

# THE ROCHELLE WEST FARM

152<sup>±</sup> ACRES, OGLE COUNTY, ILLINOIS

- *Excellent quality soil types*
- *High percentage tillable*
- *4 miles west of Rochelle, IL*
- *1/2 mile north of Illinois Route 38*

**Virtual Live Online Auction at [mgw.us.com/rochelle](https://mgw.us.com/rochelle)  
Tuesday, June 16, 2026 at 1 p.m. Central Time**



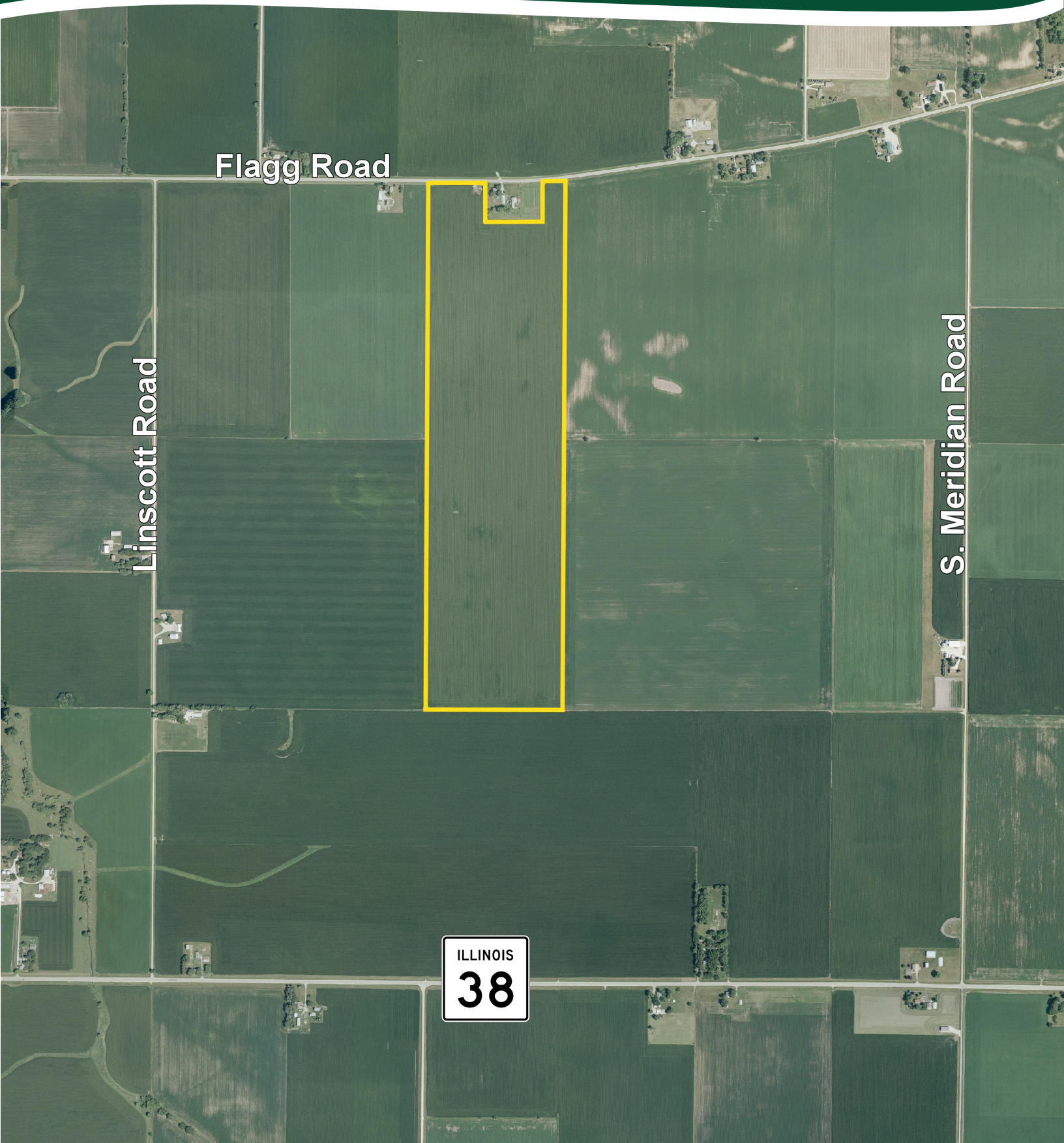
MARTIN, GOODRICH & WADDELL, INC.  
REAL ESTATE SERVICES

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Real Estate • Farm Management • Appraisals • Consulting

