

THE PINE ROCK FARM

189[±] ACRES, OGLE COUNTY, ILLINOIS



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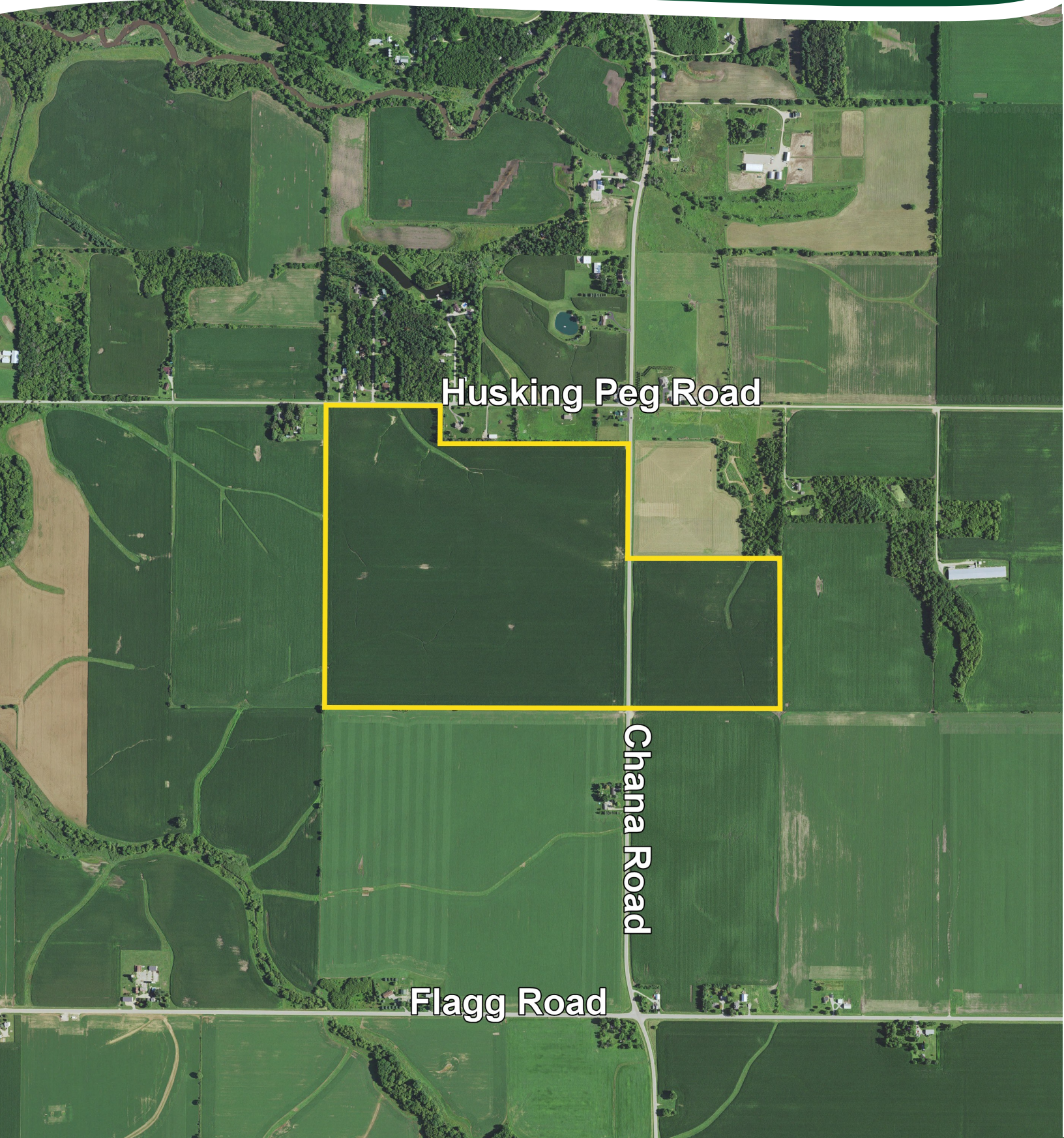
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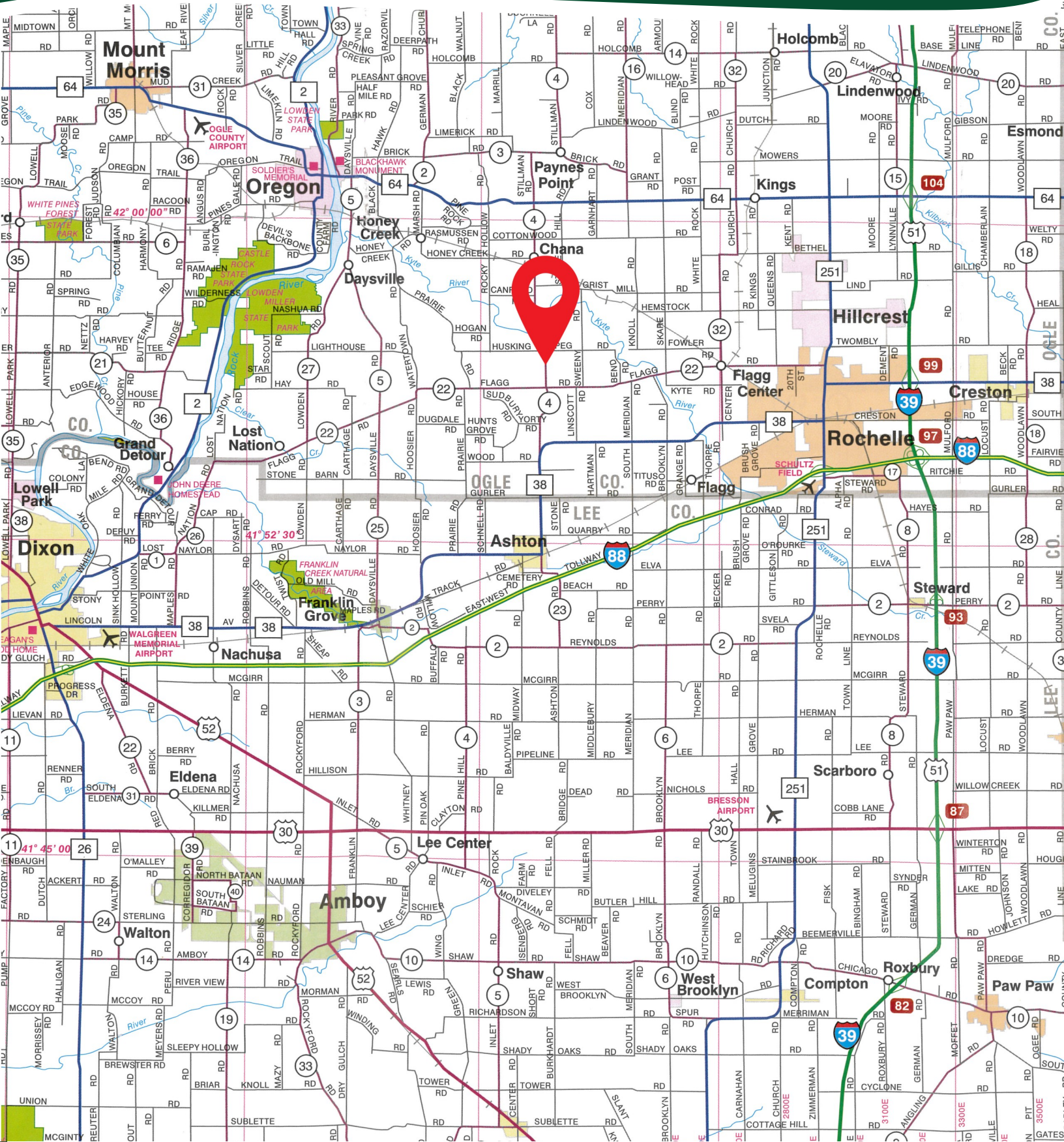
THE PINE ROCK FARM

