

THE ROCHELLE FARM

53[±] ACRES, OGLE COUNTY, ILLINOIS



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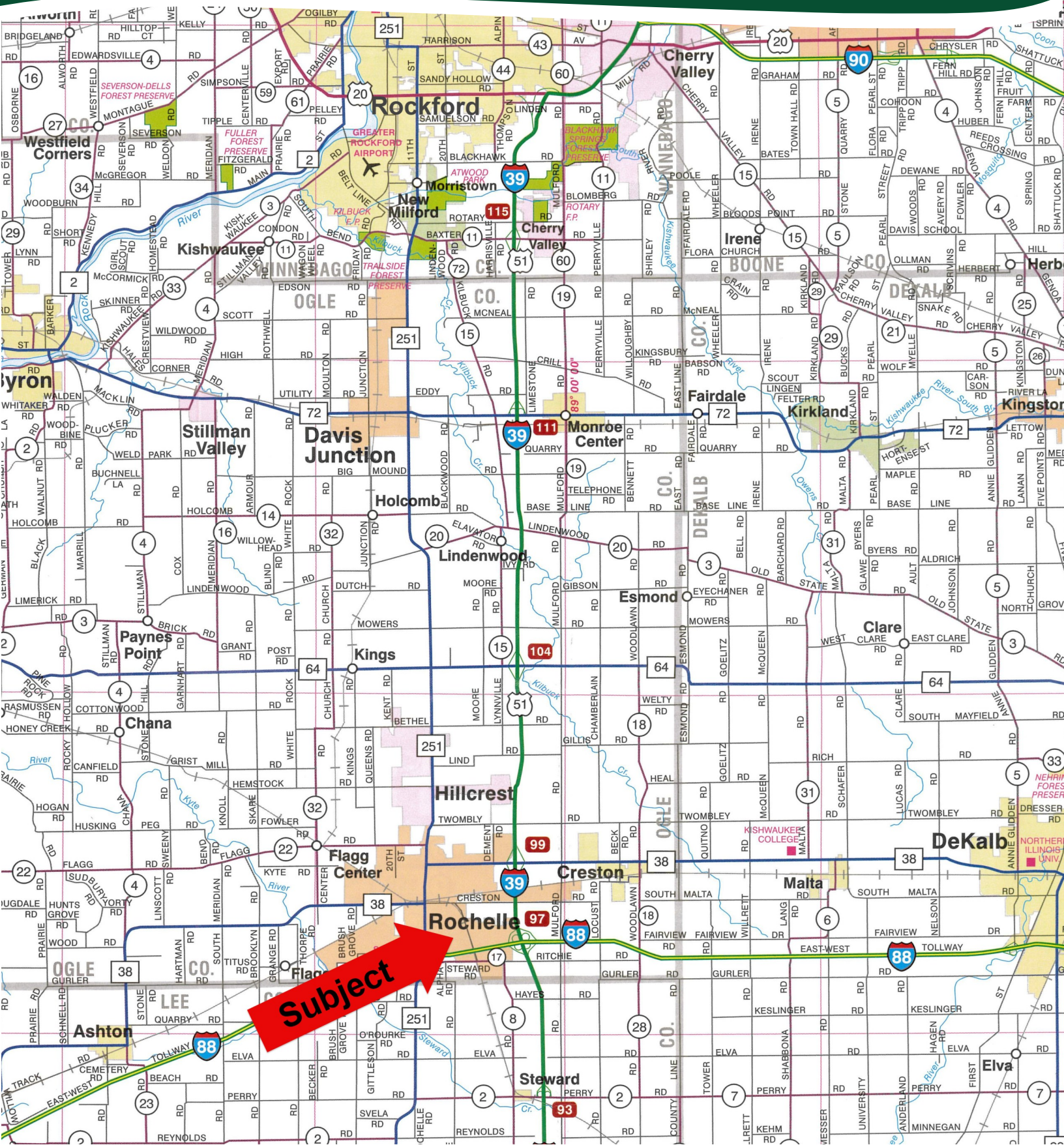
THE ROCHELLE FARM

