

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

OGLE COUNTY FARM-79.67 Acres m/l

**Part of Section 6-Pine Creek Township
Oregon Trail Road & Lowell Park Road**



List Price-\$12,750/Acre

4 Miles East of Polo-7 Miles West of Oregon
32 Miles Southwest of Rockford
20 Miles Northeast of Sterling

RECENT YIELD HISTORY

2025-Soybean Yield-71/BPA
2024-Corn Yield-241/BPA
2023-Corn Yield-252/BPA

75.68 Acres Cropland
Productivity Index-128.7

RE TAXES-2024 Paid in 2025

<u>PARCEL #</u>	<u>ACRES</u>	<u>TAXES</u>
15-06-200-008	79.67	\$3,347.70

List Price-\$12,750/Acre

POSSESSION-AT CLOSING-Open Lease for 2026

(INFORMATION BELIEVED TO BE ACCURATE BUT SHOULD BE VERIFIED BY BUYER)

Monte Van Kooten is an exclusive agent of the seller in this transaction.

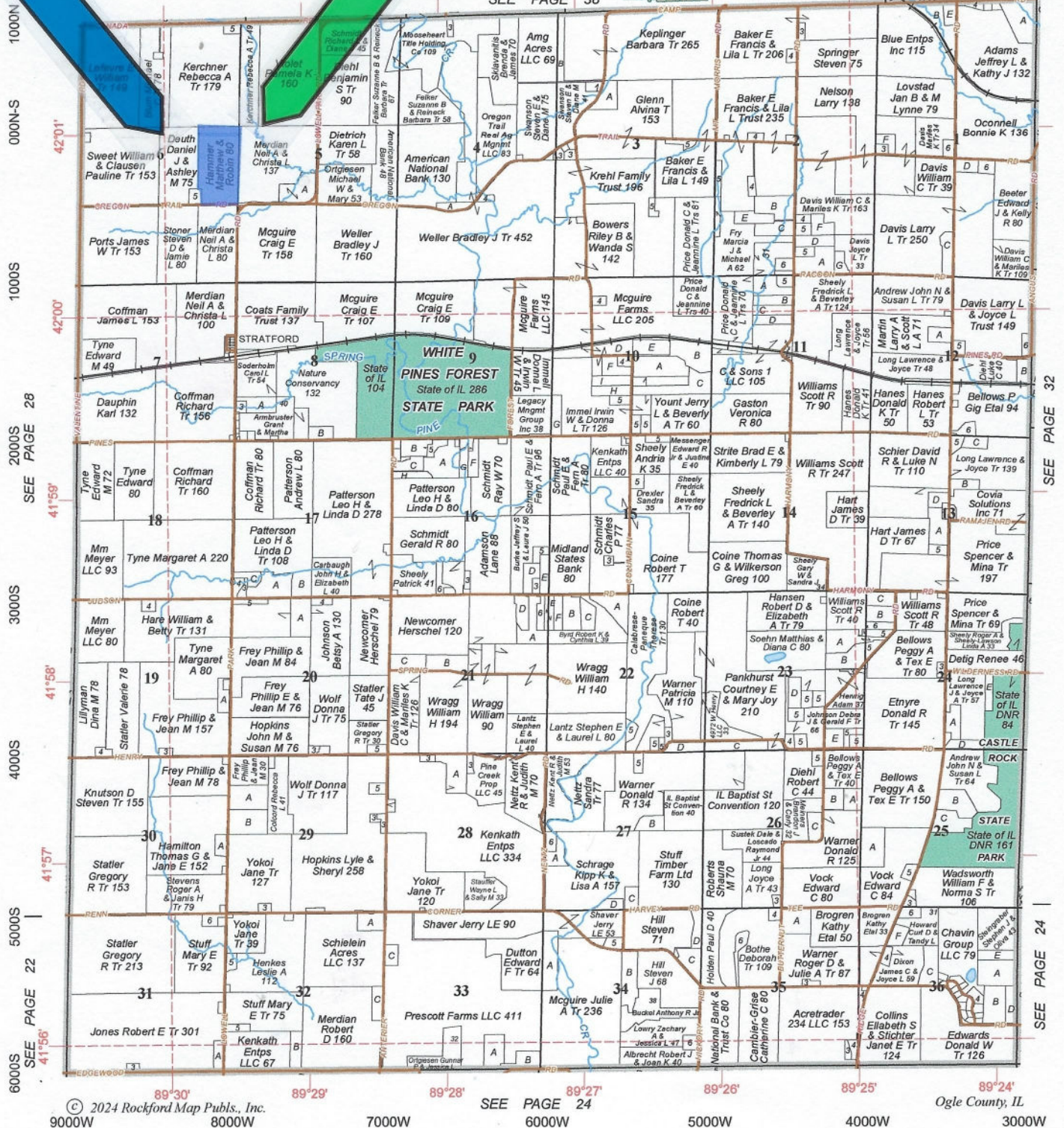
www.sterlinglandcompany.com

PINE CREEK

Refer to page 62 for keyed parcels

T.23N.-R.9E.

