

# **STERLING LAND COMPANY**

306 West 14th Street • Sterling, IL 61081

Monte Van Kooten  
Broker/Owner  
815-718-2244

Jon Windstrup  
Broker  
815-440-2679

**Sterling Land Company and Gordon Stade Auctions  
are proud to represent the sale of the  
“Leaf River Ranch”  
at Public Auction.**

**1,412 contiguous total acres m/l**

**Unique Opportunity**

**Will be offered in 7 parcels.**

**Sale will be held at 10:00 the morning of June 20, 2017 at the  
Bertolet Building-103 W. 2<sup>nd</sup> St., Leaf River, Illinois.**

**June 20<sup>th</sup> will be the first opportunity in over 60 years to buy this land.**

## LEAF RIVER RANCH

### OGLE COUNTY, ILLINOIS

20 Miles Southwest of Rockford, Il and 20 miles west of Interstate 39 just south of Illinois Route 72 and Leaf River.

Parts of Sections 5, 6, 7, 8 & 9  
Rockvale Township

The Leaf River Ranch was assembled by Ford Ferguson a well known Commodity Broker at the Chicago Board of Trade and former President of Ferguson Grain Company.

Ford bought the original tract of 540 acres in 1954 and was able to put together a total of 1,412 contiguous acres over the course of the next 20 years.

Making this a unique opportunity to own a property with excellent prospects for cattle ranching, crop growing-including corn, soybeans and hay as well as numerous recreational and hunting opportunities.

Ranch will be offered for sale in 7 parcels.

Parcels #1, 2 & 3 include a high percentage of tillable land.

Parcel #4- an excellent hunting piece with about 50% tillable and a cattle building.

Parcel #5-The original parcel purchased by Mr. Ferguson in 1954 includes Home/Garage, with 5 Harvestore Silos and 4 Cattle buildings.

Parcel #6-125 acres m/l with 75 acres of cropland.

Parcel #7-Fantastic recreational parcel. Beautiful secluded property. Has one of the highest points found in Ogle County.

Managing Real Estate Broker-Monte Van Kooten 815 718-2244  
Auctioneer Gordon Stade 847-514-2853  
IL Lic. 441.000397

