

STERLING LAND COMPANY



FOR SALE HAGEMANN FARM

**201+/- Acres Class A Soils
\$11,500/Acre
Maryland Township, Ogle County**

Listed by Preston Brown, Broker 815.262.0024
Sterling Land Company - Illinois' premier farmland brokerage firm

LAND INFORMATION

Location

This 201 +/- ac parcel is located in Northwestern Ogle County just North and West of Adeline. The property is a single parcel with road frontage along Brush Road on it's Southeast corner. Property is approximately half a mile South of Montague Road and one mile North of Coffman Road in the Southeast quarter of Section 1, Township 25 North, Range 8, Maryland Township.

Possession

Land is open to farm in 2020 and possession will be granted at closing or a date agreed to by both parties.

Farm Service Information

Base Corn Acres - 198.5
PLC Yield - 154
Total Acres - (FSA) 199.25
Approx 195 ac Tillable (~98%)

Real Estate Taxes - 2018

Parcel ID: 02-01-400-007
Acres: 201.56
Taxes: \$8,582
\$/Acre: \$42.00

Proximity to Nearby Towns/Cities

3 Miles North of Adeline
3 Miles Southwest of German Valley
10 Miles Southeast of Freeport
15 Miles West of Rockford
115 Miles West of Chicago

Productivity Index

Parcel 1-Section 1
199.25 ac with est 195 tillable
Productivity Index - 137.9

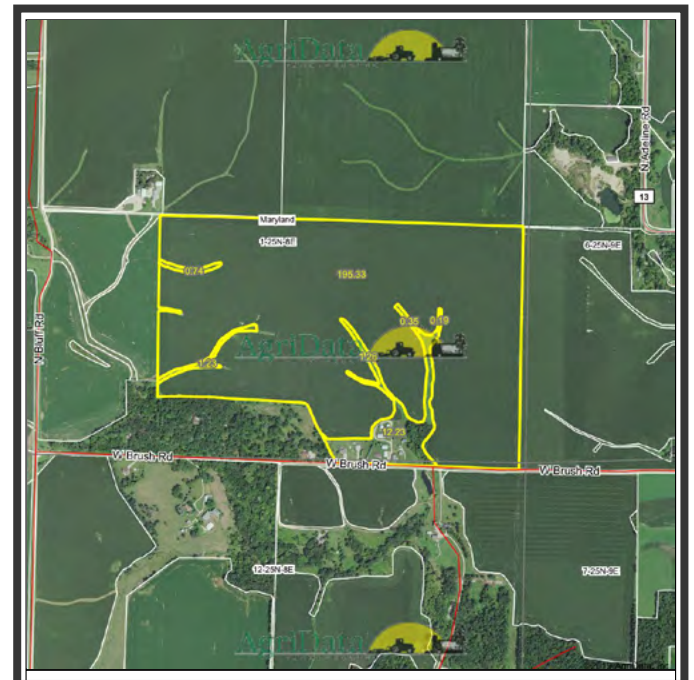
Primary Soil Types
69% - Osco Silt Loam
10.1% - Muscatune Silt Loam
5.9% Plano Silt Loam

