

LAND AUCTION



65 AC± | 1 TRACT | OGLE CO, IL

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/2/26 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: LUTHERAN OUTDOOR MINISTRIES CENTER, 1834 IL-2 SOUTH, OREGON, IL 61061

This highly productive farm in central Ogle County, located just south of Oregon in an area known for strong yields and a long standing agricultural history. Whether you are a local farmer looking to add to your base or an investor seeking solid income producing land, this farm deserves a close look.

Positioned along Route 2, the farm offers easy access and strong visibility while still sitting in the heart of productive farm country. Operators with existing acreage nearby will appreciate the convenience, and those looking to expand into a proven area will recognize the value of owning ground in this corridor between Oregon and Dixon. The manageable size of this tract also creates a great opportunity for farmers just getting started, as well as established operators looking to grow their operation with a clean, workable piece of ground.

With a Productivity Index of 134 and nearly 100 percent tillable acres, this farm stands out for efficiency. The gentle rolling contours and established drainage help support consistent yields and dependable performance year after year. It is clean, workable ground that lays well and is easy to operate. Farms of this quality, in this location, do not come to market often.

In addition to its strong agricultural value, the property includes approximately 300 feet of road frontage along Route 2 with an average daily traffic count of around 8,000 vehicles between Oregon and Dixon. While currently zoned agricultural and used as such, the exposure and frontage create potential for future considerations down the road. Opportunities like this are rare and worth serious attention. Contact the listing agent for more information or to schedule your private showing. The exact acreage is to be determined by survey.



Deeded Acres:	65 To be determined by survey
Soil Types:	Plano silt loam, Kishwaukee silt loam
Soil PI/NCCPI/CSR2:	134
CRP Acres/Payment:	None
Taxes:	TBD
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to the current tenant's rights 2026
Survey Needed?:	Will be provided
Brief Legal:	65± acres to be determined by survey located S9 T23N R10E Ogle Co, IL
PIDs:	Part of PID 16-09-300-007
Lat/Lon:	41.9961 -89.3378
Zip Code:	61061



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

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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 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



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