

# STERLING LAND COMPANY

306 West 14th • Street Sterling, IL 61081

Monte Van Kooten  
*Managing Broker*  
815-718-2244

Dan Cribben  
*Broker*  
815-786-3311

Martin Haak  
*Broker*  
815-499-6500

Jon Windstrup  
*Broker*  
815-440-2679

## NORTHERN ILLINOIS FARMLAND OGLE & WINNEBAGO COUNTIES

915 Total Acres m/l-Over 98% Tillable

**RARE OPPORTUNITY-Own nearly 1,000 Acres in one Area**

3 Miles from Interstate 39 Access. Northeast of Monroe Center.  
Less than 10 Miles to Chicago-Rockford International Airport

Parts of Sections 2, 3, 11, 14 & 15-Monroe Township, Ogle County  
Part of Section 35-Cherry Valley Township-Winnebago County

### EXCEPTIONAL YIELD HISTORY-

9 Year Average Corn Production- 240.3/bpa on average of 610 Acres per year.

9 Year Average Soybean Production- 64.5/bpa on average of 277 Acres per year.

### FARM SERVICE INFORMATION

Corn Base Acreage- 902.18 Acres PLC Yield-187

Soybean Base Acreage- 65.72 Acres PLC Yield- 56

DCP Cropland-975.03 Acres

(FSA Info Includes 75 Acres not being offered for sale)

PRICE-\$16,750/Acre

POSSESSION-Subject to Lease in place for 2022 & 2023

(INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)  
STERLING LAND COMPANY IS EXCLUSIVE AGENT FOR  
SELLER IN THIS TRANSACTION

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

**NORTHERN ILLINOIS FARMLAND**  
**OGLE & WINNEBAGO COUNTIES**

Cherry Valley-Sec. 35-40.12 Acres-40.06 Tillable-P.I.-132.3  
Monroe-Sec. 2- 452.75 Acres-445.9 Tillable-P.I.-134.7  
Monroe-Sec. 3- 147.55 Acres-144.14 Tillable-P.I.-135.6  
Monroe-Sec. 11 76.16 Acres-73 Tillable-P.I.-131.0  
Monroe-Sec. 14 75 Acres- 72.36 Tillable-P.I.-125.2  
Monroe-Sec. 15 123.65 Acres- 120 Tillable-P.I.-128.9

Tile maps and information dating back over 40 years available.

**RE TAXES-2021 paid in 2022**

<u>PARCEL #</u>	<u>ACRES</u>	<u>TAXES</u>
12-02-100-001	73.6	\$3,678.38
12-02-200-004	72.8	\$3,516.20
12-02-300-009	149.54	\$6,608.10
12-03-400-010	40.21	\$1,318.52
12-11-100-010	76.16	\$3,134.38
12-03-400-003	73.13	\$3,729.84
12-02-200-001	156.81	\$7,237.56
12-03-400-011	34.21	\$1,316.02
12-14-400-001	75	\$2,624.06
12-15-300-004	123.65	\$4,493.22
16-35-300-003	40.12	\$1,949.08

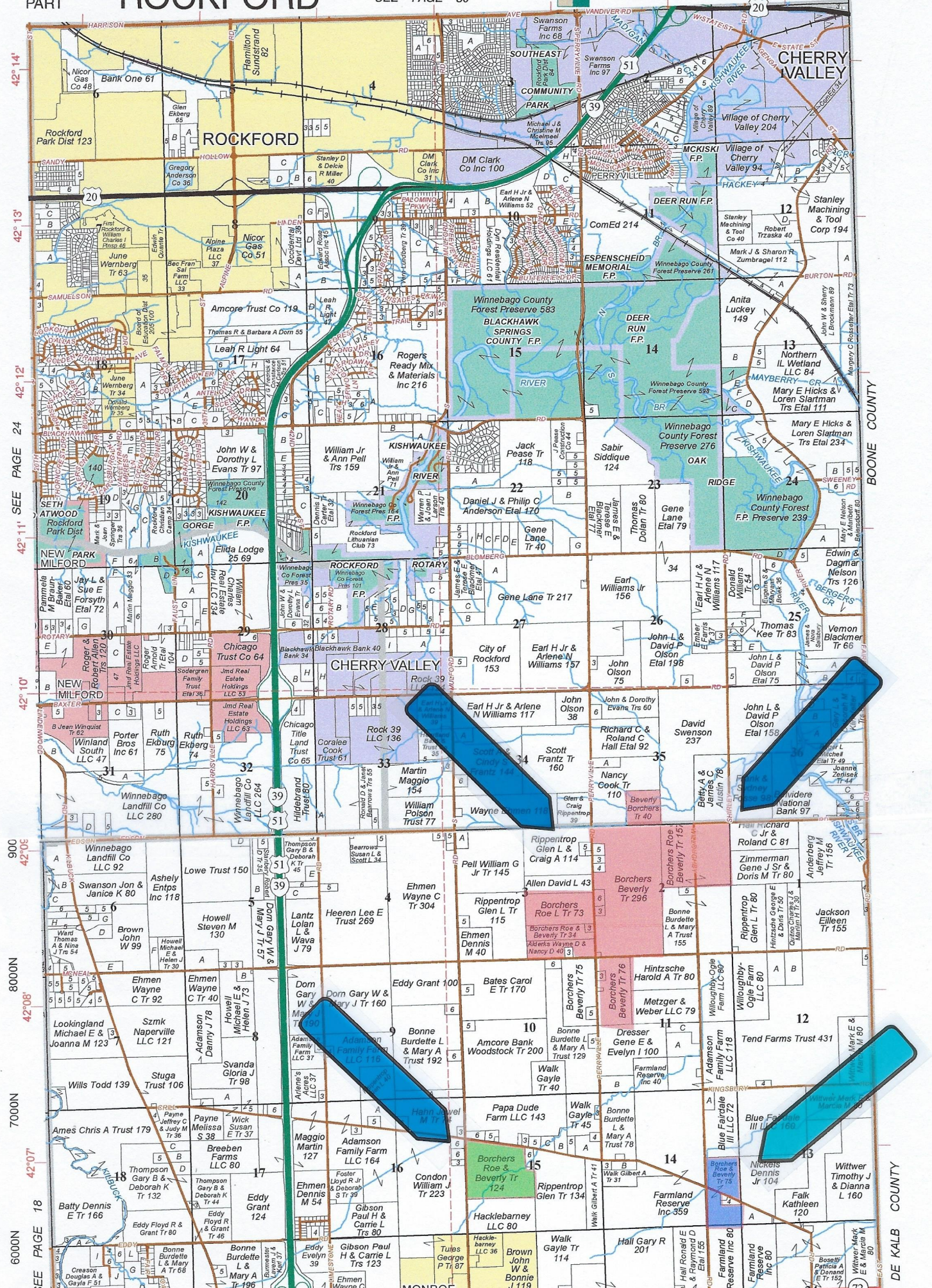
(INFORMATION DEEMED RELIABLE BUT  
NOT GUARANTEED)