AERIAL MAP



THE ROCHELLE FARM

HIGHWAY MAP



THE ROCHELLE FARM

PROPERTY DETAILS

LOCATION	The subject farm is located approximately 60 miles west of Chicago O'Hare International Airport and is within the City of Rochelle . Nearby cities include: DeKalb (13 3/4 miles west), Rockford (17 miles north), and Byron (17 miles northwest).
FRONTAGE	There is approximately 1/4 mile of road frontage on Veterans Parkway.
MAJOR HIGHWAYS	Illinois Route 251 is 1/4 mile west, Interstate 88 is 5/16 mile south, Interstate 39 is 1 7/8 miles east, Illinois Route 38 is 1 miles northwest. Rochelle is at the intersection of Interstates I-39 Logistics and Distribution Corridor and the I-88 Research and Development Corridor .
RAIL	The City of Rochelle Industrial Railroad (CIR) has been the catalyst for economic development for the City of Rochelle for more than 30 years. The continuous expansion of the rail system has allowed rail-served industries to cut cost and increase efficiency in shipping and receiving operations due to the dual interchanges with Union Pacific and Burlington Northern Santa Fe Railroads. The CIR was strategically established and located on the growth edge of Chicago's westward commercial frontier to meet the demand of industries looking to locate outside the capacity-constrained Chicago area.
AIRPORTS	The Rochelle Koritz Field Municipal Airport is a full-service, corporate and general aviation aircraft facility strategically situated two miles west of the industrial area; right on the intersection of Highway 251 and I-88 providing immediate access to the Chicago Urban area. Chicago - Rockford International Airport (RFD) only 30 minutes North of Rochelle. RFD is located less than one hour drive of Chicago O'Hare International Airport. RFD offers significant advantages to Air Cargo Carriers and Air Freight Forwarders. Cargo Airlines using RFD save fuel, save time, and save money. Independent airspace assures direct in approaches. Surrounded by expressways running north, south, east and west, RFD has excellent accessibility for speedy road feeder services. RFD is conveniently located minutes from major highways with Interstate highway access to Chicago, Wisconsin, Minnesota, Iowa, Missouri, Indiana and beyond.
LEGAL DESCRIPTION	A brief legal description indicates The Rochelle Farm is located in Part of the South Half of Section 25, Township 40 North – Range 1 East (Flagg Township), Ogle County, Illinois.

THE ROCHELLE FARM

PROPERTY DETAILS

TOTAL ACRES	There are a total of 53 acres, more or less, according to the Ogle County Assessor.
TILLABLE ACRES	There are approximately 50.89 tillable acres according to the Ogle County FSA.
SOIL TYPES	Major soil types found on this farm include Drummer silty clay loam and Hoopole loam.
TOPOGRAPHY	The topography of the subject farm is level.
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 \$24,500 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 Rochelle Farm.
TAXES	The 2024 real estate taxes totaled \$3,652.44. The tax parcel number is #24-25-451-002.
ZONING	The property is zoned R-5, Multi-Family, High-Density Residential.
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 ROCHELLE FARM

