

Husking Peg Farm



Ray L. Brownfield, ALC AFM
Accredited Land Consultant
Accredited Farm Manager
Designated Managing Broker

Land Pro LLC

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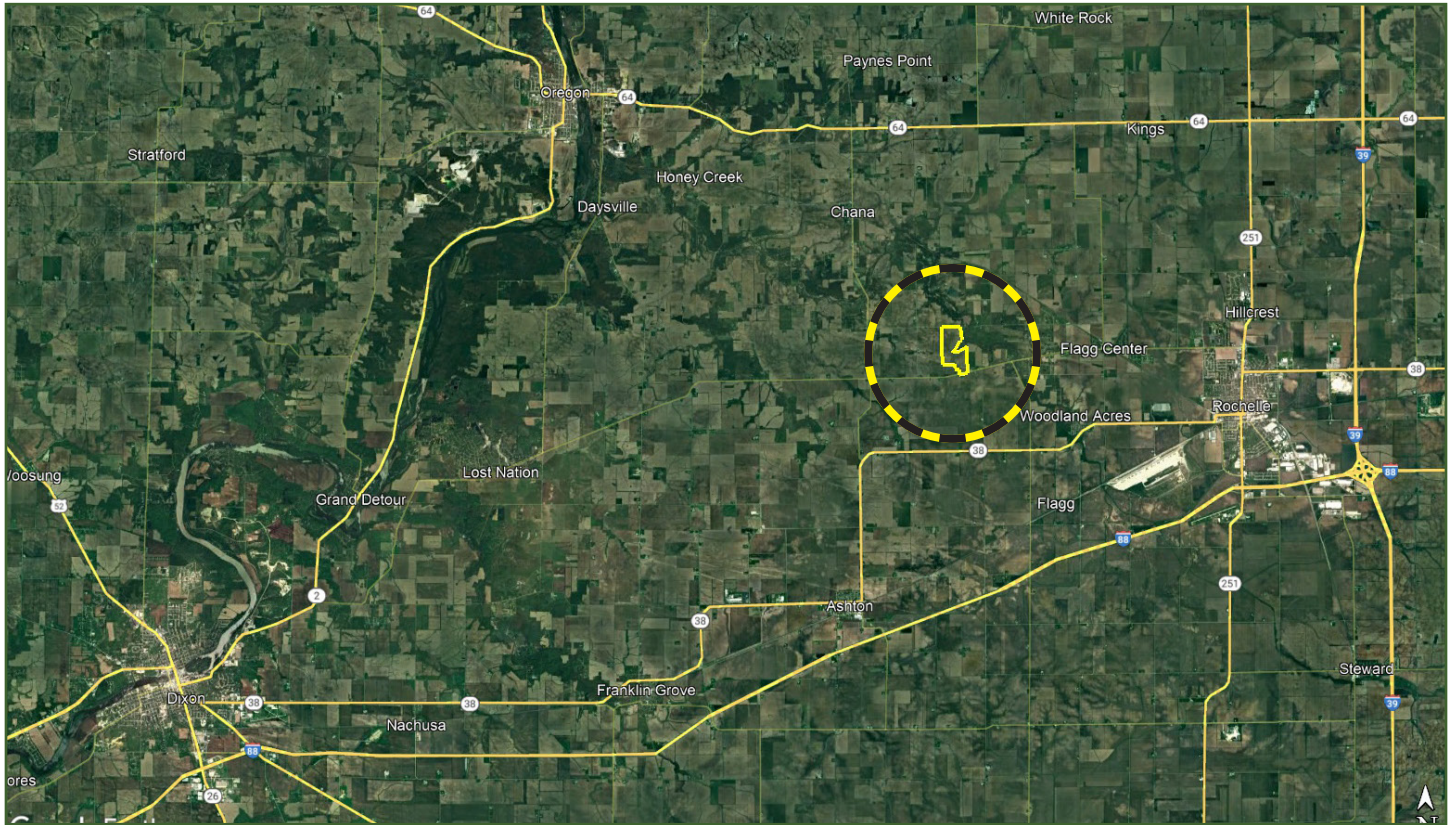
January 8, 2025

Professional Land Specialists



Husking Peg Farm

224.41± tax acres (219.35± FSA tillable acres) | Section 36 | Pine Rock Township | T.23N.-R.11E. | Ogle County, IL



Ray L. Brownfield, ALC AFM | Designated Managing Broker, Owner

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Boundaries and acreages are approximate.