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

# CHERRY VALLEY SOUTHEAST PART

SEE PAGE 30

# T.43N.-R.2E.



42° 14'  
42° 13'  
42° 12'  
24  
42° 11'  
10'  
900  
42° 06'  
8000N  
42° 08'  
7000N  
6000N  
SEE PAGE 18

BOONE COUNTY  
DE KALB COUNTY

HARRISON  
Nicol Gas Co 48  
Bank One 61  
Rockford Park Dist 123  
SANDY  
Glen Ekberg 65  
Gregory Anderson Co 36  
June Wernberg Tr 63  
Seth Atwood Rockford Park Dist  
NEW PARK MILFORD  
Pamela M Brauer Baker Etl 60  
Rotary  
Rogers & Robert Trs 120  
Winland South LLC 47  
Winnabago Landfill Co LLC 92  
Ashely Entps Inc 118  
Howell Steven M 130  
Ehmen Wayne C Tr 92  
Lookingland Michael E & Joanna M 123  
Wills Todd 139  
Ames Chris A Trust 179  
Batty Dennis E Tr 166  
Eddy Floyd R & Grant Tr 80  
Creson Douglas A & Sylvia F 51

ROCKFORD  
HOLLOW  
Stanley D & Debra R Miller 40  
Gregory Anderson Co 36  
Alpine Plaza LLC 37  
Nicol Gas Co 51  
Occidental Devt Llc 36  
Leah R Light 47  
Amcore Trust Co 119  
Thomas R & Barbara A Dom 55  
Leaf R Light 64  
June Wernberg Tr 34  
Wernberg Tr 35  
Seth Atwood Rockford Park Dist  
NEW PARK MILFORD  
Jay L & Sue E Forsyth Etl 72  
Pamela M Brauer Baker Etl 60  
Rotary  
Rogers & Robert Trs 120  
Winland South LLC 47  
Winnabago Landfill Co LLC 92  
Ashely Entps Inc 118  
Howell Steven M 130  
Ehmen Wayne C Tr 92  
Lookingland Michael E & Joanna M 123  
Wills Todd 139  
Ames Chris A Trust 179  
Batty Dennis E Tr 166  
Eddy Floyd R & Grant Tr 80  
Creson Douglas A & Sylvia F 51

DM Clark Co Inc 100  
Earl H Jr & Arlene N Williams 52  
ComEd 214  
Espenscheid Memorial F.P.  
Winnebago County Forest Preserve 261  
Anita Luckey 149  
Stanley Machining & Tool Corp 194  
Mark J & Sharon R Zumbarger 112  
John W & Sherry L Brockmann 89  
Mary E Hicks & Loren Slartman Trs Etl 111  
Mary E Hicks & Loren Slartman Trs Etl 234  
Edwin & Dagmar Nelson Trs 126  
Vernon Blackmer Tr 66  
John L & David P Olson Etl 158  
David Swenson 237  
Richard C & Roland C Hall Etl 92  
Nancy Cook Tr 110  
Beverly Borchers Tr 40  
Bettie A & James C Austin 78  
Hall Richard C Jr & Roland C 81  
Zimmerman Gene J Sr & Doris M Tr 60  
Anderberg Jeffrey M Tr 156  
Jackson Eileen Tr 155  
Ehmen Wayne C Tr 304  
Lant Lolan L & Wava J 79  
Heeren Lee E Tr 269  
Dom Gary W & Mary J Tr 160  
Eddy Grant 100  
Bates Carol E Tr 170  
Rippentrop Glen L Tr 115  
Ehmen Dennis M 40  
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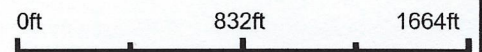
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BLACKHAWK SPRINGS COUNTY F.P.  
DEER RUN F.P.  
Winnebago County Forest Preserve 338  
Winnebago County Forest Preserve 276  
OAK  
Winnabago County Forest F.P. Preserve 239  
Gene Lane Tr 217  
Earl Williams Jr 156  
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John Olson 75  
John & Dorothy Evans Trs 60  
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David Swenson 237  
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DEER RUN F.P.  
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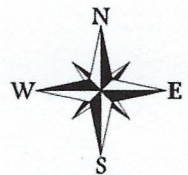
MONROE TOWNSHIP  
Section 2



Map Center: 42° 8' 41.02, -88° 58' 8.97



2-42N-2E  
Ogle County  
Illinois

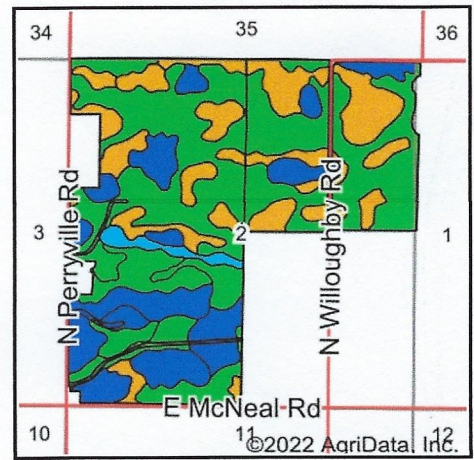
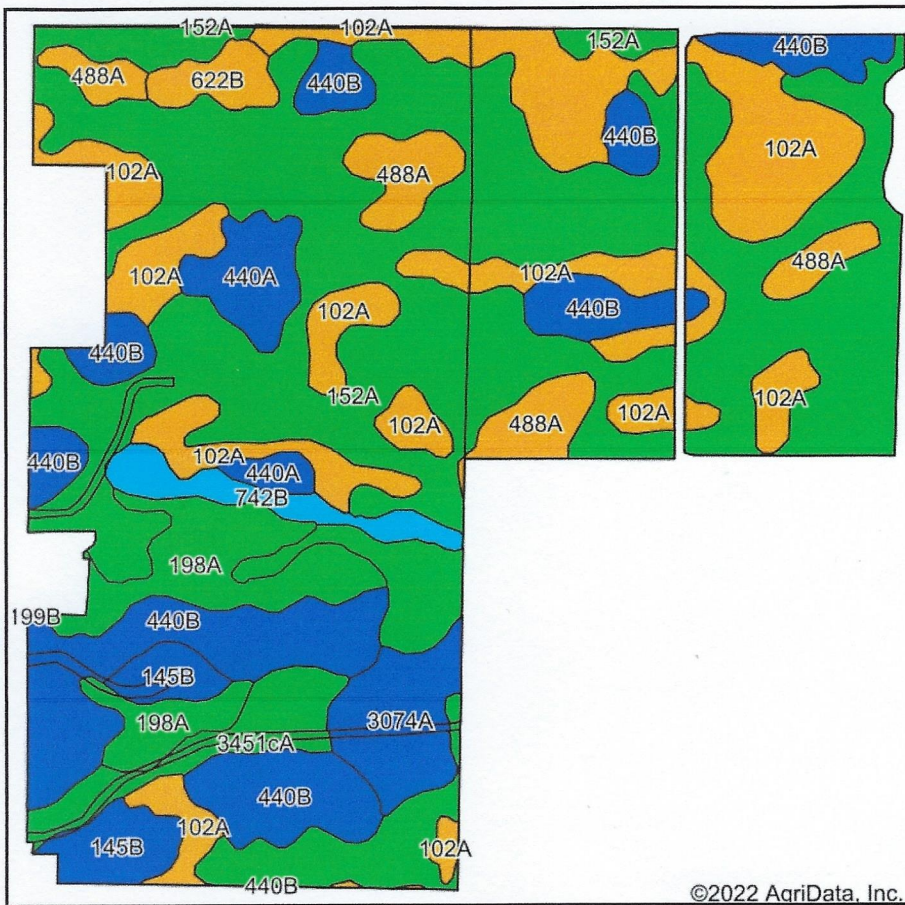


