



# First Mid

## AG SERVICES

DeKalb County  
Farmland  
For Sale!

**80 +/- Acres**

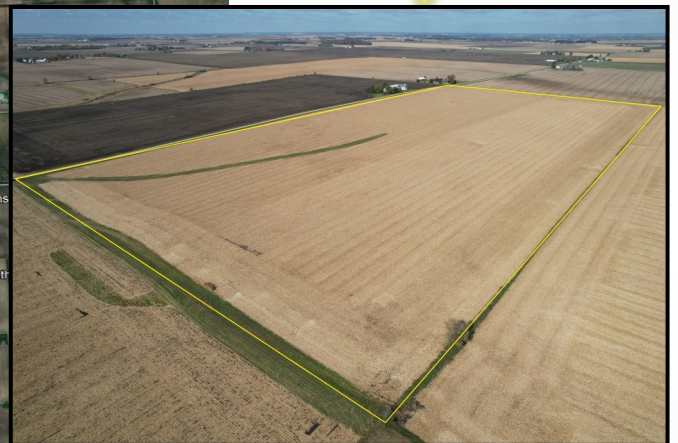
### The Young Trust Farm

This farm is located 4 miles northwest of Genoa or  
3 miles northeast of Kingston, Illinois.

Visit [www.firstmidag.com](http://www.firstmidag.com) for more details!

**Listed at  
\$16,500/acre**

DeKalb County | Kingston Township



- **Highly productive Soils**
- **65 miles northwest of "The Loop" in Chicago, IL**
- **Open tenancy for 2025**

The information provided is believed to be accurate and representative. However, it is subject to verification and no liability for error or omissions is assumed. The property is being sold in "as is" condition. There are no warranties, expressed or implied, as to the information contained herein and it is recommended that all interested parties make an independent inspection of the property at their own risk, with the assistance of the Listing Broker. First Mid Ag Services, a division of First Mid Wealth Management is the Listing Broker. Michael D. Bernhard, Broker, and David Klein, Designated Managing Broker, are the designated agents and represents the Seller Only in this transaction. First Mid, the Seller, and designated agent expressly disclaim any liability for errors, omissions or changes regarding any information provided. Potential Buyers are urged to rely solely upon their own inspections and opinions in preparing to purchase this property and are expressly advised to not rely on any representations made by the Seller or their agents. Any lines drawn on photos are estimates and not actual. Stock photo may be in use. Call for complete brochure or visit our website at [www.firstmidag.com](http://www.firstmidag.com).

For More Information Contact:

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[mbernhard@firstmid.com](mailto:mbernhard@firstmid.com)  
**David Klein, ALC**  
Des. Managing Broker,  
Auctioneer  
**800-532-5263**  
Auctioneer Lic. #441.001928

**First Mid Ag Services**  
125 Mooney Dr., Suite 4  
Bourbonnais, IL 60914

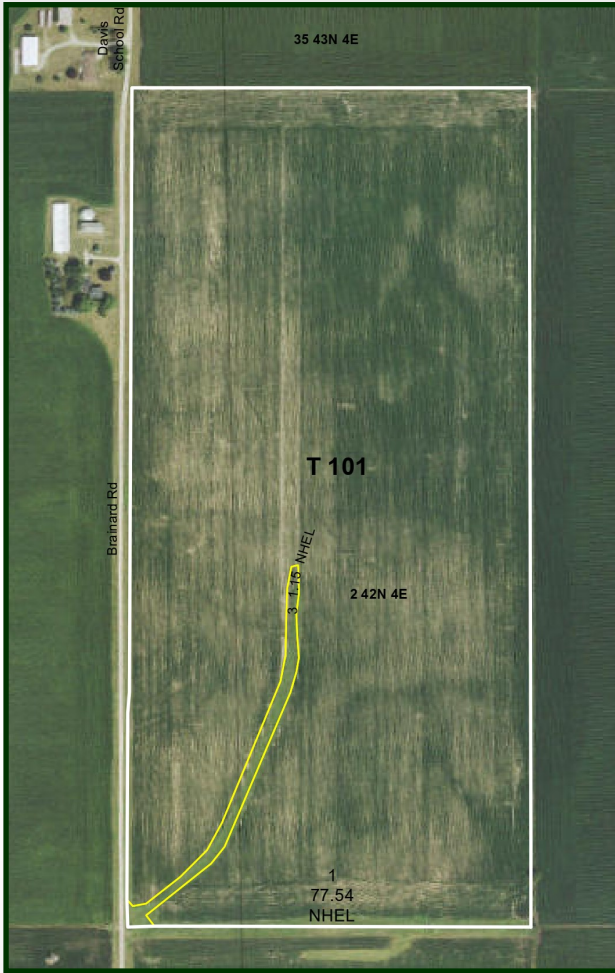


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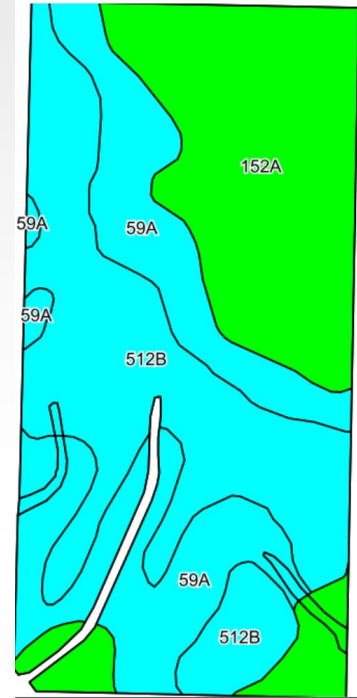
80 +/- Acres  
Listed at \$16,500/acre  
DeKalb County, IL  
Call Michael Bernhard  
815-936-8978

### Aerial Photo



Waterway is not in a CRP contract.

### Soils



### Primary Soil Types:

- 512B - Danabrook silt loam
- 152A- Drummer silty clay loam
- 59A- Lisbon silt loam

Aerial & Soils data provided by DeKalb Co USDA office & AgriData, Inc. Lines drawn are estimates.

**Weighted Soil PI:**  
**139.2**

### Real Estate Information

Tax ID #'s	Tax Acres	Total Assessment	2023 Taxes Paid 2024
02-02-100-002	80.00	\$57,063	\$4,628.28

### General Terms:

10% down payment required at contract signing and balance due at closing in ~ 30 days. A title policy in the amount of the sale price will be furnished to the Buyer, subject to standard and usual exceptions. Seller will retain landowner's share of the 2024 crops, and government payment proceeds under the current lease. 2024 real estate taxes payable in 2025 shall be credited by the Seller to the Buyer, based upon most recent tax information available. 2025 and all subsequent years' taxes to be paid by the Buyer. Contact Michael Bernhard, Broker, for more information. Check our website for details. [www.firstmidag.com](http://www.firstmidag.com) or use the First Mid Ag Services App on your mobile device! First Mid Ag Services' designated agents represent only the Seller.