

LAND FOR SALE

82.85± Acres, DeKalb County, Illinois
Offered at \$601,899

Highlight:

- Productive cropland
- Gently rolling tillable acres
- Woodland acreage with cabin

A-22441

Property Location: Starting at the intersection of Illinois State Route 72 and Malta Road in Kirkland, Illinois go south on Malta Road for 4.1 miles to Old State Road. The farm is located on the northwest corner of the intersection of Malta Road and Old State Road.

Legal Description: Part of Sections 10, 11, 14 and 15, Township 41 North, Range 3 East of the 3rd Principal Meridian, South Grove Township, DeKalb County, Illinois.



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For additional information, please contact:

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Property Information

Property Description: 82.85+/- acres offered south of Kirkland, Illinois with paved road access from the south side. The farm consists of approximately 60 acres of productive cropland and 20 acres of woodland. There is a 460 square foot cabin with wood siding and an asphalt shingle roof on the wooded acres. The cabin has a well with a hand pump hydrant, but no electric or internal plumbing. Built in 1980, the cabin is in good physical condition.

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	28.7 acres	136 bushels
Soybeans	24.5 acres	48 bushels
Wheat	4.8 acres	52 bushels

Taxes: \$1,955.38

Farm Data:

Cropland	61.22 acres
Non-crop	4.42 acres
Timber	<u>17.21 acres</u>
Total	82.85 acres



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	9.5	11.93	139
236A	Sabina silt loam, 0 to 2 percent slopes	14.0	17.51	122
233B	Birkbeck silt loam, 2 to 5 percent slopes	5.2	6.47	121
527C2	Kidami loam, 4 to 6 percent slopes, eroded	1.4	1.75	109
193B	Mayville silt loam, 2 to 5 percent slopes	40.2	50.2	109
356A	Elpaso silty clay loam, 0 to 2 percent slopes	9.5	11.85	144
348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	0.2	0.28	120
TOTALS		80.0	100%	119.81

Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.