AERIAL MAP



THE PINE ROCK FARM

HIGHWAY MAP



THE PINE ROCK FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 66 miles west of Chicago O'Hare International Airport. Nearby cities include: Rochelle (5 1/4 miles east), Oregon (6 1/4 miles northwest), and Dixon (13 1/2 miles southwest).
FRONTAGE	There is approximately 7/16 mile of road frontage on Chana Road and 3/16 mile on Husking Peg Road.
MAJOR HIGHWAYS	Illinois Route 38 is 2 miles south, Illinois Route 64 is 4 miles north, Illinois Route 251 is 7 5/16 miles east, and Interstate 39/U.S. Route 51 is 9 1/2 miles east of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Pine Rock Farm is located in Part of the North Half of Section 34, Township 23 North – Range 11 East (Pine Rock Township), Ogle County, Illinois.
TOTAL ACRES	There are a total of 188.506 acres according to a survey.
TILLABLE ACRES	There are approximately 184.22 tillable acres according to the Ogle County FSA.
SOIL TYPES	Major soil types found on this farm include Elburn silt loam, Plano silt loam, and Drummer silty clay loam.
TOPOGRAPHY	The topography of the subject farm is level to gently rolling.
MINERAL RIGHTS	All mineral rights owned by the seller will be transferred in their entirety to the new owner.
POSSESSION	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.
PRICE & TERMS	The asking price is \$12,950 per acre. A 10% earnest money deposit should accompany any offer to purchase.
FINANCING	Mortgage financing is available from several sources. Names and addresses will be provided upon request.
GRAIN MARKETS	There are a number of grain markets located within 15 miles of The Pine Rock Farm.

THE PINE ROCK FARM

PROPERTY DETAILS

TAXES	The 2023 real estate taxes totaled \$9,856.34. The tax parcel numbers are #17-34-100-007 & #17-34-200-007.
ZONING	The property is zoned AG-1, Agricultural.
COMMENTS	The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Josh Waddell at Martin, Goodrich & Waddell, Inc. at 815-751-0439.

