

WESTIN 484 FARM

West of Rochelle, IL with frontage on Rt. 38, Center Rd & Kyte Rd

Section 21 & 22 Flagg Twp.

Ogle County, Illinois

Real Estate Taxes for 2025 = \$24,192.72

Open tenancy for 2027

484 (MOL) ACRES, 452 (MOL) TILLABLE ACRES

HIGHLY PRODUCTIVE CLASS A SOILS WITH A PI OF 133.7

Soils include:

Elburn, Plano, Drummer and Kendall

EXCELLENT CLASS A GRAIN FARM W/SOME R-2 ZONING!

ACCESS TO CITY SEWER AND OTHER UTILITES! MAY BE DIVIDED!

HIGH DEVELOPMENT POTENTIAL, BUY NOW AND HOLD!!

Priced at \$8,663,600/ \$17,900 per acre

CO-LISTED WITH KRIS JARCZYK WITH REMAX FUTURE

630-460-8150



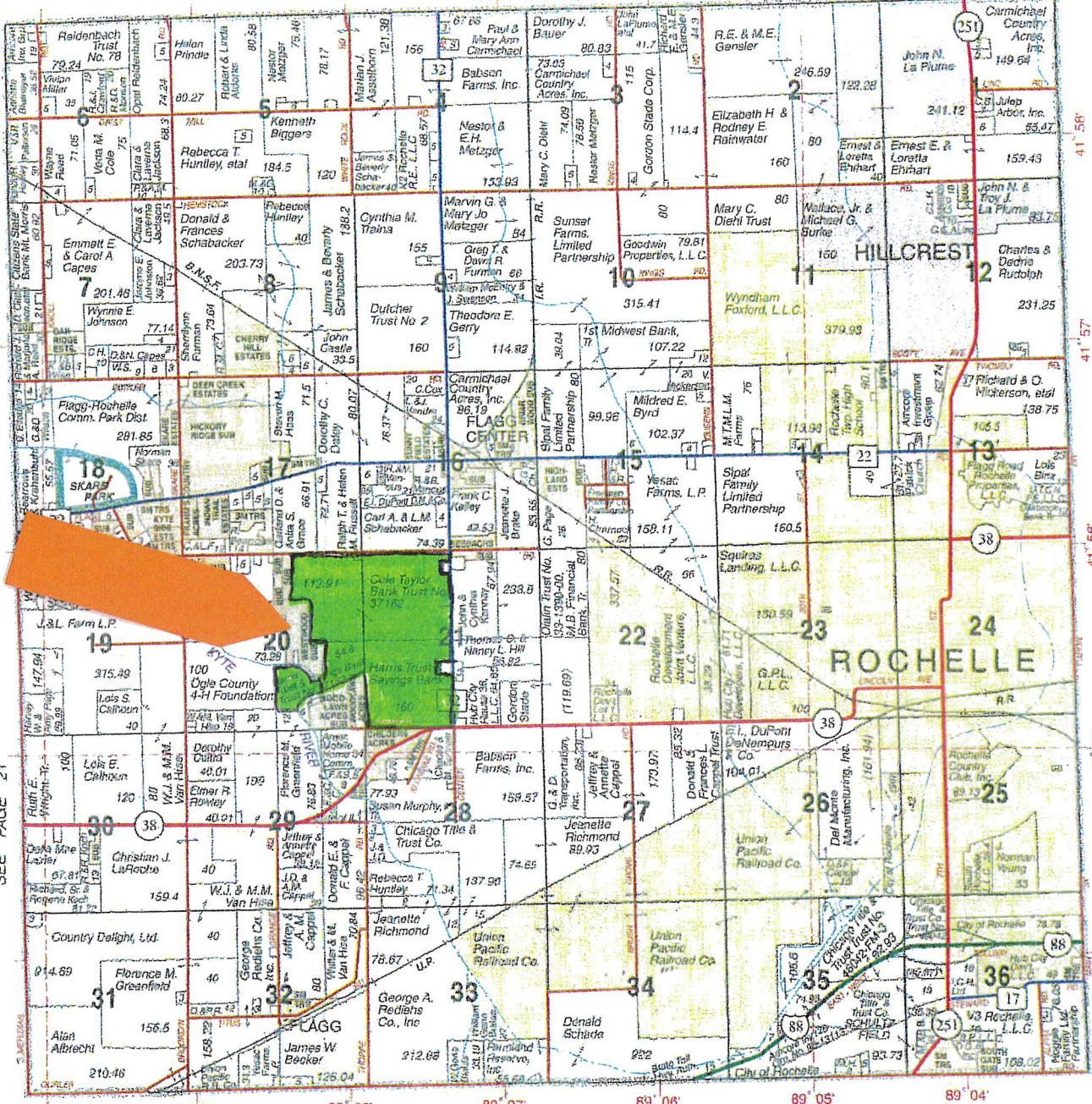
Eric Bird, Managing Broker
11410 Lawrence Rd Harvard, IL 60033
815-973-6768 ericbird2004@yahoo.com

