

LAND AUCTION



191.462 AC± | 1 TRACT | OGLE CO, IL

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/17/25 **AUCTION TIME:** 2 PM CT

AUCTION HELD AT: MONROE TOWNSHIP FIRE PROTECTION DISTRICT
104 WEST ST, MONROE CENTER, IL 61052

We are proud to present a legacy farm in Eastern Ogle County, located between Monroe Center and Fairdale in an area well known for its high-quality soils and strong agricultural history. This farm represents an excellent opportunity for farmers and investors alike, with a prime location near the Ogle, DeKalb, and Boone County lines. Its position makes it highly accessible for operators with existing acreage in the region or those looking to expand their footprint in a proven farming area.

The property offers good road access along Crill Road, providing entry to all portions of the farm with ease. With a Productivity Index rating of 128.9 and approximately 93% tillable acres, this farm stands out for its efficiency and productivity. Gentle rolling contours and recent tile work in the northern section have improved drainage, ensuring consistent yields and reliable performance year after year. Farms of this quality in such a desirable location are rare to the market, making this an outstanding opportunity to secure long-term, income-producing ground. Contact listing agent Todd Henry today with questions or to schedule your private showing.



Deeded Acres: 191.462
FSA Farmland Acres: 177.8 +/-
Soil Types: Jasper loam, Assumption silt loam, Drummer silty clay loam
Soil PI/NCCPI/CSR2: 128.9
CRP Acres/Payment: Unknown
Taxes: \$9,458.68
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to current tenant rights for 2025
Survey Needed?: Completed
Brief Legal: 191.25± acres located in pt NE ¼ NW ¼, pt NW ¼ NE ¼ S 24 T42N R2E, pt SE ¼ SW ¼, W ½ SW ¼ and W ½ NW ¼ SE ¼ and SW ¼ NE ¼ S13 T42N R2E Ogle Co, IL 24 NE
PIDs: 12-13-300-010, 12-13-200-002, 12-24-200-012
Lat/Lon: 42.1059 -88.9461
Zip Code: 61052

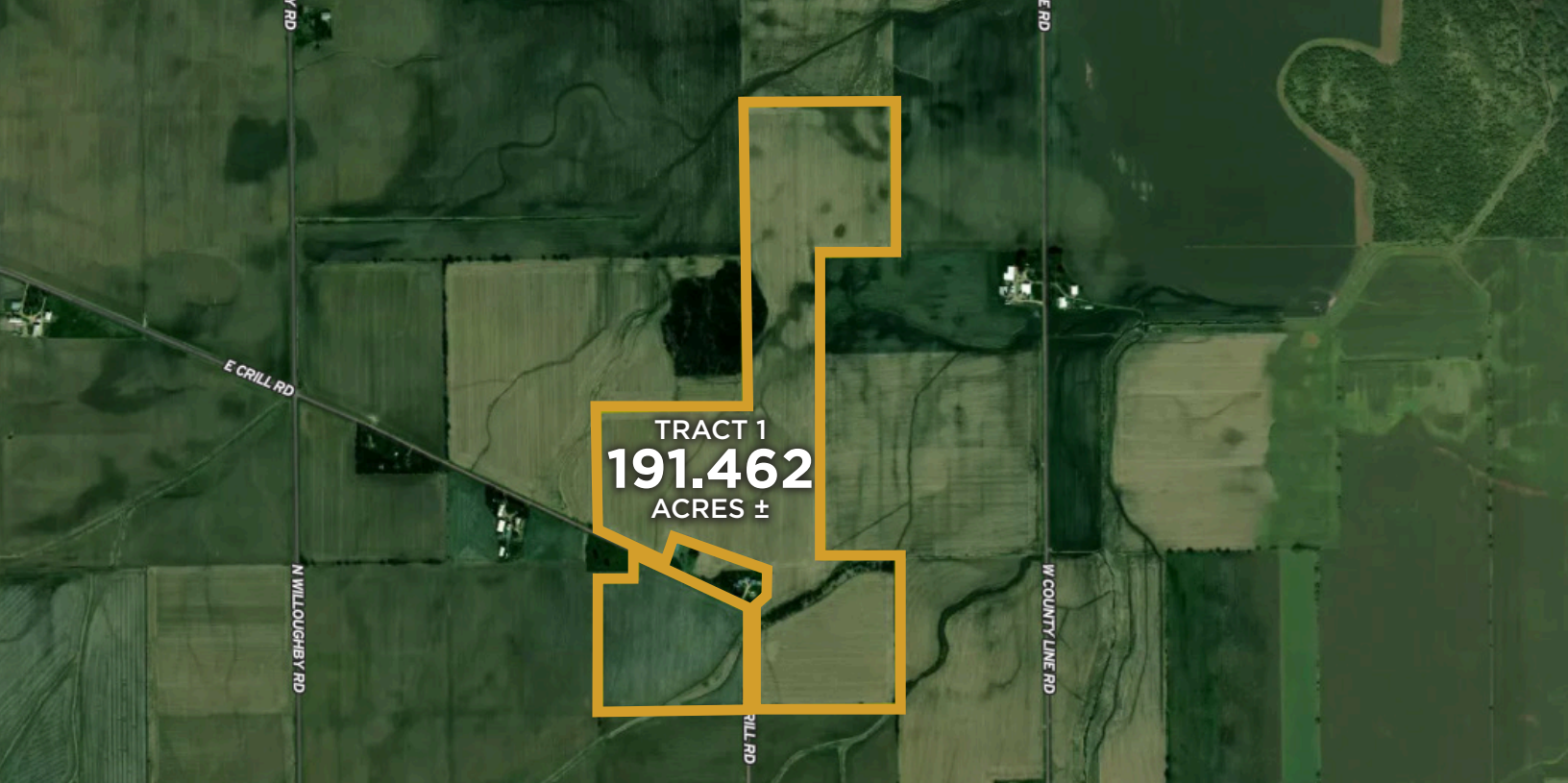


IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
TODD HENRY, AGENT: 815.997.2256 | todd.henry@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO 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 Glzdic, 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



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