

# LAND AUCTION



## 309.06 AC± | 4 TRACTS | OGLE/WINNEBAGO CO, IL

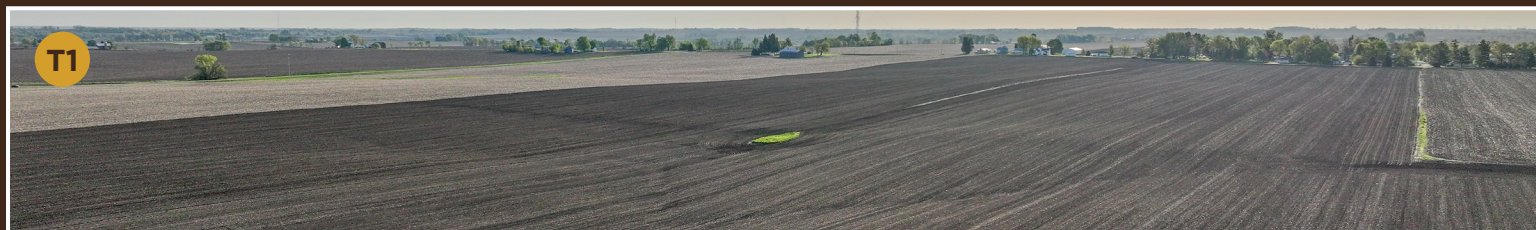
**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 7/8/25 **AUCTION TIME:** 1 PM CT

**AUCTION HELD AT:** PRAIRIEVIEW GOLF COURSE PAVILLION  
6734 N GERMAN CHURCH RD, BYRON, IL 61010

We are excited to be able to offer a legacy farm in 4 tracts, presenting a versatile mix of property sizes but all providing quality farm tracts with close proximity to one another. Every tract has a gentle roll with high productivity indexes between 115 - 135. The Winnebago County farm is located just west of Seward Illinois along Kelley Rd, consisting of 111± to be surveyed acres. Traveling slightly south of Seward into Ogle County you have Tract 2 consisting of 80 acres with good road frontage along N. Pecatonica Rd. and multiple farm entrances. Tract 3 is located north of Byron along E. Lynn Rd with a gentle contour. Tract 4 is located directly to the west of Tract 3 and offers a 50% ownership opportunity. All tracts have gentle contour and good road frontage, making access easy. Call the listing agent Todd Henry for questions or to schedule your private showing.

All Tracts have a lease and tenant in place for 2025 and 2026. The new buyer shall receive 100% of the lease proceeds for 2025 and 2026. Inquire with the agent for current rental rates. The tenancy agreement expires 2/28/27 and will have an open tenancy after that.



### TRACT 1 DESCRIPTION: 111.09± ACRES

Located on the south side of Kelley Rd. west of Seward, this 111.09± acres has high-quality soils (Muscatine silt loam, Ogle silt loam, Osco silt loam, Argyle silt loam). This tract is presently an excellent tillable property with 109.29± acres of farmable ground (98.3% tillable). Productivity Index of 135.5. Good access coming off the hard surface road. This farm lays very well with straight runs and with gentle contour. Offering open tenancy for 2027. If you are looking to add to your current operation of looking to invest in high-quality acres you're not going to miss out on this one.

**Tract #:** Tract 1  
**Deeded Acres:** 111.09±  
**FSA Farmland Acres:** 109.29±  
**Soil Types:** Muscatine silt loam, Ogle silt loam, Osco silt loam, Argyle silt loam,  
**Soil PI/NCCPI/CSR2:** 135.4  
**CRP Acres/payment:** 0  
**Taxes:** \$6,328.04 for 2024  
**Lease Status:** Leased for 2025 and 2026. Buyer to receive all proceeds.  
Open tenancy for 2027  
**Possession:** Closing  
**Survey needed?:** Yes, the seller will provide  
**Brief Legal:** 111.09±/- acres located pt E ½ NW ¼ pt NE ¼ SW ¼ Part S ½ NE ¼ S20 T26N  
R10E Winnebago Co IL with  
**PIDs:** PID 13-20-100-005, 13-20-277-001, 13-20-277-002  
**Lat/Lon:** 42.24114, -89.37025  
**Zip Code:** 61063

### TRACT 2 DESCRIPTION: 80± ACRES

Located on the west side of Pecatonica Rd. south of Seward, this 80± acres has high-quality soils (Ogle silt loam, Osco silt loam). This tract is presently an excellent tillable property with 76.82± acres of farmable ground (96% tillable). Productivity Index of 128.6. Good access coming off the hard surface road. This farm lays very well with a good shape and gentle contour. Offering open tenancy for 2027. If you are looking to add to your current operation or invest in high-quality acres, you're not going to miss out on this one.

