

STERLING LAND COMPANY

306 West 14th • Street Sterling, IL 61081

Monte Van Kooten
Managing Broker
815-718-2244

Dan Cribben
Broker
815-786-3311

Christian Groenewold
Broker
815-990-1398

Ian Legner
Broker
815-503-4271

BUFFALO TOWNSHIP FARM

128.5 Acres m/l-Ogle County

OFFERED FOR SALE FOR THE 1ST TIME IN OVER 50 YEARS

Part of Sections 1 & 12-Either side of Fairmont Road



98.51 Acres north of Road with 97.13 Acres Tillable-P.I.-140.6

30.00 Acres south of Road with 28.25 Acres Tillable-P.I.-142.1

Fantastic Farm in excellent location 3 miles east of Polo, Illinois.

FARM SERVICE INFORMATION

DCP Cropland-125.38 Acres

Corn Base Acreage-	93.83 Acres	PLC Yield-169
Soybean Acreage-	31.28 Acres	PLC Yield- 52

Overall Productivity Index-141

RE TAXES-2023 Due in 2024

<u>PARCEL #</u>	<u>ACRES</u>	<u>TAXES</u>
14-01-300-004	98.51	\$5,481.96
14-12-100-002	30.00	\$1,644.58

PRICE-\$17,700/Acre

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

**(INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)
MONTE VAN KOOTEN, Managing Broker, represents the seller in this transaction.**