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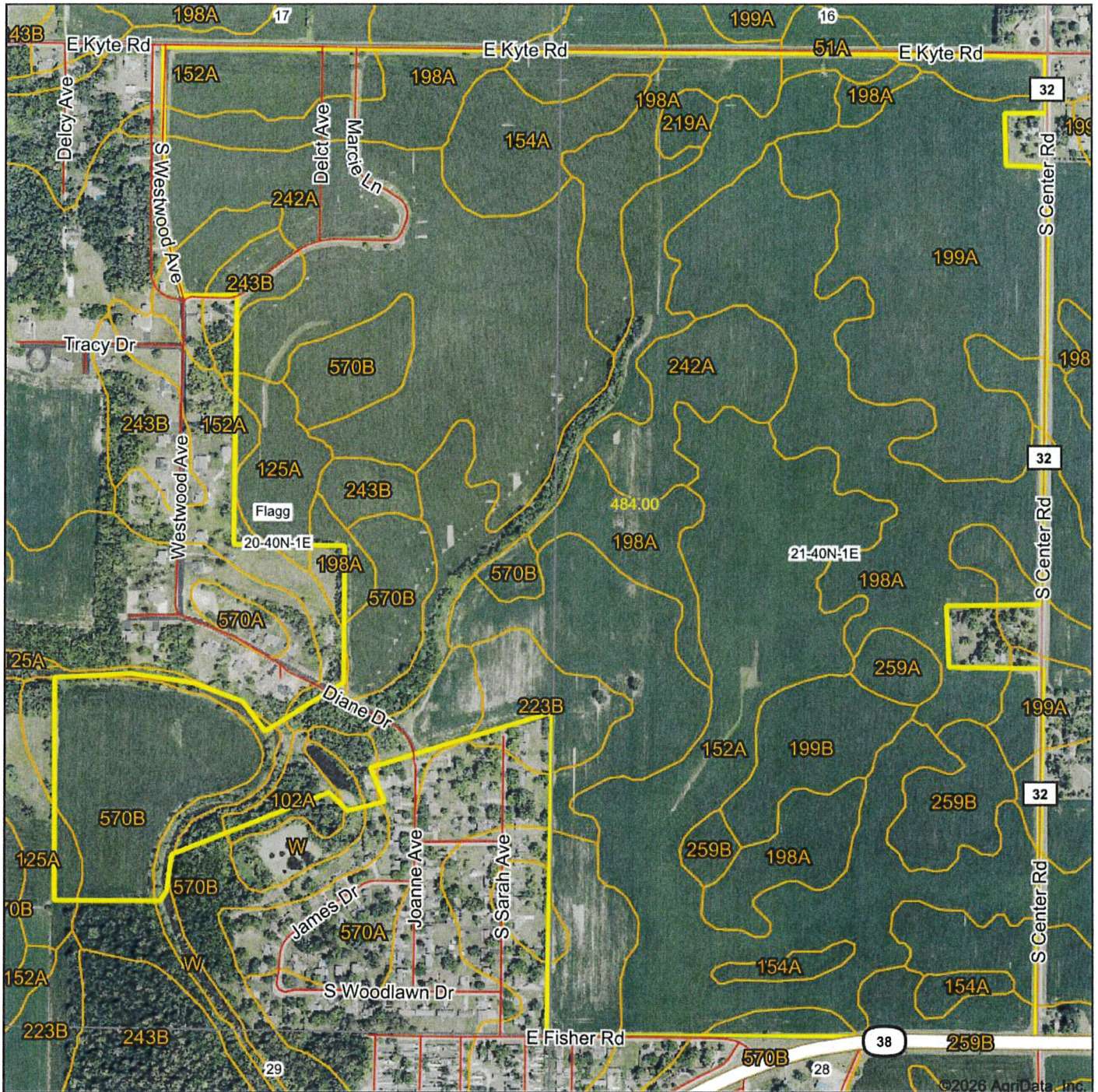
SEE PAGE 28