**Tract #:** Tract 2  
**Deeded Acres:** 80±  
**FSA Farmland Acres:** 76.82±  
**Soil Types:** Ogle silt loam, Osco silt loam  
**Soil PI/NCCPI/CSR2:** 128.6  
**CRP Acres/payment:** 0  
**Taxes:** \$3,310.68 for 2023  
**Lease Status:** Leased for 2025 and 2026. Buyer to receive all proceeds.  
Open tenancy for 2027  
**Possession:** Closing  
**Survey needed?:** Yes, the seller will provide  
**Brief Legal:** 80± acres E ½ NE ¼ S8 T25N R10E Ogle Co, IL  
**PIDs:** 04-08-200-001  
**Lat/Lon:** 42.18257, -89.35893  
**Zip Code:** 61047

### TRACT 3 DESCRIPTION: 79± ACRES

Located on the south side of Lynn Rd. north of Byron, this 79± acres has high-quality soils (Ogle silt loam, Batavia silt loam, Myrtle silt loam). This tract is presently an excellent tillable property with 77.89± acres of farmable ground (98.5% tillable). Productivity Index of 120.2. Good access coming off the hard surface road. This farm lays very well with a good shape and gentle contour. Offering open tenancy for 2027. If you are looking to add to your current operation of looking to invest in high-quality acres you're not going to miss out on this one.

**Tract #:** Tract 3  
**Deeded Acres:** 79±  
**FSA Farmland Acres:** 77.89±  
**Soil Types:** Ogle silt loam, Batavia silt loam, Myrtle silt loam, Wyandot silt loam  
**Soil PI/NCCPI/CSR2:** 120.2  
**CRP Acres/payment:** 0  
**Taxes:** \$2,489.22 for 2023  
**Lease Status:** Leased for 2025 and 2026. Buyer to receive all proceeds.  
Open tenancy for 2027  
**Possession:** Closing  
**Survey needed?:** Yes  
**Brief Legal:** 79± acres E ½ NE ¼ S19 T25N R11E Ogle Co, IL  
**PIDs:** 05-19-200-001  
**Lat/Lon:** 42.15461, -89.26171  
**Zip Code:** 61010

### TRACT 4 DESCRIPTION: 119.97± ACRES

Located on the south side of Water Rd. north of Byron, this 119.97± acres has high-quality soils (Osco silt loam, Ashdale silt loam). This tract is presently an excellent tillable property with 112.53± acres of farmable ground (93.7% tillable). Productivity Index of 115.5. Good access coming off the hard surface road. This farm lays very well with a good shape and gentle contour. Offering a 50% interest with open tenancy for 2027. If you are looking to add to your current operation of looking to invest in high-quality acres you're not going to miss out on this one.

**Tract #:** Tract 4 - Selling 50% Interest  
**Deeded Acres:** 119.97±  
**FSA Farmland Acres:** 112.53±  
**Soil Types:** Osco silt loam, Ashdale silt loam,  
**Soil PI/NCCPI/CSR2:** 115.5  
**CRP Acres/payment:** 0  
**Taxes:** \$3,395.78 for 2023  
**Lease Status:** Leased for 2025 and 2026. Buyer to receive all proceeds.  
Open tenancy for 2027  
**Possession:** Closing  
**Survey needed?:** No  
**Brief Legal:** 119.97± acres N ½ NE ¼ and NE ¼ NW ¼ S21 T25N R10E Ogle Co, IL  
**PIDs:** 04-21-200-001  
**Lat/Lon:** 42.15737, -89.3439  
**Zip Code:** 61047

