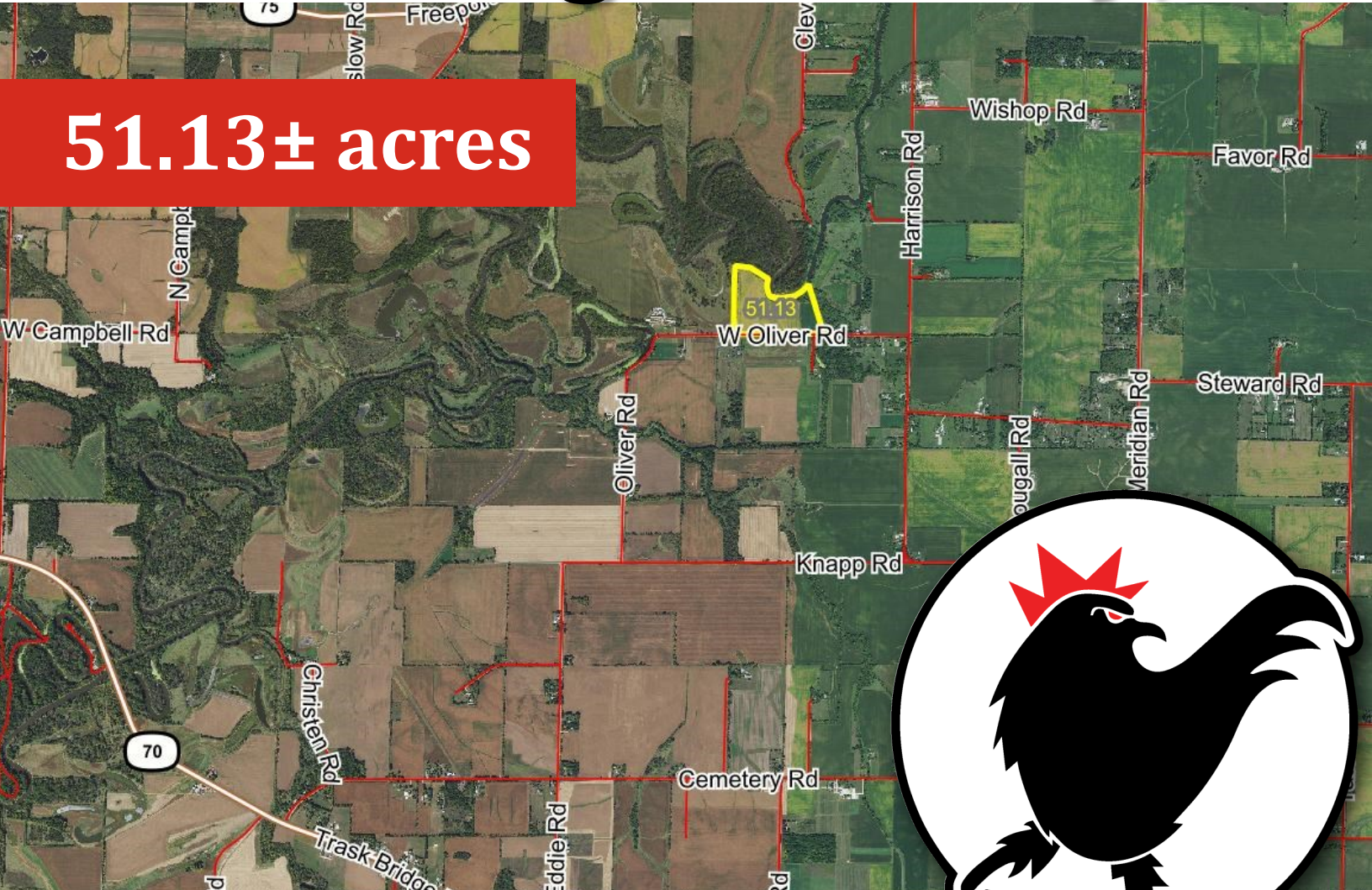


ROOSTER AG

REAL ESTATE

Winnebago County, IL

51.13± acres



\$16,000 Per Surveyed Acre

ROOSTER AG' REALTY

1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151

SAMANTHA VAZZANO

Broker
Email: Samantha@roosterag.com
Phone: 815.321.2282

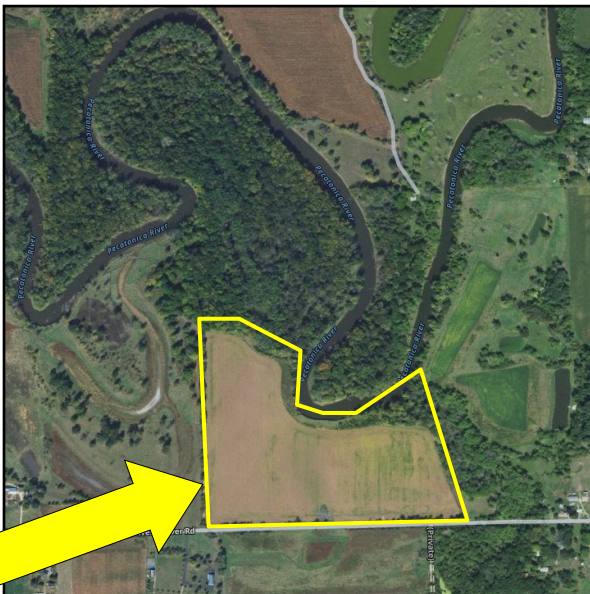


About the Property

The Oliver Road Farm is 51.13± acres located in Section 27 of Harrison Township, Winnebago County, IL.

The property is zoned AG.

GROSS ACRES:	51.13±
TILLABLE ACRES:	43.45±
SOIL PI:	125.5
EST. REAL ESTATE TAX:	\$1,020.92
PRICE PER SURVEYED ACRE:	\$16,000



The Oliver Road Farm is nestled along the Pecatonica River, renown for its waterfowl and fishing.

Excellent mix of income producing farmland & recreational/hunting & fishing property. The property receives an annual Conservation Reserve Program (CRP) income on 1.98 acres.

