

FOR SALE BY BIDS

124.1± Acres, Dekalb County, Illinois

BIDS DUE: Wednesday, December 9, 2026, by 10:00 AM
Contact Agent for Additional Details!

Highlights:

- Productive farmland in Paw Paw Township
- 124.1± total acres - Soil PI 126
- Open lease for 2027



For additional information, please contact:
Ryan Vance, Broker | (217) 372-5612
RVance@FarmersNational.com

Property Information

Directions to Property:
From Paw Paw, Illinois: east 2 miles on Chicago Road, south on Paw Paw Road .8 miles. Located on the east side of the road. Approximately 8 miles north of Earlville.

Legal Description:
Sec 18, Paw Paw Twp., Dekalb County

Property Description:
Offering 124.1+/- acres in Dekalb County Illinois. This farm is located between Paw Paw and Earlville. Check out this productive farm that has 116.72 tillable acres with great road access.

Farm Data:

Cropland	116.72 acres
Non-crop	7.38 acres
Total	124.10 acres

FSA Information:

	Base	Yield
Corn	111.4 acres	173 bushels

2025 Taxes:
$5,347.58

Property Location





Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
221C2	Parr silt loam, 5 to 10 percent slopes, eroded	26.46	21.82	111	63	3e
512B	Danabrook silt loam, 2 to 5 percent slopes	24.78	20.44	137	89	2e
171B	Catlin silt loam, 2 to 5 percent slopes	14.62	12.06	137	77	2e
154A	Flanagan silt loam, 0 to 2 percent slopes	14	11.55	144	90	1
348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	10.04	8.28	119	82	2e
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	9.66	7.97	125	62	3w
348A	Wingate silt loam, 0 to 2 percent slopes	7.08	5.84	121	90	1
60C2	La Rose loam, 5 to 10 percent slopes, eroded	5.85	4.82	108	57	3e
656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	4.96	4.09	111	64	2e
512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	3.81	3.14	128	79	3e
TOTALS		121.26(*)	100%	126.01	76.44	2.2





For Sale By Bid Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2026 payable in 2027 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on January 27, 2027, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required at the close of the bidding. The payment must be in the form of wired funds. All funds will be deposited and held by the closing agent.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the closing agent, the required earnest payment. The Seller will provide a current abstract of title at their expense. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be paid by the Seller. The cost of any escrow closing services will be equally paid by the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on January 27, 2027, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of the closing agent.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

For Sale by Bids: Written bids will be received at the office of Ryan Vance, P.O. Box 208, Buckley, Illinois 60918 or by email to RVance@FarmersNational.com, up to **December 9, 2026, at 10:00 AM**. Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller: Rita M Kiefer Trust

FARMERS NATIONAL COMPANY

LEADERS IN LAND