

First Mid

AG SERVICES

**125 Mooney Drive, Suite #4
Bourbonnais, Illinois**

Presents the:

Young Trust Farm

80+/- Real Estate Tax Acres

**Kingston Township
DeKalb County, Illinois**



Michael D. Bernhard, Broker License Number 475.187015
David Klein, AFM, ALC -Designated Managing Broker
dklein@firstmid.com

(815)-936-8978
(309) 261-3117
(800) 532-5263

TERMS AND CONDITIONS

- SALE METHOD:** The Young Trust Farm is listed at \$16,500.00 per acre on 80 acres, or \$1,320,000 USD.
- CONTRACT:** Buyer will enter into a contract with a 10% down payment required and balance due at closing within 30 days.
- POSSESSION:** Existing cash rent lease has been terminated and lease is open for the 2025 crop year. Seller to retain Landowner's share of 2024 cash rent. Seller agrees to cooperate with Buyer in determining and signing up the farm for the new farm bill, if necessary.
- REIMBURSEMENTS:** No reimbursements are due.
- MINERALS:** All mineral rights owned by the Sellers will be conveyed.
- TITLE:** Owner's title policy in the amount of the sale price will be furnished to Buyer following closing. Buyer must pay for any mortgage or loan title policy requested by Buyer at Buyer's expense. Title policy will be issued subject to (a) standard exceptions; (b) lien of current taxes and special assessments; (c) easements, covenants, and restrictions of record; (d) rights of the public, the State of Illinois, to the part of the land, if any, taken, used or dedicated for roads, streets, alleys, or highways; (e) rights of way for drainage ditches, feeders, lateral and underground pipe or tile, if any; and (f) oil, gas, or other mineral leases and rights thereunder pertaining to any mineral estate excepted, reserved or retained by Sellers or others.
- ACREAGE:** Farm will be sold based on real estate tax acres. DeKalb County tax bill indicates the farm as 80.00 acres. DeKalb County USDA / FSA office indicated the farmland as 78.69 acres. Approximate cropland acres are 78.69 per DeKalb County USDA / FSA office.
- DISCLAIMER:** 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. All sketches, photo boundaries and dimensions in this brochure are approximate. Seller and Seller's agent disclaim any and all responsibility for potential buyer's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of offering this property for sale. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that all buyers make an independent inspection of the property.
- AGENCY:** Michael Bernhard, Broker, and David Klein, Managing Broker, are designated agents with First Mid Ag Services, a Division of First Mid Wealth Management and represent only the Seller in this transaction.