9/23/2022

Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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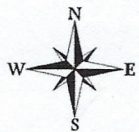
Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



State: **Illinois**  
 County: **Ogle**  
 Location: **2-42N-2E**  
 Township: **Monroe**  
 Acres: **451.64**  
 Date: **9/23/2022**

Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

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Area Symbol: IL141, Soil Area Version: 19  
 Area Symbol: IL201, Soil Area Version: 17

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
152A	Drummer silty clay loam, 0 to 2 percent slopes	202.21	44.8%		195	63	73	144
102A	La Hogue loam, 0 to 2 percent slopes	80.92	17.9%		162	52	71	121
**440B	Jasper loam, 2 to 5 percent slopes	62.08	13.7%		**173	**56	**70	**129
198A	Elburn silt loam, 0 to 2 percent slopes	24.58	5.4%		197	61	74	143
488A	Hooppole loam, 0 to 2 percent slopes	19.42	4.3%		163	54	64	121
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	13.68	3.0%		186	58	73	136
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	11.73	2.6%		190	61	73	140
440A	Jasper loam, 0 to 2 percent slopes	11.44	2.5%		175	57	71	130
**145B	Saybrook silt loam, 2 to 5 percent slopes	11.41	2.5%		**177	**56	**68	**131
**742B	Dickinson sandy loam, loamy substratum, 1 to 5 percent slopes	8.33	1.8%		**146	**47	**53	**107
**622B	Wyanet silt loam, 2 to 5 percent slopes	5.23	1.2%		**159	**52	**64	**119
102A	La Hogue loam, 0 to 2 percent slopes	0.37	0.1%		162	52	71	121
152A	Drummer silty clay loam, 0 to 2 percent slopes	0.24	0.1%		195	63	73	144
<b>Weighted Average</b>					<b>182.1</b>	<b>58.6</b>	<b>71.2</b>	<b>134.8</b>

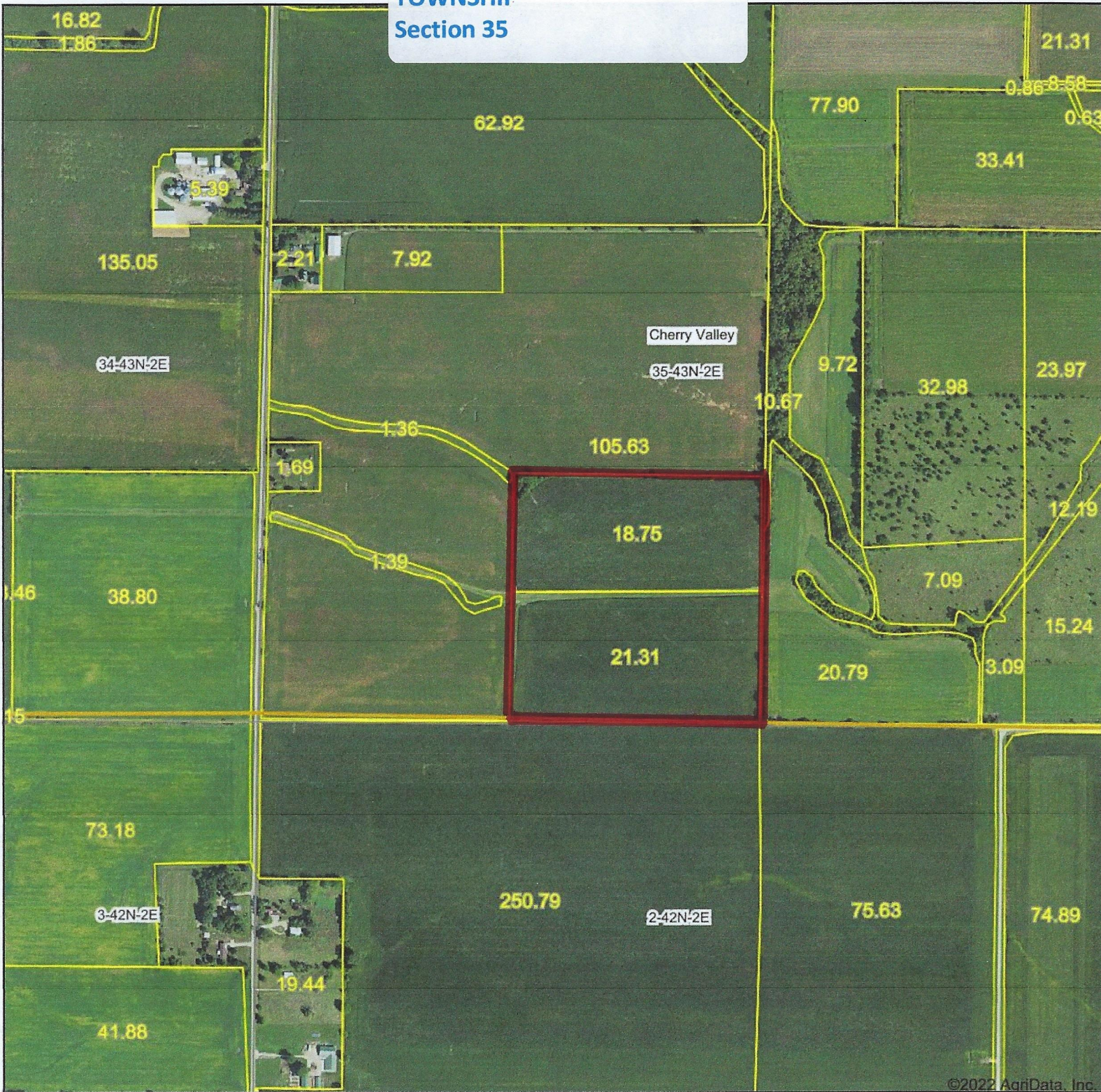
**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811**

