

# STERLING LAND COMPANY

306 West 14th • Street Sterling, IL 61081

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## SUNSET FARMS L.P.



Part of Section 10-Flagg Township  
Ogle County

315.41 Total Acres m/l.-308.9 Acres Tillable

Excellent location on Kings Road-less than one mile north of Flagg road  
just outside of Rochelle.

PRICE-\$10,750Acre

POSSESSION-Available to farm in 2020.

## SUNSET FARMS L.P.

### BUILDINGS INCLUDE

Ranch Home built in 1940-2,344 Sq. Ft. with inground pool-Attached garage  
Morton Built-200' by 70'-Built in 2014 with 40' by 40' concrete pad in center.  
Morton Built-105' by 60'  
Heated Shop-80' by 40'

Grain Storage-Total capacity estimated at 200,000 plus.  
3 primary Bins  
4 smaller bins.  
Tower Dryer-2014  
Center Pivot Irrigation system also included.

### FARM SERVICE INFORMATION

Corn Base Acreage- 304.6 Acres PLC Yield-161

There is a CRP contract in place for 4.3 acres-Expires 9-30-2024  
Annual Rental rate is \$325.20

### RE TAXES-2018 Paid in 2019

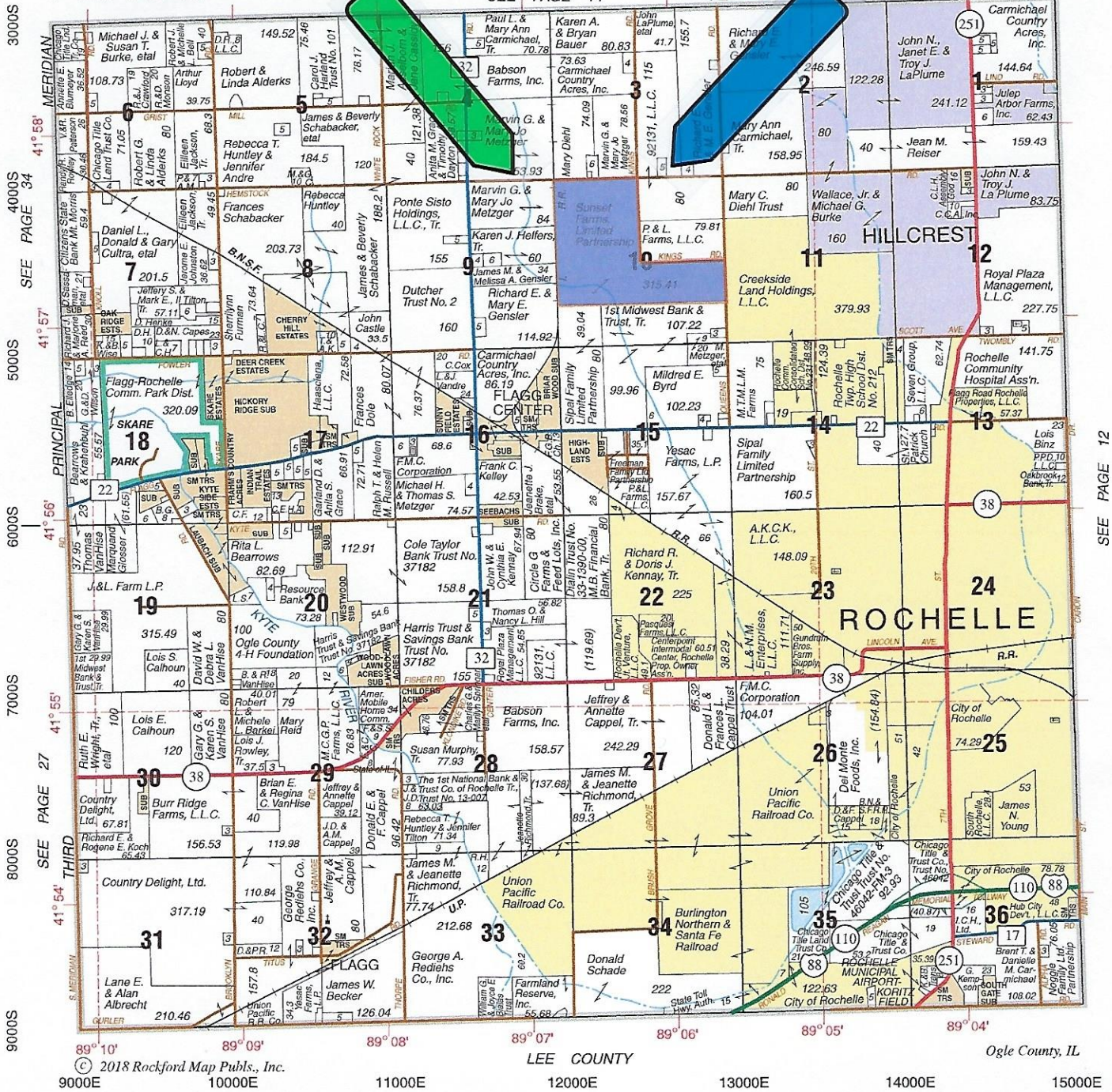
<u>PARCEL #</u>	<u>ACRES</u>	<u>TAXES</u>
24-10-100-002	315.41	\$21,154.