# THE ROCHELLE WEST FARM

## AERIAL MAP



Flagg Road

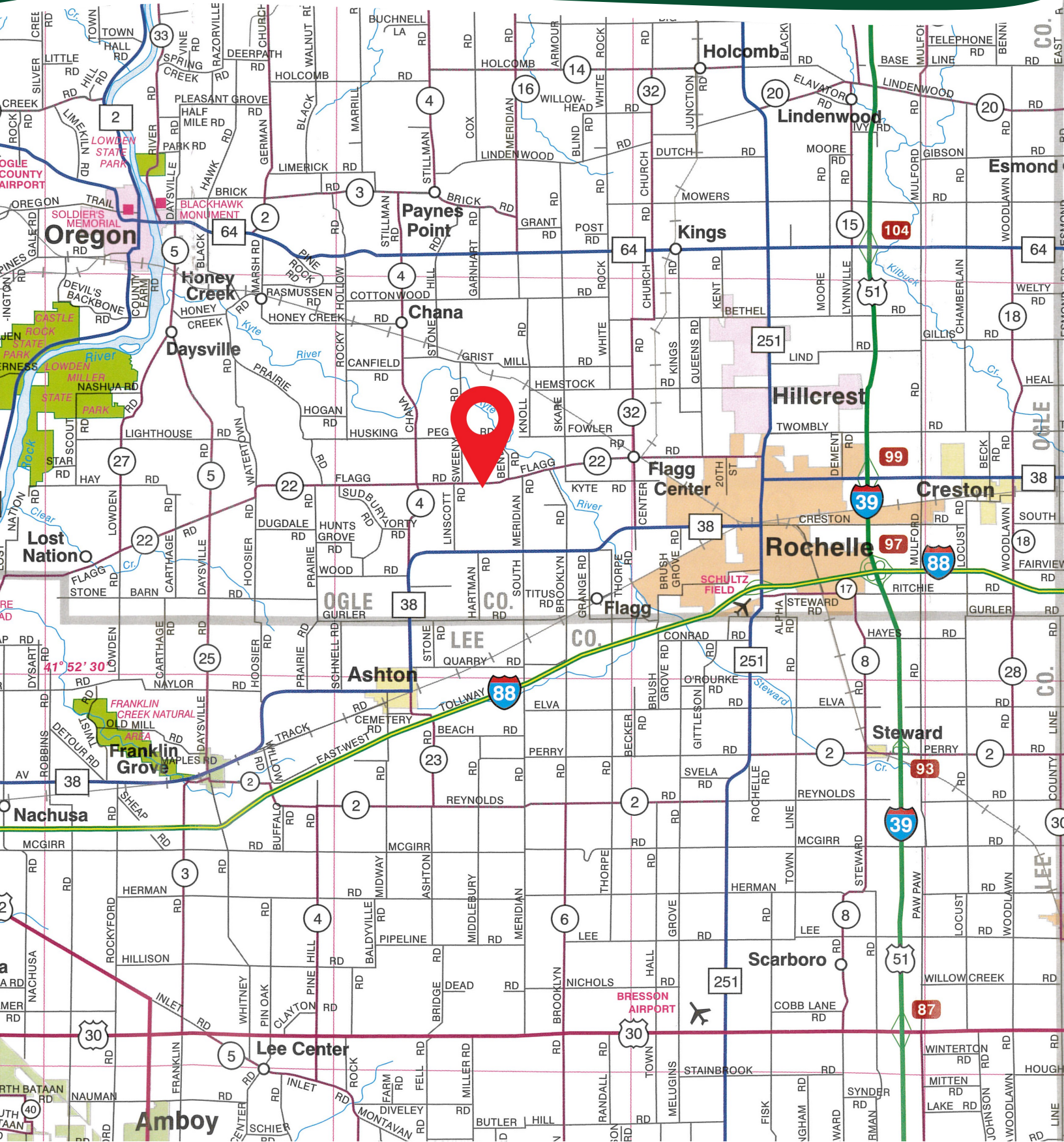
Linscott Road

S. Meridian Road

ILLINOIS  
38

# THE ROCHELLE WEST FARM

## HIGHWAY MAP



# THE ROCHELLE WEST FARM

## PROPERTY DETAILS

|                                   |  |
|-----------------------------------|--|
| <b>DATE &amp; TIME OF AUCTION</b> | Tuesday, June 16, 2026 at 1 p.m. Central Time.   |
| <b>AUCTION LOCATION</b>           | Virtual Live Online Auction: Please visit <a href="http://mgw.us.com/rochelle">mgw.us.com/rochelle</a> to bid.   |
| <b>INSPECTION</b>                 | Please call to schedule an inspection.   |
| <b>LOCATION</b>                   | The subject farm is located approximately 65 miles west of Chicago O'Hare International Airport. Nearby cities include: Rochelle (4 miles east), Oregon (8 3/8 miles northwest), and Amboy (14 1/4 miles southwest). |
| <b>FRONTAGE</b>                   | There is approximately 1/8 mile of road frontage on Flagg Road.  |
| <b>MAJOR HIGHWAYS</b>             | Illinois Route 38 is 1/2 mile south, Illinois Route 64 is 5 miles north, Illinois Route 2 is 10 3/4 miles west, and Illinois Route 251 is 6 miles east of the property.  |
| <b>LEGAL DESCRIPTION</b>          | A brief legal description indicates The Rochelle West Farm is located in Part of the West Half of Section 1, Township 22 North - Range 11 East (La Fayette Township), Ogle County, Illinois.                         |
| <b>TOTAL ACRES</b>                | There are a total of 151.57 acres more or less, according to the Ogle County Assessor.   |
| <b>CROPLAND ACRES</b>             | There are approximately 152.33 cropland acres according to the Ogle County FSA.  |
| <b>SOIL TYPES</b>                 | Major soil types found on this farm include Drummer silty clay loam and Elburn silt loam. The weighted average Productivity Index (PI) is 144.   |
| <b>TOPOGRAPHY</b>                 | The topography of the subject farm is level.   |
| <b>MINERAL RIGHTS</b>             | All mineral rights owned by the seller will be transferred in their entirety to the new owner.   |
| <b>POSSESSION</b>                 | Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.   |
| <b>FINANCING</b>                  | Mortgage financing is available from several sources. Names and addresses will be provided upon request.   |
| <b>GRAIN MARKETS</b>              | There are a number of grain markets located within 15 miles of The Rochelle West Farm.   |

# THE ROCHELLE WEST FARM

## PROPERTY DETAILS

|                 |  |
|-----------------|--|
| <b>TAXES</b>    | The 2025 real estate taxes totaled \$10,536.18. The tax parcel number is #23-01-100-003.   |
| <b>ZONING</b>   | The property is zoned AG-1, Ag District.   |
