



# LAND FOR SALE

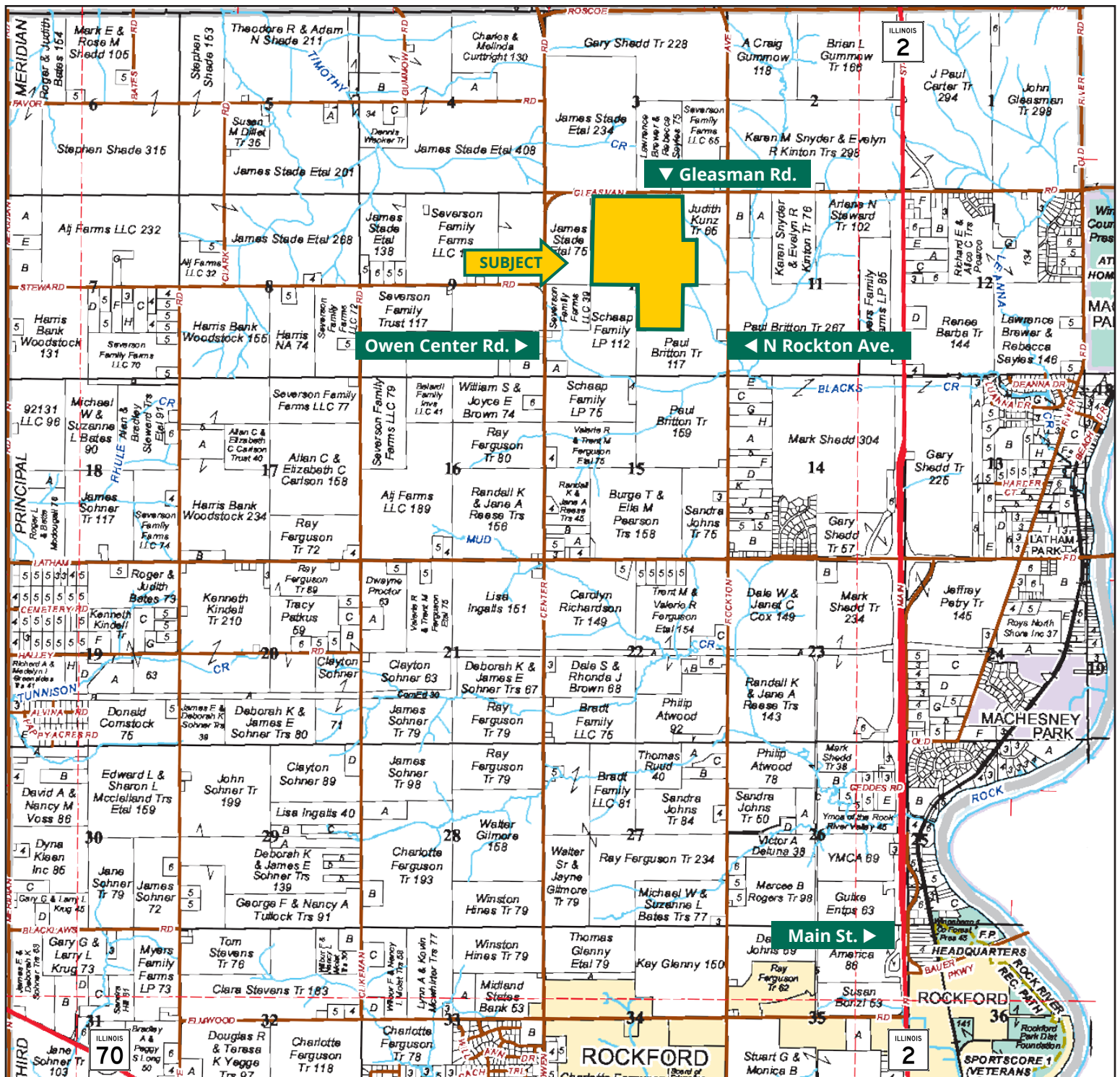
## High-Percentage Tillable Northern Winnebago County Farm