THE PINE ROCK FARM

PROPERTY PHOTOS



THE PINE ROCK FARM

PROPERTY PHOTOS



THE PINE ROCK FARM

SOILS INFORMATION

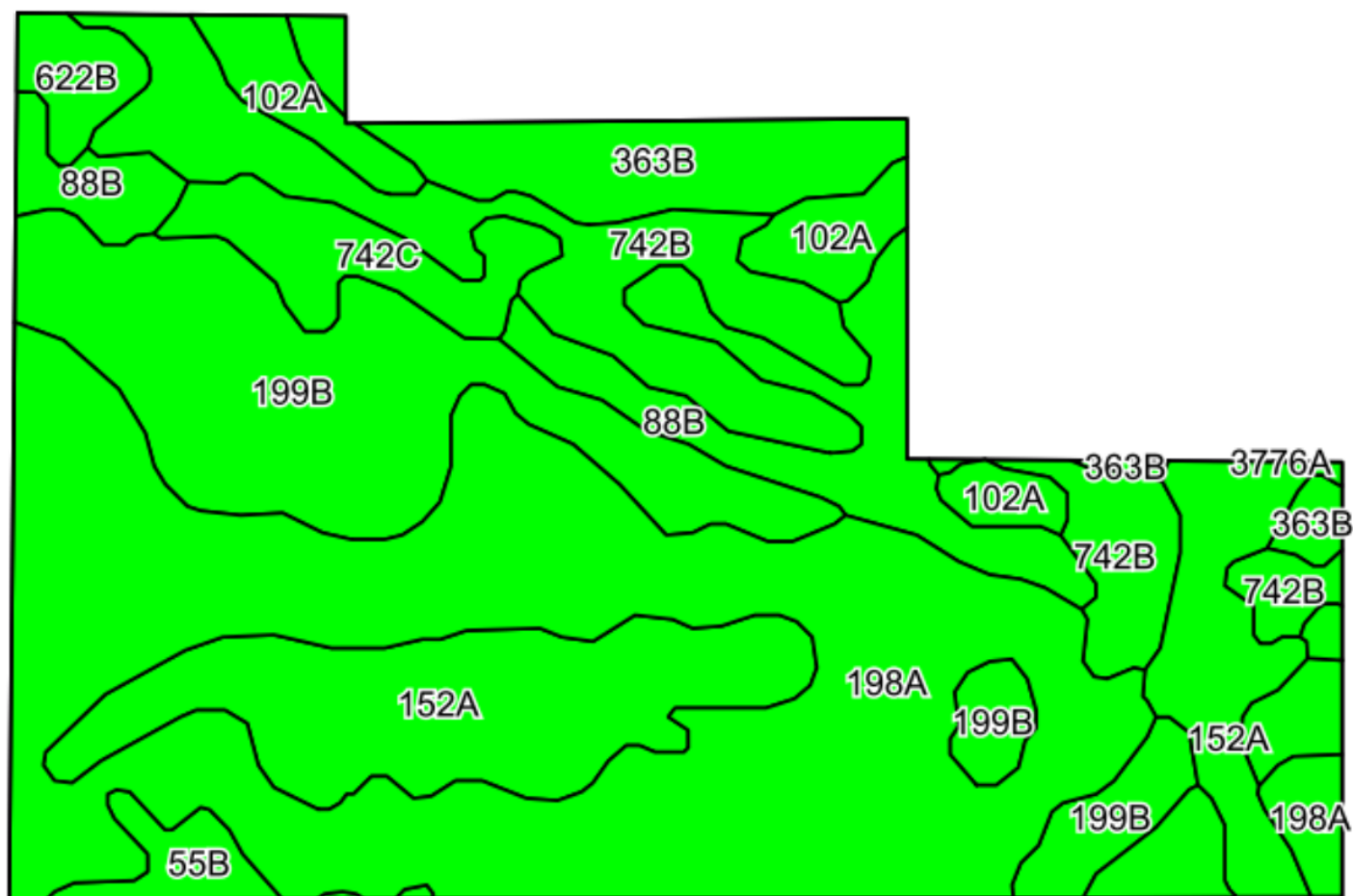
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)*
198A	Elburn silt loam	70.08	143
199B	Plano silt loam	29.60	141
152A	Drummer silty clay loam	25.27	144
742B	Dickinson sandy loam	20.55	102
88B	Sparta loamy sand	11.67	89
363B	Griswold loam	10.17	116
742C	Dickinson sandy loam	5.86	100
102A	La Hogue loam	5.75	121
55B	Sidell silt loam	2.86	131
622B	Wyanet silt loam	2.41	119
WEIGHTED AVERAGE:			130.8

**Figures taken from the University of Illinois Bulletin 811, Optimum Crop Productivity Ratings for Illinois Soils.*

THE PINE ROCK FARM

SOILS MAP



THE PINE ROCK FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. PIPELINE MAP

For more information, please visit MGW.us.com

or contact:

