

Davis Junction Farm



looking north, 7.25.25



AN AFFILIATE OF PEOPLES COMPANY

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Accredited Farm Manager
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August 18, 2025

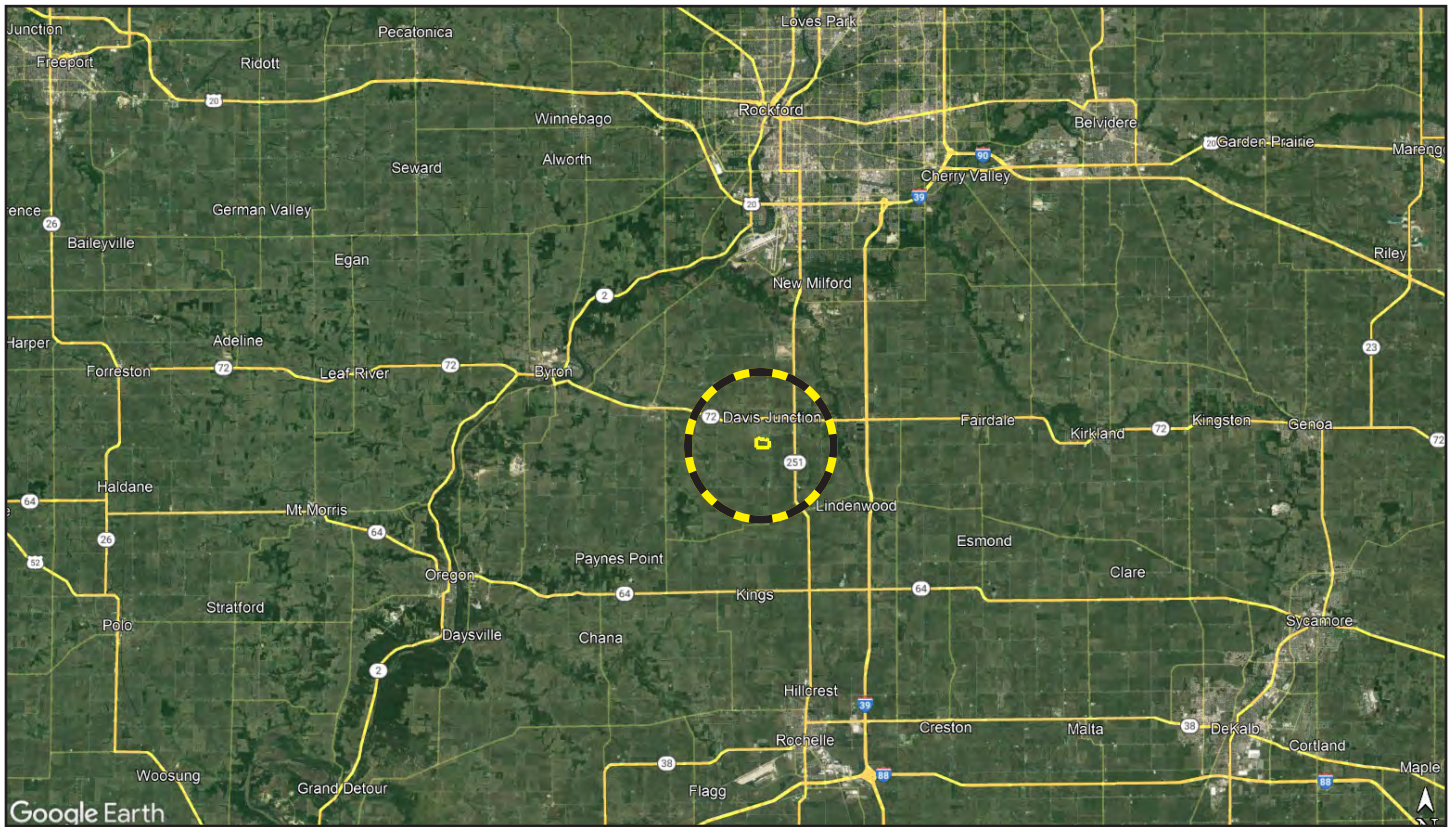
Professional Land Specialists