**RICH GREVER, AFM, CCA**  
*Designated Managing Broker in IL*  
*Licensed Broker in WI*  
**217.725.9881**  
RichG@Hertz.ag

815.748.4440 | 650 North Peace Rd., Ste. A, PO Box 907  
DeKalb, IL 60115-0907 | [www.Hertz.ag](http://www.Hertz.ag)

**213.00 Acres, m/l**  
**Winnebago County, IL**

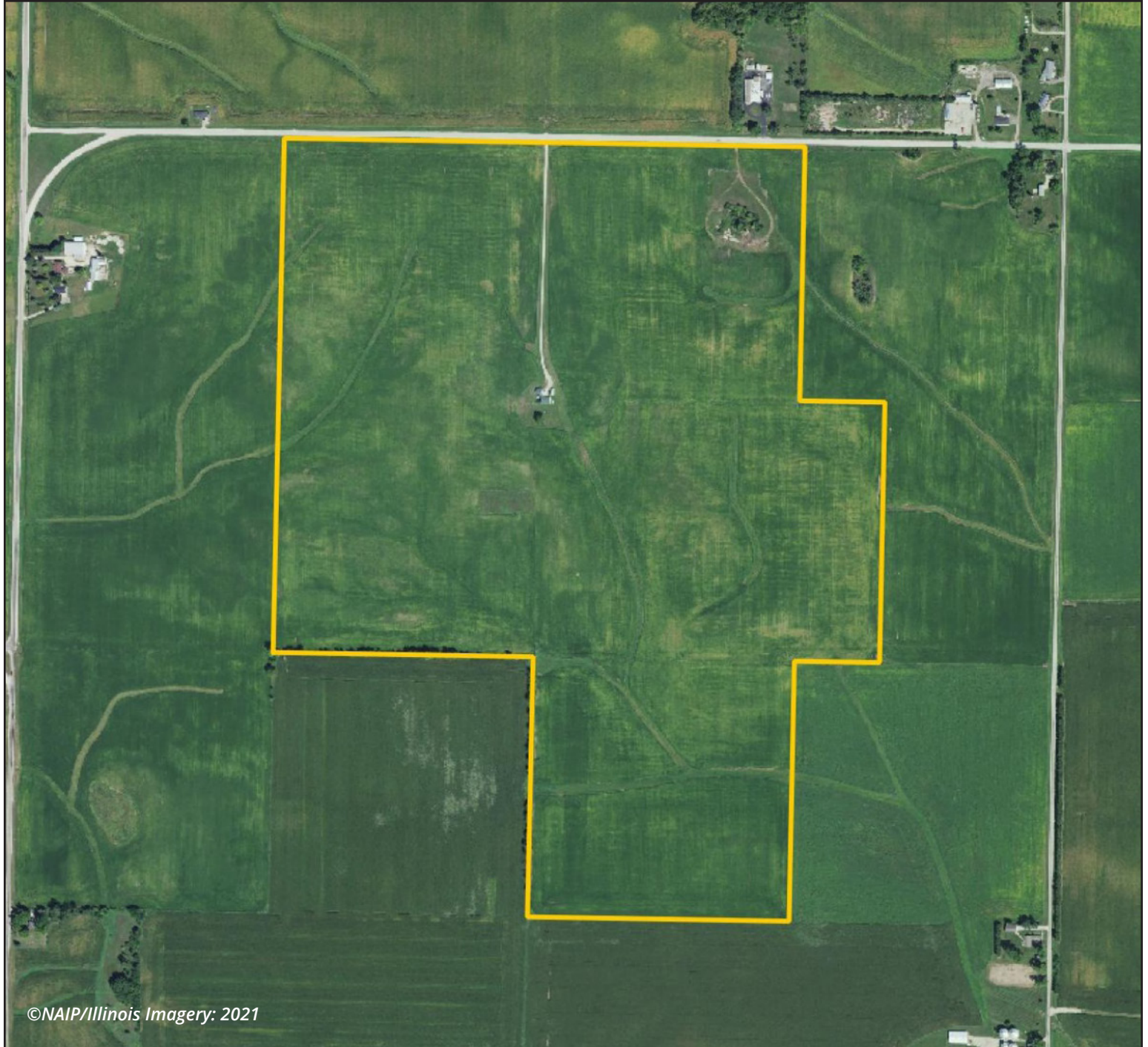


