

STERLING LAND COMPANY

306 West 14th • Street Sterling, IL 61081

Monte Van Kooten
Managing Broker
815-718-2244

Dan Cribben
Broker
815-786-3311

Jon Windstrup
Broker
815-440-2679

WITMER FARM

Woosung Township-Ogle County

80 Total Acres m/l

Corner of China Road and Penn Corner Road

6 Miles north of Dixon

7 Miles Southeast of Polo



FARM SERVICE INFORMATION

DCP Cropland-79.07 Acres

Corn Base- 55.75 Acres PLC Yield-169

Soybean Base-20.18 Acres PLC Yield-52

Productivity Index-130.8

RE TAXES-2022 Paid in 2023

<u>PARCEL #</u>	<u>ACRES</u>	<u>TAXES</u>
14-36-100-003	80.00	\$2,844.70

PRICE-\$ 14,000/Acre

POSSESSION-At closing subject to lease in place for the 2024 crop year.

**(INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)
Managing Broker, Monte Van Kooten is an exclusive agent for the seller.**

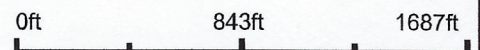
www.sterlinglandcompany.com

Aerial Map

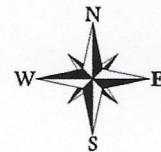


©2024 AgriData, Inc.

Map Center: 41° 56' 34.34, -89° 31' 47.3



36-23N-8E
Ogle County
Illinois



Maps Provided By:

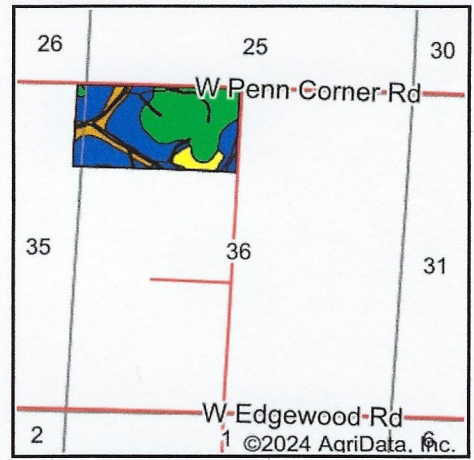
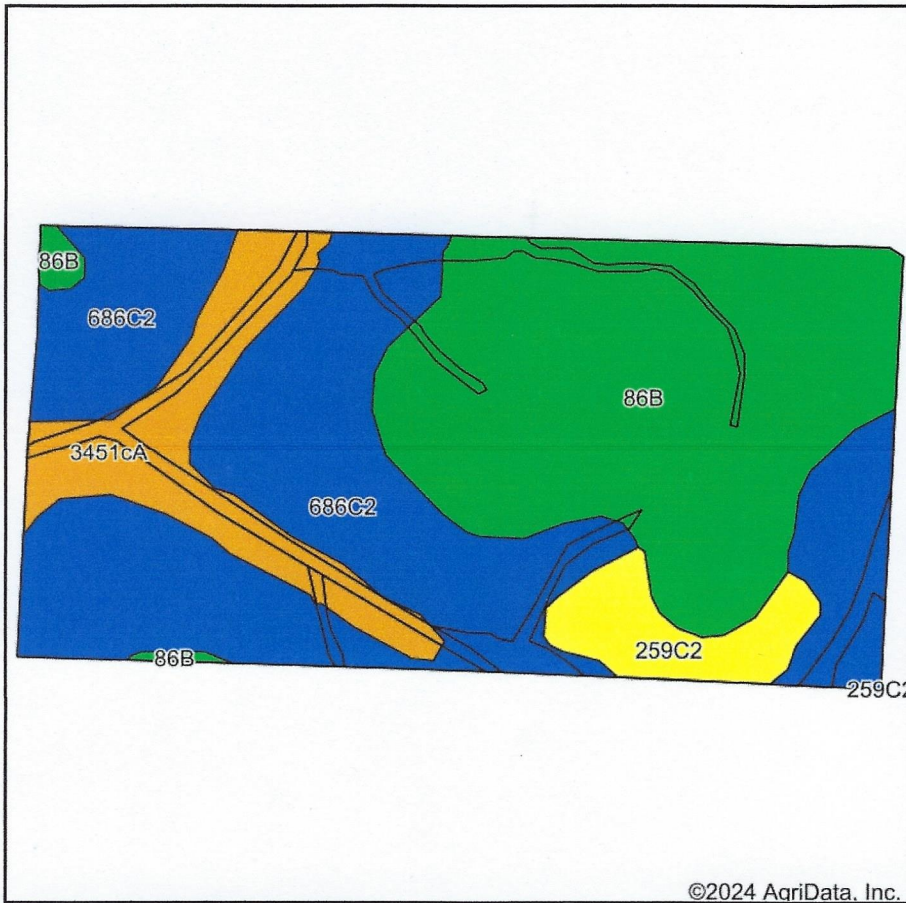