SEE PAGE 21

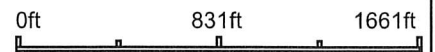
SEE PAGE 12



Aerial Map



Boundary Center: 41° 55' 33.82, -89° 7' 54.04



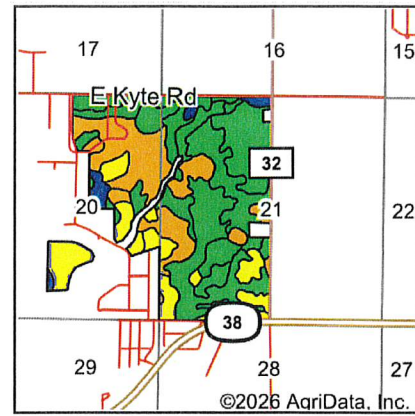
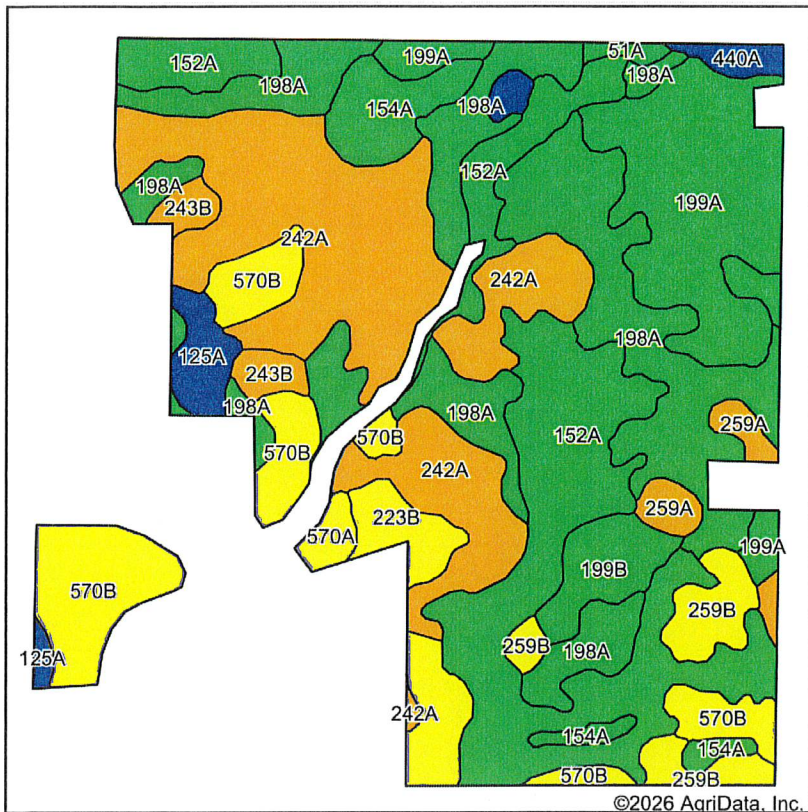
20-40N-1E
Ogle County
Illinois



6/11/2026



Soils Map



State: **Illinois**
 County: **Ogle**
 Location: **21-40N-1E**
 Township: **Flagg**
 Acres: **457.83**
 Date: **6/11/2026**












Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IL141, Soil Area Version: 24											
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management	*n NCCPI Corn	*n NCCPI Soybeans	
**152A	Drummer silty clay loam, 0 to 2 percent slopes	97.41	21.2%		**195	**63	**73	**144	81	74	
242A	Kendall silt loam, 0 to 2 percent slopes	91.10	19.9%		172	53	66	125	86	73	
198A	Elburn silt loam, 0 to 2 percent slopes	89.01	19.4%		197	61	74	143	91	78	
199A	Plano silt loam, 0 to 2 percent slopes	50.98	11.1%		194	60	74	142	85	78	
**570B	Martinsville silt loam, 2 to 5 percent slopes	40.80	8.9%		**153	**49	**62	**113	83	73	
154A	Flanagan silt loam, 0 to 2 percent slopes	15.49	3.4%		194	63	77	144	90	76	
**259B	Assumption silt loam, 2 to 5 percent slopes	14.44	3.2%		**160	**51	**64	**117	96	82	
570A	Martinsville silt loam, 0 to 2 percent slopes	11.78	2.6%		155	49	63	114	91	77	
**199B	Plano silt loam, 2 to 5 percent slopes	10.77	2.4%		**192	**59	**73	**141	90	80	
**125A	Selma loam, 0 to 2 percent slopes	8.23	1.8%		**178	**58	**71	**130	75	77	
**223B	Varna silt loam, 2 to 4 percent slopes	7.65	1.7%		**156	**50	**63	**115	72	64	

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Maps Provided By:



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Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management	*n NCCPI Corn	*n NCCPI Soybeans
259A	Assumption silt loam, 0 to 2 percent slopes	6.98	1.5%		163	52	65	119	95	81
**243B	St. Charles silt loam, 2 to 5 percent slopes	6.42	1.4%		**166	**51	**64	**121	90	79
**440A	Jasper loam, 0 to 2 percent slopes	3.18	0.7%		**173	**56	**70	**129	87	77
219A	Millbrook silt loam, 0 to 2 percent slopes	1.93	0.4%		177	55	69	129	92	81
51A	Muscataune silt loam, 0 to 2 percent slopes	1.66	0.4%		200	64	75	147	95	79
Weighted Average					182.7	57.5	70	133.7	*n 86	*n 75.6

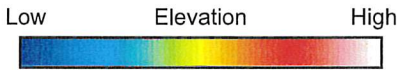
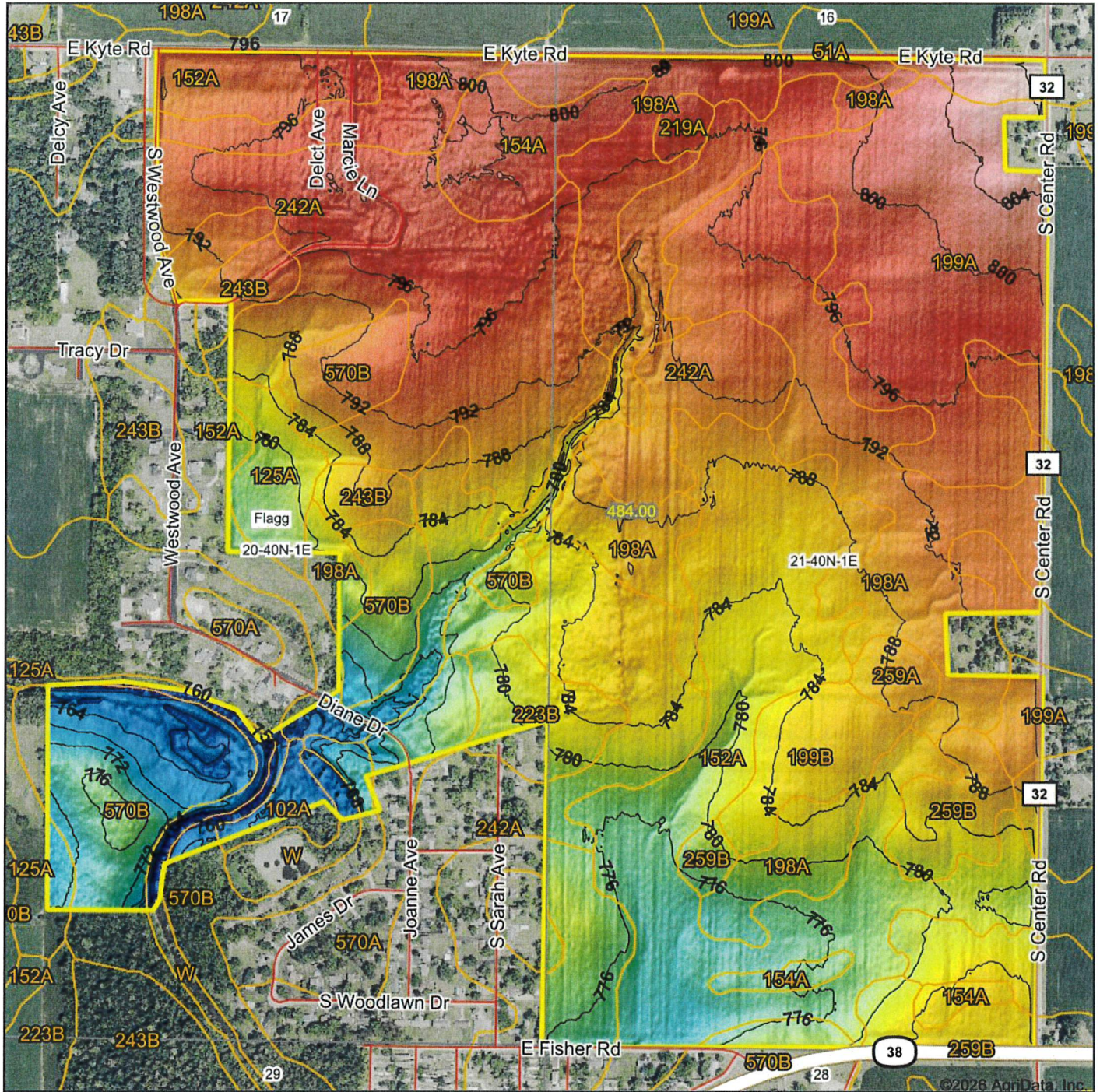
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