PROPERTY PHOTOS



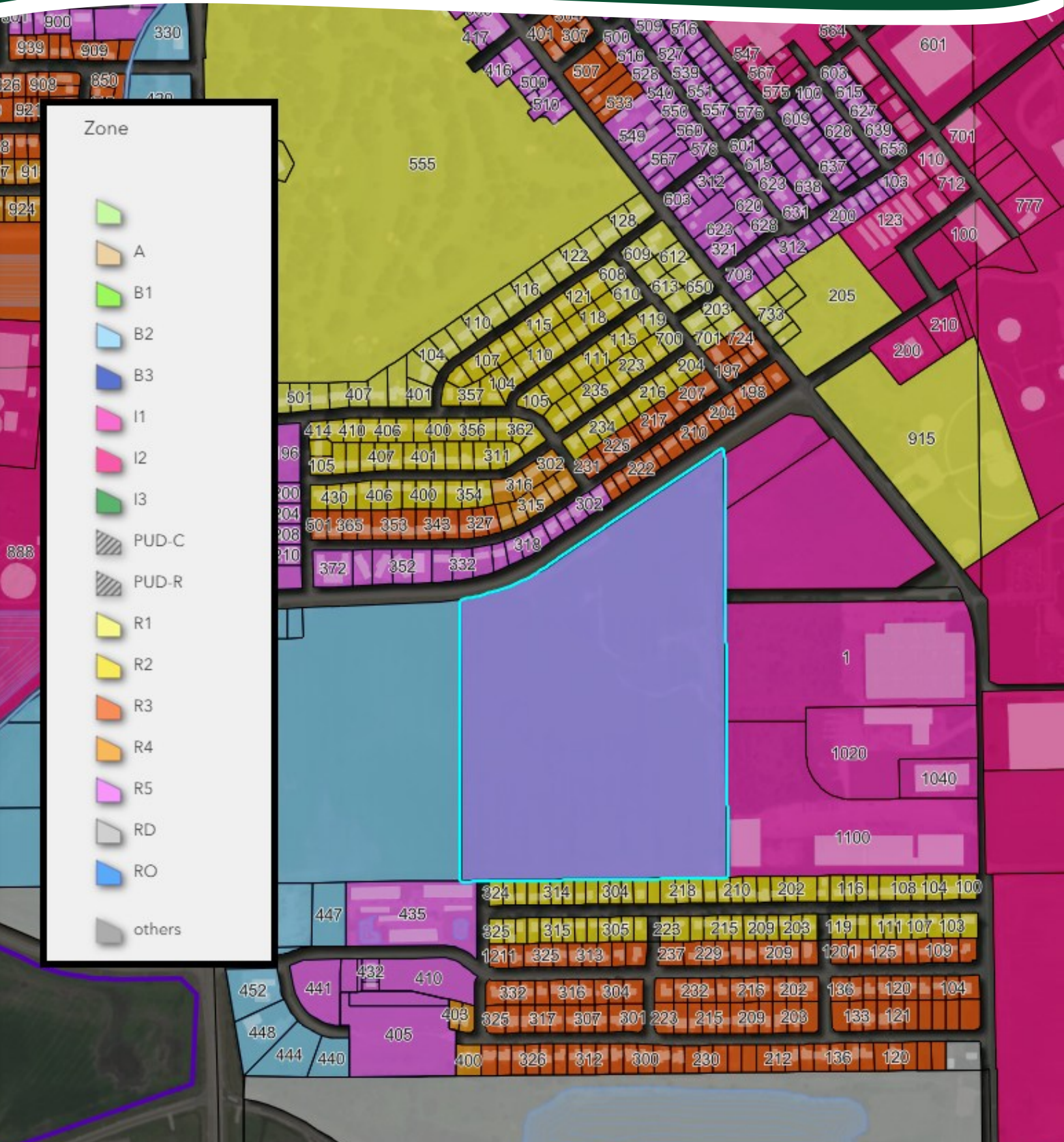
THE ROCHELLE FARM

PROPERTY PHOTOS



THE ROCHELLE FARM

ZONING MAP



THE ROCHELLE FARM

AERIAL MAP



THE ROCHELLE FARM

SOILS INFORMATION

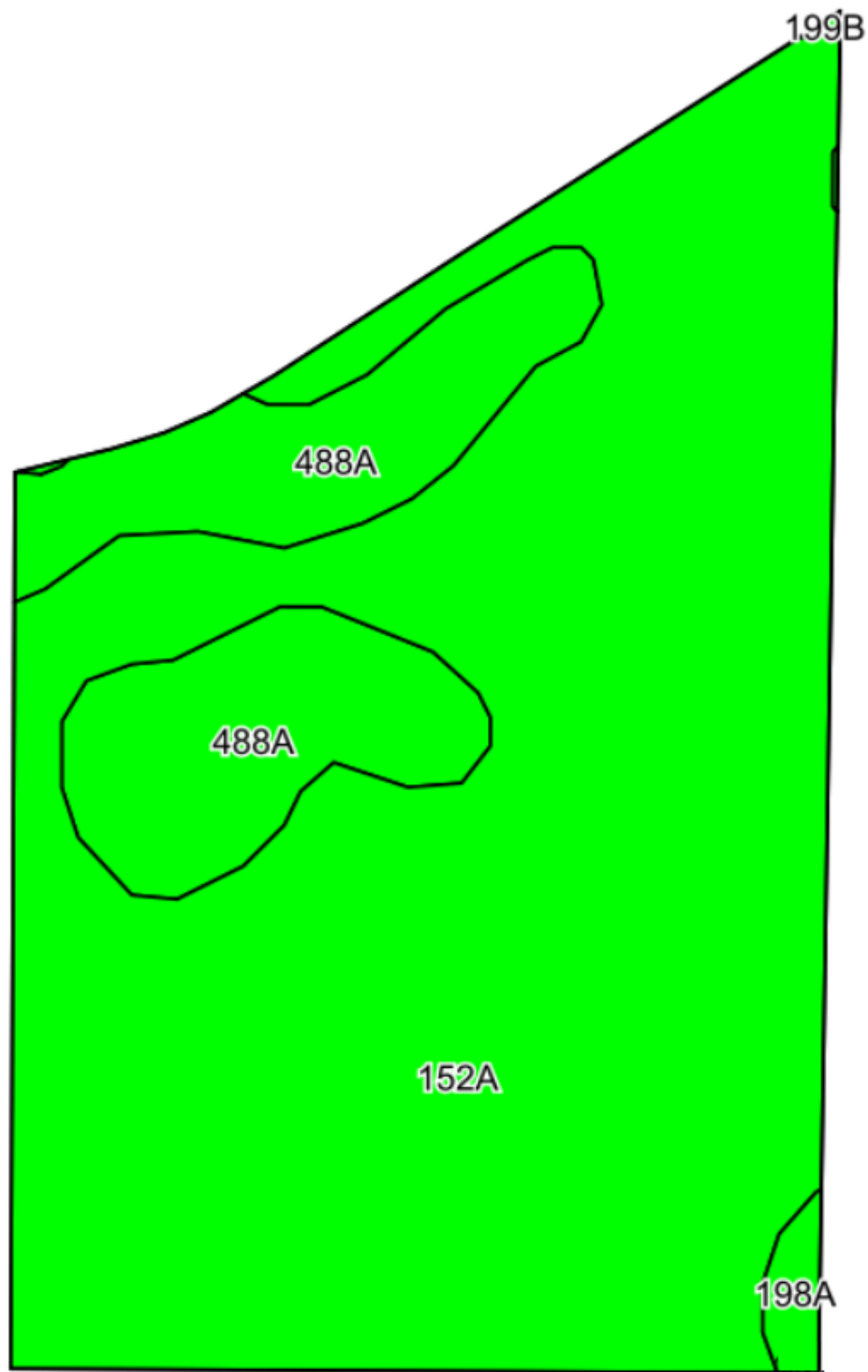
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

SOIL #	SOIL NAME	APPROX. ACRES	PRODUCTIVITY INDEX (PI)
152A	Drummer silty clay loam	41.93	144
488A	Hooppole loam	8.36	121
198A	Elburn silt loam	0.60	143
WEIGHTED AVERAGE:			140.2