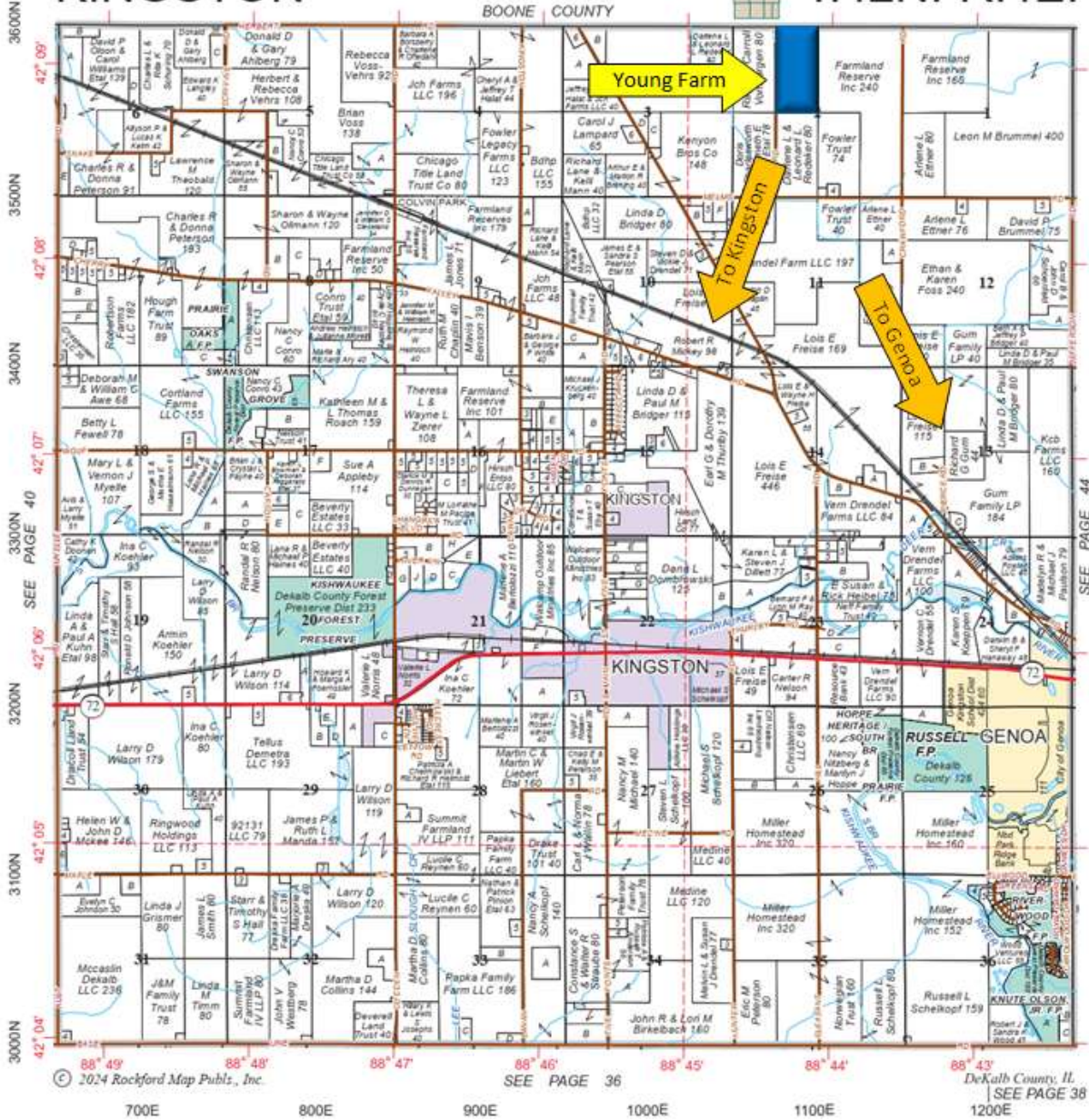


KINGSTON

BOONE COUNTY

T.42N.-R.4E.

Refer to page 56 for keyed parcels



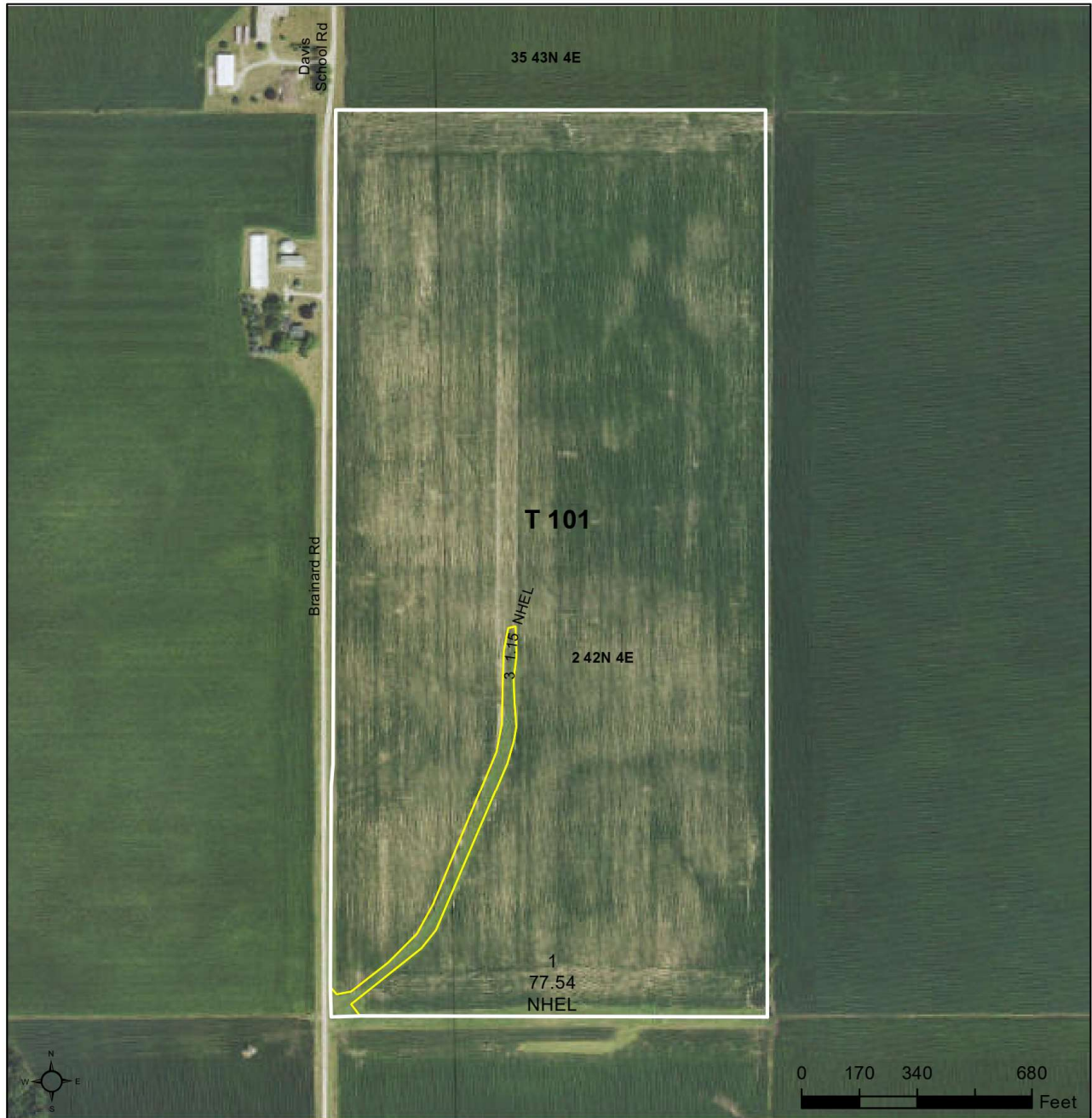
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Approximate 911 Address: 35899 Brainard Rd. Genoa, IL 60135