MONTE VAN KOOTEN, MANAGING BROKER IS AN EXCLUSIVE AGENT OF  
THE SELLER IN THIS TRANSACTION  
(INFORMATION DEEMED RELIABLE BUT NOT GUARRANTEED)  
[www.sterlinglandcompany.com](http://www.sterlinglandcompany.com)

# FLAGG

SEE PAGE 14

140N.-R.1E.



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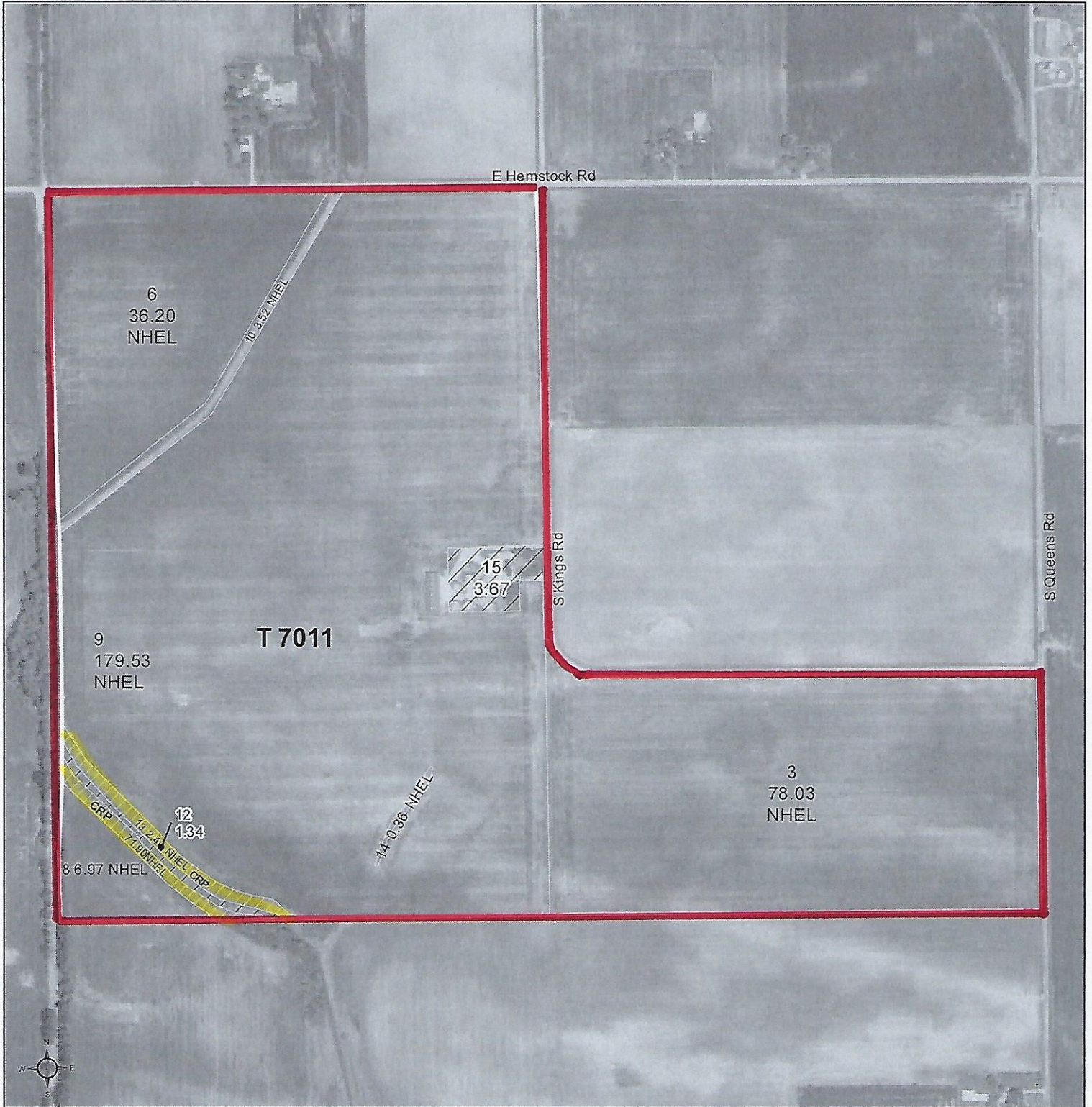
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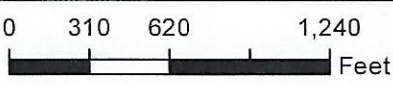