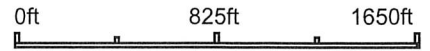
** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"

Topography Hillshade



Source: USGS 3 meter dem
 Interval(ft): 4
 Min: 754.2
 Max: 812.2
 Range: 58.0
 Average: 787.4
 Standard Deviation: 10.01 ft

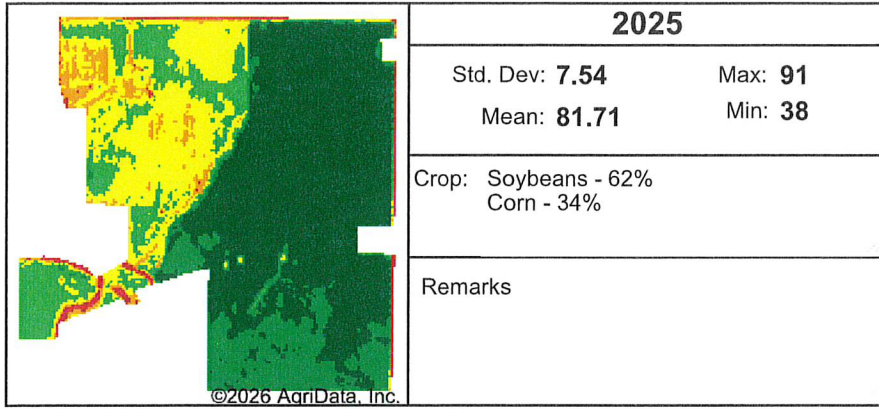


20-40N-1E
Ogle County
Illinois

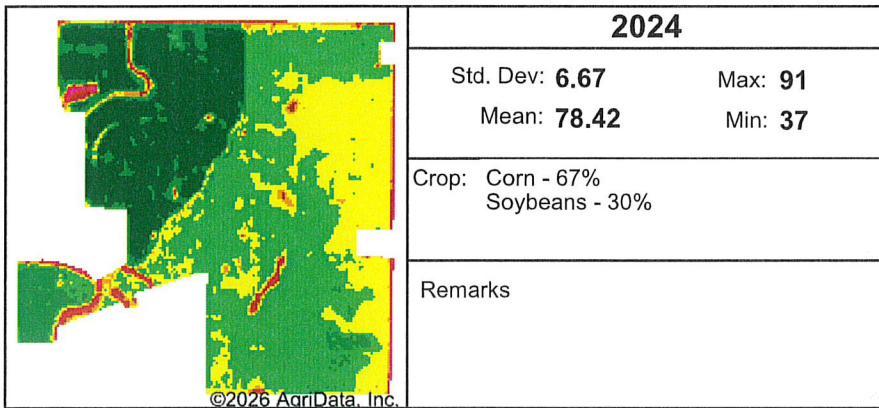
Boundary Center: 41° 55' 33.82, -89° 7' 54.04



