

LAND AUCTION



62 AC± | 2 TRACTS | OGLE CO, IL

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/13/24 | **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: PRAIRIEVIEW PAVILION
6734 N. GERMAN RD, BYRON, IL 61010

This farm is located in the heart of Ogle County, north of Byron, IL. Both tracts will have road access off of Mill Road which is a paved and well maintained surface. The tillable tracts have a gradual rolling topography with an average PI of 125. The farm is well maintained with no-till farming practices with cover crops and drainage tile. The recreational property is flag shaped with expired CRP tree program providing a natural screen to the north. This property has several uses for recreational pursuits. Open tenancy for 2025.



TRACT 1 DESCRIPTION:

Tract 1 features prime road frontage along Mill Road with a convenient field entrance. This property is predominantly tillable, boasting an impressive average Productivity Index of 125. The gentle rolling topography slopes towards Mill Creek making for good drainage. It's been meticulously maintained with no-till farming practices and cover crops. This land is in excellent condition! It's been thoughtfully tiled and is ready for open farm tenancy in 2025, ensuring a smooth transition for new owners.

Deeded acres: 42± acres
FSA Farmland Acres: 37
Soil Types: Martinsville silt loam, Drummer silty clay loam,
Soil PI/NCCPI/CSR2: 125 PI
CRP Acres/payment: No CRP
Taxes: \$2001.84
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants rights for 2024
Survey needed?: Yes - ordered through Survey Tech
Brief Legal: Pt E ¼ SW ¼ S25 T25N R10E Ogle Co, IL
PIDs: 04-25-300-025, 04-25-100-019, 04-25-300-026
Lat/Lon: 42.13445, -89.28945
Zip Code: 61010

TRACT 2 DESCRIPTION:

Tract 2 is accessed via a private lane along the eastern side of Tract 1, leading you to this unique flag-shaped property. As you enter, you'll discover an expired CRP tree program and a network of trails that traverse the interior. The northern section of the property features a mix of timber and early successional forest, providing excellent privacy and a natural screen. This area holds incredible potential for food plots, trail systems, or even a dedicated camp area. To the south, a beautiful stand of timber borders the railroad tracks, adding to the property's seclusion and character. The eastern side offers open ground, perfect for additional food plots or trail development.



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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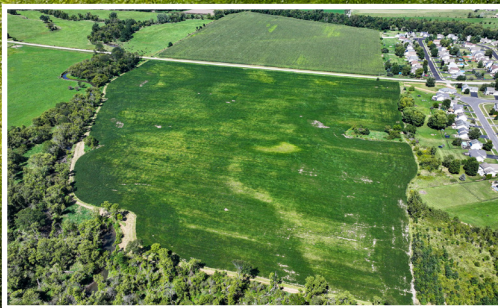


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