Nearly all tillable low Class B soil farm.
Rolling topography, with frontage on Flagg Road.

acreage	-	224.41± tax acres (219.35± FSA tillable acres)
description	-	part of the W½ of Section 36, Pine Rock Township, T.23N.-R.11E., Ogle County, Illinois
soils	-	Productivity Index - 116.9 (Griswold, LaHogue, Selma, Dickinson, Sparta, Elburn, Assumption, Jasper, Odell, Rodman-Warsaw, Wyanet, Comfrey)
price	-	\$2,692,920 (\$12,000/acre)
taxes (2023)	-	\$7,265.36 (\$32.37/acre)
PIN	-	17.36.100.001, 17.36.100.008, 17.36.300.010
buildings	-	none
lease	-	open for 2025
soil test	-	Available upon request.
frontage	-	Husking Peg Road, Bend Road, Flagg Road

Husking Peg Farm Yield History

	Corn	Soybeans
2024	239	-
2023	-	59
2022	233	-
2021	-	57
2020	186	-

Advanced Crop Care Spring 2020

av pH - 6.5
 av P - 69
 av K - 325

FSA Information Farm 9984 | Tract 8031 ARC-Individual

Commodity	Base Acres	County Yield
Corn	219.30	138

The Husking Peg Farm is 2.8 miles southwest of Flagg Center, 6.8 miles northwest of Rochelle, 27.9 miles southwest of Rockford, 85.5 miles northeast of Moline, 87.1 miles west of Chicago, 110.0 miles northwest of Bloomington, 178.0 miles northeast of Springfield.