Map reproduced with permission of Rockford Map Publishers, Inc.

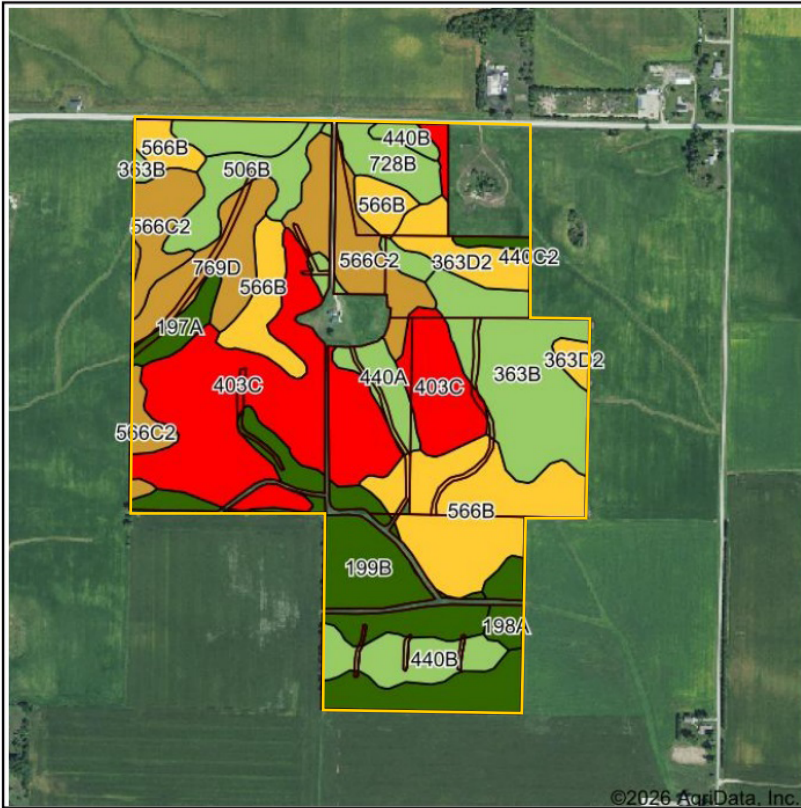
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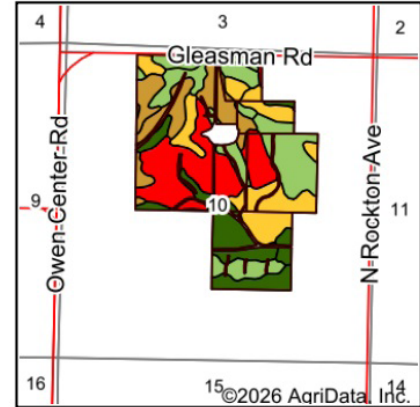
FSA/Eff. Crop Acres: 196.17 | Soil Productivity: 102.90 PI



©NAIP/Illinois Imagery: 2021



Soils data provided by USDA and NRCS.



