

LAND FOR SALE

38.96 ACRES M/L
OGLE COUNTY, ILLINOIS

LISTING #17846



DOUGLAS R. YEGGE

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O: 563-659-8185
Doug@PeoplesCompany.com

ALAN MCNEIL

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563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION: Part of the Southeast 1/4 of the Northwest 1/4, Section 25, Township 25 North, Range 10 East, Ogle County, Illinois.

38.96 Acres M/L, Ogle County, IL

COMMENTS & BUILDING INFORMATION:

Peoples Company is proud to present, 38.96 acres m/l of productive farmland, located just northwest of Byron, Illinois. The farmland comprises 38.88 NHEL FSA crop acres carrying a PI of 121.6. The primary Soil types include Martinsville, silt loam, Drummer silty clay loam, and Lawson silt loams. Several competing grain marketing options are located nearby. The property is on Mill Road in Section 25, Byron Township, Ogle County, Illinois (25-25N-10E).

LEASE/FSA INFORMATION:

TOTAL ACRES:	38.96 acres m/l
PRICE:	\$424,664
Price Per Acre:	\$10,900
Owner:	Paasch
Operator:	
County & State:	Ogle Co., IL
Location:	1 mile NW of Byron, IL
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	121.6 PI
Taxable Acres:	37.84
Net RE Taxes:	\$1,391.38
Taxes Payable In:	2024
Topography:	Level

F.S.A. INFORMATION:

Farmland:	38.88
Crop Acres:	38.88
CRP Acres:	
Wheat Base:	2.71
Wheat Yield:	48
Corn Base:	25.09
Corn Yield:	151
Soybean Base:	6.44
Soybean Yield:	47

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	38.96
Tillable Acres:	38.88
CRP Acres:	
Farmstead:	
Roads:	.08
Waterways:	
Timber:	
Pasture:	

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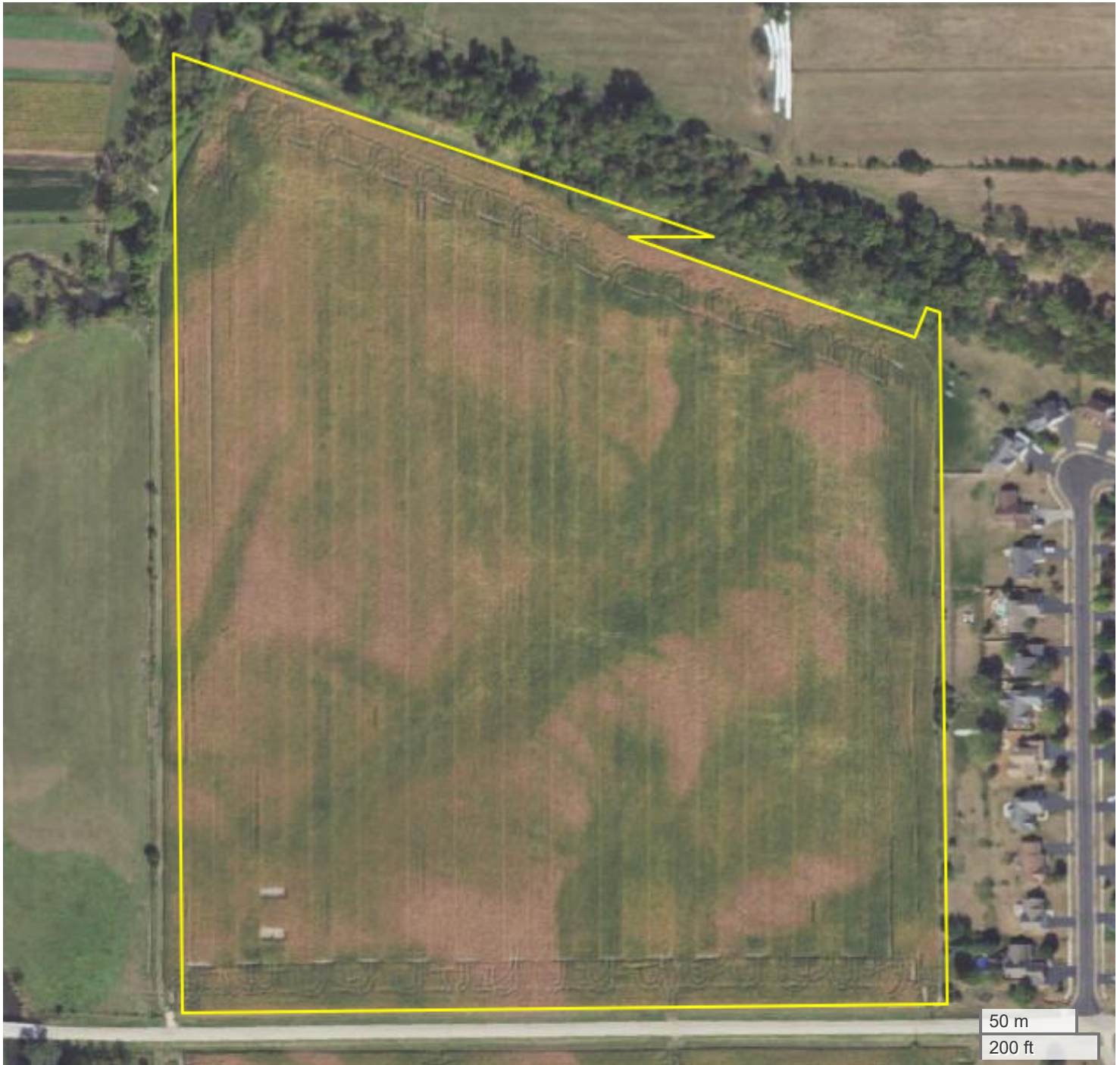
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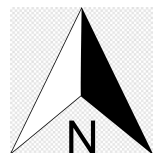
38.96