© AgriData, Inc. 2023 www.AgriDataInc.com

4/22/2024

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

Soils Map



State: **Illinois**
 County: **Ogle**
 Location: **36-23N-8E**
 Township: **Woosung**
 Acres: **79.06**
 Date: **4/22/2024**

Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IL141, Soil Area Version: 21

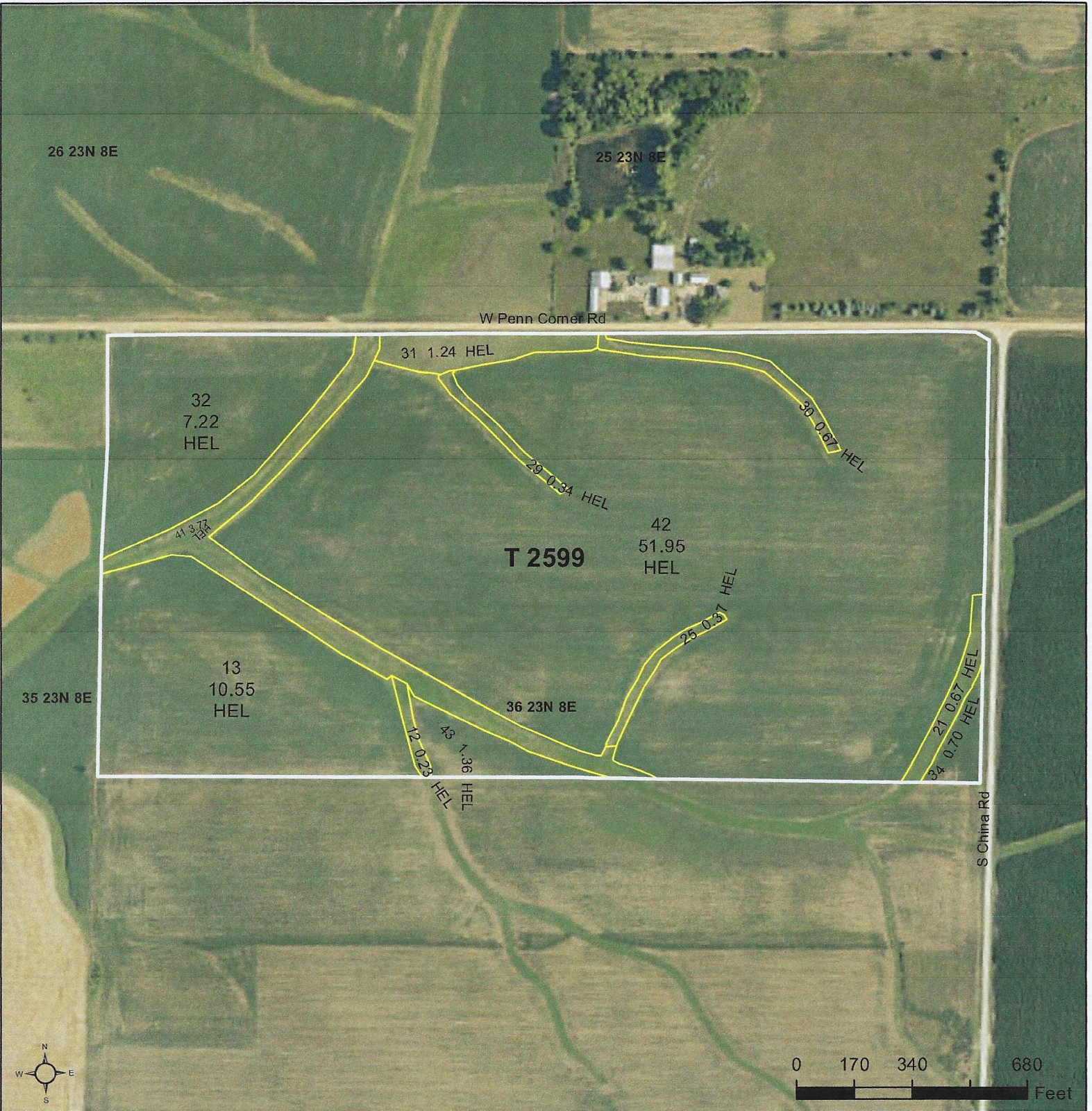
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**686C2	Parkway silt loam, 5 to 10 percent slopes, eroded	34.94	44.2%		**173	**55	**68	**128	69
**86B	Osco silt loam, 2 to 5 percent slopes	31.14	39.4%		**187	**59	**74	**138	78
**3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	8.79	11.1%		**171	**55	**66	**126	81
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	4.19	5.3%		**152	**48	**60	**111	66
Weighted Average					177.2	56.2	69.7	130.8	*n 73.7

