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

Highlight:

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

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.



Serving America's Landowners Since 1929

www.FarmersNational.com



For additional information, please contact:

Marlon Ricketts, Agent Rochelle, Illinois Phone: (815) 322-7290 MRicketts@FarmersNational.com www.FarmersNational.com/MarlonRicketts



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations Oil, Gas, and Renewable Energy Management • Forest Resource Management • Hunting Lease Network • FNC Ag Stock

A-22441

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:

	Base	Yield		
Corn	28.7 acres	136 bushels		
Soybeans	24.5 acres	48 bushels		
Wheat	4.8 acres	52 bushels		

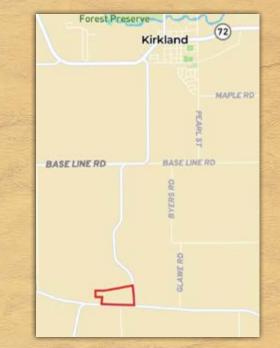
Taxes: \$1,955.38

Farm Data:

Cropland	61.22 acres
Non-crop	4.42 acres
Timber	17.21 acres
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.