AERIAL MAP



Center: 42.140273, -89.290561

25-25N-10E
Byron Township
Ogle County, IL



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T-25-N

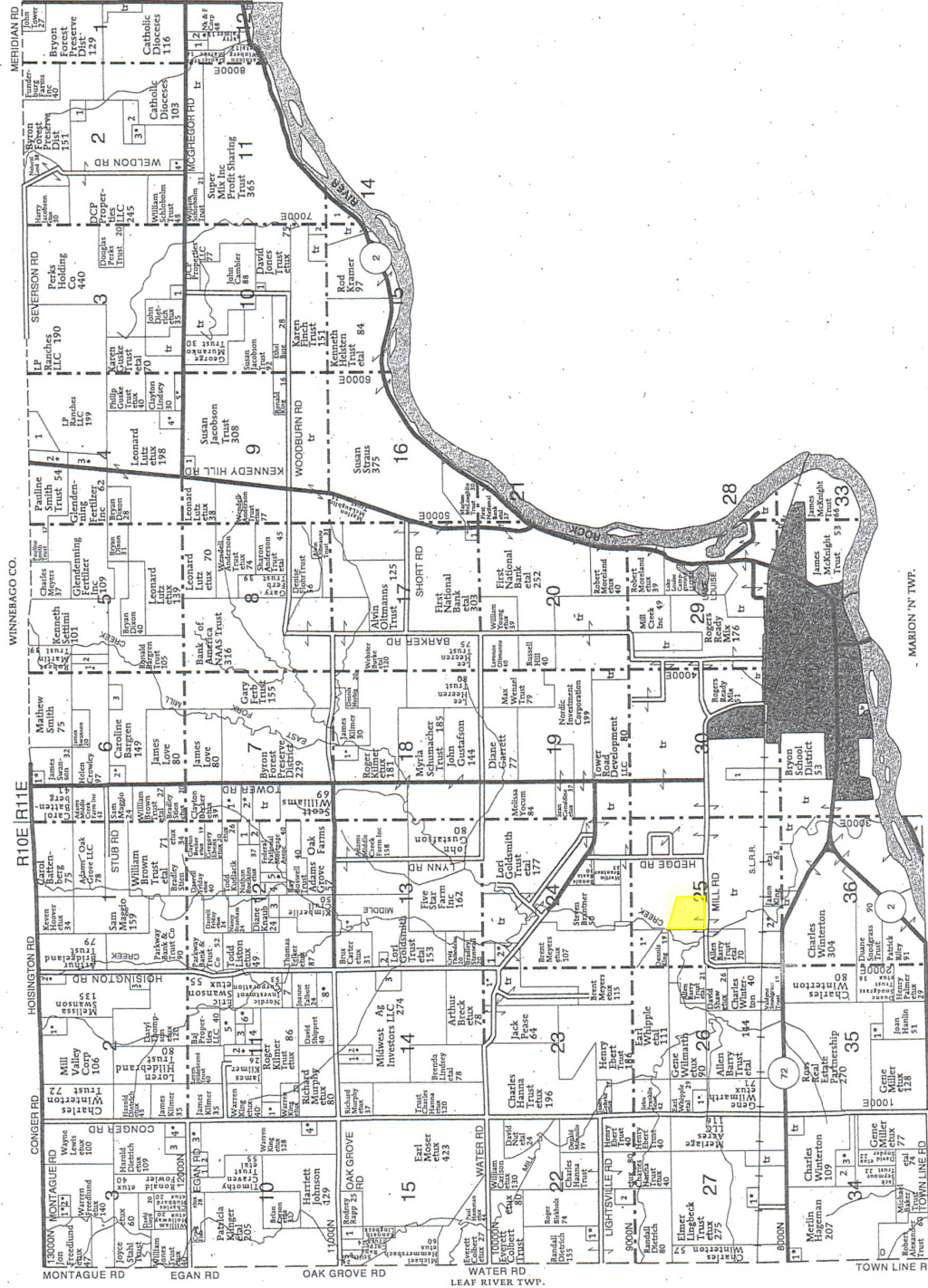
BYRON PLAT

(Landowners)



R-10-11-E

WINNEBAGO CO.



BYRON TOWNSHIP

- SECTION 2E
1. LP Ranches LLC-11
 2. Perks, Douglas 12
 3. Castiglioni Trust, Joseph 8
 4. Young, Ronald 7

SECTION 2W

1. Mexico, Robert 5
2. Colbert, Everett 5
3. Dicken, William 10

SECTION 3E

1. Mac, Harry 5

SECTION 3W

1. Lewis, Wayne 7
2. Freedlund, Dennis 6
3. Gobin, Melvin 9
4. Kimer Trust, Roger 11

SECTION 4

1. Federal National Mortgage Assoc 27
2. Carter, Michael 5
3. Neubert, Daniel 6
4. Havens, Michael 10
5. McWherter, Harry 10

SECTION 5

1. BridgeLand, Alan 10
2. BridgeLand, Mildred 10

SECTION 6

1. Swanson, Eric 10
2. Jackson, James 14
3. Bargen Trust, Ronald 8

SECTION 7

1. McLeaster, Todd 16
2. Bookins, Nathan 10

SECTION 9

1. Searle Farms LP 10

SECTION 10E

1. Timber Trust 5
2. Super Mix Inc Profit Sharing Trust 10

SECTION 10W

1. Lingquist, Kory 5
2. Loyd, Robert 10
3. Kilmer, Jeffrey 13
4. Daub, Gary 5

SECTION 11W

1. Hartman, Ted 13
2. Moore, Gerald 6
3. Conerton, Mary 5
4. Ramage, Karen 5
5. Bonvallet, Justin 15
6. McCallen, Daniel 5
7. Swanson, Andrea 10
8. Kasch, Timothy 17