| <b>COMMENTS</b> | The information in this brochure is considered accurate, but not guaranteed. For inquiries, inspection appointments, and offers, please contact Josh Waddell & Mark Mommsen at Martin, Goodrich & Waddell, Inc. at 815-756-3606. |

# THE ROCHELLE WEST FARM

## AUCTION TERMS & CONDITIONS

|                                 |   |
|---------------------------------|---|
| <b>AGENCY</b>                   | Martin, Goodrich & Waddell, Inc. (MGW) and its representatives are agents of the Seller.  |
| <b>BIDDING INFORMATION</b>      | All bidders must register and be approved before the auction starts. The Auctioneer will call bids from the offices of MGW, and you will be able to view and listen to the auction on-screen as the sale proceeds. To register, go to <a href="http://mgw.us.com/rochelle">mgw.us.com/rochelle</a> , click on the “View/Bid Here” button, and follow the prompts to register. Bidders will receive additional information via email within 48 hours prior to the auction. The auction is online only and there will not be advance bidding. <b>Bidding is not conditional upon financing.</b> |
| <b>METHOD</b>                   | The property will be offered in a one-tract virtual live online auction at 1 p.m. Central Time on June 16, 2026. Bidding will be on a per acre basis, multiplied by gross surveyed acres. The Seller reserves the right to accept or reject any or all bids. The successful bidder will enter into a purchase agreement with the Seller immediately following the auction. Upon the close of the auction, the purchase agreement will be forwarded to the successful bidder via email. A signed copy of the purchase agreement must be received by MGW by 5 p.m. on the day of auction.       |
| <b>EARNEST MONEY ESCROW</b>     | The successful bidder as determined by the Auctioneer is required to make a 10% down payment of the accepted bid price by 5 p.m. on the day of auction, with the balance due at closing. The earnest money payment may be submitted by cashier’s check or wire transfer.  |
| <b>CLOSING &amp; POSSESSION</b> | The closing date shall be on or before July 15, 2026. The purchase agreement is between the Seller and Buyer only and cannot be assigned to a third party without the written consent of the Seller. Possession is subject to the rights of any tenants in possession.  |
| <b>REAL ESTATE TAXES</b>        | The 2025 real estate taxes due and payable in 2026 shall be paid by the Seller. The 2026 real estate taxes shall be prorated between the Seller and Buyer through the date of closing. All subsequent year taxes shall be paid by the Buyer.  |
| <b>CROPS &amp; EXPENSES</b>     | The 2026 cash rent shall be prorated between the Seller and Buyer through the date of closing.  |