State: Illinois  
County: Winnebago  
Location: 10-45N-1E  
Township: Owen  
Acres: 196.17  
Date: 7/24/2026



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL201, Soil Area Version: 21

| Code             | Soil Description                                             | Acres | Percent of field | Il. State Productivity Index Legend | Crop productivity index for optimum management |
|------------------|--------------------------------------------------------------|-------|------------------|-------------------------------------|------------------------------------------------|
| **403C           | Elizabeth silt loam, 5 to 10 percent slopes                  | 44.11 | 22.5%            |                                     | **59                                           |
| **566B           | Rockton and Dodgeville soils, 2 to 5 percent slopes          | 30.93 | 15.8%            |                                     | **102                                          |
| **199B           | Plano silt loam, 2 to 5 percent slopes                       | 26.24 | 13.4%            |                                     | **141                                          |
| **363B           | Griswold loam, 2 to 4 percent slopes                         | 20.54 | 10.5%            |                                     | **117                                          |
| **566C2          | Rockton and Dodgeville soils, 5 to 10 percent slopes, eroded | 19.48 | 9.9%             |                                     | **96                                           |
| **440B           | Jasper silt loam, 2 to 5 percent slopes                      | 10.22 | 5.2%             |                                     | **129                                          |
| **769D           | Edmund silt loam, 6 to 12 percent slopes                     | 9.45  | 4.8%             |                                     | **85                                           |
| **728B           | Winnebago silt loam, 2 to 5 percent slopes                   | 8.92  | 4.5%             |                                     | **121                                          |
| **363D2          | Griswold loam, 6 to 12 percent slopes, eroded                | 7.26  | 3.7%             |                                     | **109                                          |
| **506B           | Hitt silt loam, 2 to 5 percent slopes                        | 7.23  | 3.7%             |                                     | **119                                          |
| 440A             | Jasper silt loam, 0 to 2 percent slopes                      | 4.97  | 2.5%             |                                     | 130                                            |
| 197A             | Troxel silt loam, 0 to 2 percent slopes                      | 3.93  | 2.0%             |                                     | 140                                            |
| 198A             | Elburn silt loam, cool, 0 to 2 percent slopes                | 2.89  | 1.5%             |                                     | 143                                            |
| Weighted Average |                                                              |       |                  |                                     | 102.9                                          |

## Location

From Downtown Rockford: Go north on IL-2 / N Main St. for 7½ miles to Gleasman Rd. and then west on Gleasman Rd. for 1½ miles. Property is located on the south side of the road.

## Simple Legal

Part of the NW¼ NW¼, NE¼ NW¼, NW¼ NE¼, SW¼ NW¼, SE¼ NW¼, NE¼ SW¼, SE¼ NE¼, SW¼ SE¼ and SE¼ SE¼, all in Section 10, Township 45 North, Range 1 East of the 3rd P.M., Winnebago Co., IL. *Final abstract/title documents to govern legal description.*

## Address

3496 Gleasman Road  
Rockford, IL 61101

## Price & Terms

- \$2,343,000
- \$11,000/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

## Possession

As negotiated, based on terms of existing lease.

## Real Estate Tax

2025 Taxes Payable 2026: \$8,562.72  
Taxable Acres: 213.00  
Tax per Taxable Acre: \$40.20

## Lease Status

Open lease for the 2027 crop year.

## FSA Data

Farm Number 6135 , Tract 9429  
FSA/Eff. Crop Acres: 196.17  
*Base acres were not reported by Winnebago County FSA office.*

## NRCS Classification

HEL: Highly Erodible Land.

## Soil Types/Productivity

Main soil types are Elizabeth, Rockton and Dodgeville, Plano, and Griswold. Productivity Index (PI) on the FSA/Eff. crop acres is 102.90. See soil map for details.

## Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

## Land Description

Nearly level to strongly sloping.

## Drainage

Natural.

## Dwelling

There is a ranch-style home, built in 1963, on the property. It features 1,354 square feet of living space with 3 bedrooms, 1 bathroom, and a two-stall detached garage.