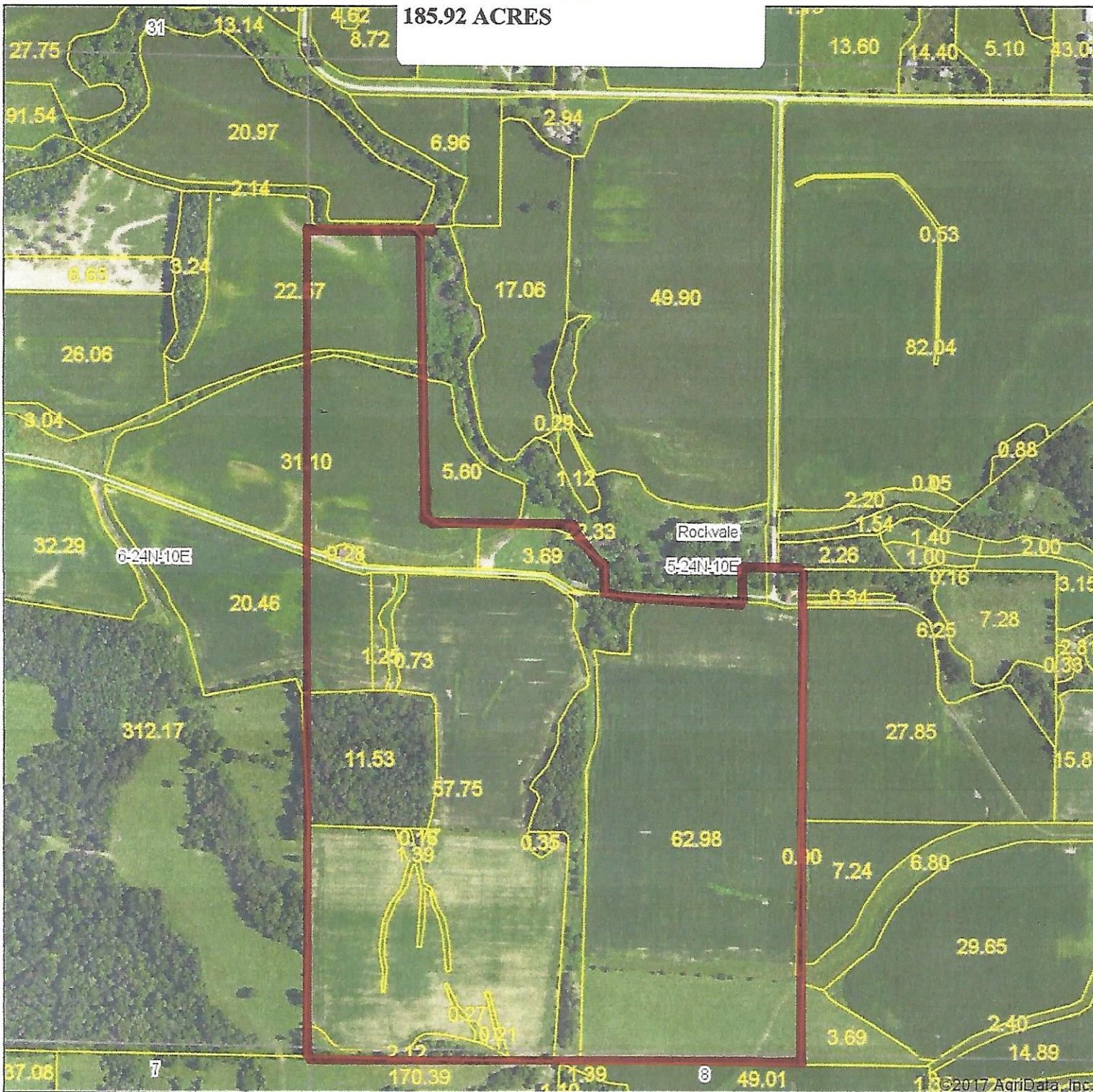
(INFORMATION DEEMED RELIABLE BUT NOT GUARRANTEED)

[www.sterlinglandcompany.com](http://www.sterlinglandcompany.com)