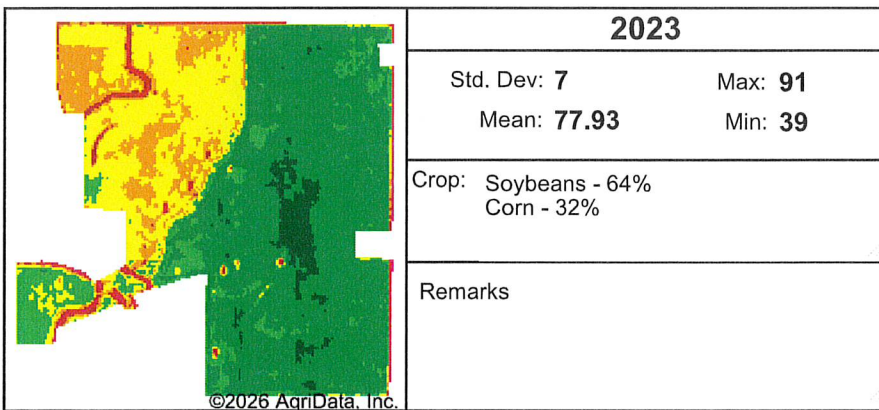
Max Plant Growth(NDVI) Multi-year



Client:
 Farm:
 Field:
 Date: 6/11/2026
 Acres: 484
 State: IL
 County: Ogle
 Location: 20-40N-1E
 Township: Flagg
 Boundary Center: 41° 55' 33.82, -89° 7' 54.04



Low RELATIVE BIOMASS High	Value
	86 - 120
	81 - 85
	76 - 80
	71 - 75
	66 - 70
	61 - 65
	51 - 60
	41 - 50
	21 - 40
	1 - 20
	0 - 0

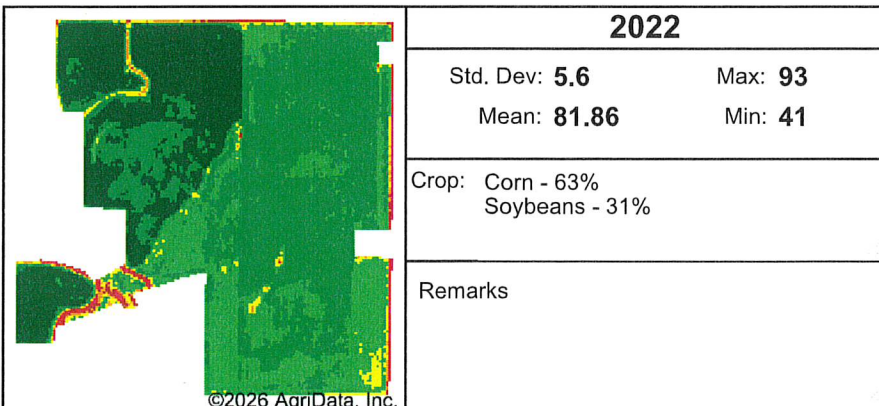


Soils Weighted Average

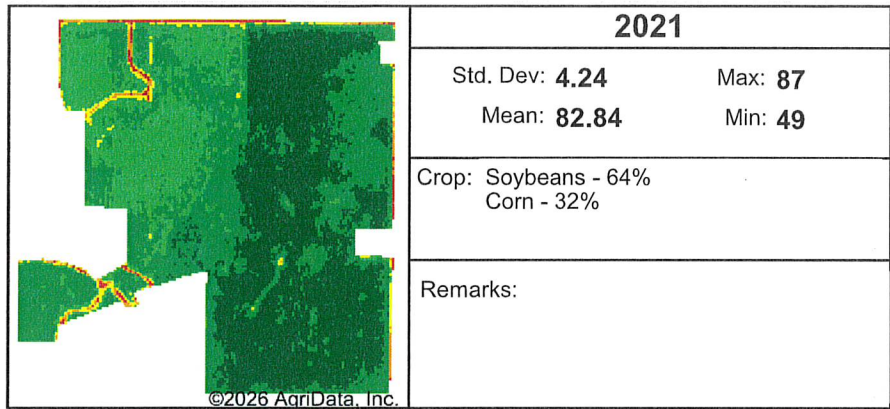
IL B811 PI: 132.4

Elevation (feet)

