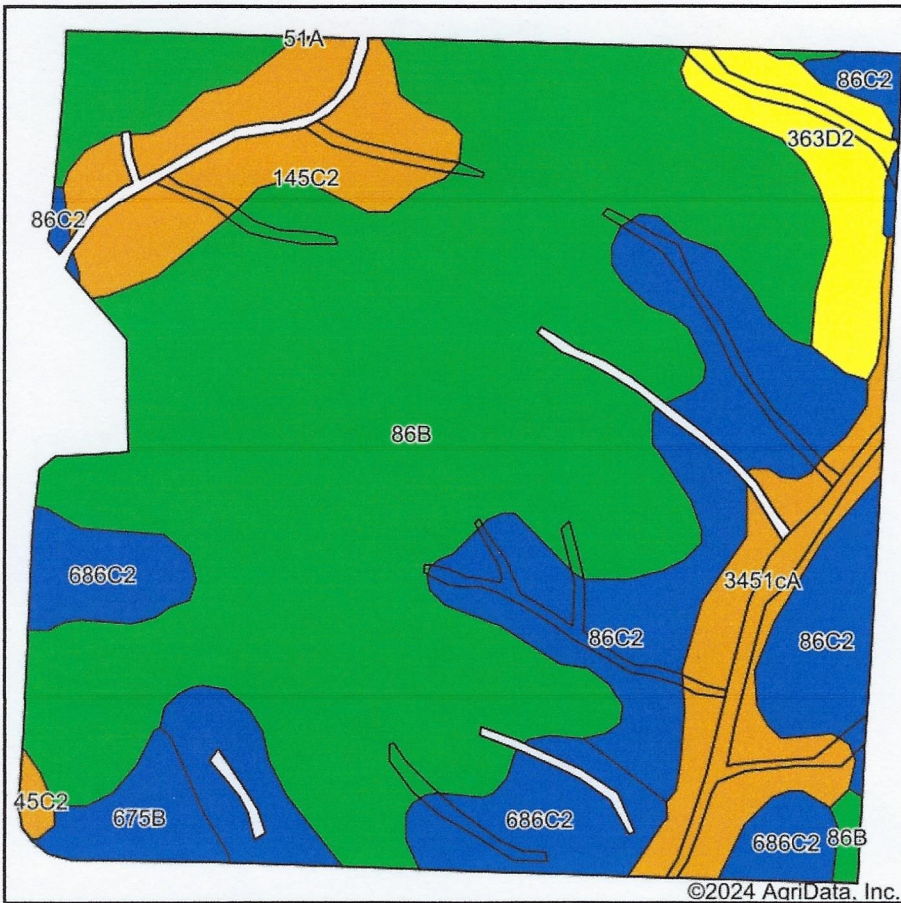
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6/3/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Illinois**
 County: **Ogle**
 Location: **26-23N-8E**
 Township: **Buffalo**
 Acres: **149.44**
 Date: **6/3/2024**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL141, Soil Area Version: 21									
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	*n NCCPI Soybeans
**86B	Osco silt loam, 2 to 5 percent slopes	83.93	56.1%		**187	**59	**74	**138	78
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	21.79	14.6%		**178	**56	**70	**131	65
**686C2	Parkway silt loam, 5 to 10 percent slopes, eroded	13.61	9.1%		**173	**55	**68	**128	69
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	11.18	7.5%		**166	**53	**64	**123	66
**3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	9.78	6.5%		**171	**55	**66	**126	81
**363D2	Griswold loam, 6 to 12 percent slopes, eroded	6.22	4.2%		**145	**48	**60	**109	59
**675B	Greenbush silt loam, 2 to 5 percent slopes	2.93	2.0%		**180	**57	**69	**131	75
Weighted Average					179.9	57	70.9	132.8	*n 73.7