Check out this opportunity in Winnebago, IL!

ROOSTER AG' REALTY

1100 S. County Line Rd
 PO Box 297
 Maple Park, IL 60151



SAMANTHA VAZZANO

Broker
 Email: Samantha@roosterag.com
 Phone: 815.321.2282



ROOSTER AG' REALTY
1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151



SAMANTHA VAZZANO
Broker
Email: Samantha@roosterag.com
Phone: 815.321.2282



ROOSTER AG' REALTY
1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151



SAMANTHA VAZZANO
Broker
Email: Samantha@roosterag.com
Phone: 815.321.2282



ROOSTER AG' REALTY
1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151



SAMANTHA VAZZANO
Broker
Email: Samantha@roosterag.com
Phone: 815.321.2282



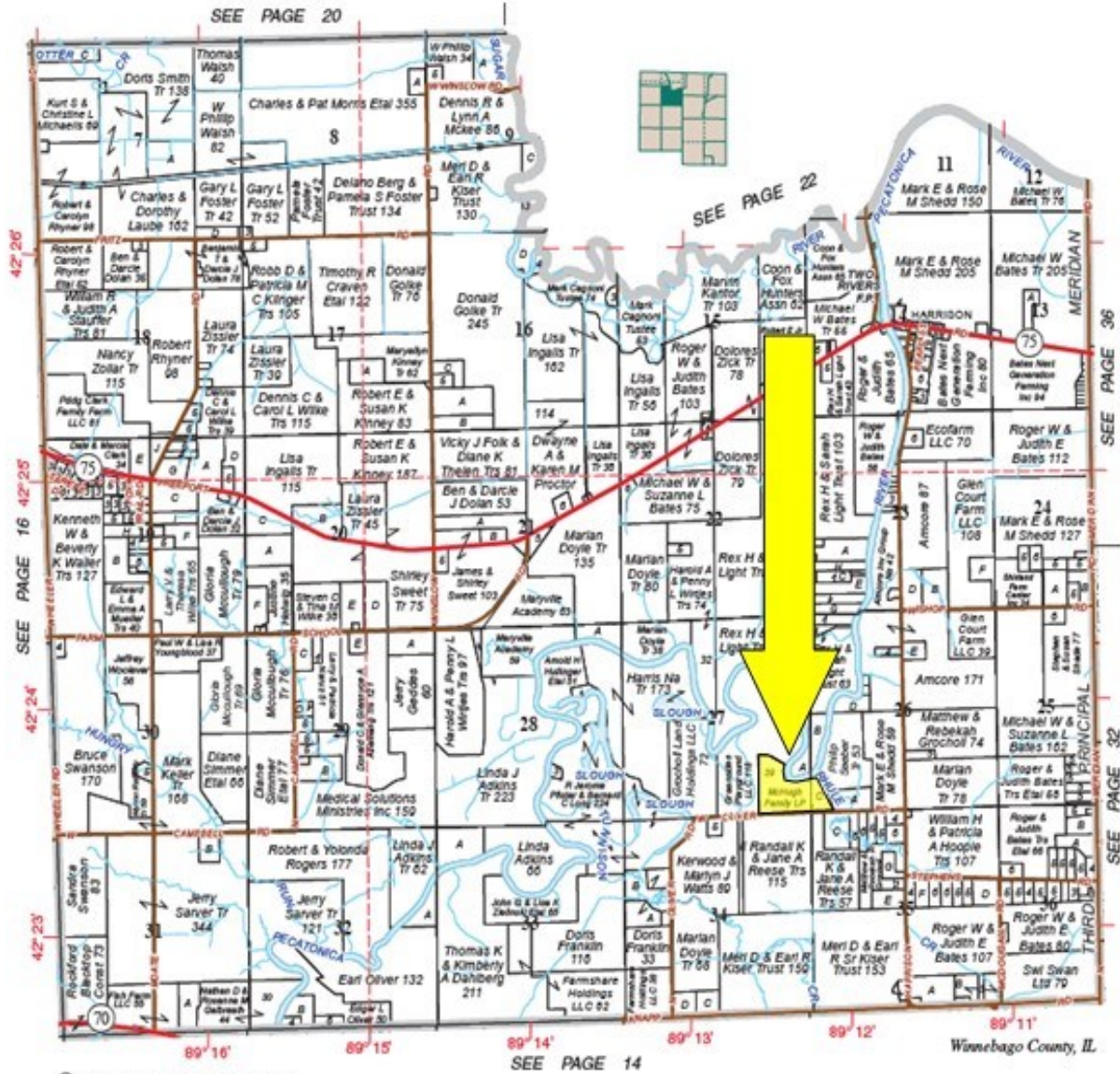
ROOSTER AG' REALTY
1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151