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

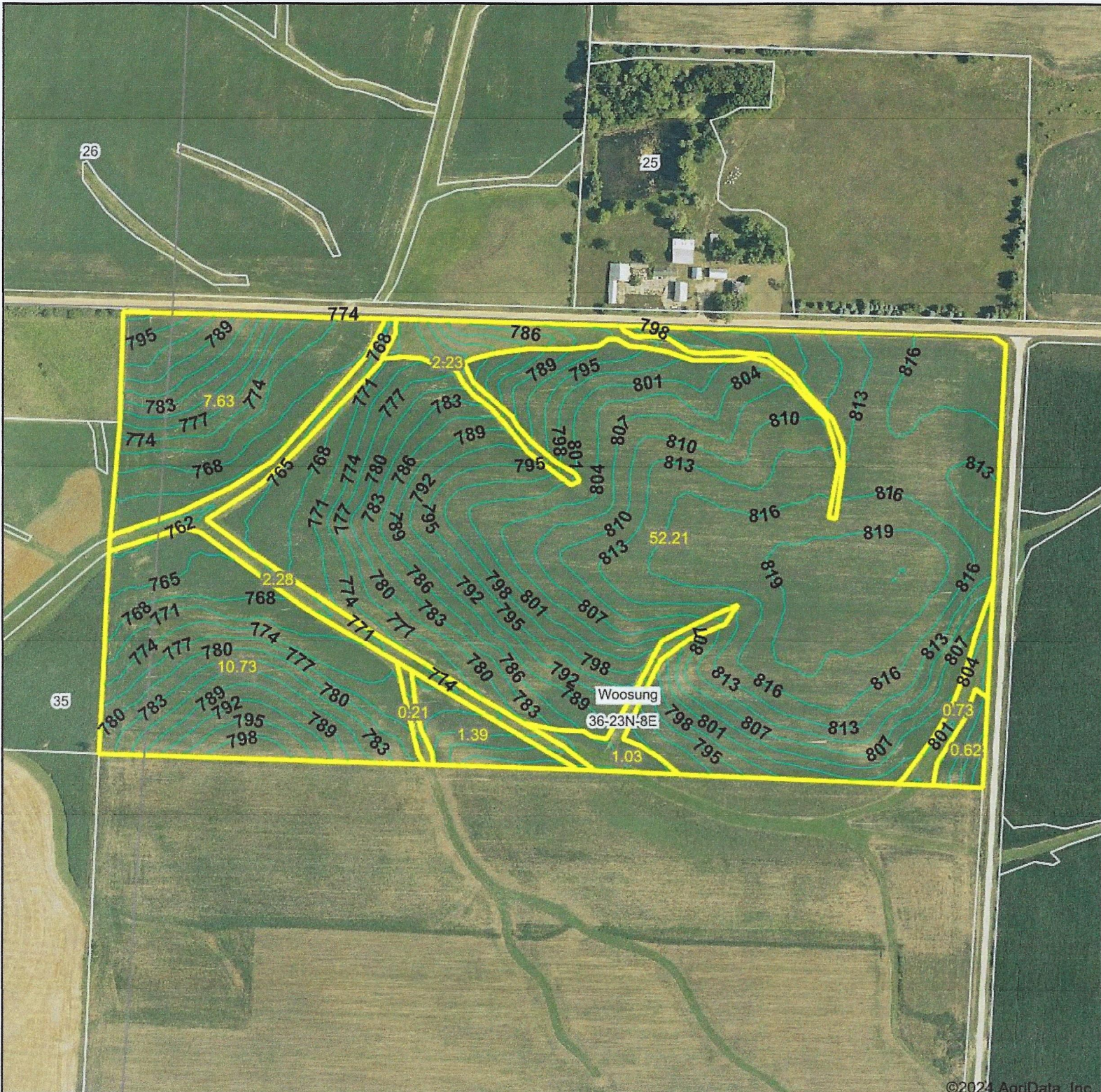
2024 Program Year
Map Created March 14, 2024

Farm 9317
Tract 2599

Tract Cropland Total: 79.07 acres

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).

Topography Contours



©2024 AgriData, Inc.

Source: USGS 1 meter dem

0ft 463ft 925ft

Interval(ft): 3.0

Min: 759.9

Max: 822.0

Range: 62.1

Average: 794.7

Standard Deviation: 17.78 ft



4/22/2024

36-23N-8E
Ogle County
Illinois

Boundary Center: 41° 56' 36.31, -89° 31' 37.16

Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

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