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

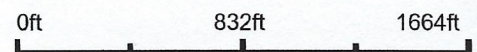
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

CHERRY VALLEY  
TOWNSHIP  
Section 35

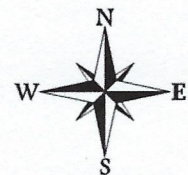


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Map Center: 42° 9' 16.23, -88° 58' 23.51



35-43N-2E  
Winnebago County  
Illinois

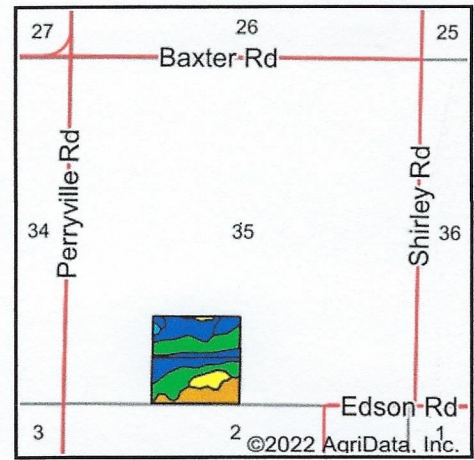
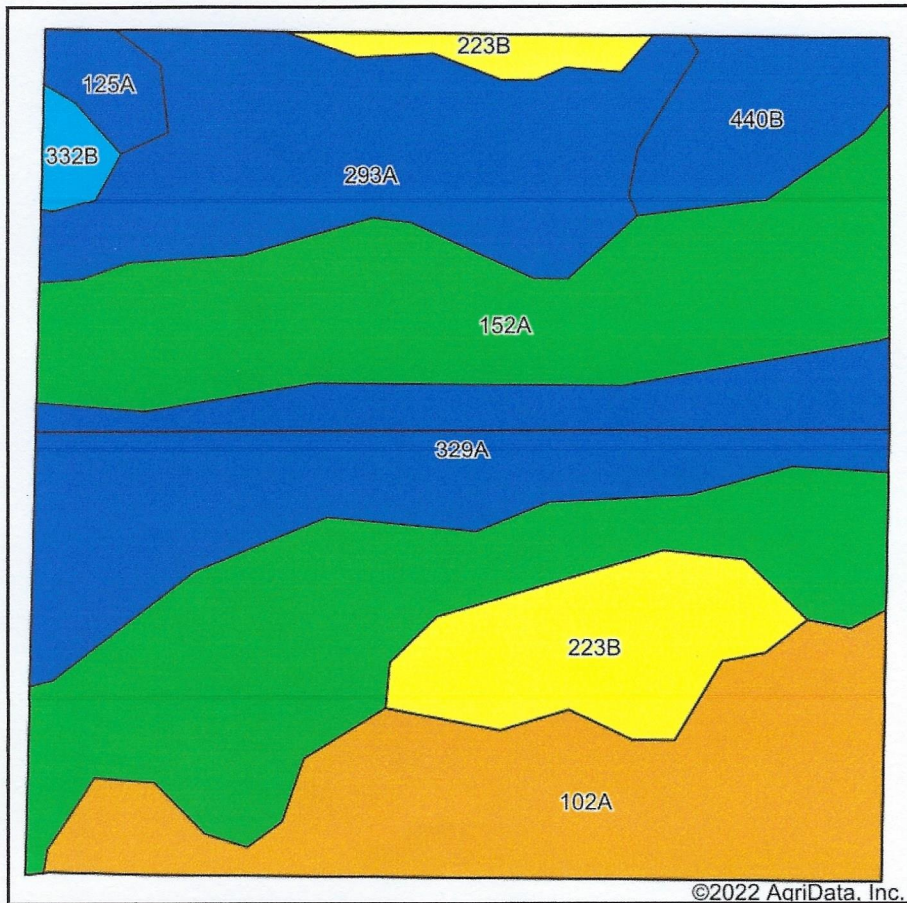


9/23/2022

Maps Provided By:  
**surety**<sup>®</sup>  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



State: **Illinois**  
 County: **Winnebago**  
 Location: **35-43N-2E**  
 Township: **Cherry Valley**  
 Acres: **40.06**  
 Date: **9/23/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IL201, Soil Area Version: 17

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
152A	Drummer silty clay loam, 0 to 2 percent slopes	14.01	35.0%	<span style="background-color: green; color: black;"> </span>	195	63	73	144
329A	Will loam, 0 to 2 percent slopes	7.13	17.8%	<span style="background-color: blue; color: black;"> </span>	174	58	68	129
102A	La Hogue loam, 0 to 2 percent slopes	6.75	16.8%	<span style="background-color: orange; color: black;"> </span>	162	52	71	121
293A	Andres silt loam, 0 to 2 percent slopes	5.98	14.9%	<span style="background-color: blue; color: black;"> </span>	184	59	71	135
**223B	Varna silt loam, 2 to 4 percent slopes	3.39	8.5%	<span style="background-color: yellow; color: black;"> </span>	**156	**50	**63	**115
**440B	Jasper silt loam, 2 to 5 percent slopes	1.85	4.6%	<span style="background-color: blue; color: black;"> </span>	**173	**56	**70	**129
125A	Selma loam, 0 to 2 percent slopes	0.58	1.4%	<span style="background-color: blue; color: black;"> </span>	176	57	70	129
**332B	Billett sandy loam, 2 to 5 percent slopes	0.37	0.9%	<span style="background-color: lightblue; color: black;"> </span>	**134	**44	**53	**98
<b>Weighted Average</b>					<b>178.9</b>	<b>58</b>	<b>70.3</b>	<b>132.3</b>