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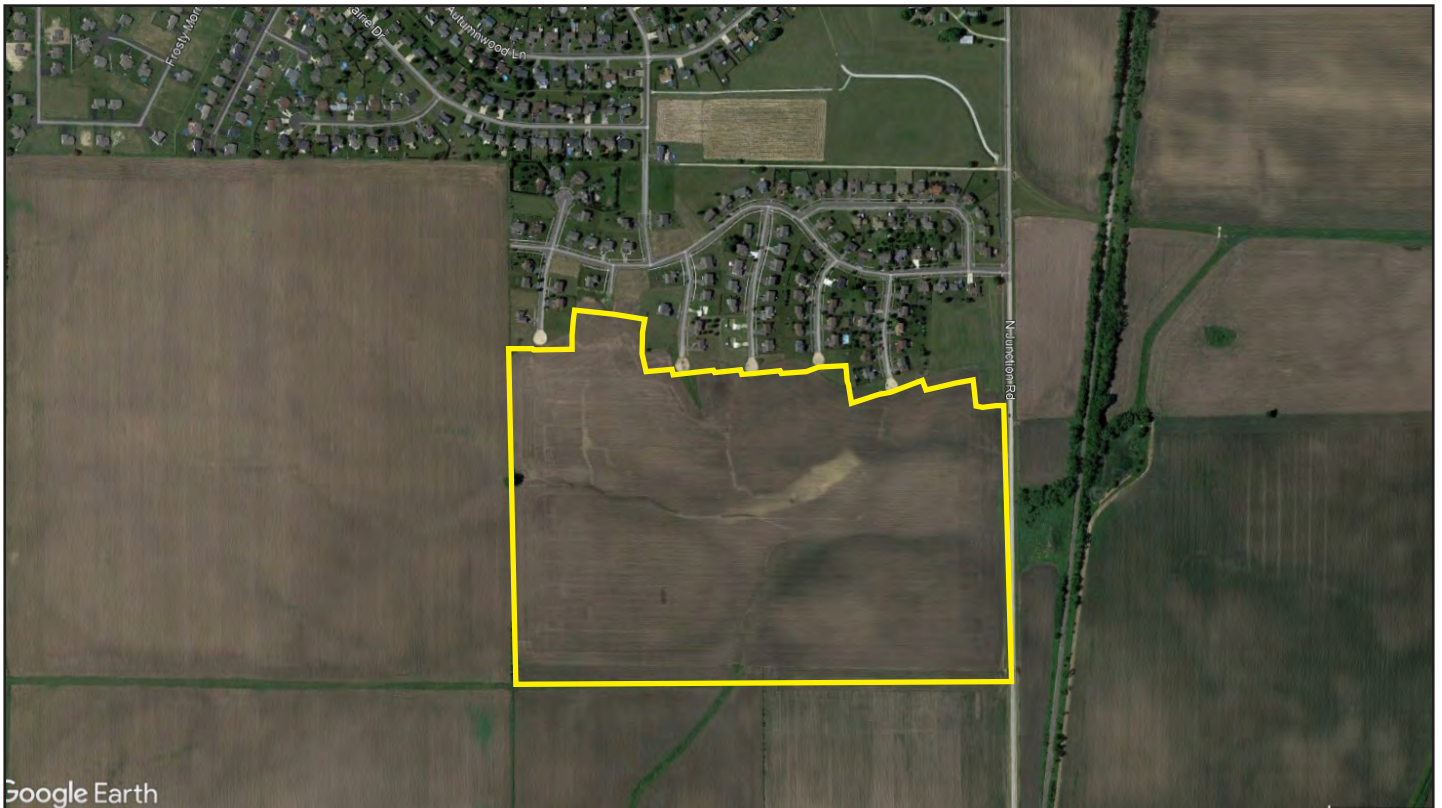
Davis Junction Farm

100.078± survey acres (93.49± FSA tillable acres) | Section 27 | Scott Township | T.42N.-R.1E. | Ogle County, IL



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Boundaries and acreages are approximate.

