



Land	MLS #:	12320153	List Price:	\$1,117,147
Status:	ACTV	List Date:	03/24/2025	Orig List Price: \$1,117,147
Area:	135	List Dt Rec:	03/24/2025	Sold Price:
Address:	71 Genoa Rd , Genoa, IL 60135			
Directions:	Genoa Road just 3/4 mile north of Cherry Valley Road, Genoa, IL. Part of the S 1/2 of the NE 1/4 of Section 10 of Kingston Twp., DeKalb County, Illinois.			
Closed:		Contract Date:		Rental Price:
Off Market:		Financing:		Rental Unit:
Dimensions:	70.93 ACRES			Lst. Mkt. Time: 16
Ownership:	Fee Simple	Subdivision:		Concessions:
Corp Limits:	Unincorporated	Township:	Kingston	Contingency:
Coordinates:				County:
Rooms:		Bathrooms	/	# Fireplaces:
		(full/half):		Parking:
Bedrooms:		Master Bath:		Garage Type:
Basement:		Bmt Bath:	No	# Spaces:
				0

Remarks: 71 MOL vacant acres of highly productive Class A soil DeKalb County farmland. Listing price of 15,750 per acre. There is 70.93 acres with approximately 68 cropland acres and 1.1 acres grass waterway. Class A Soil Productivity Rating of 138.9: Major soils include: Danabrook, Elpaso, and Lisbon. Pin# 02-10-200-020. Taxes for 2023 was 3,901.22. Well drain, entire farm has been pattern tile. High fertility with micronutrients application in addition to potash and phosphorus applications. Home and buildings not included.

School Data	Assessments	Tax	Miscellaneous
Elementary: (424)	Special Assessments: No	Amount: \$3,901.22	Waterfront: No
Junior High: (424)	Special Service Area: No	PIN: 0210200020	Acreage: 70.93
High School: (424)		Mult PINs: No	Appx Land SF:
		Tax Year: 2023	Front Footage: 1245
	Zoning Type: Agriculture	Tax Exmps: None	# Lots Avail:
	Actual Zoning:		Farm: Yes
			Bldgs on Land?: No

Laundry Features: <span class="value" \$addtruncate>	Ownership Type:	Type of House:
Lot Size: 25.0-99.99 Acres	Frontage/Access: County Road	Style of House:
Lot Size Source: Owner	Driveway:	Basement Details:
Pasture Acreage:	Road Surface: Asphalt	Construction:
Tillable Acreage: 68	Rail Availability:	Exterior:
Wooded Acreage:	Tenant Pays:	Air Cond:
Lot Desc:	Min Req/SF (1):	Heating:
Land Desc: Level	Min Req/SF (2):	Utilities to Site: Electric Nearby, Gas Nearby
Land Amenities:	Other Min Req SF:	General Info: School Bus Service
Farms Type: Grain	Lease Type:	Backup Package: Yes
Bldg Improvements:	Loans:	Backup Info:
Current Use: Agricultural/Land Only	Equity:	Possession: Closing
Potential Use:	Relist: <span class="value" \$addtruncate>	Sale Terms:
Location:	Seller Needs:	Addl. Sales Info.: None
Known Liens:	Seller Will:	Broker Owned/Interest: No
	Gas Supplier: <span class="value" \$addtruncate> Nicor Gas	
	Electric Supplier: <span class="value" \$addtruncate> Commonwealth Edison	

Broker: Hoffman Realty (93052) / (815) 522-3255  
List Broker: Matthew Hoffman (930401) / (815) 501-3351 / mhoffmanrealty@yahoo.com  
CoList Broker: Richard Hoffman (930173) / (815) 757-0368 More Agent Contact Info:

Copyright 2025 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.  
NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12320153

Prepared By: Matthew Hoffman | Hoffman Realty | 04/08/2025 12:39 PM



Copyright 2025 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.  
NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12320153

Prepared By: Matthew Hoffman | Hoffman Realty | 04/08/2025 12:39 PM

04/08/2025