GPS 41.933742, -89.175597

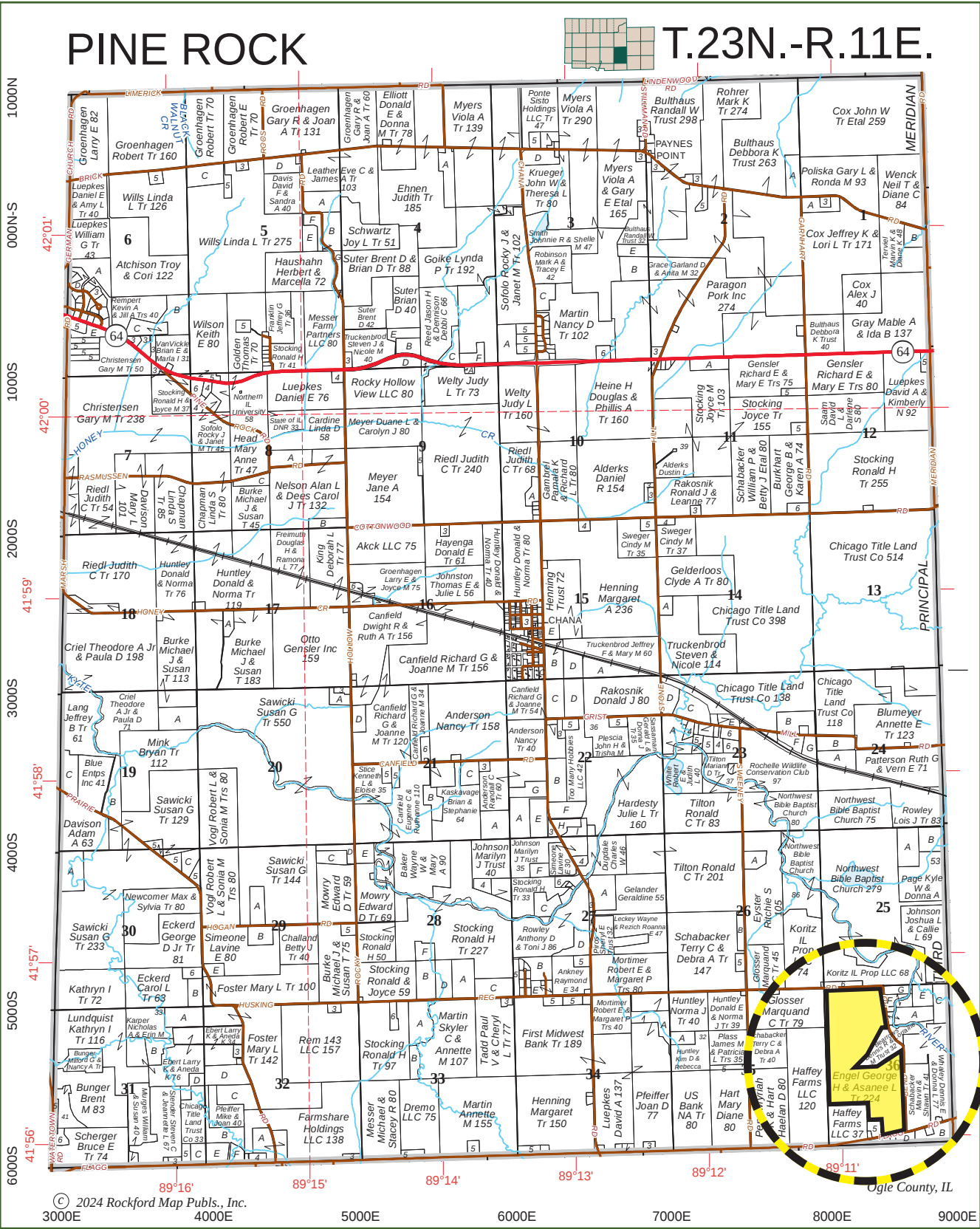


From the N 7th Street and 5th Avenue intersection in Rochelle, Illinois, travel north on N 7th Street for 1.2 miles, then west on Flagg Road for 5.6 miles.

The property is located at the northwest corner of Flagg Road and Bend Road.