# THE ROCHELLE WEST FARM

## AUCTION TERMS & CONDITIONS

|   |   |
|---|---|
| <b>CONVEYANCE</b>                             | At closing, Seller shall convey and transfer the property to Buyer by warranty deed, appropriate assignment, land trust, or other similar acceptable instrument of conveyance. At the same time, the balance of the purchase price then due shall be paid and all documents relative to the transaction shall be signed and delivered.  |
| <b>TITLE EVIDENCE</b>                         | At closing, Seller shall furnish a commitment and Owner's Title Guaranty Policy for the amount of the purchase price at the Seller's expense.   |
| <b>SURVEY</b>                                 | Seller shall provide a boundary survey by a licensed land surveyor at the Seller's expense, dated no more than six (6) months prior to closing. Final purchase price will be based upon gross surveyed acres.   |
| <b>MINERAL RIGHTS</b>                         | The Buyer will receive and the Seller will convey all mineral rights that the Seller owns relating to the property.   |
| <b>DISCLAIMER &amp; ABSENCE OF WARRANTIES</b> | Announcements made the day of the auction supersede any previously made statements or material provided, whether printed or oral. Advertised information is subject to the terms and conditions of the purchase agreement between the Seller and Buyer. All provided maps, data, acreages, and images are approximate, and no liability for its accuracy is assumed by the Seller or Seller's agent. The Buyer shall be responsible for conducting their own independent inspection and due diligence concerning the property. The property is being sold "as is" and "where is" with no warranty or representation, either expressed or implied, concerning the property is made by the Seller or Seller's agent. The Auctioneer reserves the right to make final decisions on auction conduct and bidding increments. |
| <b>DISCLOSURE</b>                             | Some photos may be stock photography and are for illustrative purposes only.  |