United States
Department of
Agriculture

DeKalb County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2024 Program Year

Map Created March 06, 2024

Farm **8159**

Tract **101**

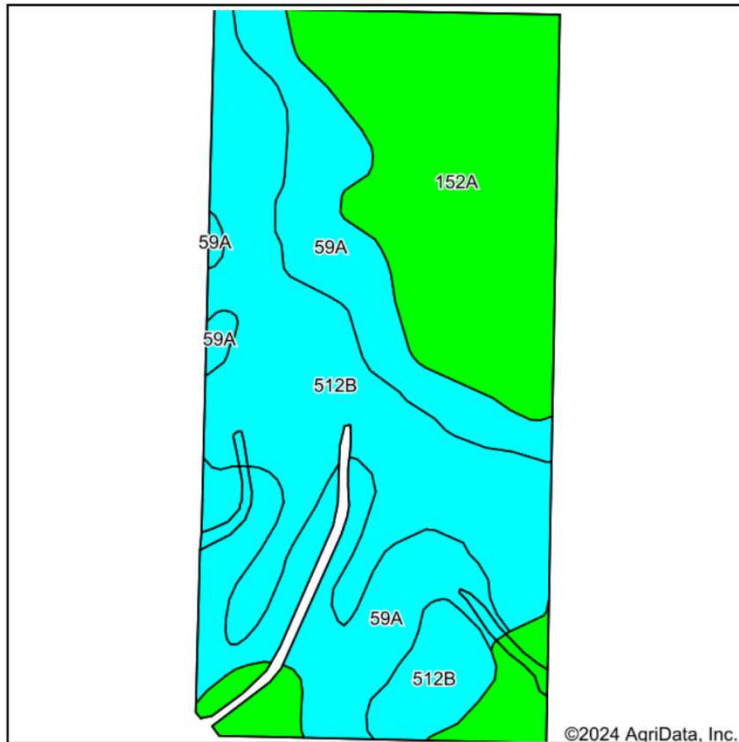
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Tract Cropland Total: 78.69 acres

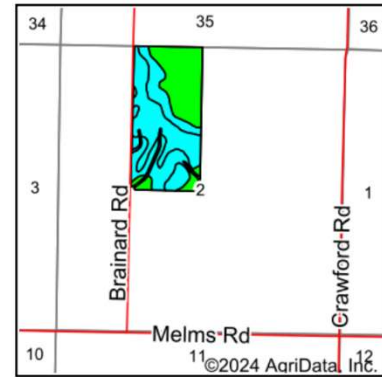
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Soils Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **DeKalb**
 Location: **2-42N-4E**
 Township: **Kingston**
 Acres: **77.54**
 Date: **8/22/2024**

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Maps Provided By:



Area Symbol: IL037, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Soil Drainage	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**512B	Danabrook silt loam, 2 to 5 percent slopes	27.41	35.4%		Moderately well drained	**185	**58	**72	**137
**152A	Drummer silty clay loam, 0 to 2 percent slopes	27.23	35.1%		Poorly drained	**195	**63	**73	**144
59A	Lisbon silt loam, 0 to 2 percent slopes	22.90	29.5%		Somewhat poorly drained	188	59	74	136
Weighted Average						189.4	60.1	72.9	139.2

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

Source: AgriData, Inc.

DeKalb County GIS Map



ADDITIONAL INFORMATION

REAL ESTATE TAX INFORMATION:

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

FSA INFORMATION:

FSA #	8159
TRACT #	101
HEL (Highly Erodible) STATUS	NHEL
WETLAND STATUS	Determination not complete
FSA FARMLAND ACRES	78.69
DCP CROPLAND ACRES	78.69
CORN BASE ACRES	78.20
PLC YIELD CORN	171
SOYBEAN BASE ACRES	0.44
PLC YIELD SOYBEANS	50
CORN PROGRAM ELECTION	Election to be determined in 2025
SOYBEAN PROGRAM ELECTION	Election to be determined in 2025