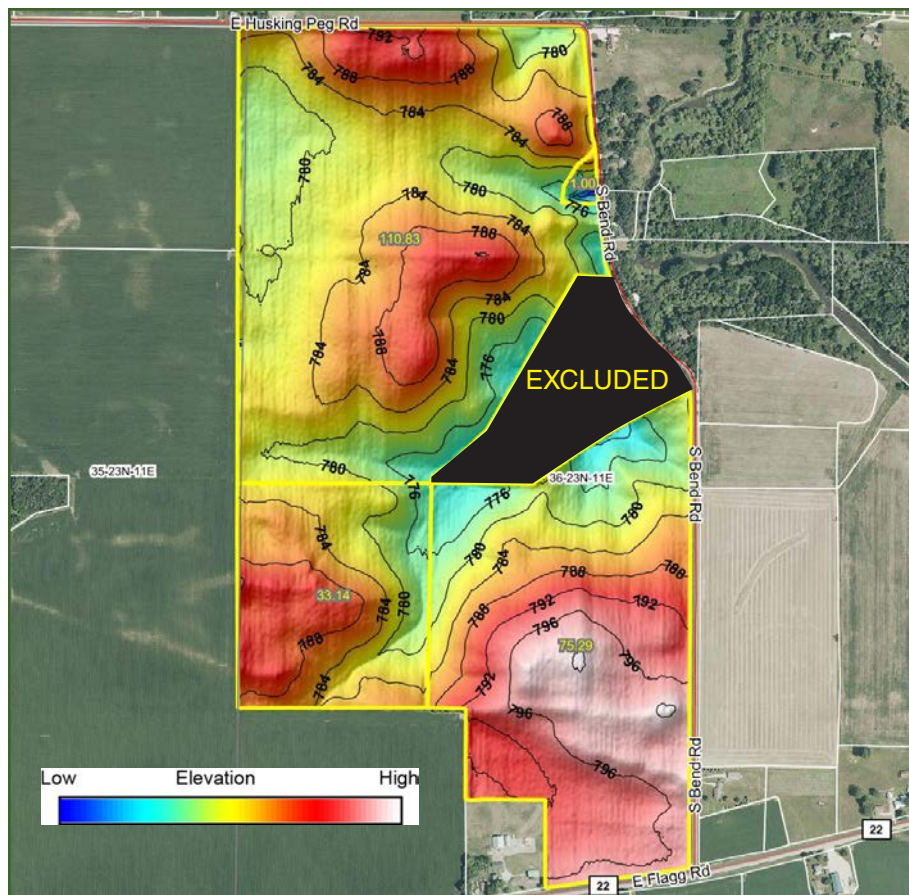
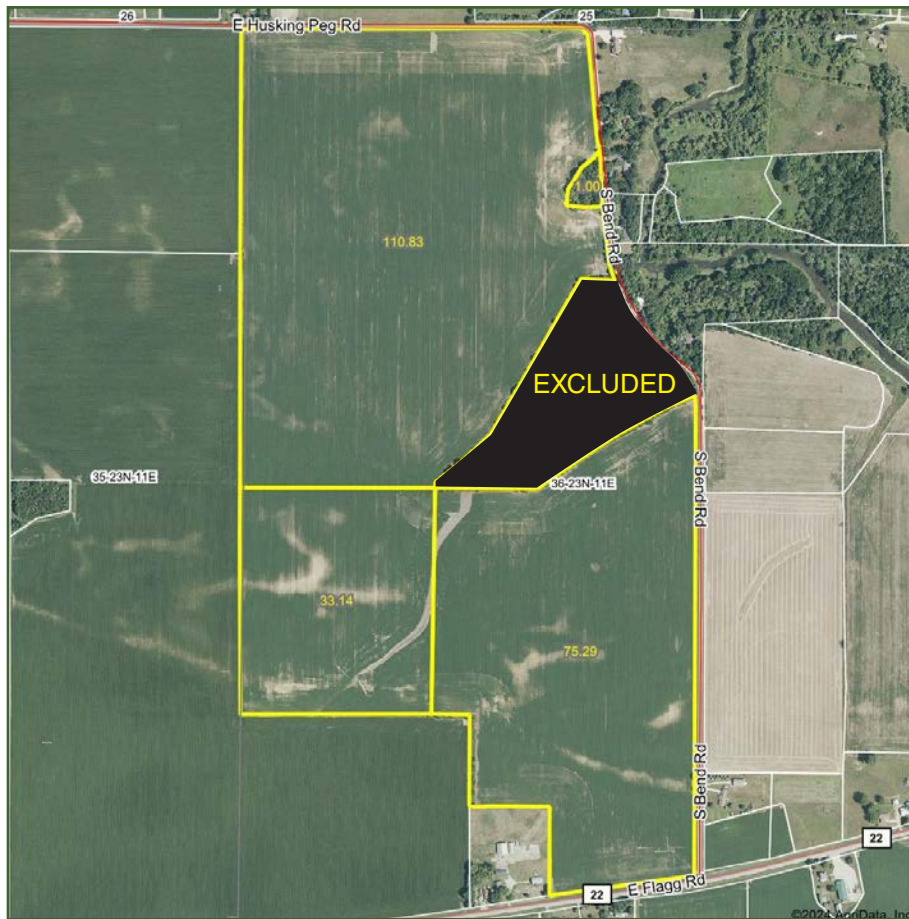