SECTION 12E

1. Brauer Trust, Earve 5
2. Kinking Trust, Nordahl 7

SECTION 12W

1. JNASH Holding LLC 8
2. Williams, Scott 12
3. Feller, Thomas 10
4. Karakiviz, Frank 12
5. Boswell Family Trust 14

SECTION 13

1. Barrett, Donald 8
2. Auker, Bradley 10

SECTION 14E

1. Super Mix Inc Profit Sharing Trust 9

SECTION 35

1. Dimond, Craig 10

SECTION 30

1. Raytek Development Corporation 27

SECTION 34

1. Miller, Bradley 8
2. Seymour, Wayne 11
3. Welker, Richard 13

SECTION 26

1. Whipple, Dann 11

SECTION 27

1. Hemmersbach, Michael 5

SECTION 25

1. Meyers, Brent 14

SECTION 23

1. Breck, Arthur 12

SECTION 18

1. Buck Adale Trust 11
2. Owens, Richard 23

SECTION 17

1. Straus, Susan 6

SECTION 14W

1. Callendo, Jerry 10
2. Robinson, Mark 10
3. J Pease Construction Co Inc 22

SECTION 15W

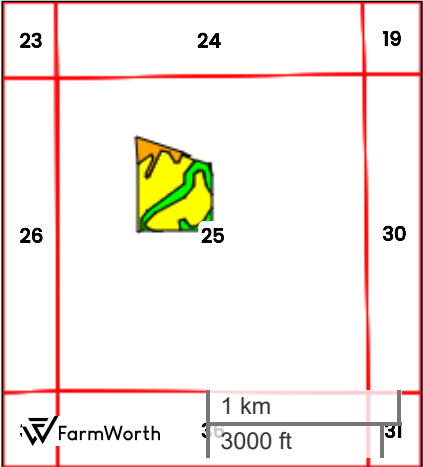
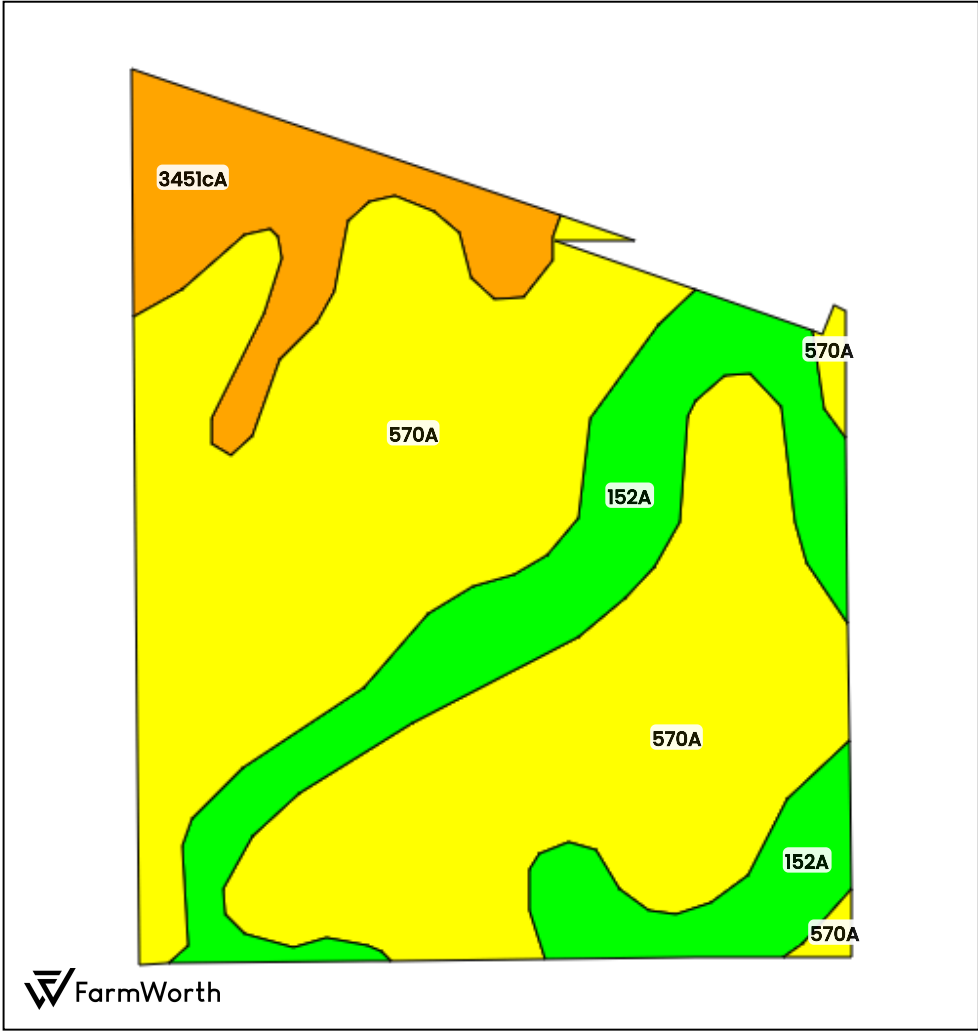
1. Stulman Bank Trust 5

