

Sterling Land Company

306 West 14th Street Sterling, IL 81081

Monte Van Kooten
Managing Broker
815-718-2244

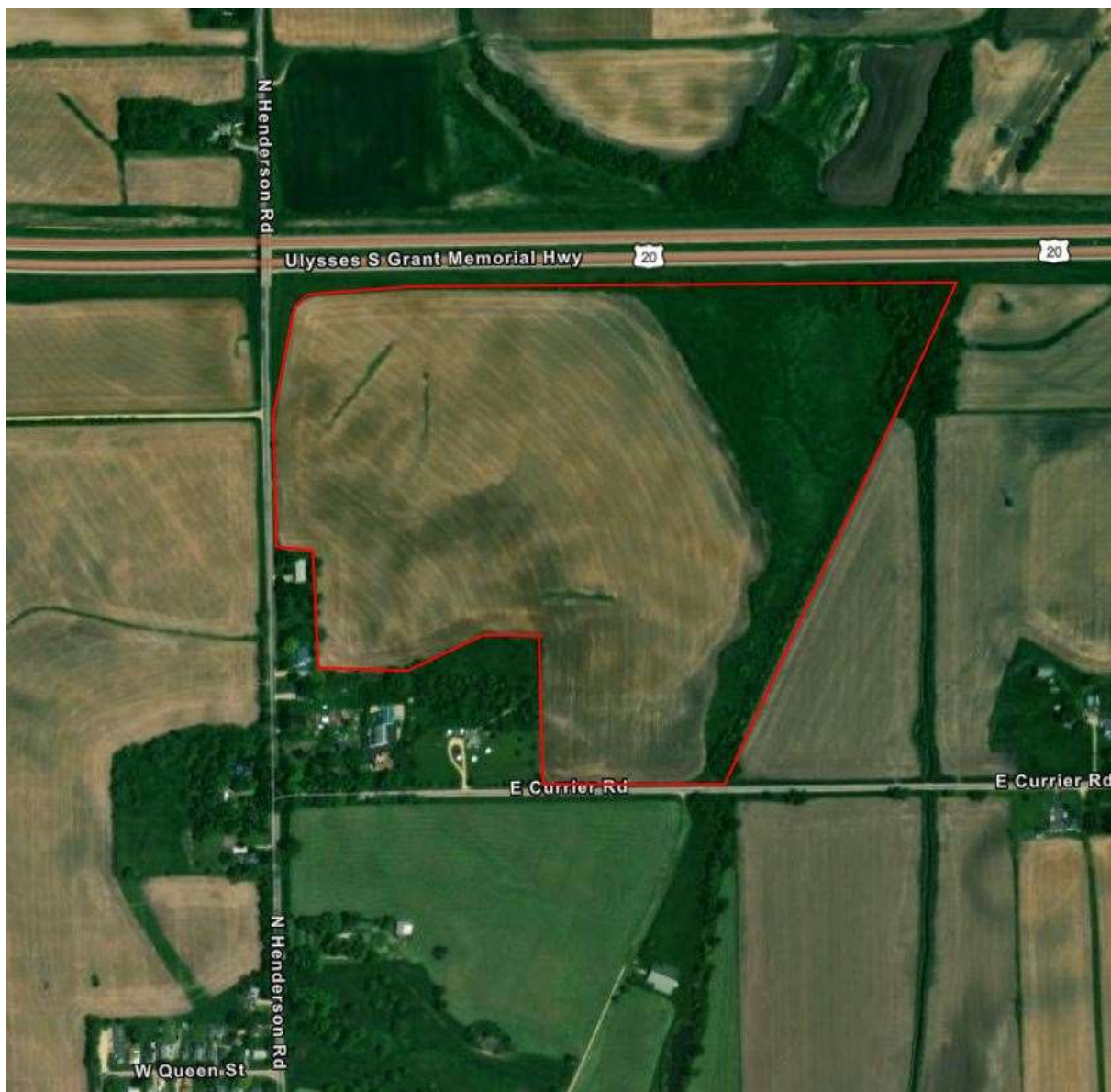
Dan Cribben
Broker
815-786-3311

Jon Windstrup
Broker
815-440-2679

Christian Groenewold
Broker
815-990-1398

71.31 ACRES M/L

Lancaster Township—Stephenson County



Property Information:

Approximately 51 tillable acres

Average Productivity Index (PI) of tillable acres: 100.5

Gross Average PI: 110.3

Recent work on the property has added additional tillable acres

Location:

1.5 miles northeast of Freeport, IL

Between U.S. Route 20 and E Currier Road

East of N Henderson Rd

Price and Terms:

\$11,900 / acre

Real Estate Taxes (2022 paid in 2023):