Min: 754.2
 Max: 812.2
 Range: 58.0
 Mean: 787.4
 Std Dev: 10.0

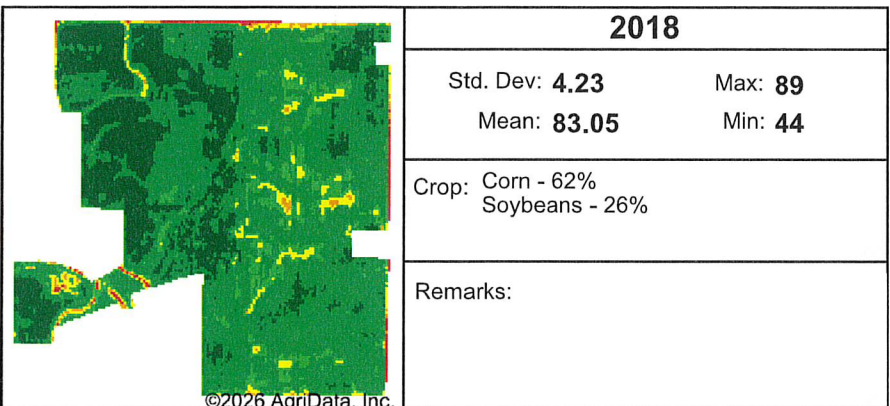
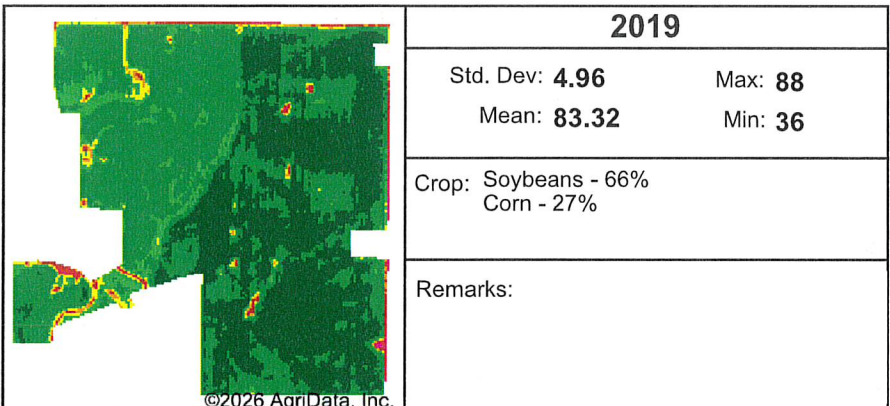
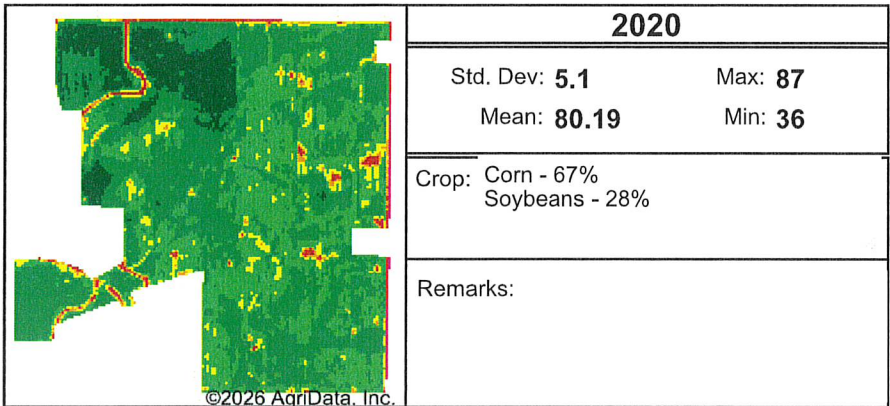


Max NDVI Multi-year



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 Acres: 484

State: IL
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Low RELATIVE BIOMASS High	Value
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	41 - 50
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