Agency

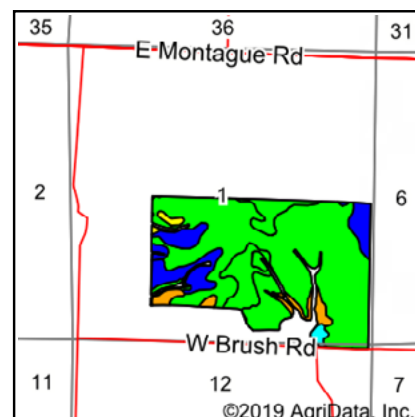
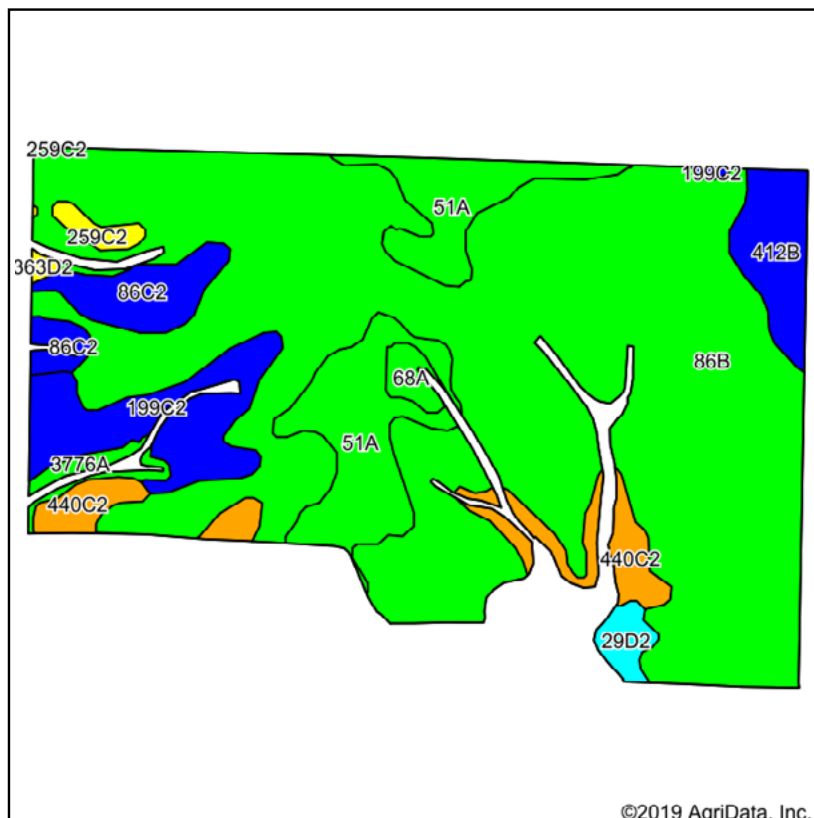
Sterling Land Company and Broker Preston Brown are exclusive agents of the seller.