Josh Waddell (815) 751-0439 | Josh.Waddell@mgw.us.com

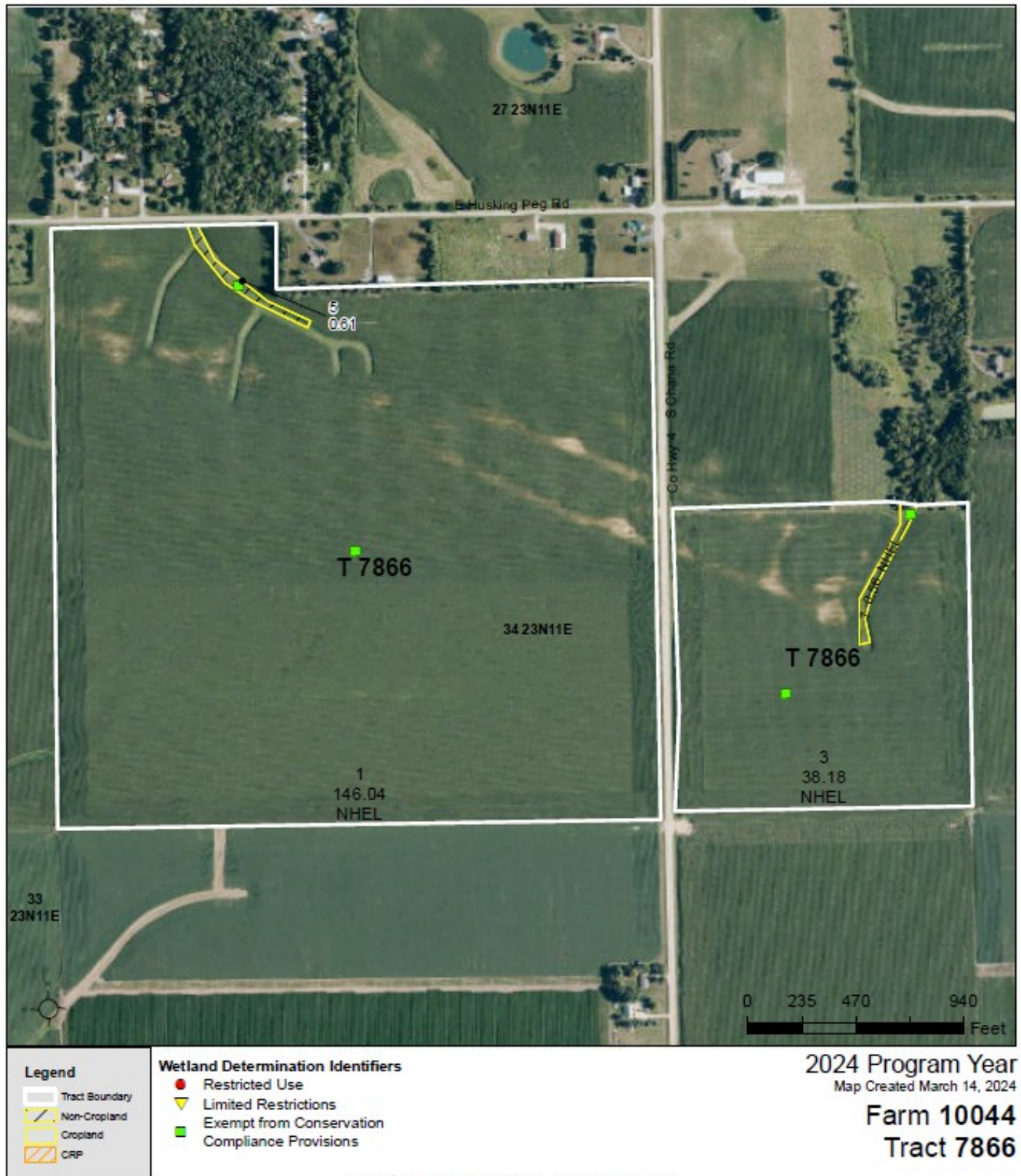


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United States
Department of
Agriculture

Ogle County, Illinois



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ILLINOIS
OGLE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10044
Prepared : 2/4/25 3:26 PM CST
Crop Year : 2025

NOTES

Tract Number : 7866

Description : PNR 34
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 does not contain a wetland
WL Violations : None
Owners :
Other Producers :
Recon ID : 17-141-2010-46

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
185.39	184.78	184.78	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	184.78	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	183.30	0.00	188