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**Common Land Unit**  
 CRP  
 Tract Boundary  
 Non-Cropland  
 Cropland



**2019 Program Year**  
 Map Created December 12, 2018

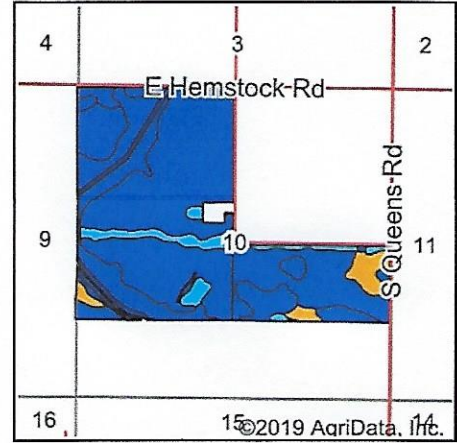
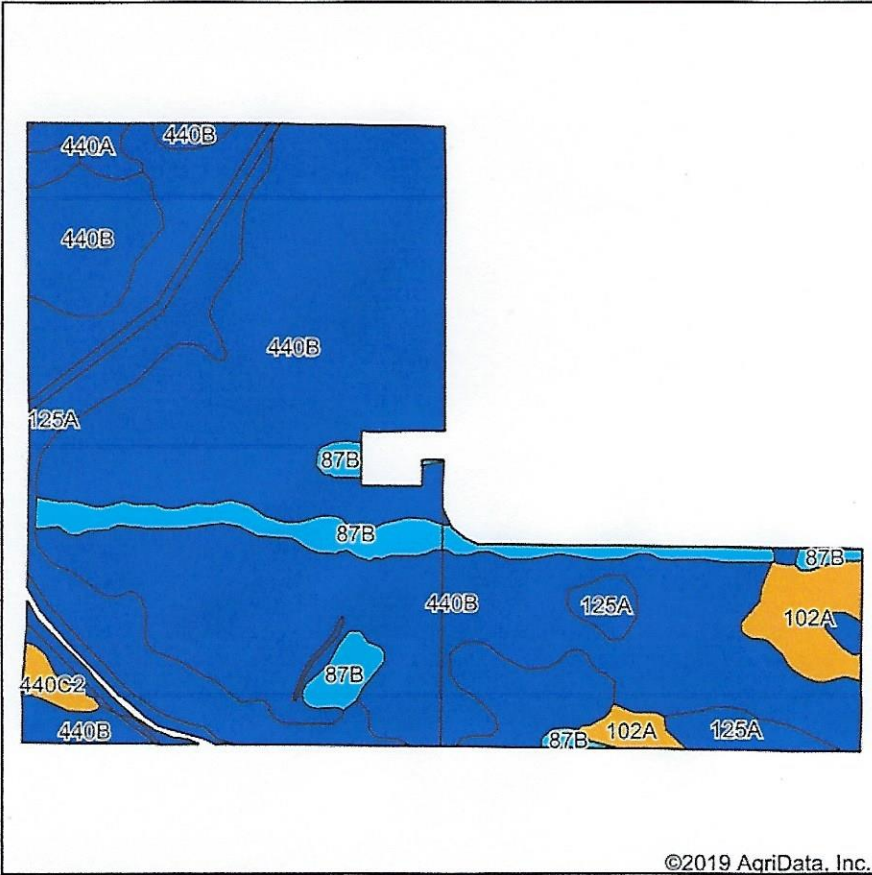
**Wetland Determination Identifiers**  
 Restricted Use  
 Limited Restrictions  
 Exempt from Conservation  
 Compliance Provisions

**Tract Cropland Total: 308.91 acres**

**Farm 9327**  
**Tract 7011**

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).

# Soils Map



State: **Illinois**  
 County: **Ogle**  
 Location: **10-40N-1E**  
 Township: **Flagg**  
 Acres: **308.86**  
 Date: **10/21/2019**



Soils data provided by USDA and NRCS.

Area Symbol: IL141. Soil Area Version: 16								
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**440B	Jasper loam, 2 to 5 percent slopes	197.69	64.0%		**173	**56	**70	**129
125A	Selma loam, 0 to 2 percent slopes	72.62	23.5%		176	57	70	129
**87B	Dickinson sandy loam, 2 to 5 percent slopes	20.87	6.8%		**141	**46	**55	**103
102A	La Hogue loam, 0 to 2 percent slopes	11.89	3.8%		162	52	71	121
440A	Jasper loam, 0 to 2 percent slopes	3.55	1.1%		175	57	71	130
**440C2	Jasper loam, 5 to 10 percent slopes, eroded	2.24	0.7%		**163	**53	**66	**121
<b>Weighted Average</b>					<b>171.1</b>	<b>55.4</b>	<b>69</b>	<b>126.9</b>

**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana.** Version: 1/2/2012 Amended Table S2 B811  
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>  
 \*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.