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

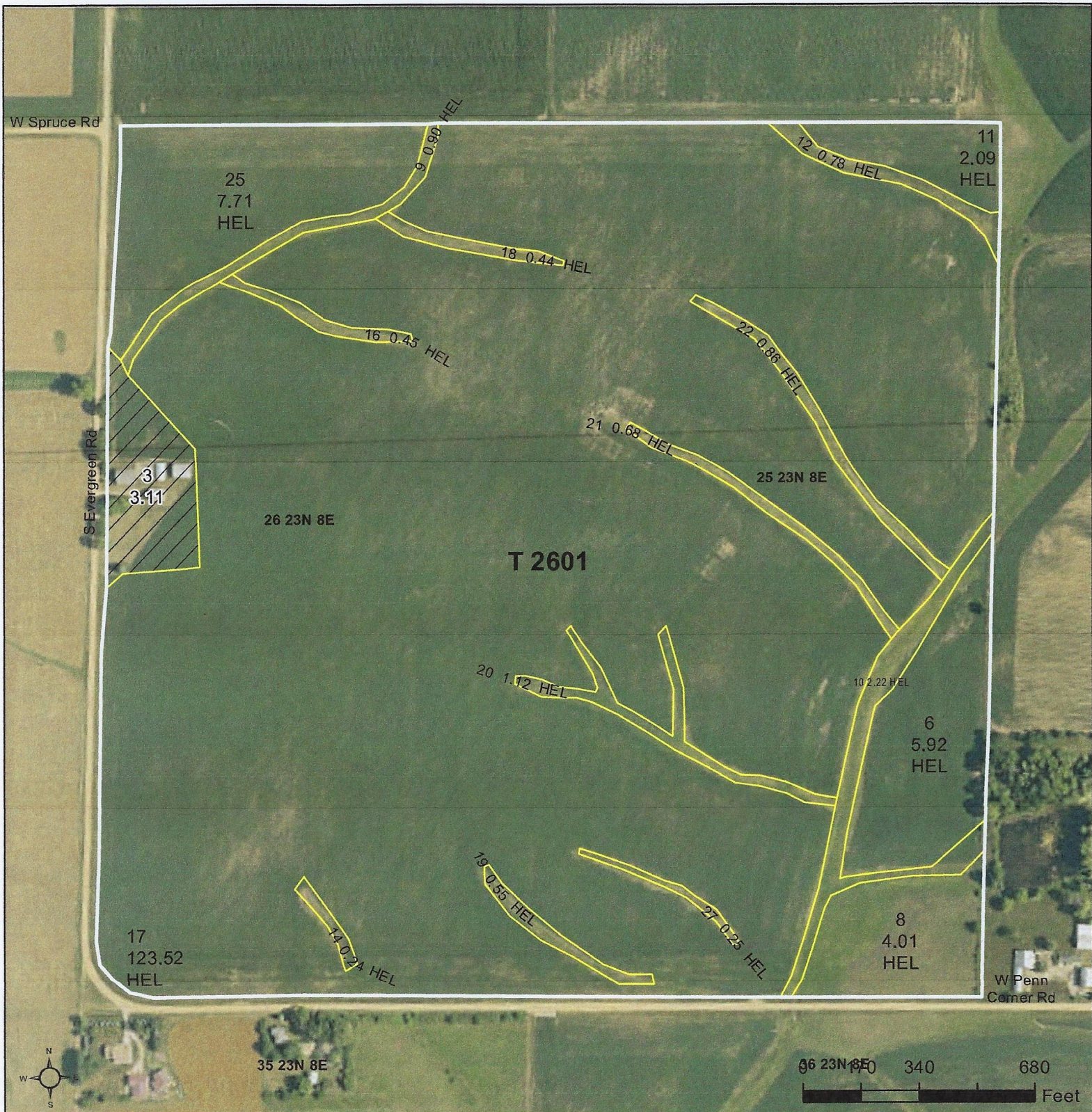
** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"



United States
Department of
Agriculture

Ogle County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

2024 Program Year

Map Created March 14, 2024

Farm 7648
Tract 2601

Tract Cropland Total: 151.74 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Topography Contours



Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 769.2

Max: 825.7

Range: 56.5

Average: 803.7

Standard Deviation: 11.98 ft

0ft 477ft 955ft



6/3/2024

26-23N-8E
Ogle County
Illinois

Boundary Center: 41° 56' 56.29, -89° 31' 53.82

Maps Provided By:



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