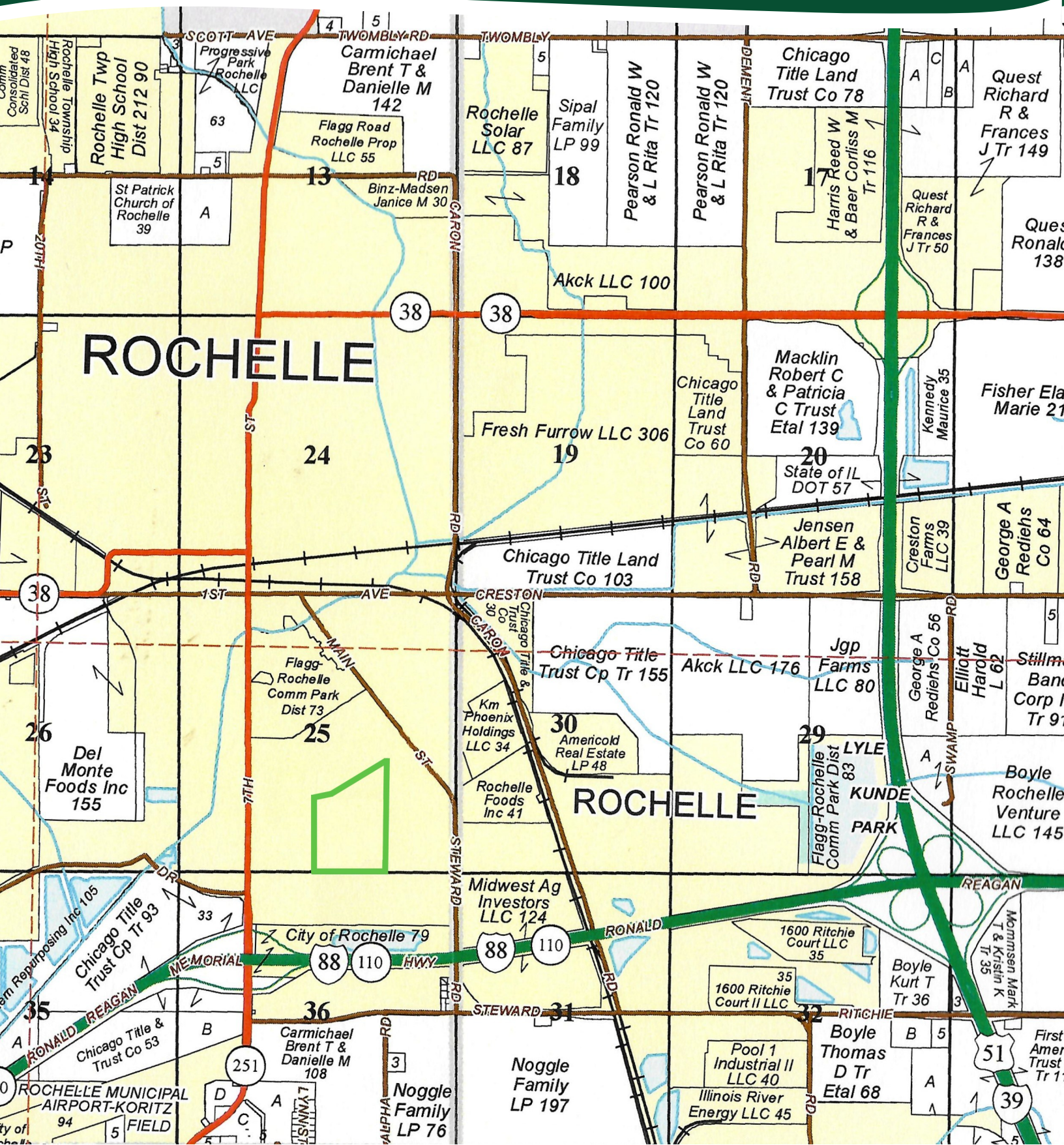
**Figures taken from the University of Illinois Bulletin 811, Optimum Crop Productivity Ratings for Illinois Soils.*

THE ROCHELLE FARM

SOILS MAP



PLAT MAP



THE ROCHELLE FARM

APPENDIX

THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. PIPELINE MAP
5. ROCHELLE COMPREHENSIVE PLAN ([LINK HERE](#))
6. ROCHELLE ECONOMIC DEVELOPMENT ([LINK HERE](#))
7. FOREIGN TRADE ZONE #176 ([LINK HERE](#))
8. LEE-OGLE ENTERPRISE ZONE INFORMATION ([LINK HERE](#))

For more information, please visit MGW.us.com

or contact:

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REAL ESTATE SERVICES



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

2025 Program Year

Map Created February 26, 2025

Farm 8124

Tract 7544

Tract Cropland Total: 50.89 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).

ILLINOIS

OGLE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8124

Prepared : 7/30/25 11:54 AM CST

Crop Year : 2025

Operator Name :
 CRP Contract Number(s) : None
 Recon ID : 17-141-2007-197
 Transferred From : None
 ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
51.17	50.89	50.89	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	50.89	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	14.90	0.00	55	
Corn	29.50	0.00	124	
Soybeans	6.40	0.00	37	
TOTAL	50.80	0.00		

NOTES

Tract Number : 7544

Description : Fla-25
 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 : 17-141-2007-196

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
51.17	50.89	50.89	0.00	0.00	0.00	0.00	0.0

ILLINOIS
OGLE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8124
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Tract 7544 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	50.89	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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Soybeans	6.40	0.00	37
TOTAL	50.80	0.00	