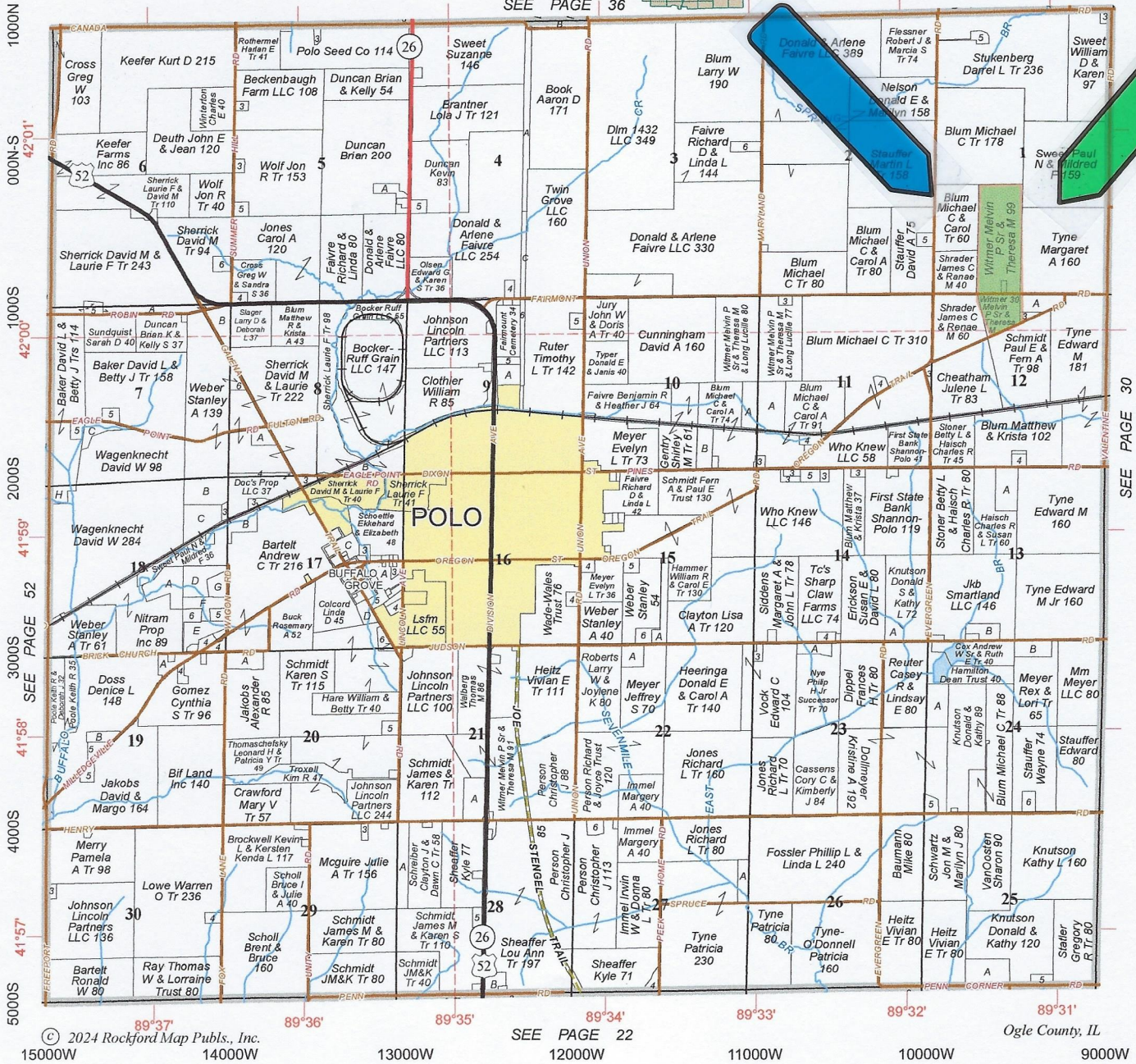
www.sterlinglandcompany.com

BUFFALO

Refer to page 62 for keyed parcels

T.23N.-R.8E.

SEE PAGE 36



SEE PAGE 30

© 2024 Rockford Map Pubs., Inc. 15000W 14000W 13000W 12000W 11000W 10000W 9000W
 41°57' 41°58' 41°59' 42°00' 42°01' 1000N 2000S 3000S 4000S 5000S
 89°37' 89°36' 89°35' 89°34' 89°33' 89°32' 89°31'
 SEE PAGE 22 Ogle County, IL