Excellent location. Annexed to Davis Junction, Illinois and adjacent to upscale Ogle Crossings subdivision. Only ½ mile south of IL Rt. 72, 4 miles west of I-39/ Illinois Rt. 72 interchange, eight miles south of Chicago Rockford International Airport, 15 miles southeast of Belvidere. A high-quality soil farm (PI 142.2).

acreage	-	100.078± survey acres (93.49± FSA tillable acres)
description	-	part of the NE¼, Section 27, Scott Township, T.42N.-R.1E., Ogle County, Illinois
soils	-	Productivity Index - 142.2 Plano, Drummer, Elburn
price	-	\$1,551,209 (\$15,500/acre)
taxes (2024)	-	\$6,732.30 (\$67.27/acre)
PIN	-	11.27.200.010, 11.27.200.011 (annexed to Davis Junction)
buildings	-	none
lease	-	leased for 2025
soil test	-	Available upon request.
survey	-	Available upon request.
frontage	-	Junction Road

Davis Junction Farm Yield History

	Corn	Soybeans
2024	215	-
2023	-	65
2022	246	-
2021	-	64
2020	-	57

Advanced Crop Care Spring 2020

av pH - 6.2
av P - 49
av K - 196

FSA Information Farm 6186 | Tract 6070 ARC-Individual

Commodity	Base Acres	County Yield
Corn	92.23	167

This property is annexed to Davis Junction, Illinois, and is 4.5 miles southeast of the I-39/IL Route 72 Monroe Center interchange, 8.0 miles south of the Chicago Rockford International Airport, 12.7 miles northwest of Rochelle, 13.6 miles south of Rockford, 15.0 miles southeast of Belvidere, 88.8 miles northwest of Chicago, 101.0 miles northeast of Moline, 118.0 miles north of Bloomington, 186.0 miles northeast of Springfield.