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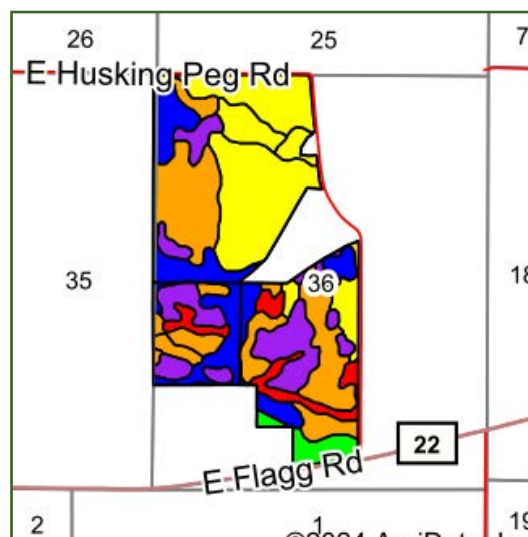
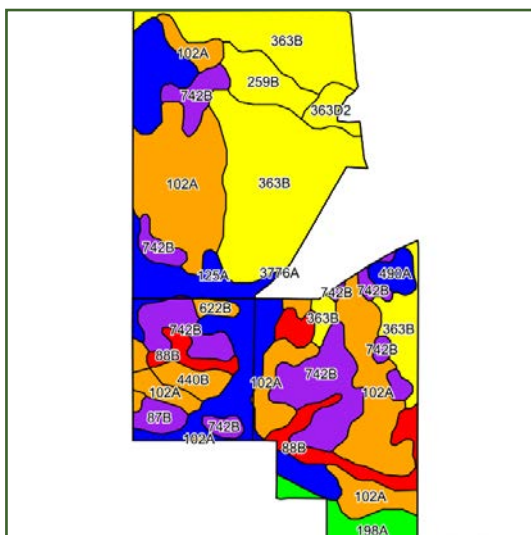


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Area Symbol: IL141, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <i>a</i>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Grass-legume e e hay, T/A	Crop productivity index for optimum management
**363B	Griswold loam, 2 to 4 percent slopes	60.79	27.7%		FAV	**154	**51	**63	**4.80	**116
**102A	La Hogue loam, 0 to 2 percent slopes	53.20	24.3%		FAV	**162	**52	**71	**5.30	**121
**125A	Selma loam, 0 to 2 percent slopes	33.26	15.2%		FAV	**176	**57	**70	**6.40	**129
**742B	Dickinson sandy loam, loamy substratum, 1 to 5 percent slopes	29.98	13.7%		FAV	**141	**46	**54	**3.40	**102
**88B	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes	10.30	4.7%		FAV	**116	**40	**49	**3.90	**89
198A	Elburn silt loam, 0 to 2 percent slopes	7.60	3.5%		FAV	197	61	74	5.80	143
**259B	Assumption silt loam, 2 to 5 percent slopes	7.01	3.2%		FAV	**160	**51	**64	**4.70	**117
**440B	Jasper loam, 2 to 5 percent slopes	4.71	2.1%		FAV	**170	**55	**69	**5.60	**126
**363D2	Griswold loam, 6 to 12 percent slopes, eroded	3.09	1.4%		FAV	**145	**48	**60	**4.50	**109
490A	Odell silt loam, 0 to 2 percent slopes	2.85	1.3%		FAV	176	56	68	5.10	129
**87B	Dickinson sandy loam, 2 to 5 percent slopes	2.81	1.3%		FAV	**141	**46	**54	**3.40	**102
**939D	Rodman-Warsaw complex, 6 to 12 percent slopes	2.22	1.0%		UNF	**126	**43	**49	**2.50	**95
**622B	Wyanet silt loam, 2 to 5 percent slopes	1.37	0.6%		FAV	**159	**52	**64	**5.20	**119
**3776A	Comfrey loam, 0 to 2 percent slopes, frequently flooded	0.07	0.0%		FAV	**169	**56	**64	**5.00	**127
Weighted Average						157.5	51.3	64.4	4.9	116.9