PARCEL #	ACRES	TAXES
14-20-351-016	71.31	\$1,485.18

FSA Data

	Base Acreage	PLC Yield
Corn	39.14	109
Soybeans	13.66	34

Lease Information:

Farm is available to lease beginning in 2024

Property Description:

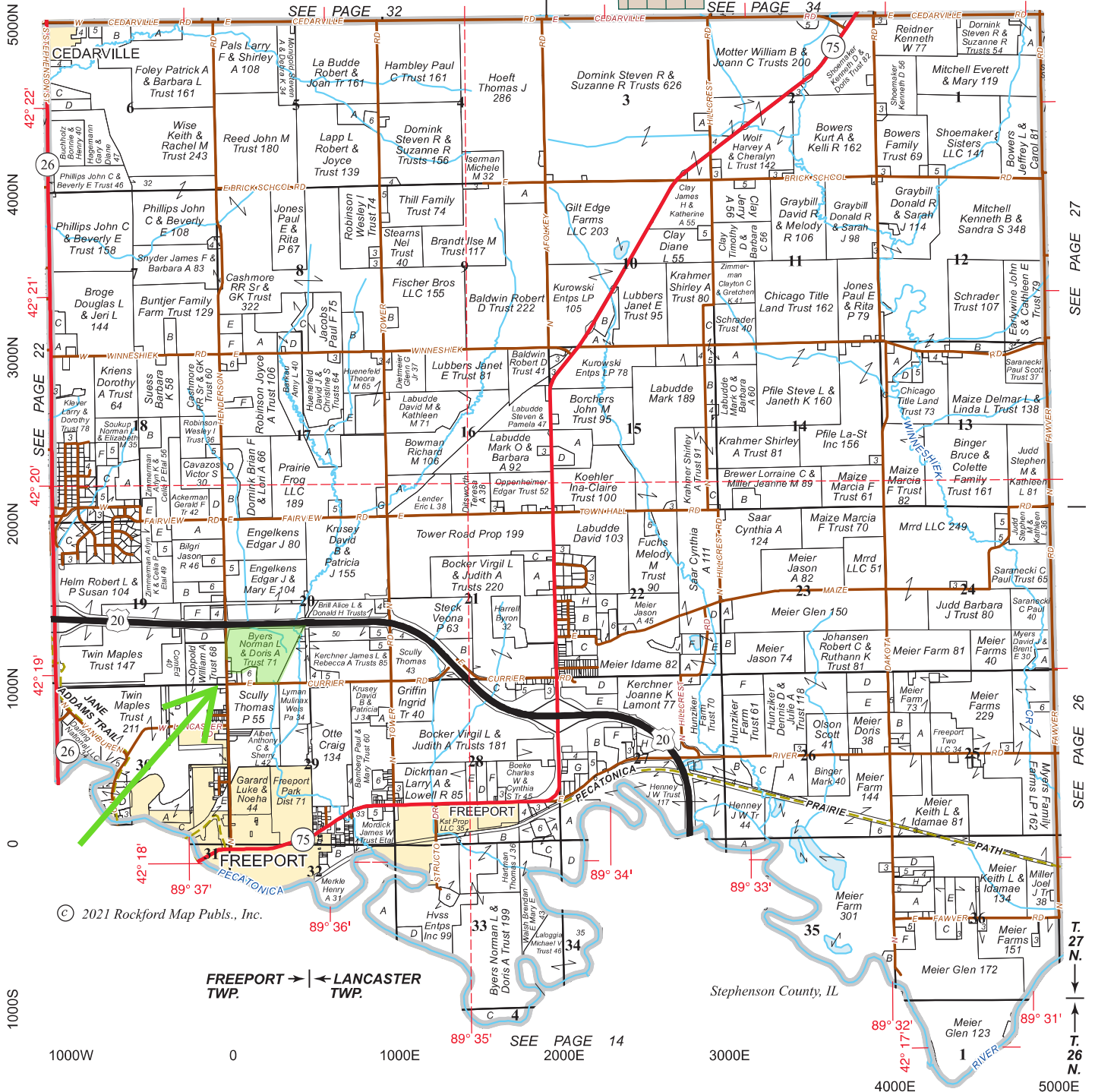
This farm produces above what its PI would suggest and would be an excellent addition to a farming operation or investment portfolio. Recent earthwork has produced additional tillable acres. This is an excellent opportunity to acquire a quality farm that provides yields and rental income that is above what you would typically see for a farm with this PI.

Contact Christian Groenewold with Sterling Land Company for additional information.