# PARCEL #1

185.92 ACRES

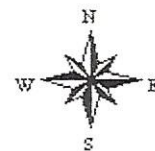


map center: 42° 6' 31.21, -89° 22' 12.48



Maps Provided By:  
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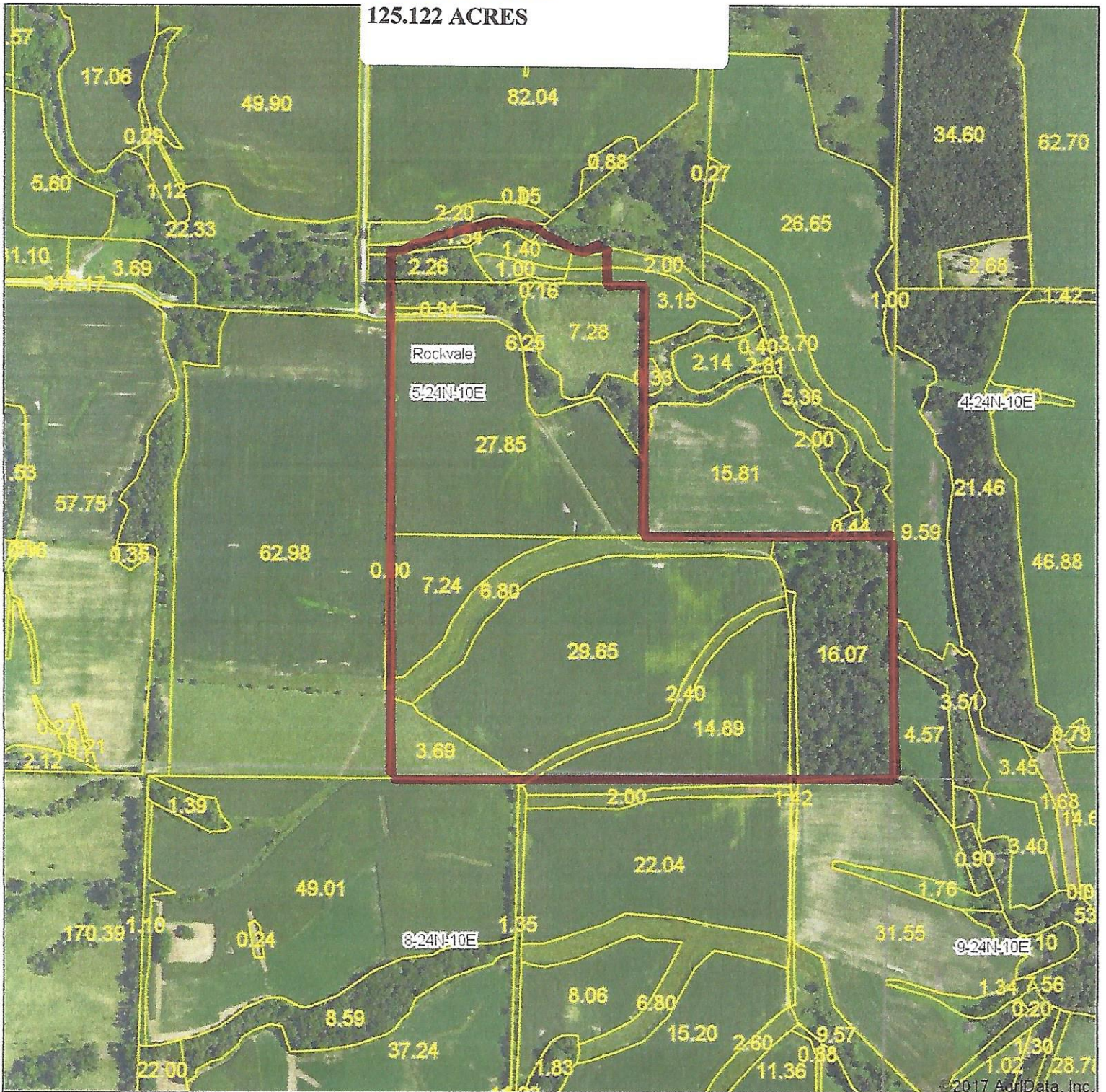
5-24N-10E  
Ogle County  
Illinois