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

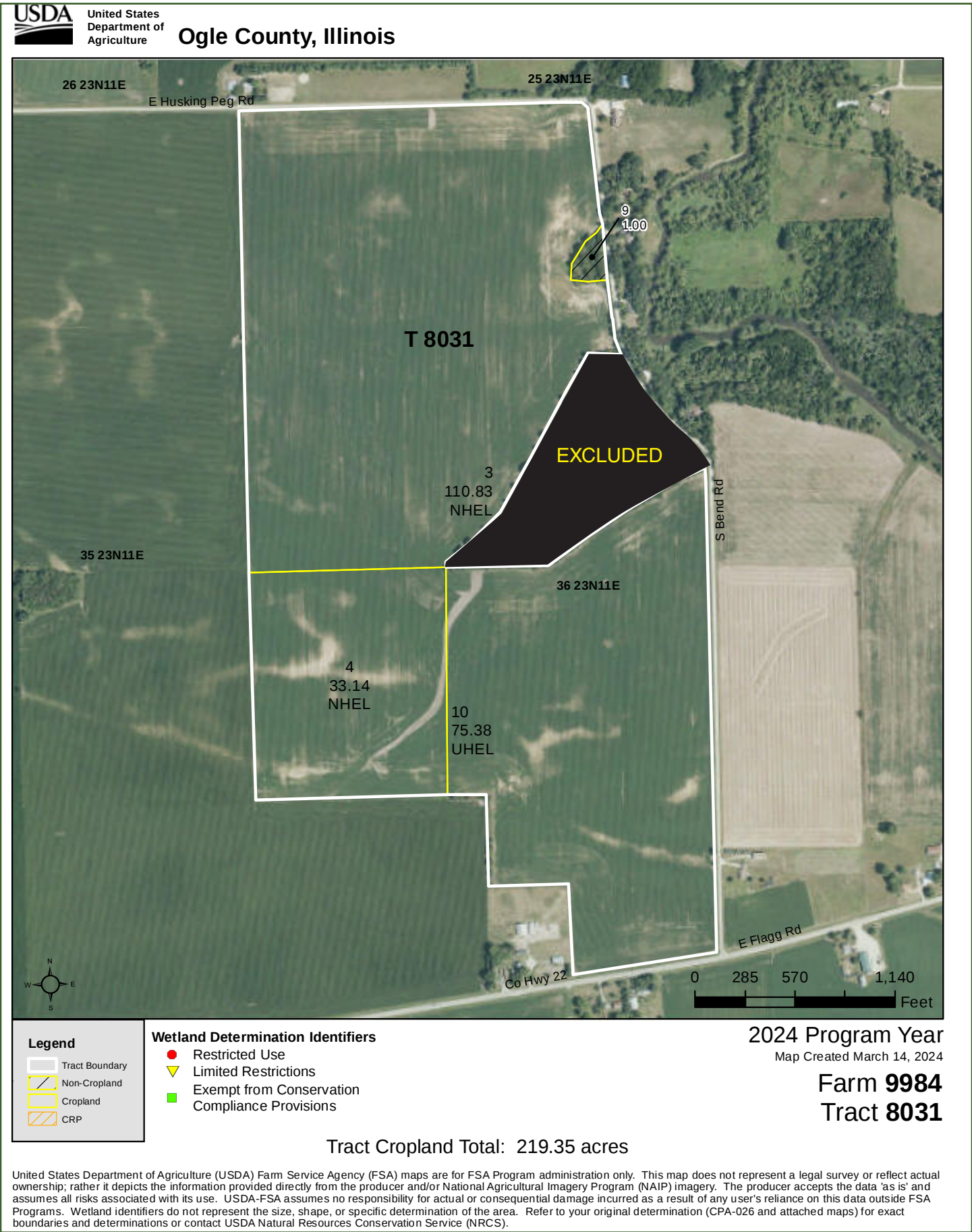
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG
e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

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



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ILLINOIS
OGLE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9984
Prepared : 8/15/24 9:03 AM CST
Crop Year : 2024

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-141-2018-132
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
374.04	373.04	373.04	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	373.04		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
CORN, SOYBN	None	None

Tract Number : 8031

Description : PINE ROCK 36
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 : TWIN CREEK FARMS LLC
Other Producers : None
Recon ID : 17-141-2011-76

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
220.35	219.35	219.35	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	219.35	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	219.30	0.00	138

TOTAL **219.30** **0.00**



Boundaries and acreages are approximate.

Land Pro LLC



Private Treaty Sale

Land Pro LLC provides a full range of real estate brokerage services to sellers, buyers, and investors, through a private treaty listing.



Farm Management

For landowners, we offer professional caring for the land, through good stewardship, to provide a positive return on investment.



Auction Sale

The Land Pro LLC auction marketing system attracts serious, qualified buyers to every sale, regardless of whether it is a live, in-person auction or live online only auction. Our decades of experience have earned us honors in the industry and accolades from our clients.

The Mission of Land Pro LLC has been, and always will be, to provide high-quality, comprehensive services that maximize the value of real estate through impeccable ethics, professional service, and ongoing education.

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