TOTAL 183.30 0.00

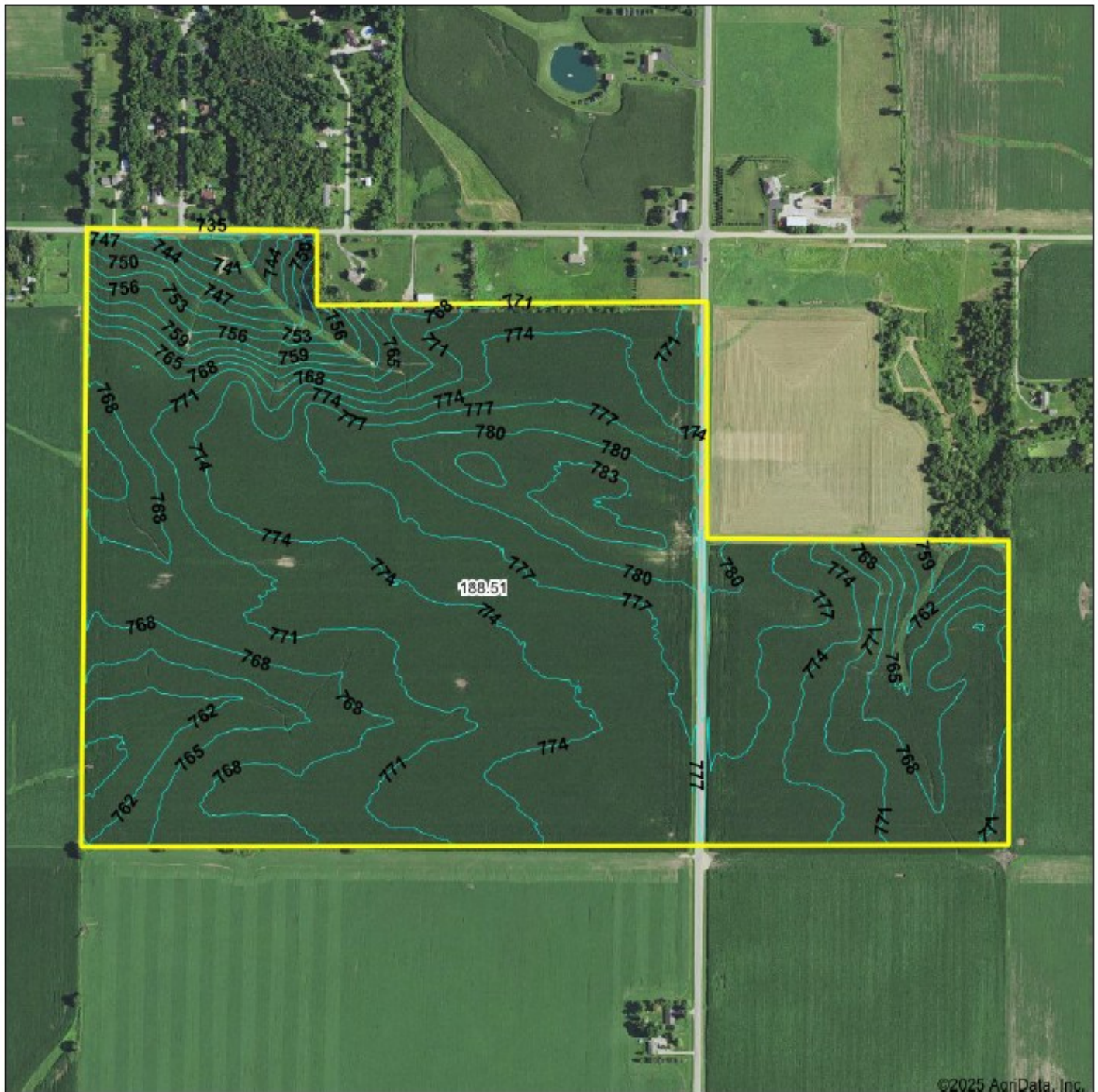
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TOPOGRAPHY MAP



PIPELINE MAP

NATIONAL PIPELINE MAPPING SYSTEM



- Legend**
- Gas Transmission Pipelines
 - Hazardous Liquid Pipelines
 - LNG Plants
 - Breakout Tanks



Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.

Questions regarding this map or its contents can be directed to npmis@dot.gov.

Projection: Geographic

Datum: NAD83

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