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38.96

TOTAL SOILS



County: **Ogle County, IL**
Location: **25-25N-10E**
Township: **Byron**
Acres: **38.97**
Date: **09/19/2024**



Field borders obtained from Farm Service Agency
as of 2008

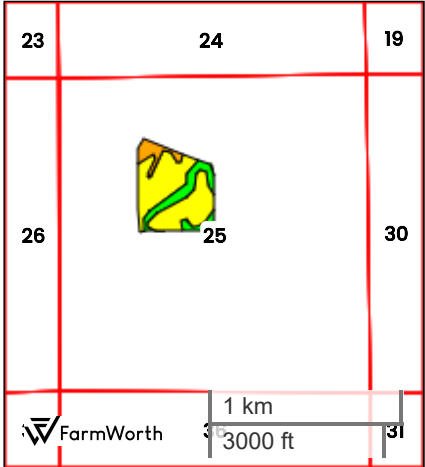
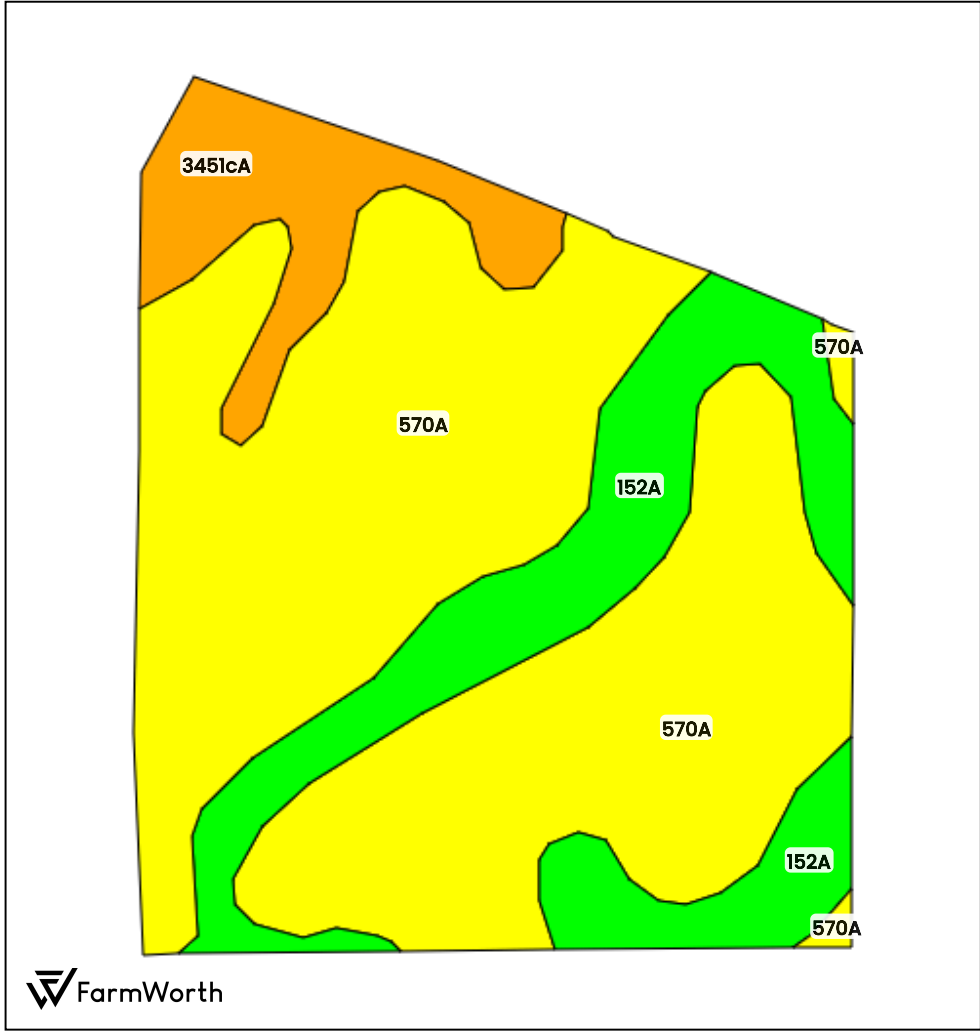
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Code	Description	Acres	% of field	IL PI	Overall NCCPI	Soil Class (Non-Irr)
570A	Martinsville silt loam, 0 to 2 percent slopes	26.59	68.23 %	114	91	1
152A	Drummer silty clay loam, 0 to 2 percent slopes	8.25	21.17 %	144	82	2
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	4.11	10.55 %	126	86	3
Average:				121.6	88.6	