GPS 42.088863, -89.095577



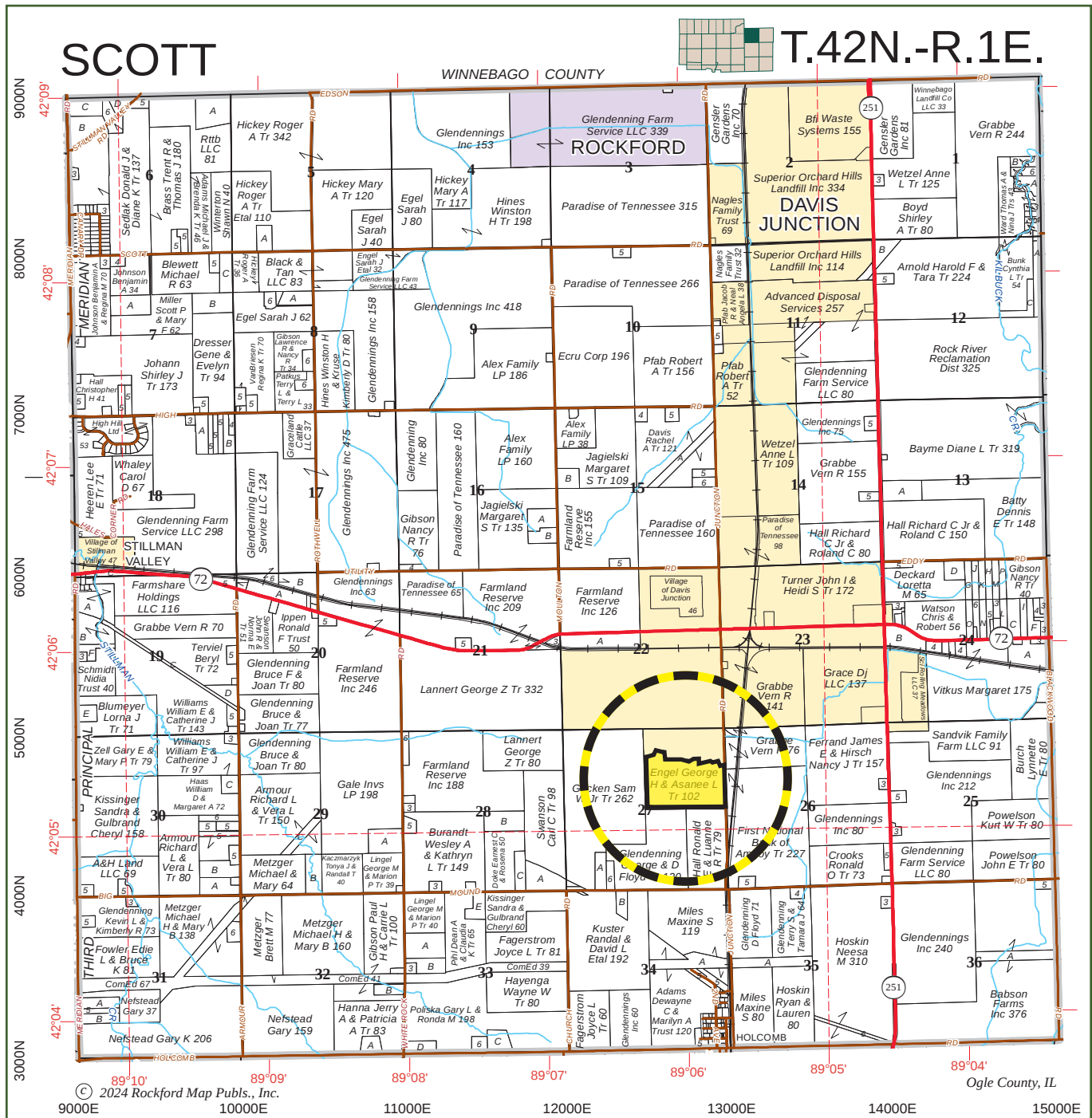
From Monroe Center, Illinois, travel west on IL Rt 72 for 4.9 miles, turning south onto Junction Road for 0.9 mile.

From Rochelle, Illinois, travel north on IL Rt 251 for 10.9 miles, turning west onto Big Mound Road for 1.0 mile, then north on Junction Road for 0.8 mile.

The property is adjacent, on the north, to the Ogle Crossings subdivision.