## Water & Well Information

There is a well located west of the house.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

View of House



Looking Southeast

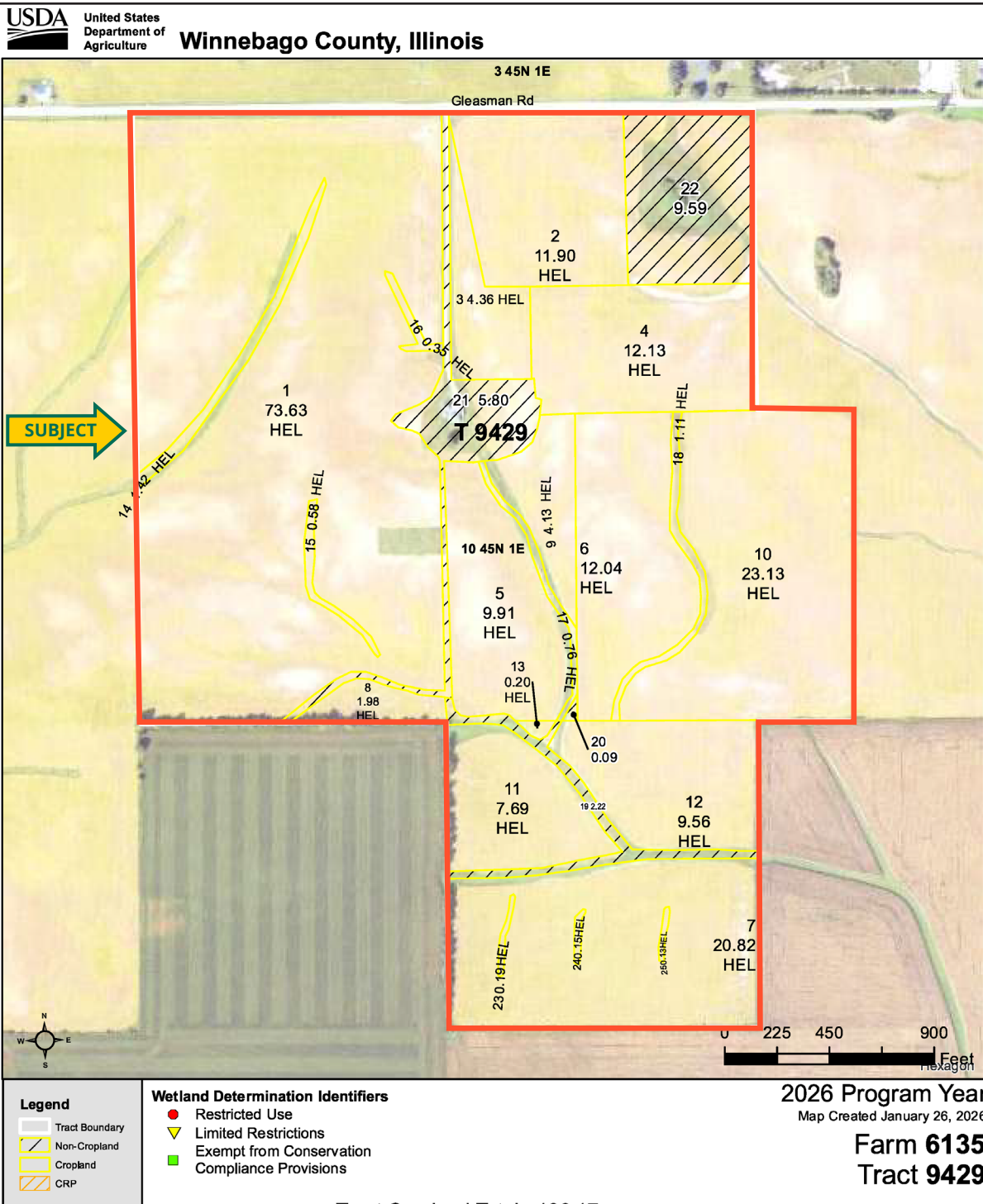


Looking South

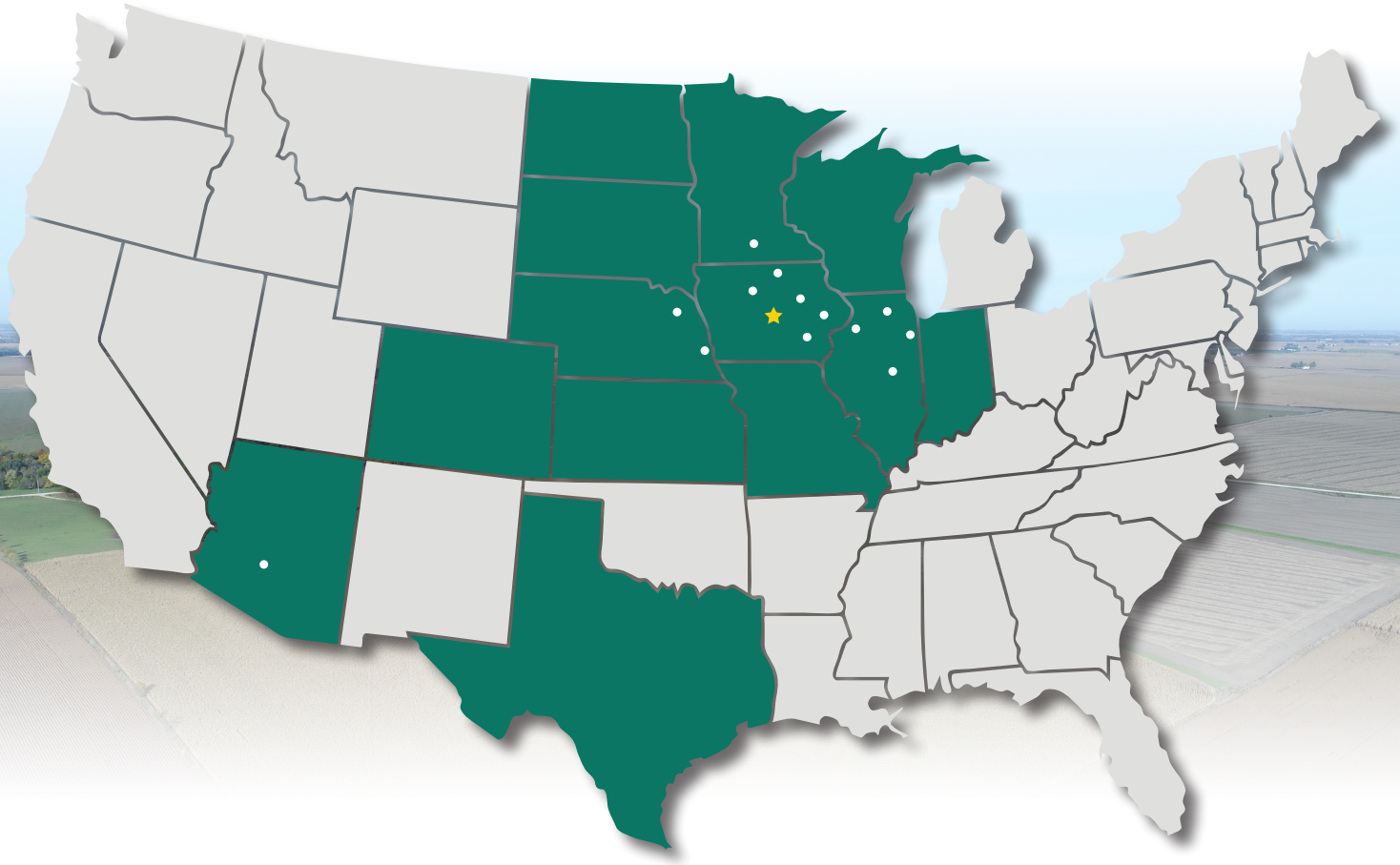


Looking North





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