IL Productivity Index calculations are based on Bulletin 811 and obtained from the [NRCS Field Office Technical Guide](#)
Soils data provided by USDA and NRCS.



UNDEFINED FARM
TILLABLE SOILS



County: **Ogle County, IL**
Location: **25-25N-10E**
Township: **undefined**
Acres: **38.88**
Date: **09/19/2024**



Field borders obtained from Farm Service Agency
as of 2008

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Code	Description	Acres	% of field	IL PI	Overall NCCPI	Soil Class (Non-Irr)
570A	Martinsville silt loam, 0 to 2 percent slopes	26.86	69.08 %	114	91	1
152A	Drummer silty clay loam, 0 to 2 percent slopes	8.15	20.96 %	144	82	2
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	3.87	9.95 %	126	86	3
Average:				121.5	88.6	

IL Productivity Index calculations are based on Bulletin 811 and obtained from the [NRCS Field Office Technical Guide](#)
Soils data provided by USDA and NRCS.



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 10947
Tract 10125

Tract Cropland Total: 38.88 acres

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Operator Name

:

KYLE M HEMMERSBACH

CRP Contract Number(s)

:

None

Recon ID

:

17-141-2024-57

Transferred From

:

None

ARCPLC G//F Eligibility

:

Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
38.88	38.88	38.88	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	38.88		0.00		0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	2.71	0.00	48	
Corn	25.09	0.00	151	
Soybeans	6.44	0.00	47	0
TOTAL	34.24	0.00		

NOTES

Tract Number

:

10125

Description

:

FSA Physical Location

:

ILLINOIS/OGLE

ANSI Physical Location

:

ILLINOIS/OGLE

BIA Unit Range Number

:

HEL Status

:

NHEL: No agricultural commodity planted on undetermined fields

Wetland Status

:

Tract contains a wetland or farmed wetland

WL Violations

:

None

Owners

:

JAMES D PAASCH, CHERYL ANN PAASCH

Other Producers

:

None

Recon ID

:

17-141-2024-56

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
38.88	38.88	38.88	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 10125 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	38.88	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	2.71	0.00	48
Corn	25.09	0.00	151
Soybeans	6.44	0.00	47
TOTAL	34.24	0.00	