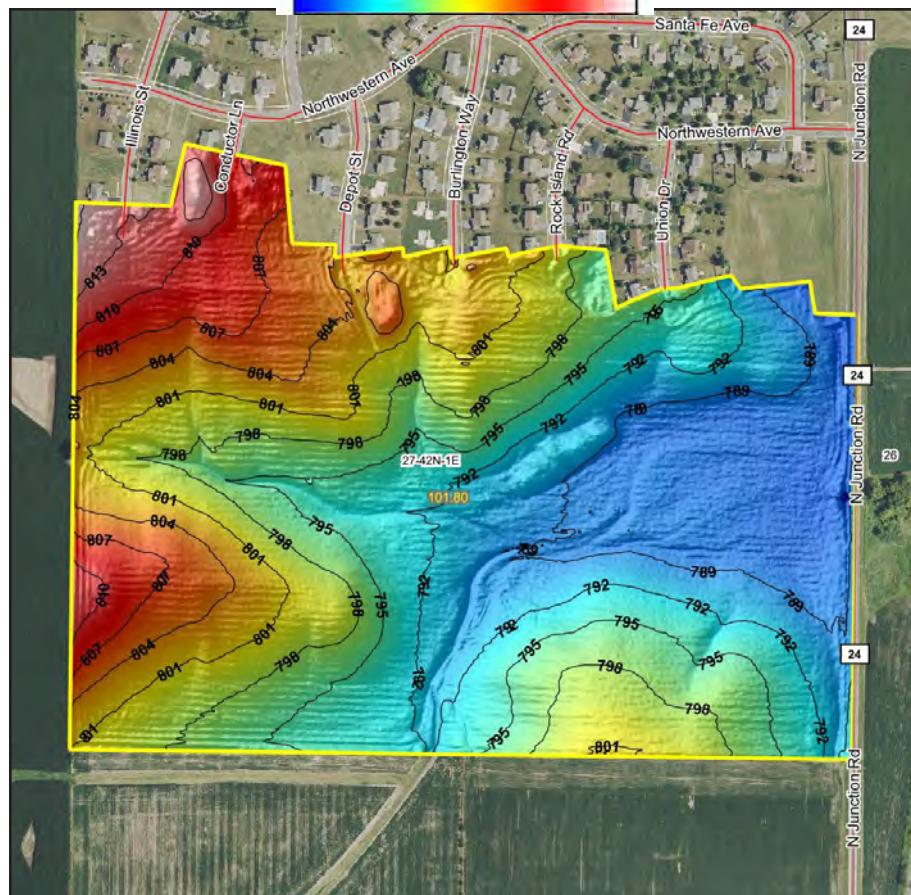


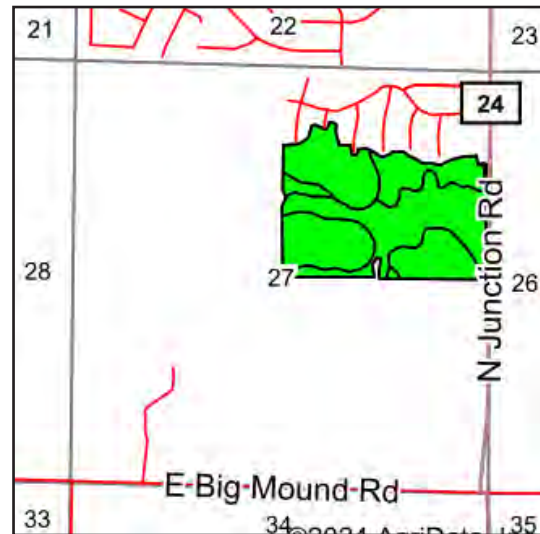
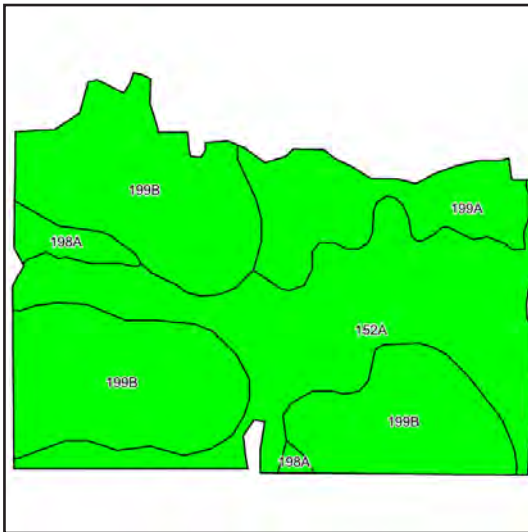
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Area Symbol: IL141, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
**199B	Plano silt loam, 2 to 5 percent slopes	46.33	49.7%		FAV	**192	**59	**73	**6.90	**141
**152A	Drummer silty clay loam, 0 to 2 percent slopes	32.42	34.7%		FAV	**195	**63	**73	**5.60	**144
199A	Plano silt loam, 0 to 2 percent slopes	11.97	12.8%		FAV	194	60	74	7.00	142
198A	Elburn silt loam, 0 to 2 percent slopes	2.64	2.8%		FAV	197	61	74	5.80	143
Weighted Average						193.4	60.6	73.2	6.4	142.2

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
e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

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



looking northwest, 7.25.25



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United States
Department of
Agriculture

Ogle County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2024 Program Year

Map Created March 14, 2024

Farm **6186**

Tract **6070**

Tract Cropland Total: 93.49 acres

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