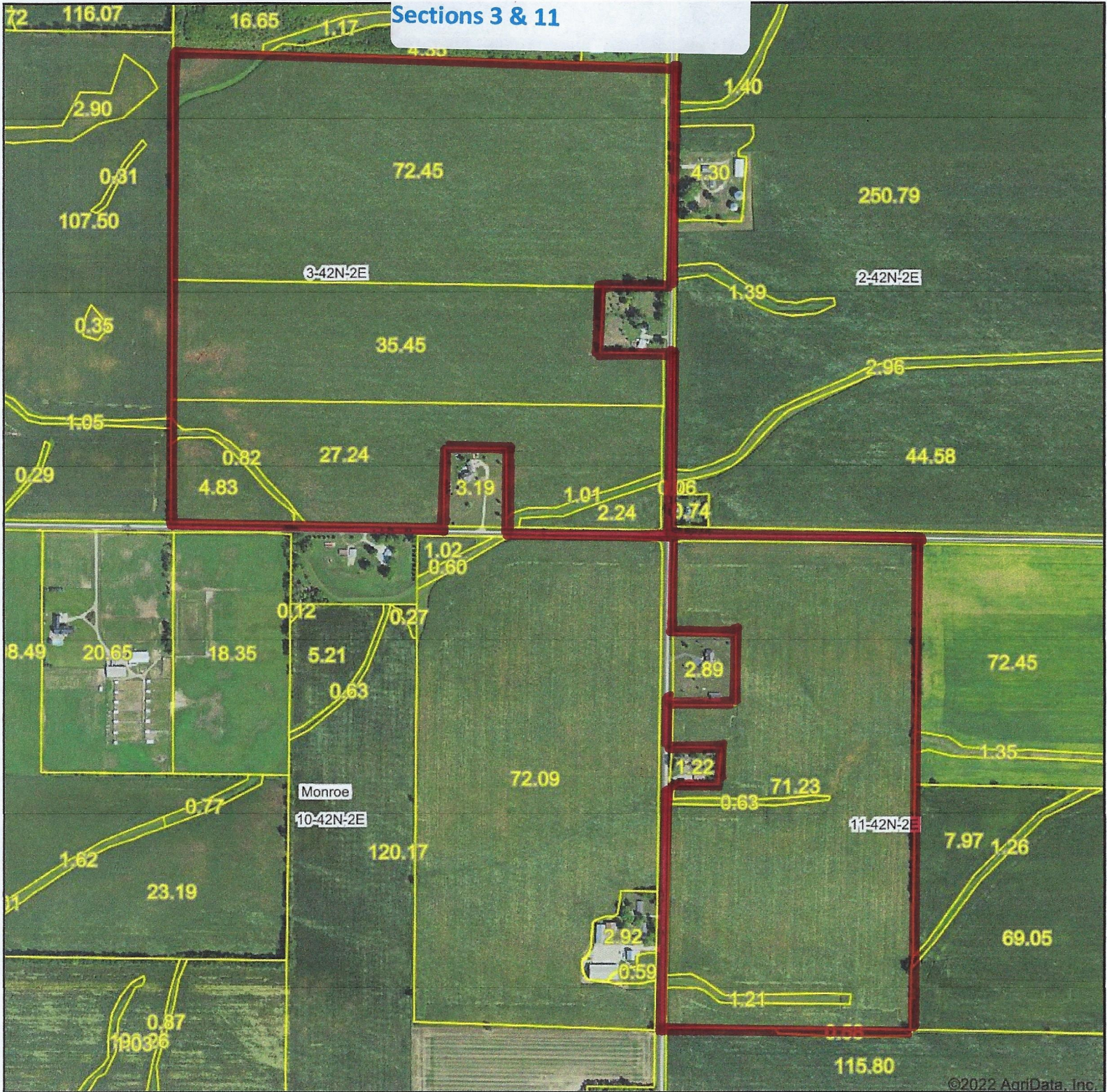
**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana.** Version: 1/2/2012 Amended Table S2 B811

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

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

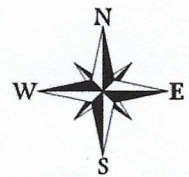
MONROE Township  
Sections 3 & 11



Map Center: 42° 8' 13.81, -88° 58' 51.3



10-42N-2E  
Ogle County  
Illinois



9/23/2022

Maps Provided By:

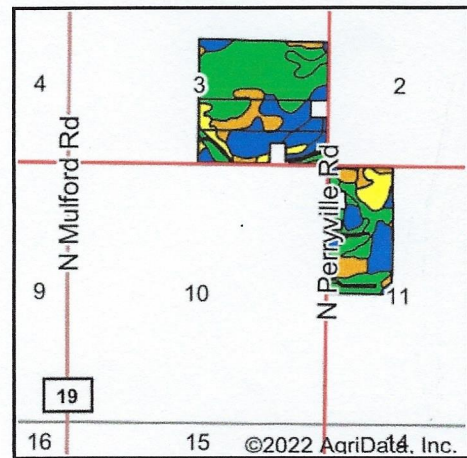
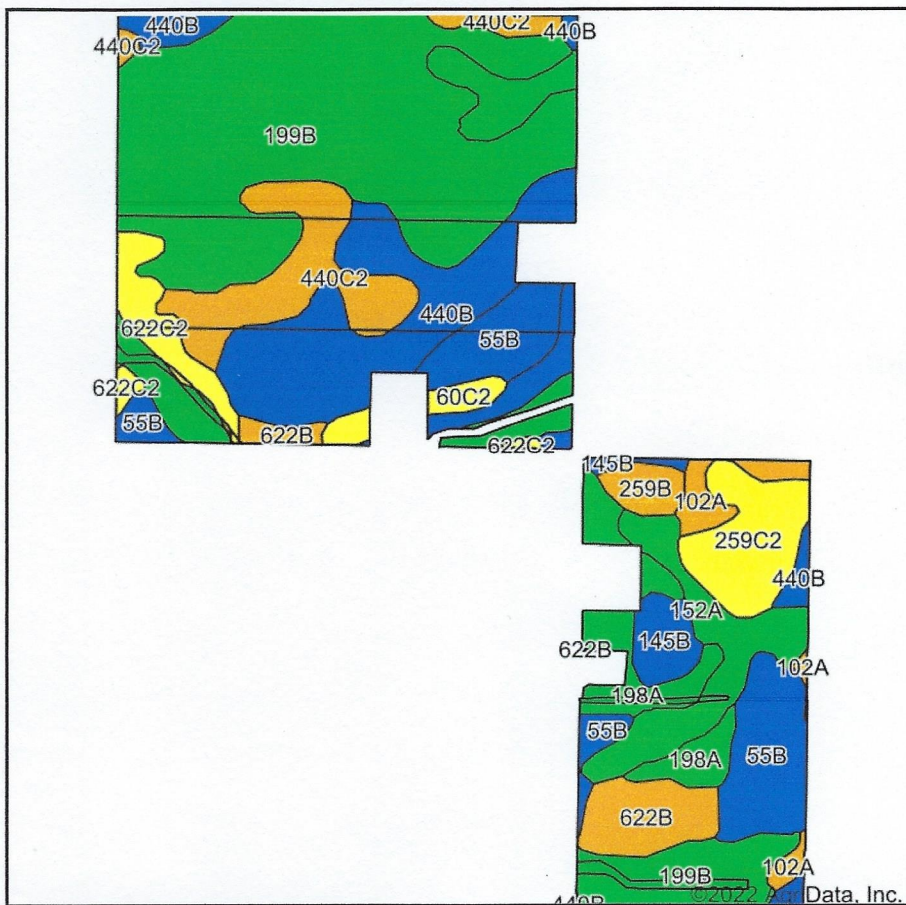


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Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map



State: **Illinois**  
 County: **Ogle**  
 Location: **3-42N-2E**  
 Township: **Monroe**  
 Acres: **216.1**  
 Date: **9/20/2022**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IL141, Soil Area Version: 19

