



**FARMERS
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C O M P A N Y

L-2600662

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LAND FOR SALE

125.9± Acres, Dekalb County, Illinois

OFFERED AT
\$1,976,630

Highlights:

- Lease free for 2027
- Productivity index of 138
- Gently rolling topography



For additional information, please contact:

Marlon Ricketts, AFM, Broker

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Property Information

Directions to Property: Beginning at the intersection of State Route 23 and State Route 72 in Genoa, Illinois, travel eastbound on Route 72 for 3.7 miles to 17451 State Route 72, Genoa, Illinois. The farm is located on the north side of State Route 72.

Property Description: Highly productive farmland with an established farmstead consisting of a 2-story house, detached garage, Quanset shed and well house located off State Route 72 to be sold “As is -Where Is”.

Legal Description:
Southwest 1/4 Southeast 1/4 and Southeast 1/4 Southeast 1/4 lying south of railroad Section 23 Township 42 North Range 5 East and part of the North 1/2 Northeast 1/4 northeast of State Route 72 Section 26 Township 42 North Range 5 East of the 3rd Principal Meridian in Dekalb County, Illinois

Improvements:

Farmstead

Building	Condition	Comments
House	Fair	2-Story, 1,800 sq ft
Detached garage	Fair	16’ x 20’
Quanset shed	Poor	40’ x 80’
Well house	Fair	8’ x 12’
Corn crib	Poor	31’ x 46’

Price: \$1,976,630

Farm Data:

Cropland	118.39 acres
Waterway	1.97 acres
Buildings	2.80 acres
Total	125.90 acres

FSA Information:

Crop	Base	Yield
Corn	88.90 acres	166 bushels
Soybeans	29.05 acres	51 bushels

Taxes:

03-23-400-002: \$2,239
03-23-400-006: \$60
03-23-400-007: \$2,244
03-26-200-006: \$7,453

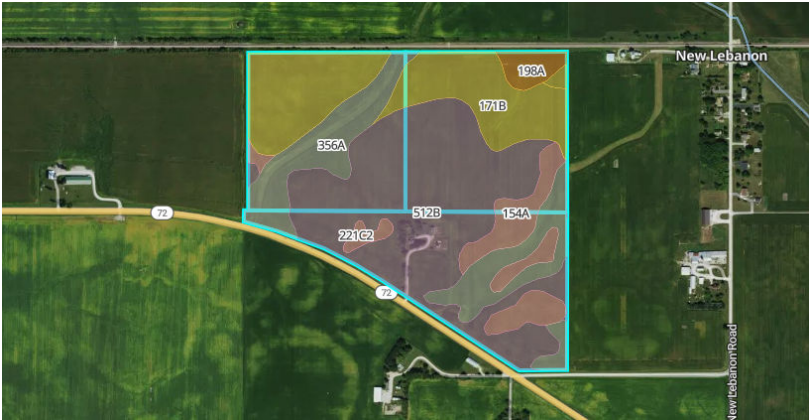


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw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

Aerial Map



Soil Map



85.9/100 NCCPI

138.8/147 PI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (PI)	NCCPI
●	512B	Danabrook silt loam, 2 to 5 percent slopes	43.6%	51.8	2e	--	137	89.1
●	171B	Catlin silt loam, 2 to 5 percent slopes	24.6%	29.2	2e	--	137	77.2
●	356A	Elpaso silty clay loam, 0 to 2 percent slopes	18.8%	22.3	2w	--	144	88.4
●	154A	Flanagan silt loam, 0 to 2 percent slopes	9.2%	10.9	1	--	144	89.9
●	198A	Elburn silt loam, 0 to 2 percent slopes	2.5%	2.9	1	--	143	91.1
●	221C2	Parr silt loam, 5 to 10 percent slopes, eroded	1.0%	1.1	3e	--	111	63.5
●	792A	Bowes silt loam, 0 to 2 percent slopes	0.4%	0.5	1	--	130	86.4

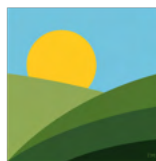


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