

LAND AUCTION



347.18 AC± | 5 TRACTS | OGLE CO, IL

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/15/22 | AUCTION TIME: 10:00 AM

AUCTION LOCATION: OREGON PARK DISTRICT, RIVER ROOM | 304 SOUTH 5TH STREET | OREGON, IL 61061

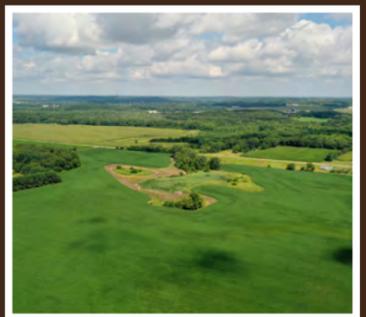
A rare opportunity to own a 347.18 +/- acre multigenerational farm with some parcels in the family since the 1880's. Located in central Ogle county only 2 miles southeast of Oregon, IL. This versatile property will be offered in 5 tracts with tillable acreage, and nice home construction sites with excellent road access from E. Honey Creek and S. Watertown Rd. This property can be utilized in its current state or with a little work you can add additional acres into production. This property lays very flat with limited brush and trees.

Directions: From the south; From Franklin Grove go north on S Daysville Rd approximately 10 miles to E Honey Creek Rd and turn East. Farm is on the south side of the road in .9 miles. Additional tracts are located when you turn south on S Watertown Rd. From the north; Go east on Rt 64 out of Oregon and turn south on S Daysville Rd and go approximately 2 miles and turn E on E Honey Creek Rd. Farm is on the south side of the road in .9 miles. Additional tracts are located when you turn south on S Watertown Rd.



TRACT 1: 20.5 ± ACRES

This 20.5 +/- acres is located off of E. Honey Creek Rd. 13 +/- acres of tillable ground with an average PI of 125, (soils comprise of Jasper Loam and La Hogue Loam) and 6 acres of timber in the southwest corner of the property. This smaller tract would make a nice add on tract to an existing tillable operation with an opportunity to clean it up and add additional farmable acres. Also has the potential for a nice home building site with huntable timber in the rear of the property. Excellent road frontage. 5 minutes to Oregon, IL. Oregon #220 school district.



TRACT 2: 30.3 ± ACRES

This 30.3 +/- acres is located off of S. Watertown Rd. with 23.3 +/- acres of tillable with an additional 9 +/- acres that could be improved to add additional acres. This smaller tract would make a nice add on tract to an existing tillable operation with an opportunity to clean it up and add additional farmable acres. Also has the potential for a nice home building site with huntable timber in the rear of the property. Average PI of 123.63 (soils consist of Selma Loam, Jasper Loam, Dickinson Sandy Loam, Warsaw Loam, La Hogue Loam). Currently planted in soybeans for 2022. 5 minutes to Oregon, IL. Oregon #220 school district.



TRACT 3: 97 ± ACRES

This 97 +/- acres is located off of S. Watertown Rd. with nearly the entirety being tillable. The relatively rectangular piece lays flat with tons of road frontage. This large tract would make a nice add on tract to an existing tillable operation. Average PI of 126.01 (soils consist mainly of Jasper Loam, Selma Loam, Roman-Warsaw Loam). Currently planted in soybeans for 2022.



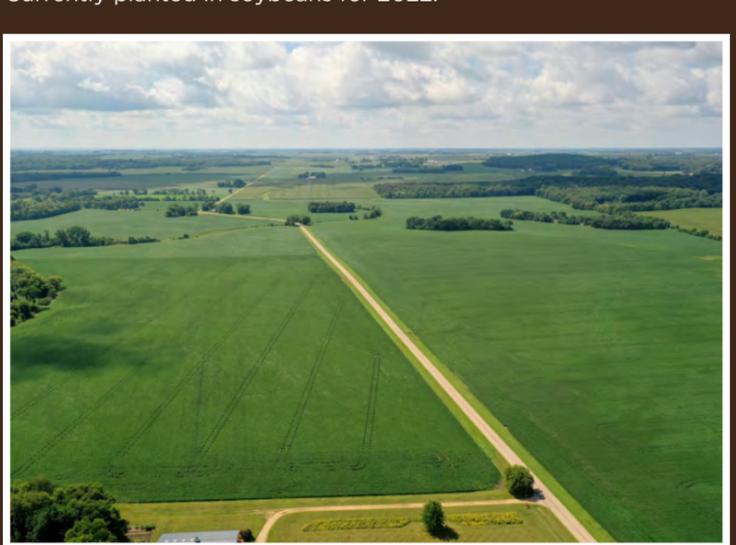
TRACT 4: 118.56 ± ACRES

This 118.56 +/- acres is located off of S. Watertown Rd. with 105.91 +/- acres of tillable ground. This relatively square piece has a couple of timber sections that could be cleaned up to add additional acres into production. This large tract would make a nice add-on to an existing tillable operation. This tract lays very flat with little brush or trees. Average PI of 99 (soils consist of mainly Boone Loamy Fine, Comfrey Loam, Jasper Loam, Waukee Loam). Currently planted in soybeans for 2022.



TRACT 5: 80.82 ± ACRES

This 80.82 +/- acres is located off of S. Watertown Rd. with 78.31 +/- acres of tillable ground on both the north and south side of the road. This property is made of mostly tillable ground but does have a waterway on the northside of the property. This large tract would make a nice add-on to an existing tillable operation. Average PI of 114 (soils consist of mainly Waukee Loam, Jasper Loam, Dickinson Loam, La Hogue Loam). Currently planted in soybeans for 2022.



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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