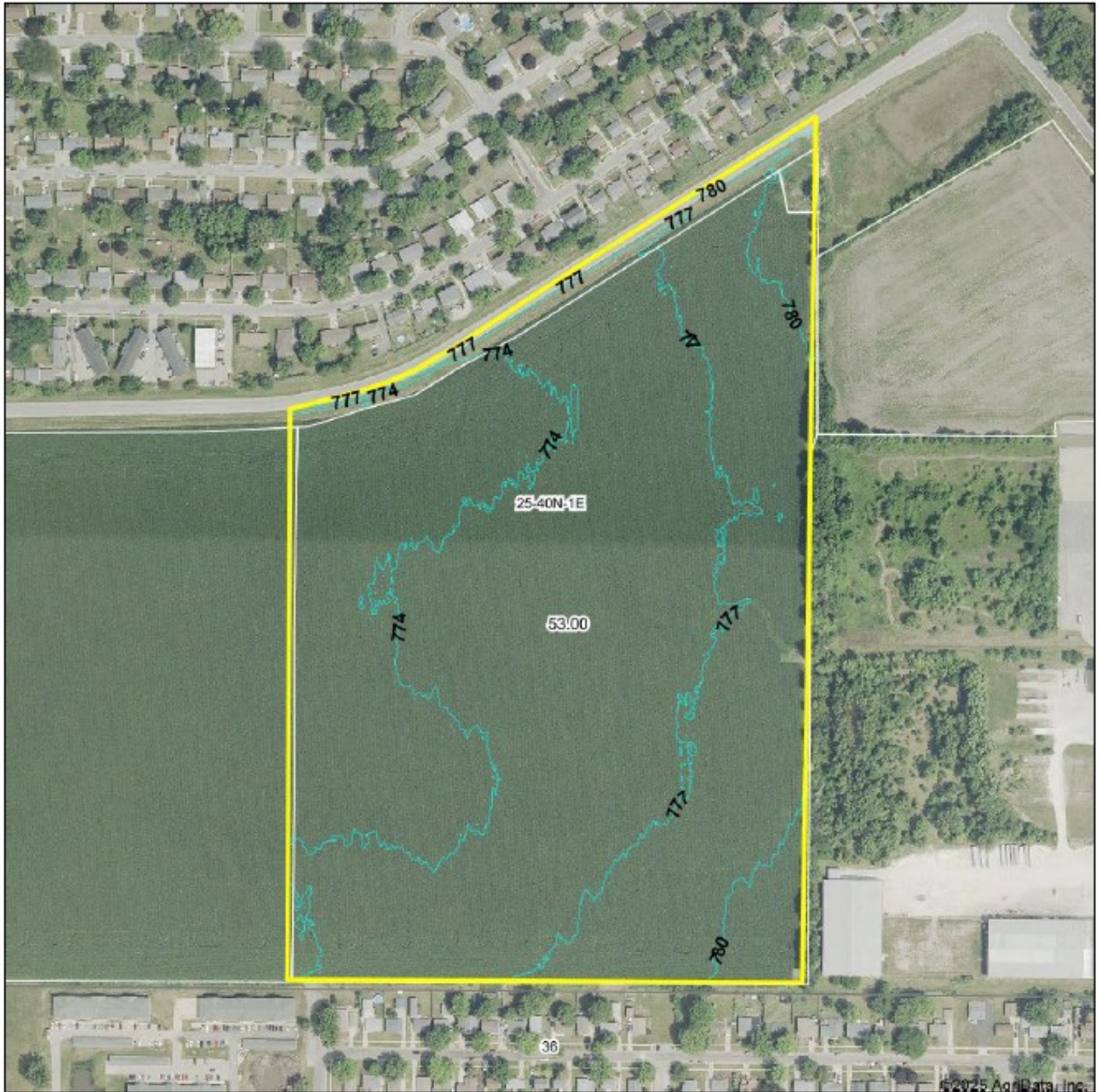
NOTES

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TOPOGRAPHY MAP



Map Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem
Interval(ft): 3.0
Min: 771.7
Max: 784.6
Range: 12.9
Average: 775.9
Standard Deviation: 2.26 ft

0ft 392ft 783ft



8/13/2025

25-40N-1E
Ogle County
Illinois

Boundary Center: 41.908101, -89.061262

PIPELINE MAP

NATIONAL PIPELINE MAPPING SYSTEM



Legend

-  Gas Transmission Pipelines
-  Hazardous Liquid Pipelines



Pipeline 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.

Projector: Web Mercator

Data: WGS84

Map produced by the Public Viewer application at www.npmis.primis.eot.gov

World Imagery map view data is attributed to Esri, Maxar, Earthstar Geographics, and the GIS User Community.

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