815-990-1398



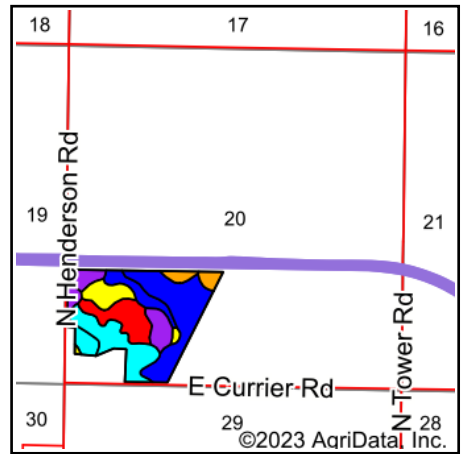
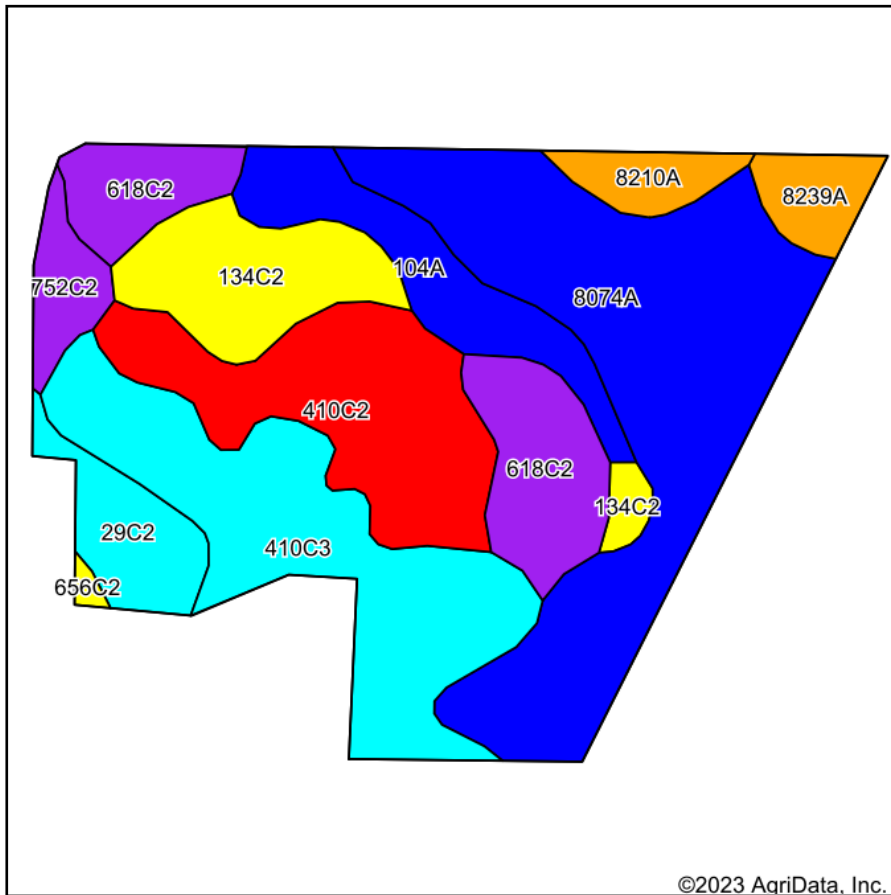
LANCASTER PART FREEPORT T.26-27N.-R.8E.



SEE PAGE 27

SEE PAGE 26

Soils Map



State: **Illinois**
 County: **Stephenson**
 Location: **20-27N-8E**
 Township: **Lancaster**
 Acres: **69.24**
 Date: **10/21/2023**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL177, Soil Area Version: 16										
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	20.19	29.2%		FAV	186	58	73	5.52	136
**410C3	Woodbine silty clay loam, 5 to 10 percent slopes, severely eroded	12.87	18.6%		FAV	**114	**37	**48	0.00	**84
**410C2	Woodbine silt loam, 5 to 10 percent slopes, eroded	9.49	13.7%		FAV	**123	**40	**52	0.00	**91
**618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	7.11	10.3%		FAV	**136	**44	**54	0.00	**100
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	5.98	8.6%		FAV	**154	**47	**60	0.00	**111
104A	Virgil silt loam, 0 to 2 percent slopes	5.07	7.3%		FAV	182	56	70	5.52	132
**29C2	Dubuque silt loam, 5 to 10 percent slopes, moderately eroded	3.09	4.5%		UNF	**116	**38	**49	**3.61	**86
**752C2	Oneco silt loam, 5 to 10 percent slopes, eroded	1.80	2.6%		FAV	**137	**45	**57	0.00	**101
8239A	Dorchester silt loam, 0 to 2 percent slopes, occasionally flooded	1.79	2.6%		FAV	179	52	64	0.00	127
8210A	Lena muck, 0 to 2 percent slopes, occasionally flooded	1.65	2.4%		FAV	170	55	0	0.00	126
**656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	0.20	0.3%		FAV	**151	**49	**61	0.00	**112
Weighted Average						150.7	47.6	58.7	2.17	110.3