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

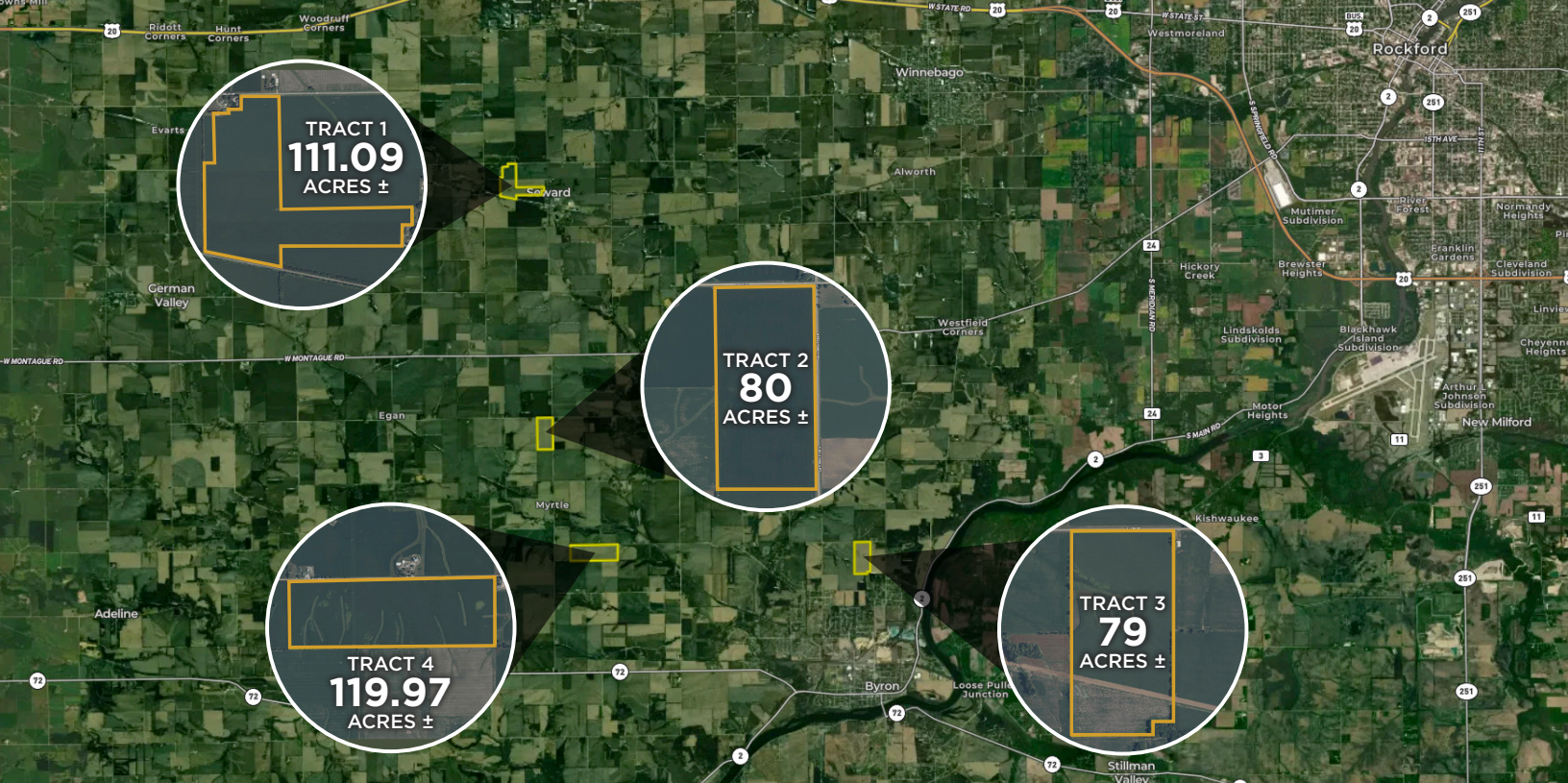
TODD HENRY, AGENT: 815.997.2256 | [todd.henry@whitetailproperties.com](mailto:todd.henry@whitetailproperties.com)

**RANCHANDFARMAUCTIONS.COM**

GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

WHITETAIL PROPERTIES REAL ESTATE LLC DBA RANCH & FARM AUCTIONS | 115 West Washington, Ste 900, Pittsfield, IL 62363 | Debbie S. Laux, Designated Managing Broker, License # 471.018541 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Todd Henry, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 815.997.2256 | Cody Lowderman, IL Auctioneer, 441.001255





## 309.06 AC± | 4 TRACTS | OGLE/WINNEBAGO CO, IL

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 7/8/25 **AUCTION TIME:** 1 PM CT

**AUCTION HELD AT:** PRAIRIEVIEW GOLF COURSE PAVILLION  
6734 N GERMAN CHURCH RD, BYRON, IL 61010



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

TODD HENRY, AGENT: 815.997.2256 | [todd.henry@whitetailproperties.com](mailto:todd.henry@whitetailproperties.com)

**RANCHANDFARMAUCTIONS.COM**

GO TO [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

WHITETAIL PROPERTIES REAL ESTATE LLC DBA RANCH & FARM AUCTIONS | 115 West Washington, Ste 900, Pittsfield, IL 62363 | Debbie S. Laux, Designated Managing Broker, License # 471.018541 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Todd Henry, Illinois Land Specialist, Whitetail Properties Real Estate, LLC, 815.997.2256 | Cody Lowderman, IL Auctioneer, 441.001255