STERLING LAND COMPANY

www.sterlinglandcompany.com

Monte Van Kooten
 Managing Broker
 815-718-2244

Dan Cribben
 Broker
 815-786-3311

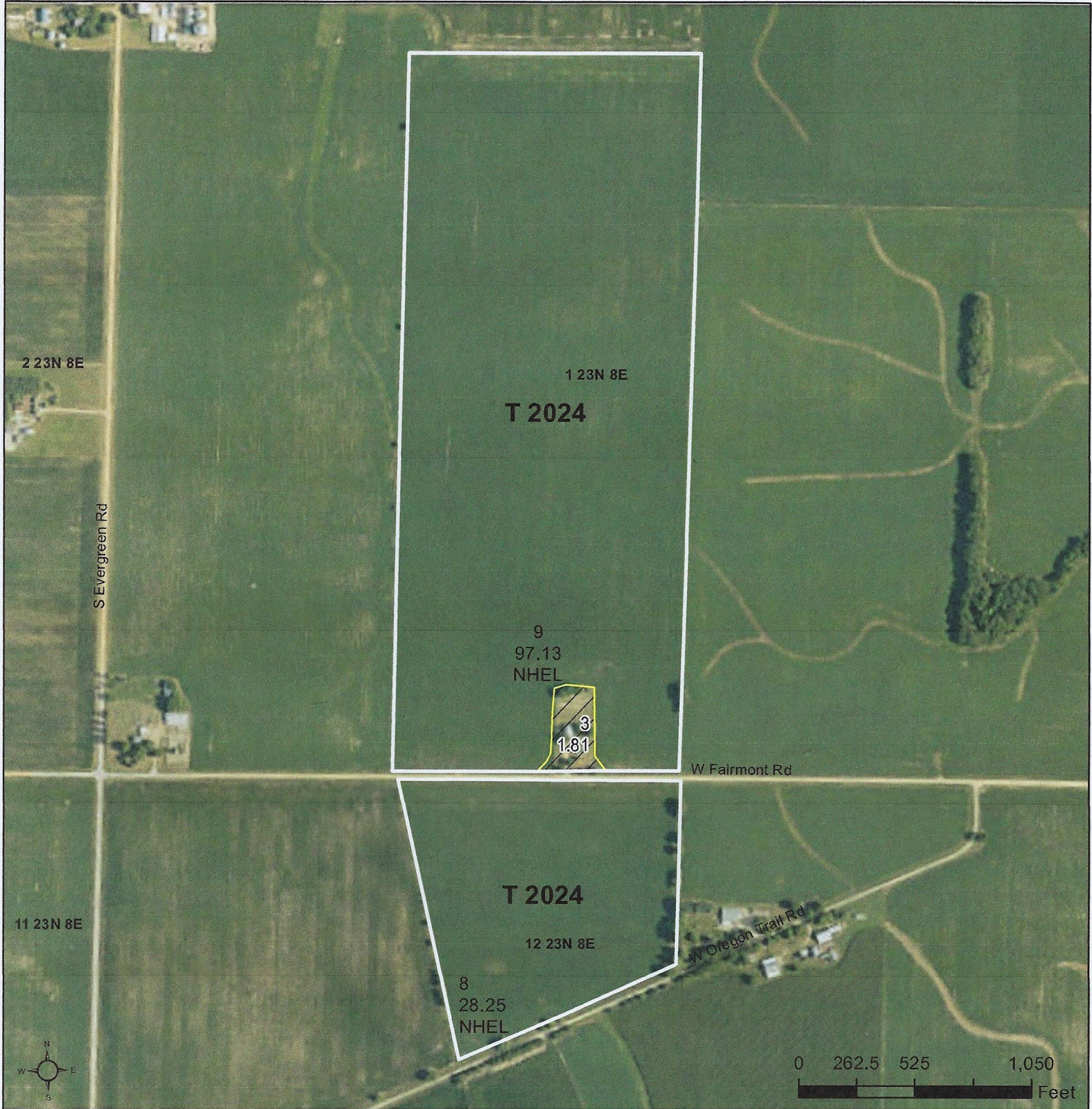
Jon Windstrup
 Broker
 815-440-2679

306 W. 14th Street • Sterling, IL 61081
 agent5841@gmail.com

Ian Lagner
 Broker
 815-503-4271

Christian Groenewold
 Broker
 815-990-1398

Follow us on Twitter
 @SLCfarm



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

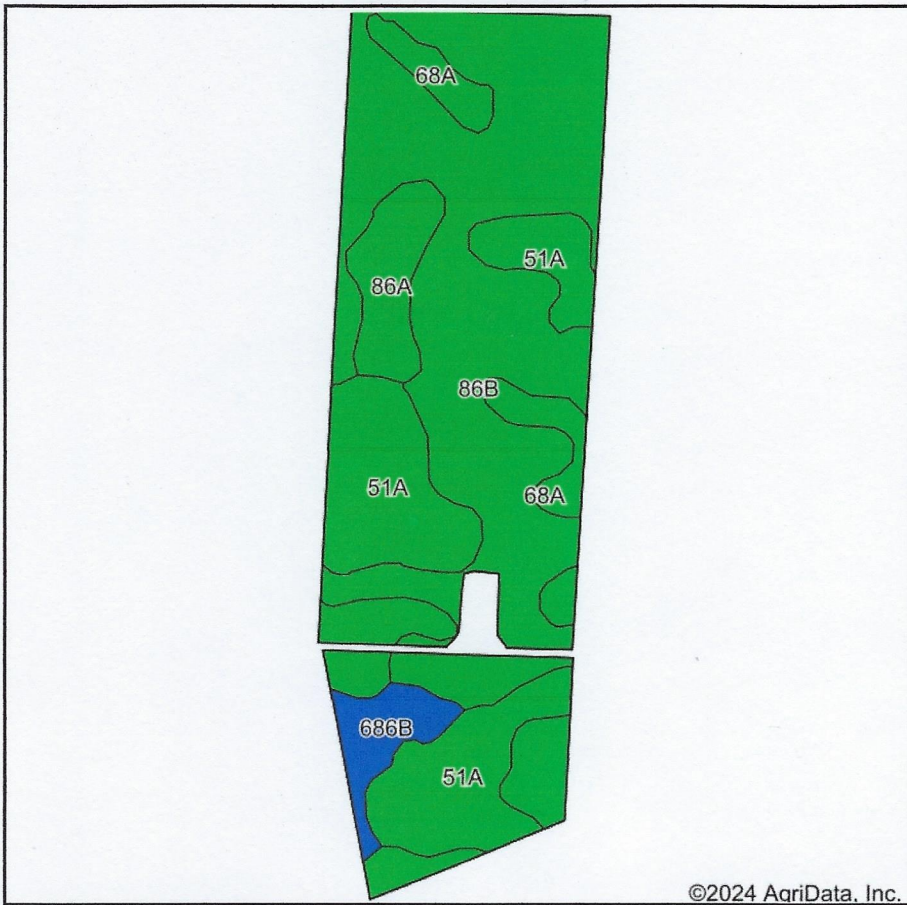
2024 Program Year
Map Created March 14, 2024

Farm **9317**
Tract **2024**

Tract Cropland Total: 125.38 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).