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/>

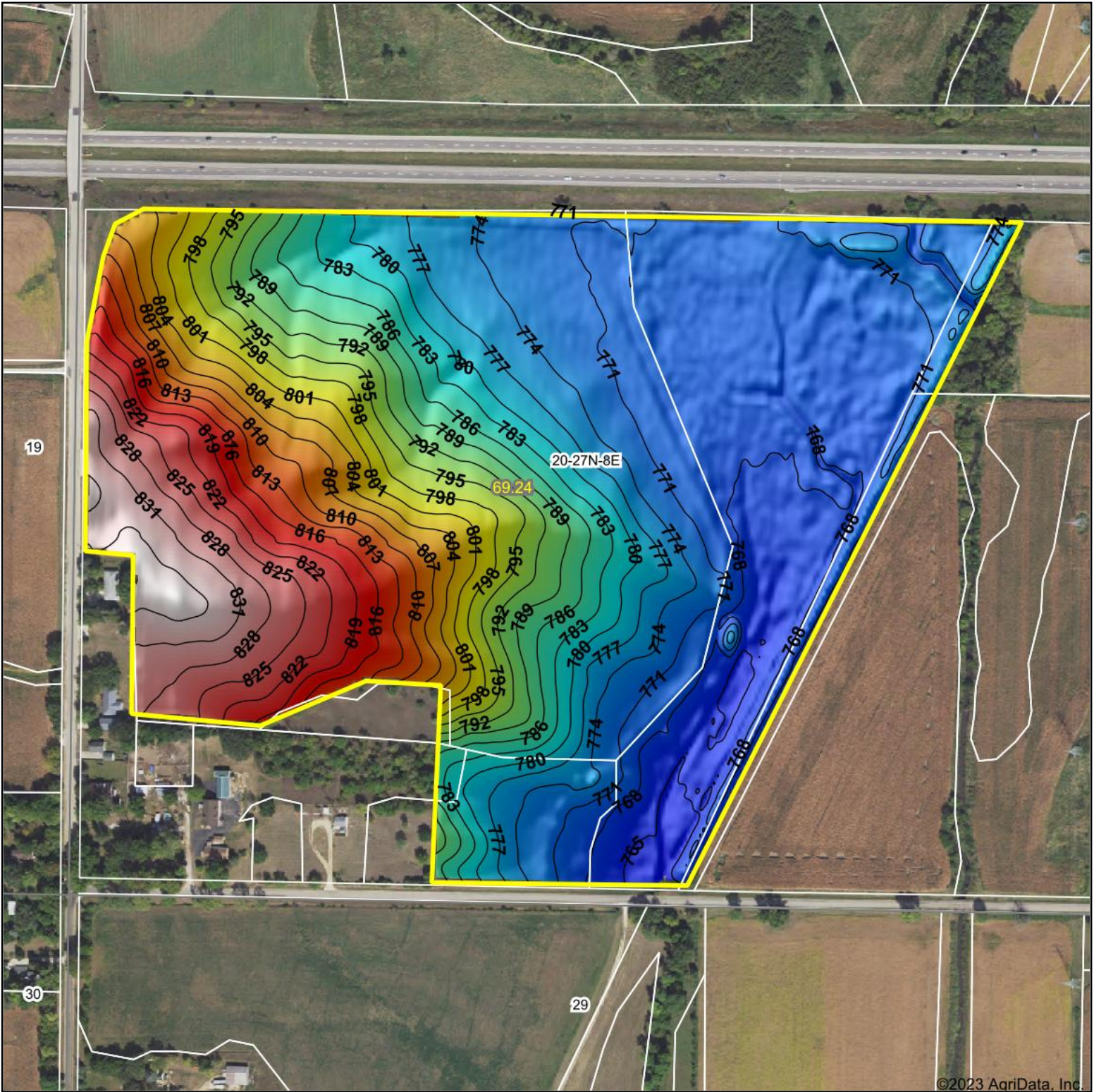
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

a UNF = unfavorable; FAV = favorable

e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

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

Topography Hillshade



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Source: USGS 3 meter dem

Interval(ft): 3

Min: 763.2

Max: 835.7

Range: 72.5

Average: 787.7

Standard Deviation: 20.64 ft



10/21/2023

20-27N-8E
Stephenson County
Illinois

Boundary Center: 42° 19' 6.02, -89° 36' 27.3

Maps Provided By:



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