NOTES

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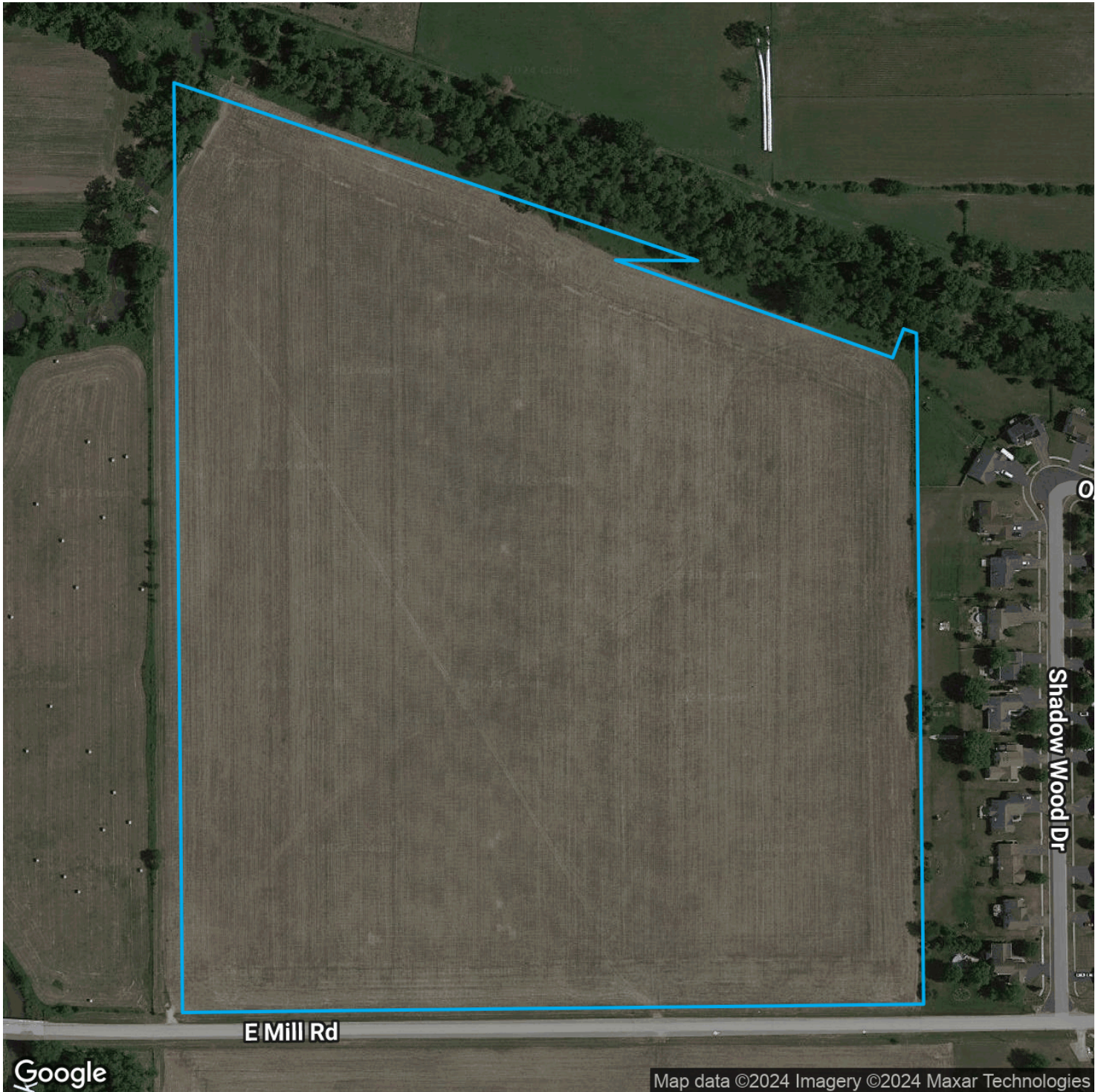
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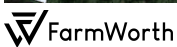
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PROXIMITY MAP