# THE ROCHELLE WEST FARM

## PROPERTY PHOTOS



# THE ROCHELLE WEST FARM

## PROPERTY PHOTOS



# THE ROCHELLE WEST FARM

## SOILS INFORMATION

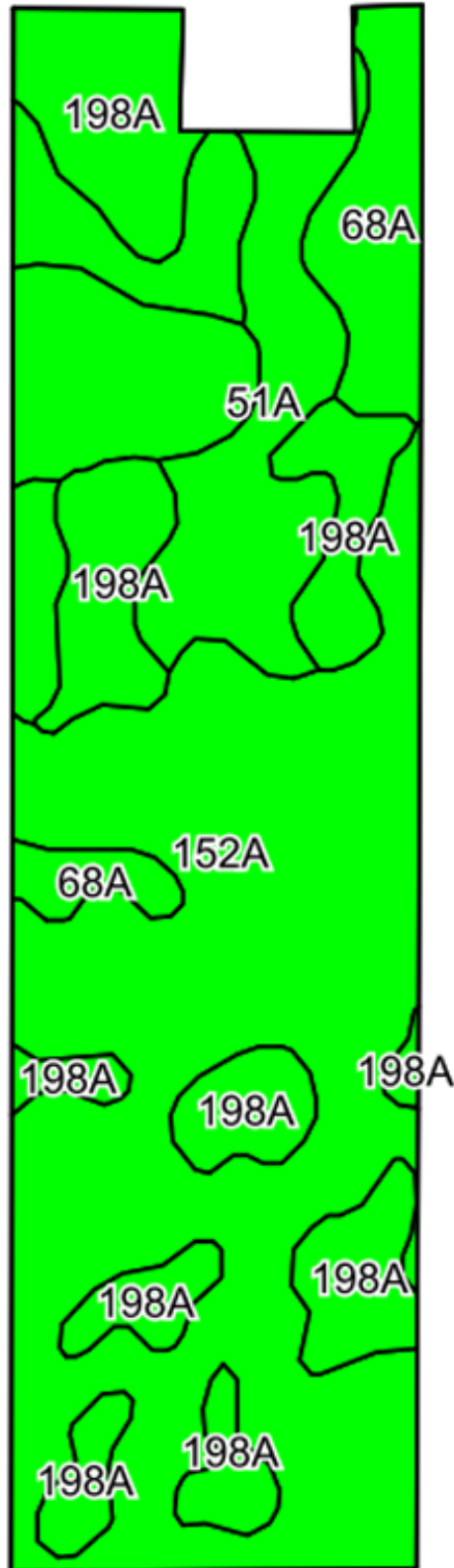
### SOILS DESCRIPTIONS & PRODUCTIVITY DATA\*

| SOIL #            | SOIL NAME               | APPROX. ACRES | PRODUCTIVITY INDEX (PI) |
|-------------------|-------------------------|---------------|-------------------------|
| 152A              | Drummer silty clay loam | 83.97         | 144                     |
| 198A              | Elburn silt loam        | 34.66         | 143                     |
| 51A               | Muscatune silt loam     | 16.94         | 147                     |
| 68A               | Sable silty clay loam   | 16.76         | 143                     |
| WEIGHTED AVERAGE: |                         |               | 144                     |