SEE PAGE 38



© 2024 Rockford Map Pubs., Inc.
9000W 8000W 7000W 6000W 5000W 4000W 3000W

SEE PAGE 24

Ogle County, IL

STERLING LAND COMPANY

www.sterlinglandcompany.com

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


Follow us
on X
@SLCfarm

306 W. 14th Street • Sterling, Illinois 61081 • agent5841@gmail.com

Aerial Map



Map Center: 42° 0' 50.18, -89° 29' 42.1

0ft 441ft 881ft

6-23N-9E
Ogle County
Illinois

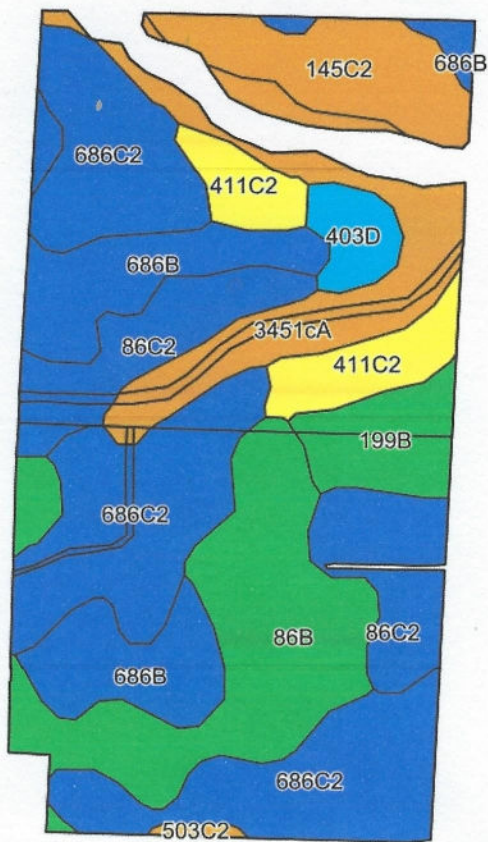


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

11/25/2025

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

Soils Map



©2025 AgriData, Inc.



State: **Illinois**
 County: **Ogle**
 Location: **6-23N-9E**
 Township: **Pine Creek**
 Acres: **76.18**
 Date: **11/25/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IL141, Soil Area Version: 24

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
**686C2	Parkway silt loam, 5 to 10 percent slopes, eroded	21.76	28.5%		**173	**55	**68	**128	69
**86B	Osco silt loam, 2 to 5 percent slopes	13.07	17.2%		**187	**59	**74	**138	78
**686B	Parkway silt loam, 2 to 5 percent slopes	9.80	12.9%		**184	**58	**72	**137	85
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	8.58	11.3%		**178	**56	**70	**131	65
**3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	7.82	10.3%		**171	**55	**66	**126	81
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	5.27	6.9%		**166	**53	**64	**123	66
**411C2	Ashdale silt loam, 5 to 10 percent slopes, eroded	4.53	5.9%		**158	**50	**63	**116	65
**199B	Plano silt loam, 2 to 5 percent slopes	3.37	4.4%		**192	**59	**73	**141	80
**403D	Elizabeth loam, 10 to 18 percent slopes	1.74	2.3%		**69	**24	**28	**53	22
**503C2	Rockton silt loam, 5 to 10 percent slopes, eroded	0.24	0.3%		**127	**43	**56	**96	30
Weighted Average					174.1	55.2	68.3	128.7	*n 72.2

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

Topography Contours



©2025 AgriData, Inc.

Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 791.9

Max: 845.9

Range: 54.0

Average: 824.3

Standard Deviation: 12.89 ft

0ft 452ft 903ft



11/22/2025

6-23N-9E
Ogle County
Illinois

Boundary Center: 42° 0' 50.24, -89° 29' 36.69

Maps Provided By:



© AgriData, Inc. 2025

www.AgriDataInc.com

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

Farm 6276
Tract 13276
 2023 Program Year

CLU	Acres	HEL	Crop
3	6.8	HEL	
10	3.41	UHEL	NC
14	7.7	HEL	
15	21.81	HEL	
16	1.11	UHEL	
47	3.59	UHEL	
49	0.48	UHEL	
51	0.2	UHEL	
52	33.99	UHEL	

Page Cropland Total: 75.68 acres



Map Created December 28, 2022

Common Land Unit

- Cropland
- Non-Cropland
- Tract Boundary

Wetland Determination Identifiers

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

illustration 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 the NAIP imagery. The producer associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.