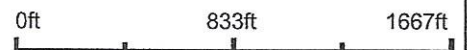
3/29/2017

# PARCEL #2

125.122 ACRES

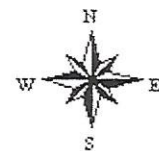


map center: 42° 6' 16.68, -89° 21' 42.85



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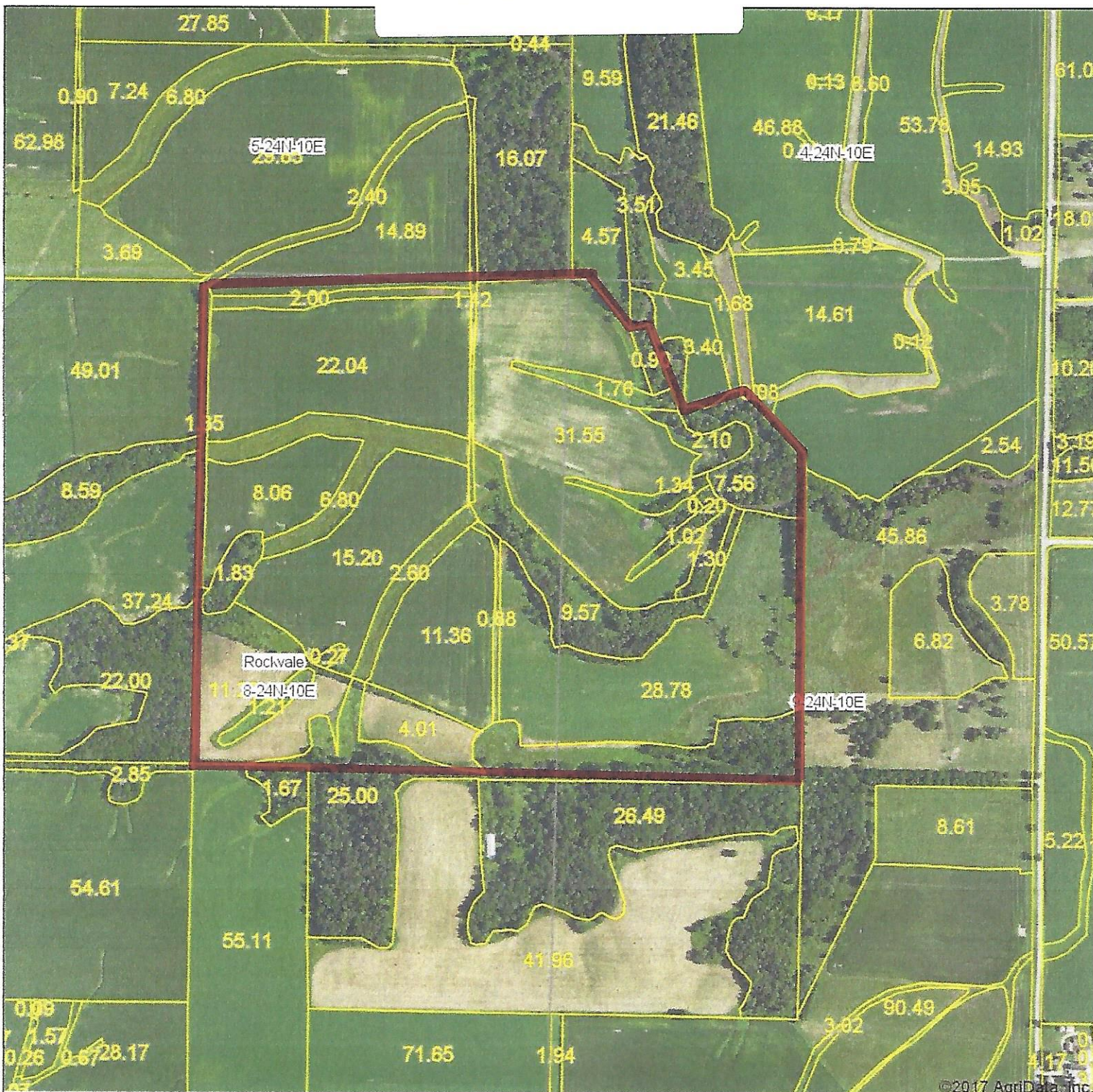
**5-24N-10E**  
**Ogle County**  
**Illinois**



3/29/2017

# PARCEL #3-

191.8 Acres M/L



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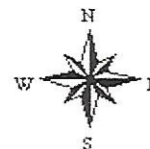
map center: 42° 5' 50.49, -89° 21' 19.15

0ft 846ft 1693ft



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**8-24N-10E**  
**Ogle County**  
**Illinois**