Price

Property is listed at \$11,500/ac



SOILS MAP

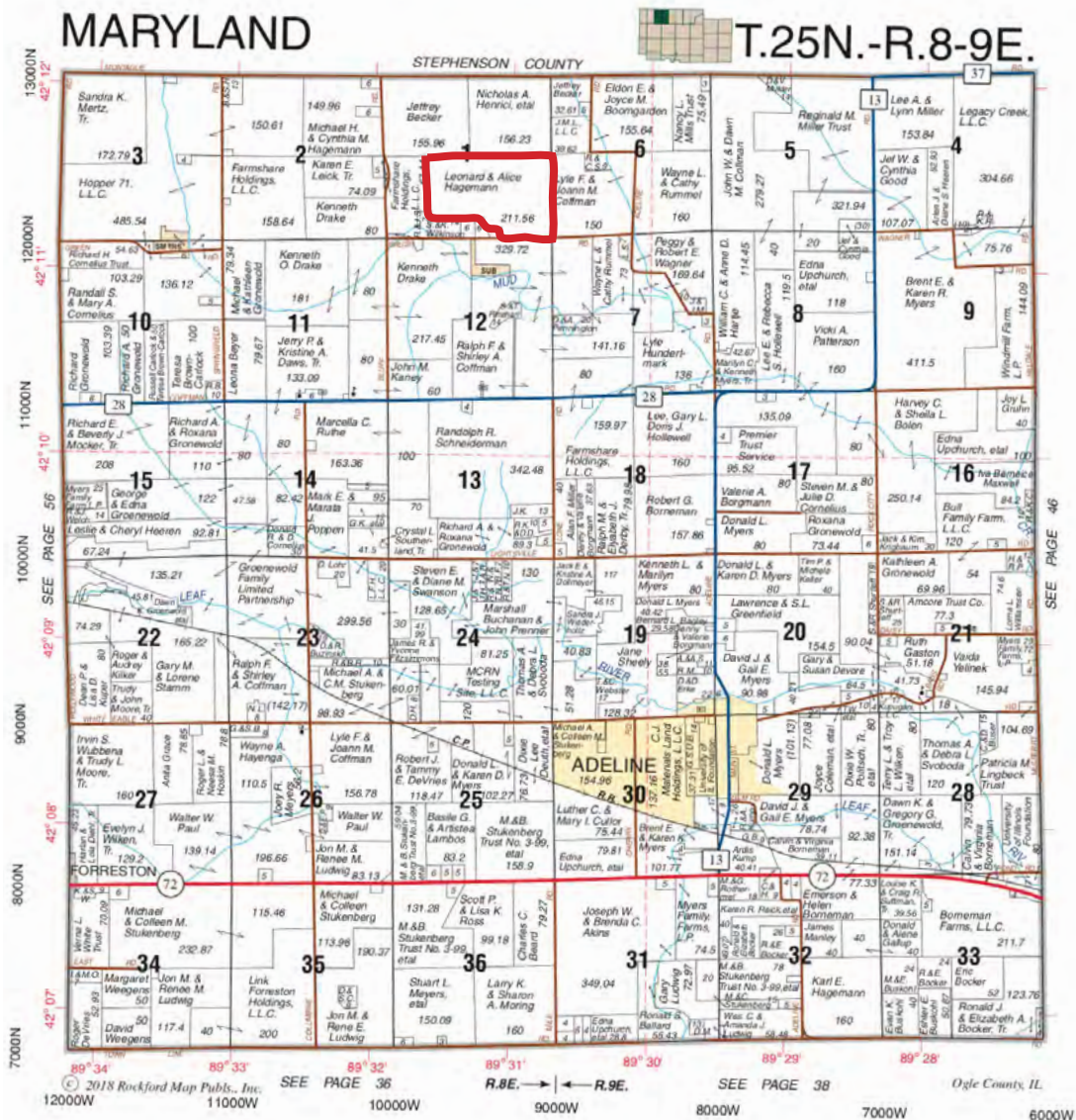


STATE: ILLINOIS
 COUNTY: OGLE
 LOCATION: 1-25N-8E
 TOWNSHIP: MARYLAND
 ACRES: 195.33

AREA SYMBOL: IL141, SOIL AREA VERSION: 16

| Code | Soil Description | Acres | % of Field | IL State Prod. Index Legend | Subsoil Rooting | Corn Bu/A | Soybeans Bu/A | Wheat Bu/A | Oats Bu/A | Sorghum Bu/A | Alfalfa d hay, T/A | Grass-le gume e hay, T/A | Crop Prod. Index for Optimum MGMT |
|-------------------------|---|--------|------------|-----------------------------|-----------------|--------------|---------------|-------------|-------------|--------------|--------------------|--------------------------|-----------------------------------|
| **86B | Osco silt loam, 2 to 5 percent slopes | 135.47 | 69.4% | | FAV | **189 | **59 | **74 | **102 | 0 | **6.83 | 0 | **140 |
| 51A | Muscataune silt loam, 0 to 2 percent slopes | 19.73 | 10.1% | | FAV | 200 | 64 | 75 | 104 | 138 | 0 | 6.02 | 147 |
| **199C2 | Plano silt loam, 5 to 10 percent slopes, eroded | 11.45 | 5.9% | | FAV | **185 | **180 | **56 | **69 | **96 | **6.53 | 0 | **132 |
| **440C2 | Jasper loam, 5 to 10 percent slopes, eroded | 8.44 | 4.3% | | FAV | **163 | **53 | **66 | **87 | 0 | **5.37 | 0 | **121 |
| **86C2 | Osco silt loam, 5 to 10 percent slopes, eroded | 6.97 | 3.6% | | FAV | **178 | **56 | **70 | **95 | 0 | **6.42 | 0 | **131 |
| **412B | Ogle silt loam, 2 to 5 percent slopes | 6.29 | 3.2% | | FAV | **175 | **56 | **69 | **94 | 0 | **5.84 | 0 | **130 |
| WEIGHTED AVERAGE | | | | | | 186.5 | 58.6 | 72.7 | 99.2 | 13.9 | 5.81 | 0.74 | 137.9 |

MARYLAND TOWNSHIP OGLE COUNTY



Preston Brown
Listing Broker
815.262.0024

sterlinglandcompany.com
prestonbrownSLC@gmail.com

**STERLING
LAND COMPANY**

ILLINOIS, USA

Monte Van Kooten
Managing Broker
815.718.2244

306 W. 14th Street
Sterling, IL 61081