Google

Map data ©2024 Imagery ©2024 Maxar Technologies

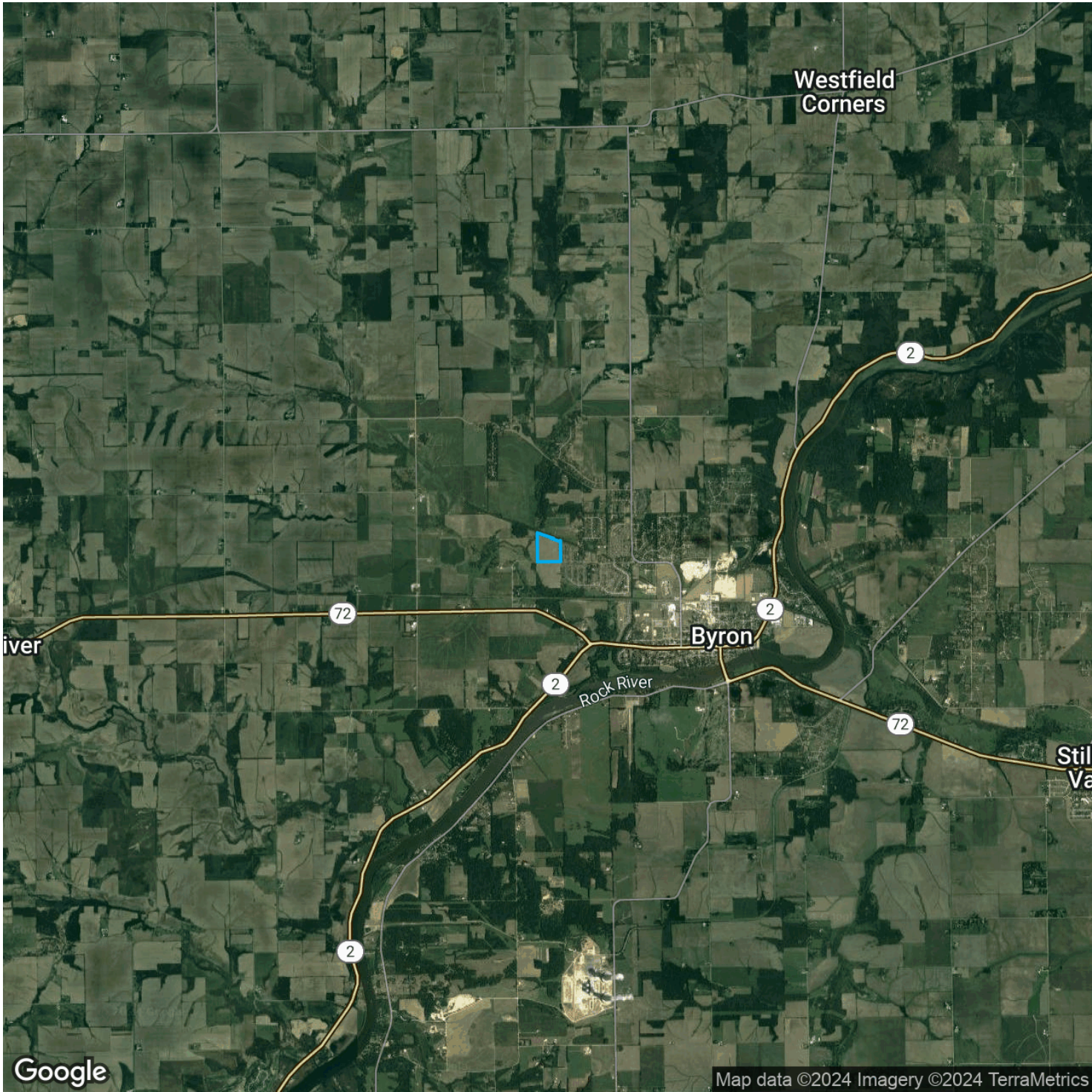


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38.96

REGIONAL MAP



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