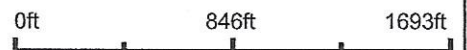


4/4/2017

# Aerial Map

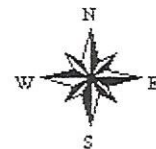


map center: 42° 5' 29.86, -89° 21' 23.05



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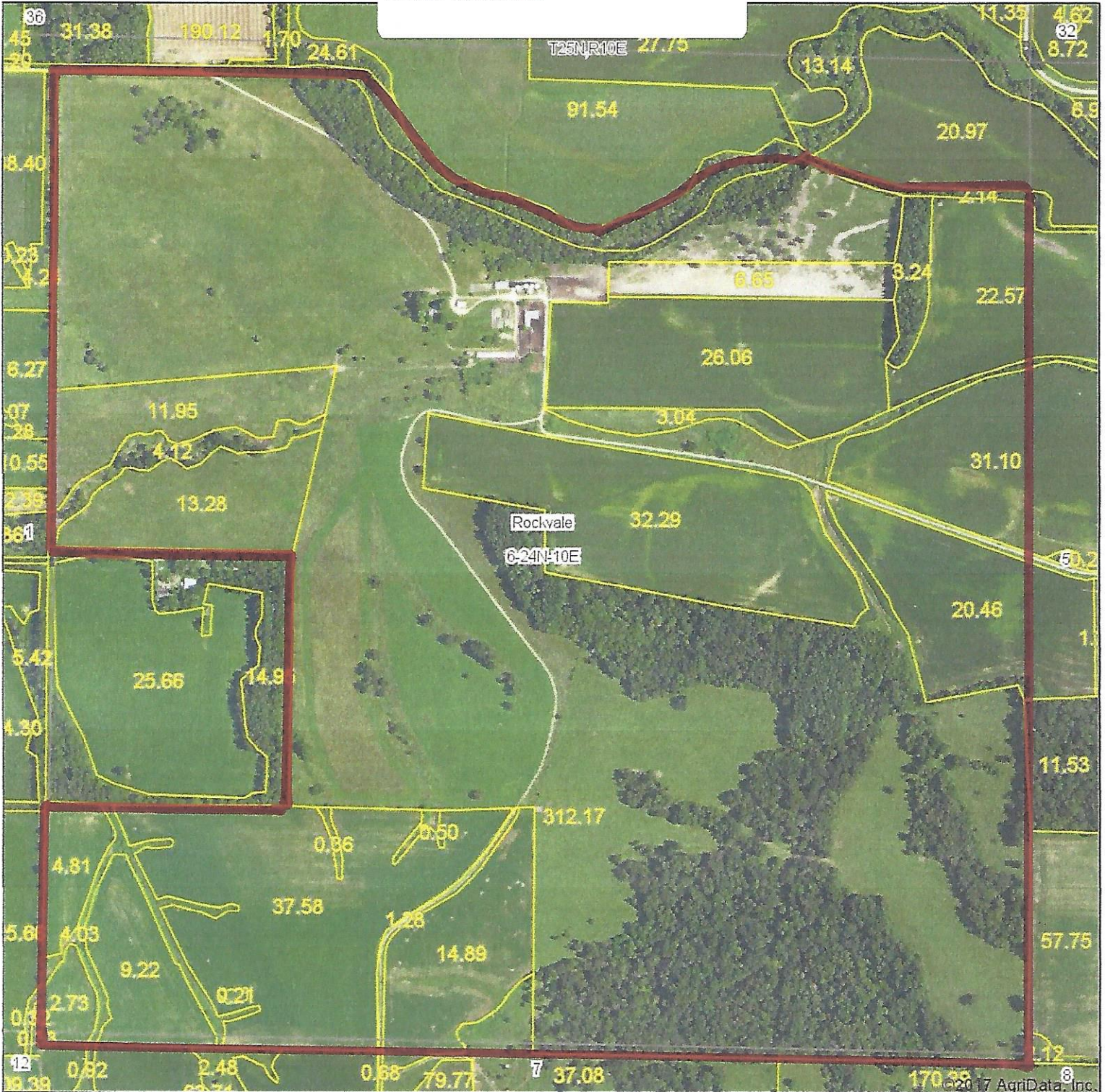
**8-24N-10E**  
**Ogle County**  
**Illinois**



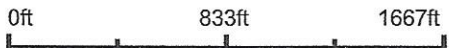
4/4/2017

# PARCEL #5

538.894 ACRES

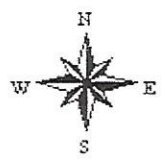


map center: 42° 6' 30.46, -89° 23' 3.35



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**6-24N-10E**  
**Ogle County**  
**Illinois**