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
**199B	Plano silt loam, 2 to 5 percent slopes	76.60	35.4%		**192	**59	**73	**141
**440B	Jasper loam, 2 to 5 percent slopes	31.47	14.6%		**173	**56	**70	**129
**55B	Sidell silt loam, 2 to 5 percent slopes	19.78	9.2%		**181	**56	**70	**131
152A	Drummer silty clay loam, 0 to 2 percent slopes	16.41	7.6%		195	63	73	144
**440C2	Jasper loam, 5 to 10 percent slopes, eroded	15.81	7.3%		**163	**53	**66	**121
198A	Elburn silt loam, 0 to 2 percent slopes	10.54	4.9%		197	61	74	143
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	9.83	4.5%		**152	**48	**60	**111
**622B	Wyandot silt loam, 2 to 5 percent slopes	8.20	3.8%		**159	**52	**64	**119
**622C2	Wyandot silt loam, 5 to 10 percent slopes, eroded	6.38	3.0%		**150	**49	**60	**112
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	6.23	2.9%		190	61	73	140
**145B	Saybrook silt loam, 2 to 5 percent slopes	5.55	2.6%		**177	**56	**68	**131
102A	La Hogue loam, 0 to 2 percent slopes	3.98	1.8%		162	52	71	121
**259B	Assumption silt loam, 2 to 5 percent slopes	2.72	1.3%		**161	**51	**64	**118
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	2.60	1.2%		**148	**48	**59	**110
<b>Weighted Average</b>					<b>180.3</b>	<b>56.8</b>	<b>70.1</b>	<b>132.8</b>

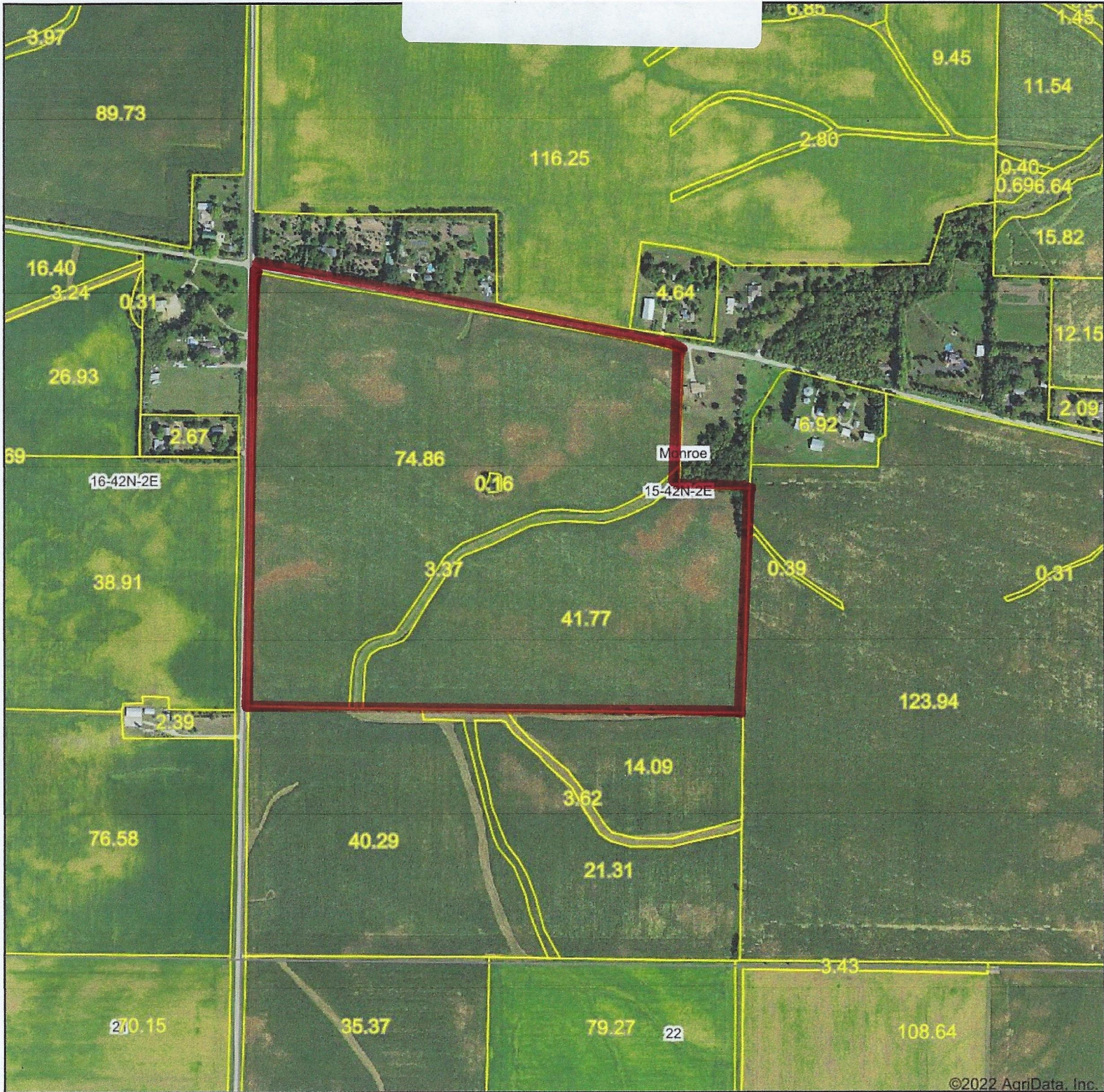
**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811**

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

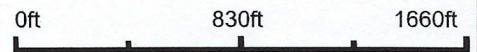
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Monroe Twp.  
Sec. 15

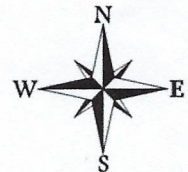


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Map Center: 42° 6' 51.43, -88° 59' 30.21



