Irening 40 Koeppen 43 LC 32 Linda D Bridger 80 Maia Drer 1Ac Farm LLC Etal 60 Ralph D Llois E Freise 72 46 Robert R Frei Mickey 98 Rooms: Linda D &

MLS #: 12320153 List Price: Land \$1,117,147 Status: List Date: 03/24/2025 Orig List Price: \$1,117,147 **ACTV** List Dt Rec: 03/24/2025 Sold Price: Area: 135

Address: 71 Genoa Rd , Genoa, IL 60135

Illinois.

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, Directions:

Rental Price: Closed: Contract Date: Rental Unit: Off Market: Financing: Lst. Mkt. Time: 16 Dimensions: 70.93 ACRES Concessions: Subdivision: Ownership: Fee Simple Contingency:

Corp Limits: **Unincorporated** Township: Coordinates:

Kingston County: De Kalb # Fireplaces:

**Bathrooms** Parking: (full/half):

Bedrooms: Master Bath: Garage Type: Basement: Bmt Bath: No # Spaces:

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.

Assessments Miscellaneous School Data Tax \$3,901.22 Elementary: (424) Special Assessments: No Amount: Waterfront: No Junior High: (424) Special Service Area: No PIN: 0210200020 70.93 Acreage:

> Mult PINs: No Tax Year: 2023

Front Footage: 1245 Tax Exmps: None # Lots Avail:

Zoning Type: **Agriculture** Farm:

Yes Actual Zoning: Bldgs on Land?: No

Laundry Features: < span class="value" \$addtruncate>

Lot Size: 25.0-99.99 Acres Lot Size Source: Owner

Pasture Acreage: Tillable Acreage: 68 Wooded Acreage:

High School: (424)

Lot Desc:

Land Desc: Level Land Amenities: Farms Type: Grain Bldg Improvements:

Current Use: Agricultural/Land Only

Potential Use: Location: Known Liens:

Ownership Type:

Frontage/Access: County Road

Driveway:

Road Surface: Asphalt Rail Availability: Tenant Pays: Min Req/SF (1): Min Req/SF (2): Other Min Req SF: Lease Type: Loans: Equity:

Relist: < span class="value" \$addtruncate>

Seller Needs: Seller Will:

Gas Supplier: < span class="value" \$addtruncate>Nicor Gas

Electric Supplier: < span class="value" \$addtruncate>Commonwealth Edison Type of House:

Style of House: Basement Details: Construction: Exterior: Air Cond: Heating:

Utilities to Site: Electric Nearby, Gas

Appx Land SF:

Nearby

General Info: School Bus Service

Backup Package:Yes Backup Info:

Possession: Closing

Sale Terms:

Addl. Sales Info.: None Broker Owned/Interest: No

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:

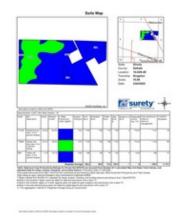
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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

Prepared By: Matthew Hoffman | Hoffman Realty | 04/08/2025 12:39 PM MLS #: 12320153

## MLS#: 12320153 Land 71 Genoa RD Genoa IL 60135











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