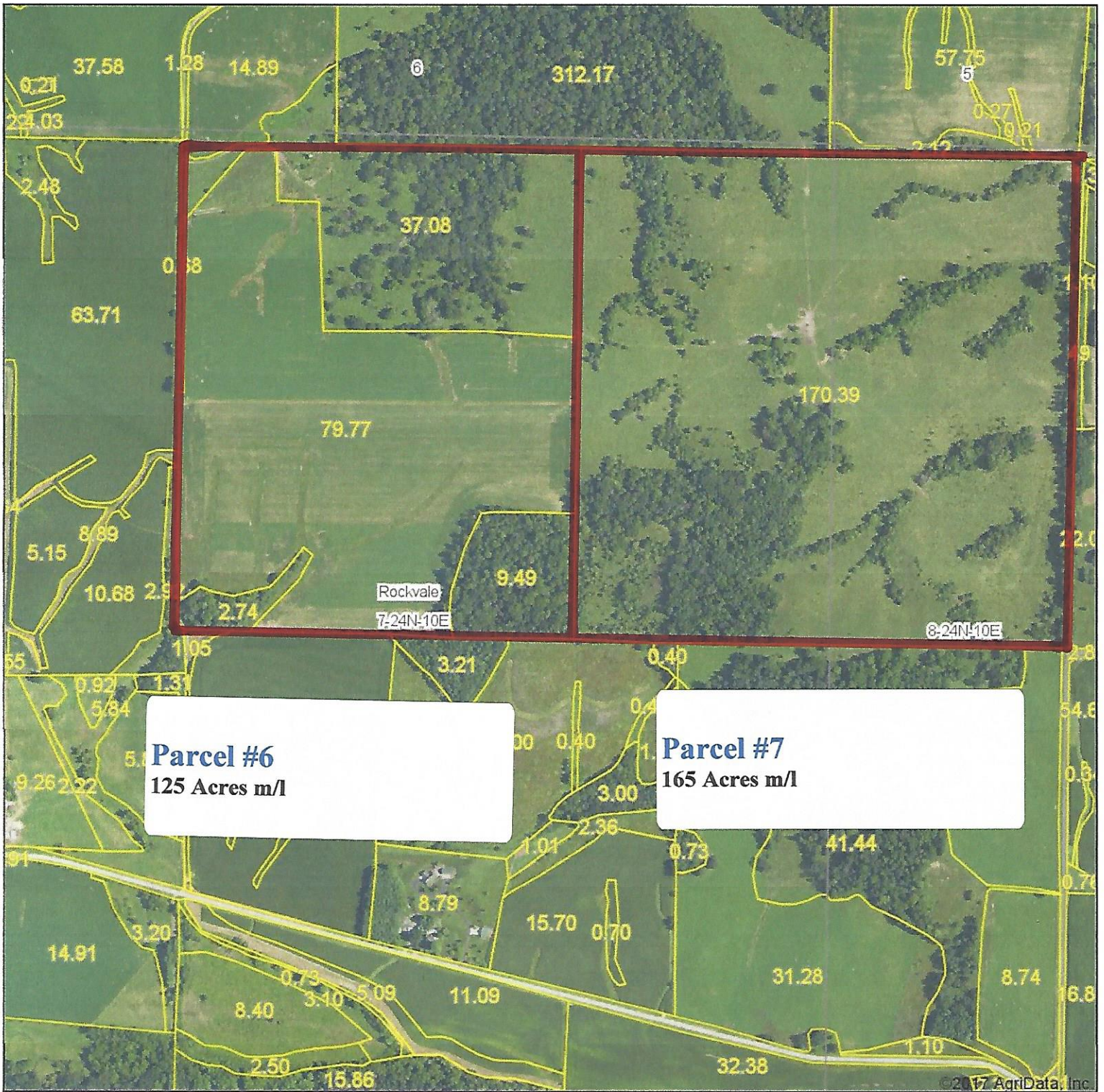


3/29/2017

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.



# Aerial Map



**Parcel #6**  
125 Acres m/l

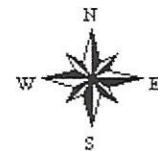
**Parcel #7**  
165 Acres m/l

map center: 42° 5' 42.67, -89° 22' 47.75



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**7-24N-10E**  
**Ogle County**  
**Illinois**



4/4/2017