15-42N-2E  
Ogle County  
Illinois



9/16/2022

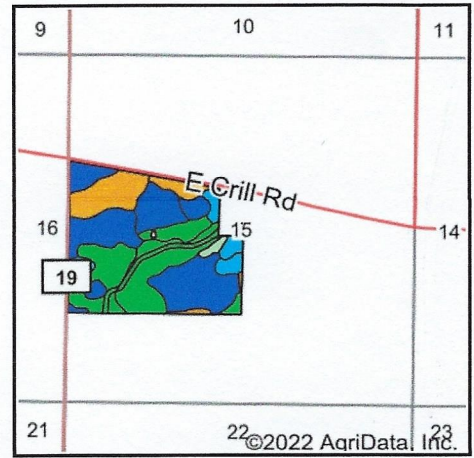
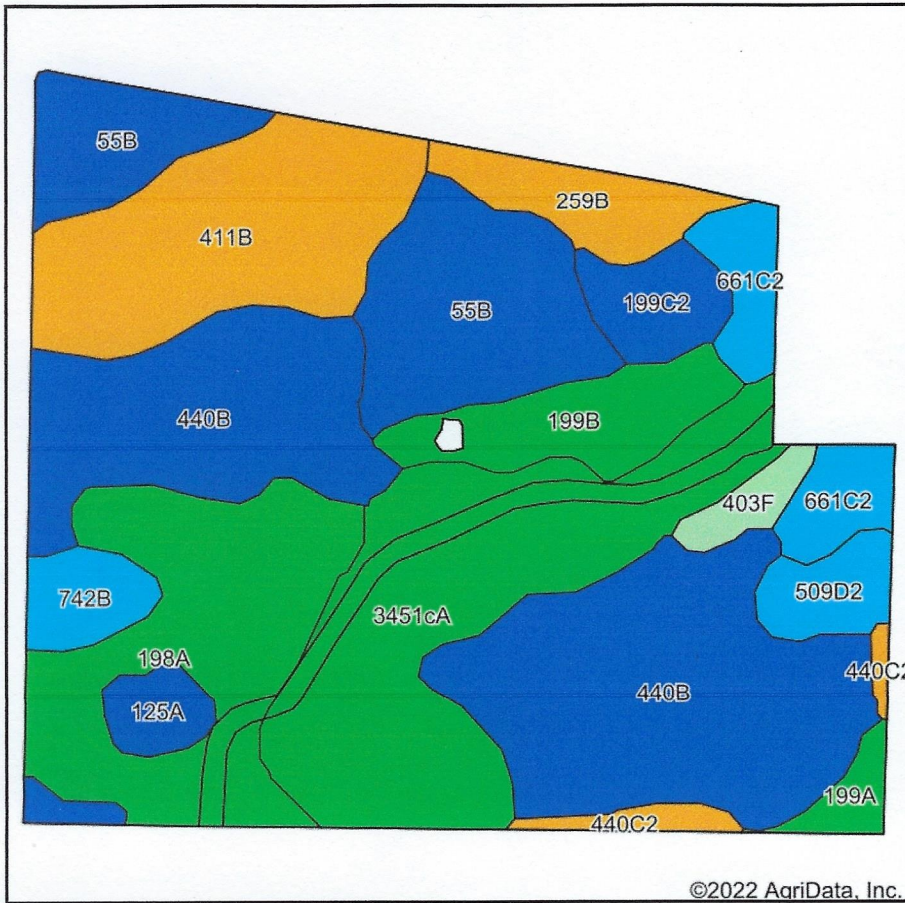
Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



State: **Illinois**  
 County: **Ogle**  
 Location: **15-42N-2E**  
 Township: **Monroe**  
 Acres: **120**  
 Date: **9/14/2022**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

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Area Symbol: IL141, Soil Area Version: 19

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	31.67	26.4%		**173	**56	**70	**129
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	19.50	16.2%		190	61	73	140
198A	Elburn silt loam, 0 to 2 percent slopes	14.95	12.5%		197	61	74	143
**55B	Sidell silt loam, 2 to 5 percent slopes	13.91	11.6%		**181	**56	**70	**131
**411B	Ashdale silt loam, 2 to 5 percent slopes	13.23	11.0%		**168	**53	**67	**124
**199B	Plano silt loam, 2 to 5 percent slopes	5.29	4.4%		**192	**59	**73	**141
**661C2	Atkinson silt loam, 5 to 10 percent slopes, eroded	4.43	3.7%		**141	**47	**57	**105
**259B	Assumption silt loam, 2 to 5 percent slopes	3.83	3.2%		**161	**51	**64	**118
**199C2	Plano silt loam, 5 to 10 percent slopes, eroded	2.86	2.4%		**180	**56	**69	**132
**509D2	Whalan loam, 10 to 18 percent slopes, eroded	2.39	2.0%		**109	**35	**45	**80
**742B	Dickinson sandy loam, loamy substratum, 1 to 5 percent slopes	2.34	2.0%		**146	**47	**53	**107
125A	Selma loam, 0 to 2 percent slopes	1.70	1.4%		176	57	70	129
**403F	Elizabeth loam, 18 to 35 percent slopes	1.37	1.1%		**54	**19	**22	**41
**440C2	Jasper loam, 5 to 10 percent slopes, eroded	1.29	1.1%		**163	**53	**66	**121
199A	Plano silt loam, 0 to 2 percent slopes	1.24	1.0%		194	60	74	142
<b>Weighted Average</b>					<b>175.6</b>	<b>55.8</b>	<b>68.7</b>	<b>129.2</b>

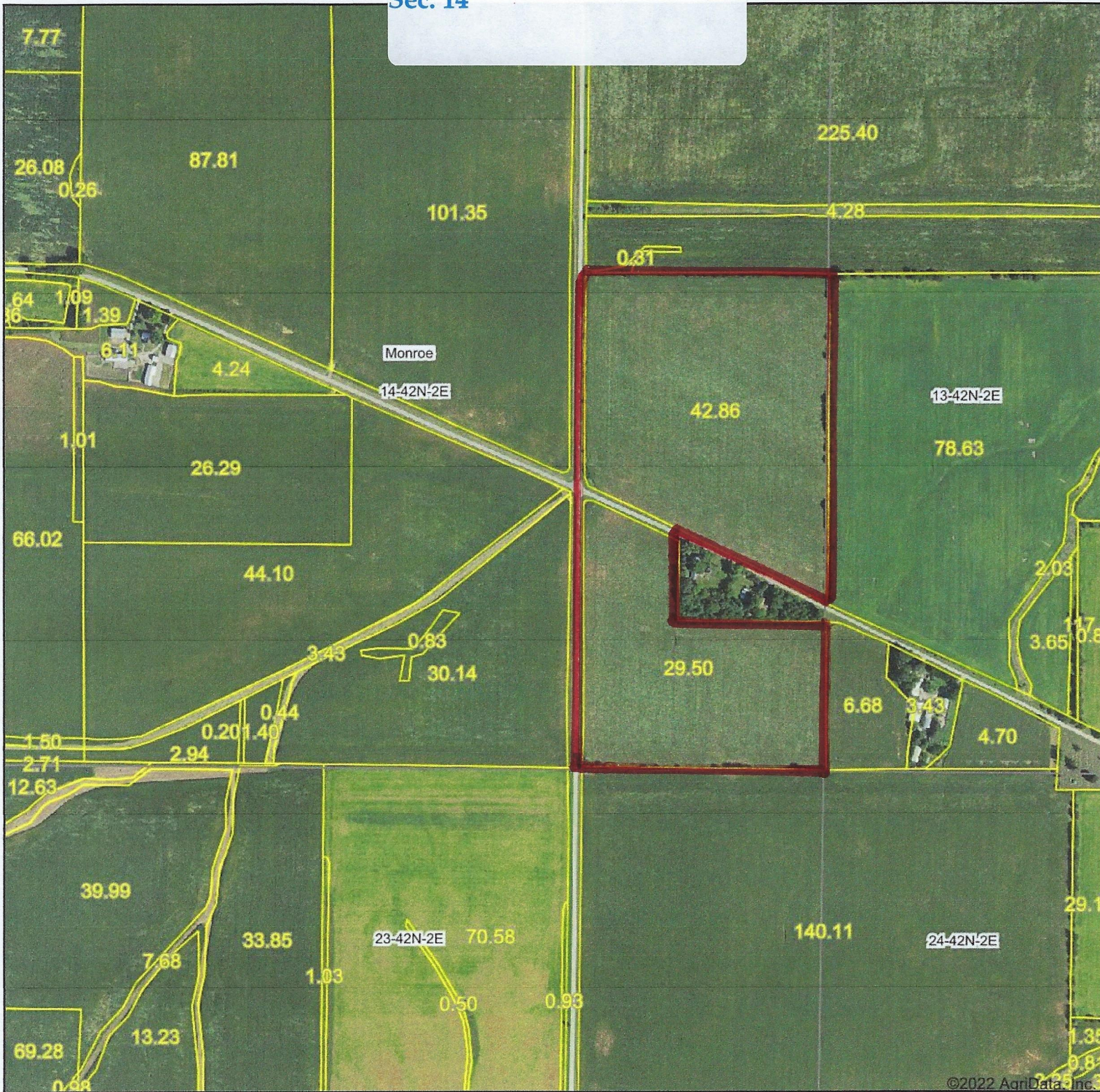
**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana.** Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