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

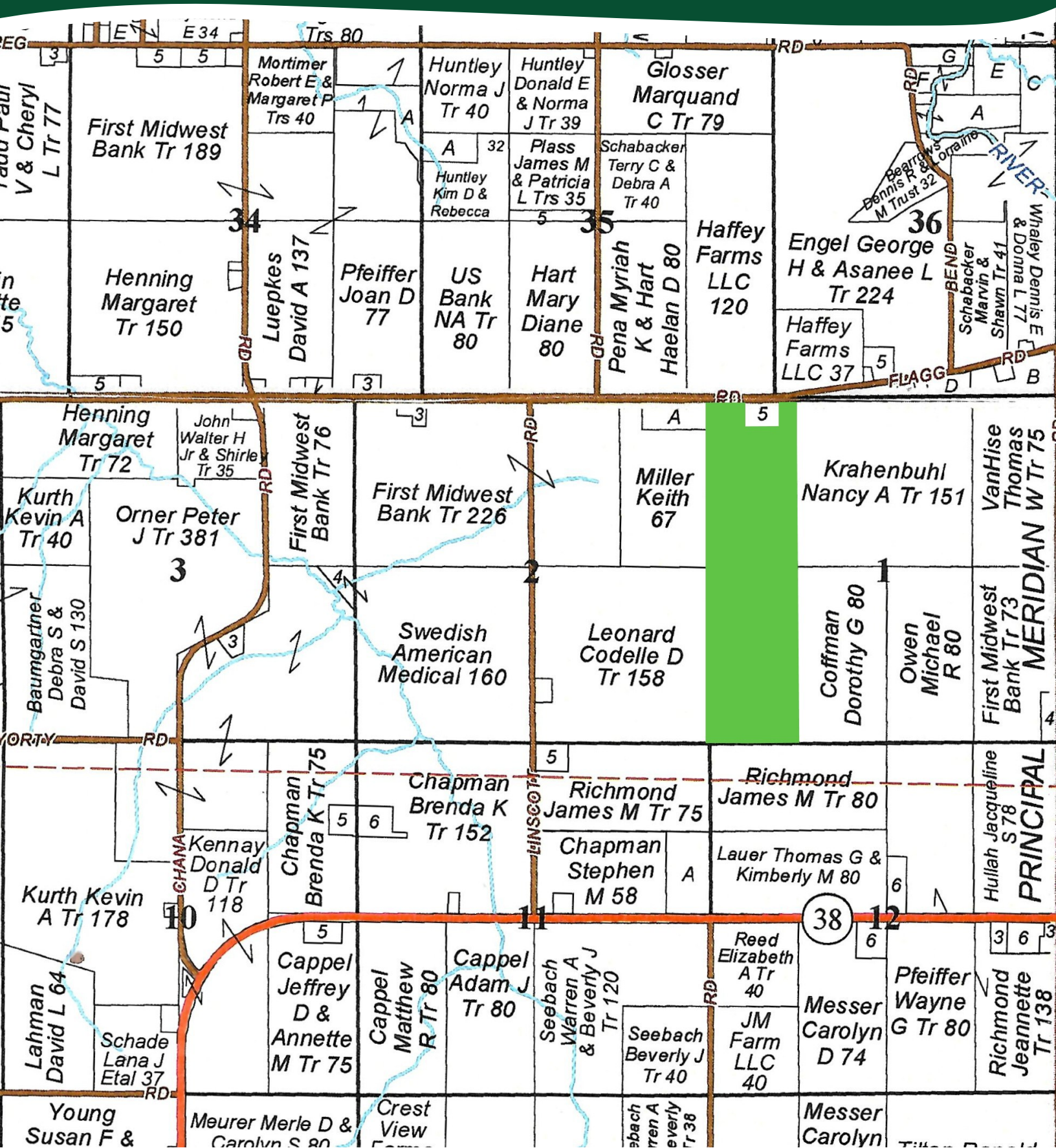
# THE ROCHELLE WEST FARM

## SOILS MAP



# THE ROCHELLE WEST FARM

## PLAT MAP



# THE ROCHELLE WEST FARM

## APPENDIX

### THE FOLLOWING PAGES CONTAIN THESE DOCUMENTS:

1. FSA AERIAL MAP
2. FSA-156EZ
3. TOPOGRAPHY MAP
4. TITLE COMMITMENT
5. SURVEY
6. PURCHASE CONTRACT
7. EARNEST MONEY ESCROW AGREEMENT

For more information, please visit [MGW.us.com](http://MGW.us.com)

or contact:

Josh Waddell (815) 751-0439 | [Josh.Waddell@mgw.us.com](mailto:Josh.Waddell@mgw.us.com)

Mark Mommsen (815) 901-4269 | [Mark.Mommsen@mgw.us.com](mailto:Mark.Mommsen@mgw.us.com)



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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

2026 Program Year  
Map Created January 22, 2026

**Farm 8642**  
**Tract 7934**

**Tract Cropland Total: 152.33 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



United States Department of Agriculture  
 Farm Service Agency

FARM : 8642  
 Prepared : 4/8/26 4:37 PM CST  
 Crop Year : 2026

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name :  
 CRP Contract Number(s) : None  
 Recon ID : 17-141-2010-107  
 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 |
|--------------------|--------------------|------------------------|----------------|------|------|------|----------------------|-------------|------------------|
| 152.33             | 152.33             | 152.33                 | 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               | 152.33                 | 0.00           |      | 0.00 | 0.00 | 0.00                 | 0.00        |                  |

**Crop Election Choice**

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

**DCP Crop Data**

| Crop Name    | Base Acres    | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|---------------|-----------------------------|-----------|-----|
| Corn         | 75.30         | 0.00                        | 153       |     |
| Soybeans     | 75.30         | 0.00                        | 45        | 0   |
| <b>TOTAL</b> | <b>150.60</b> | <b>0.00</b>                 |           |     |

**NOTES**

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**Tract Number : 7934**

Description : LAF 1  
 FSA Physical Location : ILLINOIS/OGLE  
 ANSI Physical Location : ILLINOIS/OGLE  
 BIA Unit Range Number :  
 CRP Contract Number(s) : None  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Tract contains a wetland or farmed wetland  
 WL Violations : None  
 Owners :  
 Other Producers : None  
 Recon ID : 17-141-2010-106

**Tract Land Data**

| Farm Land | Cropland | DCP Cropland | WBP  | EWP  | WRP  | GRP  | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 152.33    | 152.33   | 152.33       | 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 : 8642  
 Prepared : 4/8/26 4:37 PM CST  
 Crop Year : 2026

Tract 7934 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP  | MPL  | DCP Ag. Rel Activity | SOD  |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00               | 0.00               | 152.33                 | 0.00           | 0.00 | 0.00 | 0.00                 | 0.00 |

DCP Crop Data

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NOTES

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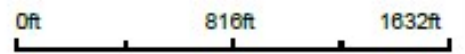
# TOPOGRAPHY MAP



©2026 AgriData, Inc.



Source: USGS 3 meter dem  
Interval(ft): 4.0  
Min: 782.4  
Max: 797.5  
Range: 15.1  
Average: 791.0  
Standard Deviation: 3.22 ft



4/8/2028

1-22N-11E  
Ogle County  
Illinois

Boundary Center: 41.925384, -89.186218



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