Soils Map



State: **Illinois**
 County: **Ogle**
 Location: **1-23N-8E**
 Township: **Buffalo**
 Acres: **125.38**
 Date: **5/21/2024**

Maps Provided By:

 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
**86B	Osco silt loam, 2 to 5 percent slopes	70.01	55.8%		**187	**59	**74	**138	78
51A	Muscatine silt loam, 0 to 2 percent slopes	35.34	28.2%		200	64	75	147	79
**68A	Sable silty clay loam, 0 to 2 percent slopes	7.50	6.0%		**192	**63	**74	**143	75
86A	Osco silt loam, 0 to 2 percent slopes	7.23	5.8%		191	60	75	141	80
**686B	Parkway silt loam, 2 to 5 percent slopes	5.30	4.2%		**184	**58	**72	**137	85
Weighted Average					191.1	60.7	74.3	141	*n 78.5

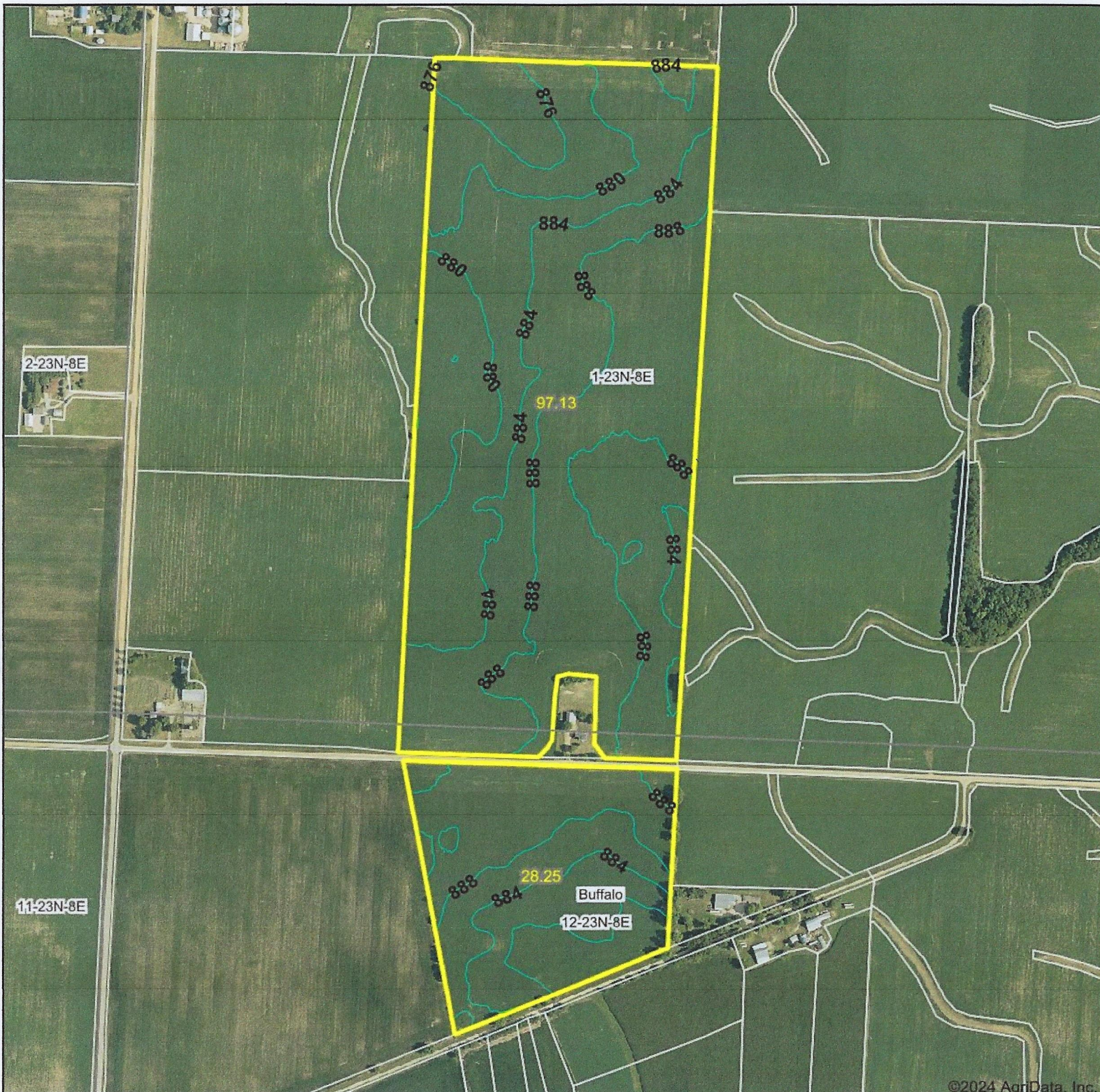
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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"

Topography Contours



©2024 AgriData, Inc.

Source: USGS 3 meter dem

Interval(ft): 4.0

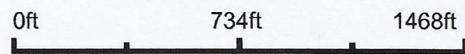
Min: 871.9

Max: 893.6

Range: 21.7

Average: 884.3

Standard Deviation: 4.43 ft



5/21/2024

1-23N-8E
Ogle County
Illinois

Boundary Center: 42° 0' 20.97, -89° 31' 20.79

Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

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