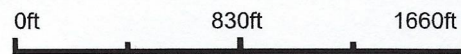
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

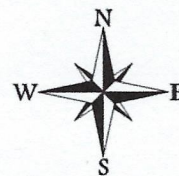
Monroe Twp.  
Sec. 14



Map Center: 42° 6' 42.07, -88° 57' 50.99



14-42N-2E  
Ogle County  
Illinois



9/16/2022

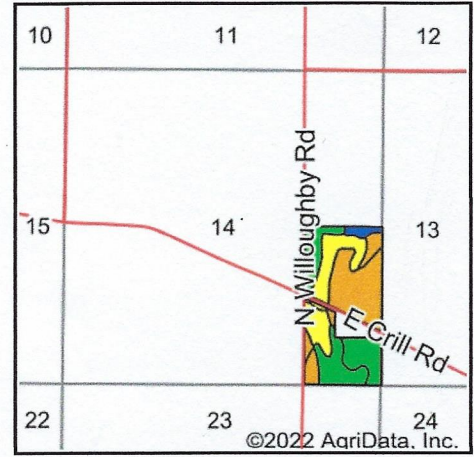
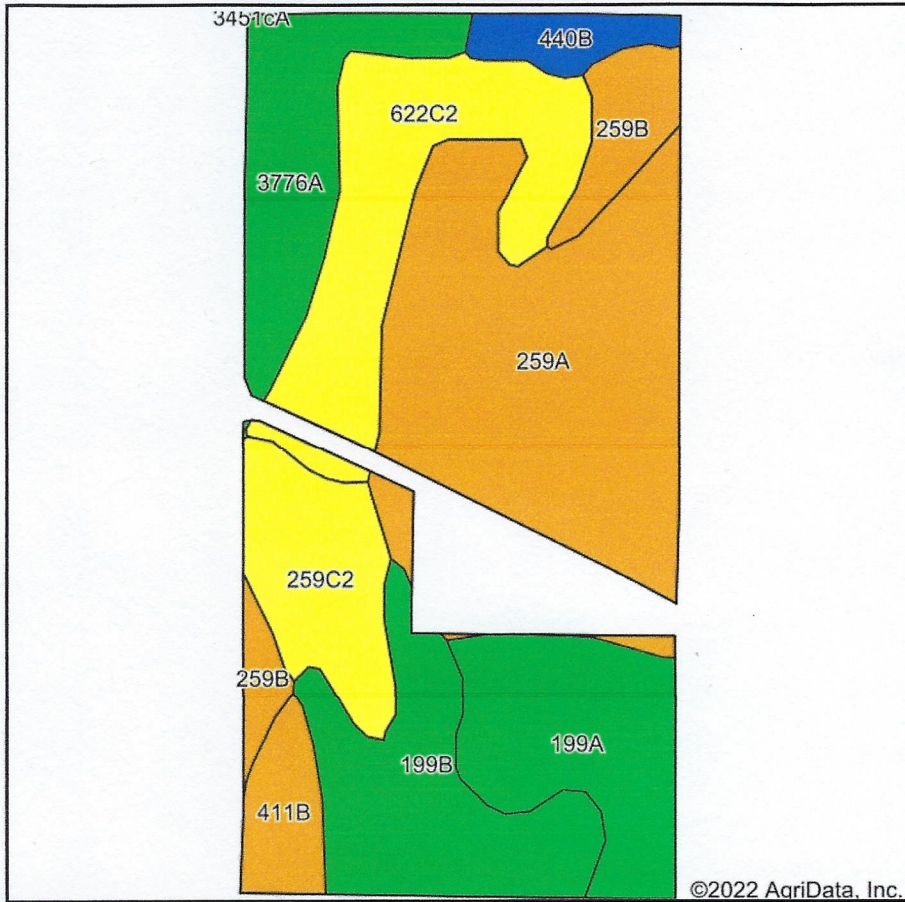
Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



State: **Illinois**  
 County: **Ogle**  
 Location: **14-42N-2E**  
 Township: **Monroe**  
 Acres: **72.36**  
 Date: **9/14/2022**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IL141, Soil Area Version: 19

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
259A	Assumption silt loam, 0 to 2 percent slopes	21.26	29.4%		163	52	65	119
**622C2	Wyand silt loam, 5 to 10 percent slopes, eroded	11.18	15.5%		**150	**49	**60	**112
**199B	Plano silt loam, 2 to 5 percent slopes	9.50	13.1%		**192	**59	**73	**141
199A	Plano silt loam, 0 to 2 percent slopes	8.68	12.0%		194	60	74	142
3776A	Comfrey loam, 0 to 2 percent slopes, frequently flooded	7.19	9.9%		185	61	69	138
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	6.19	8.6%		**152	**48	**60	**111
**259B	Assumption silt loam, 2 to 5 percent slopes	3.79	5.2%		**161	**51	**64	**118
**411B	Ashdale silt loam, 2 to 5 percent slopes	2.63	3.6%		**168	**53	**67	**124
**440B	Jasper loam, 2 to 5 percent slopes	1.94	2.7%		**173	**56	**70	**129
<b>Weighted Average</b>					<b>170.1</b>	<b>54.1</b>	<b>66.5</b>	<b>125.2</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**

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