SAMANTHA VAZZANO
Broker
Email: Samantha@roosterag.com
Phone: 815.321.2282

HARRISON

Refer to page 44 for keyed parcels
T.28N.-R.11E.



**DON'T LET
YOUR MONEY COLLECT
DUST, INVEST
IN DIRT.**



Rooster Ag¹
www.RoosterAg.com
815-333-4354



REAL ESTATE



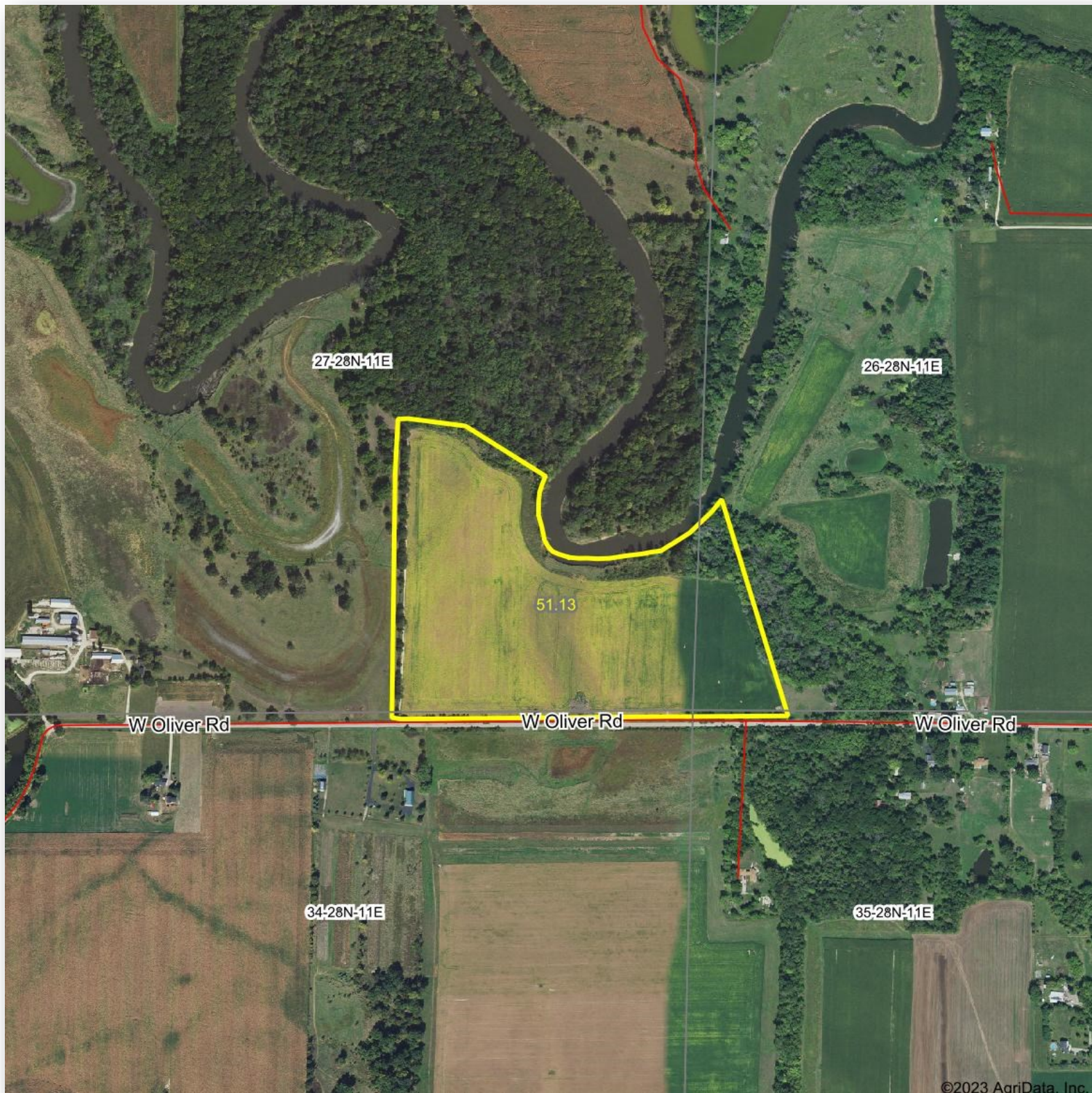
**FARM
MANAGEMENT**



**FEDERAL CROP
INSURANCE**



**GOLD STANDARD
FARMLAND
APPRAISALS**



ROOSTER AG' REALTY

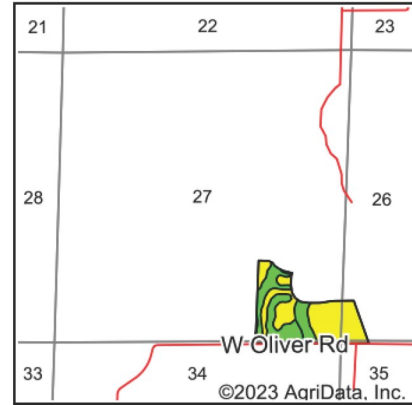
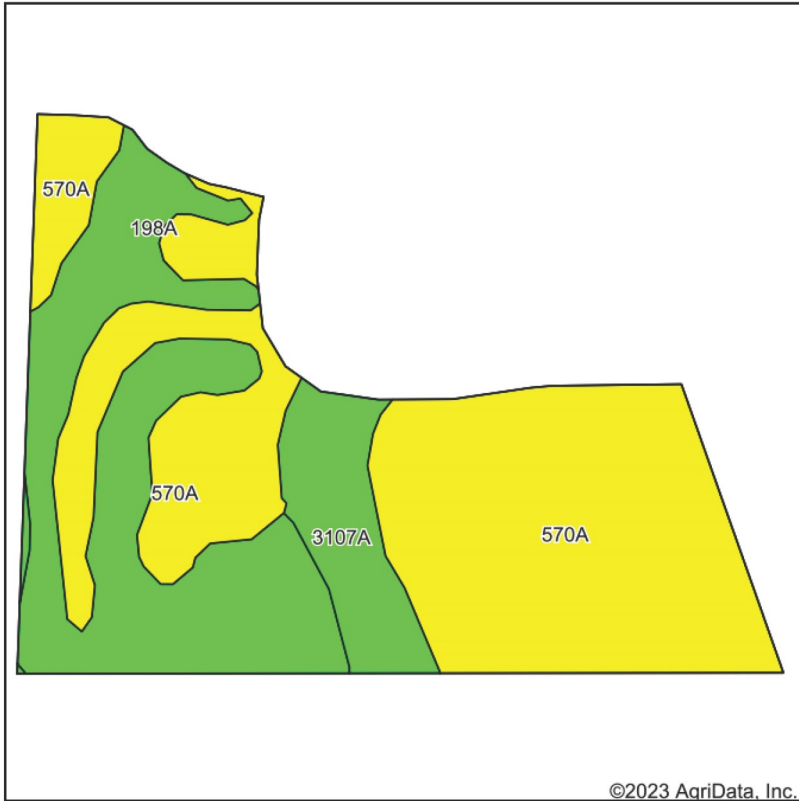
1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151



SAMANTHA VAZZANO

Broker
Email: Samantha@roosterag.com
Phone: 815.321.2282

Soils Map



State: **Illinois**
 County: **Winnebago**
 Location: **27-28N-11E**
 Township: **Harrison**
 Acres: **43.45**
 Date: **8/22/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IL201, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
570A	Martinsville silt loam, 0 to 2 percent slopes	25.58	58.9%		155	49	114
198A	Elburn silt loam, cool, 0 to 2 percent slopes	13.68	31.5%		197	61	143
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	4.19	9.6%		189	60	139
Weighted Average					171.5	53.8	125.5

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
 ** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3
 Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

ROOSTER AG' REALTY

1100 S. County Line Rd
 PO Box 297
 Maple Park, IL 60151



SAMANTHA VAZZANO

Broker
 Email: Samantha@roosterag.com
 Phone: 815.321.2282



ROOSTER AG' REALTY

1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151



SAMANTHA VAZZANO

Broker
Email: Samantha@roosterag.com
Phone: 815.321.2282