The Liebert Farm

160± Acres, DeKalb County, Illinois



- *Productive cropland*
- *Annual CRP income*
- *Improved with outbuildings*
- *1/4 mile south of Kingston, IL*

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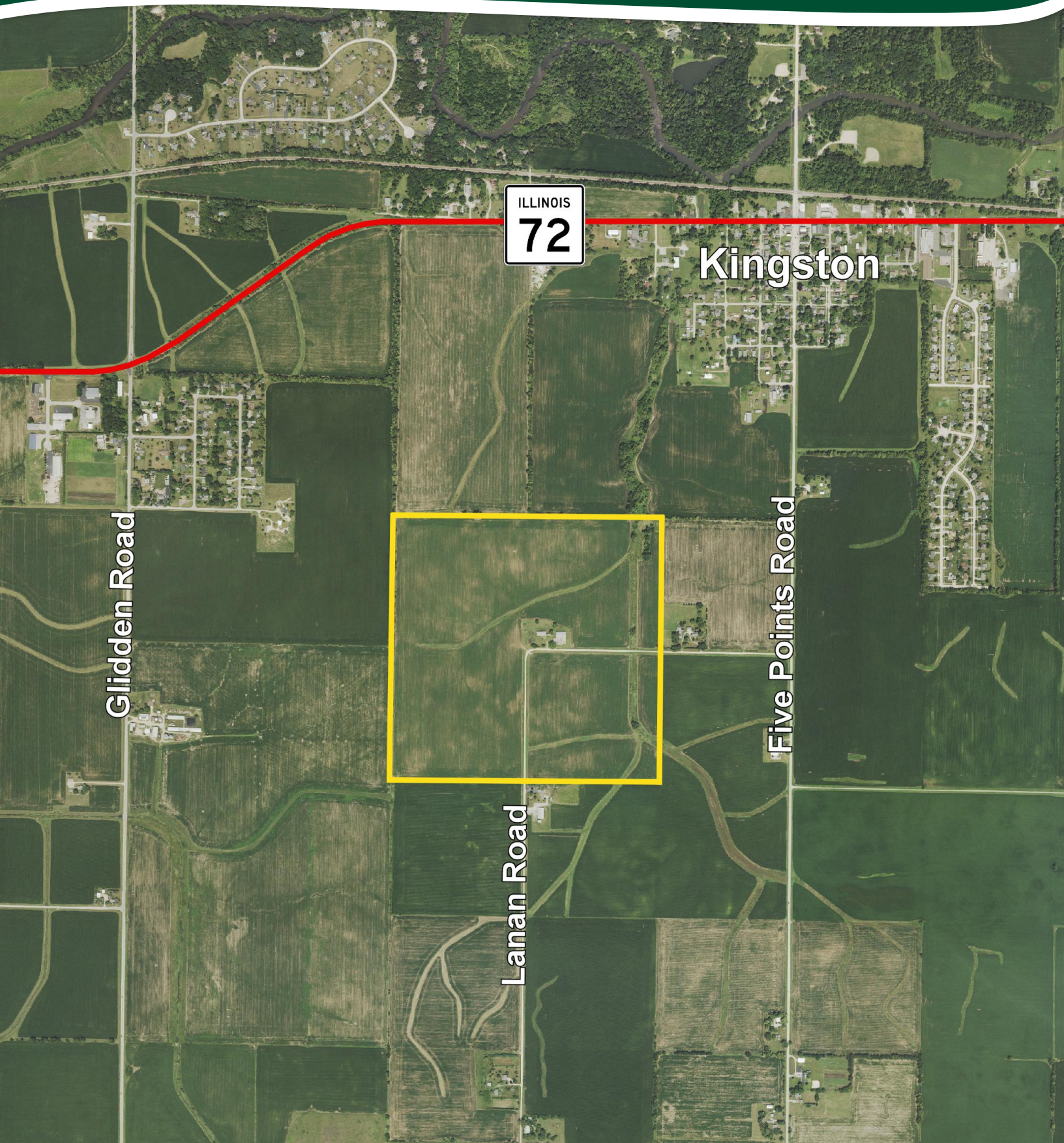
MGW
Martin, Goodrich & Waddell, Inc.
Real Estate Services

MGW.us.com
info@mgw.us.com
(815) 756-3606

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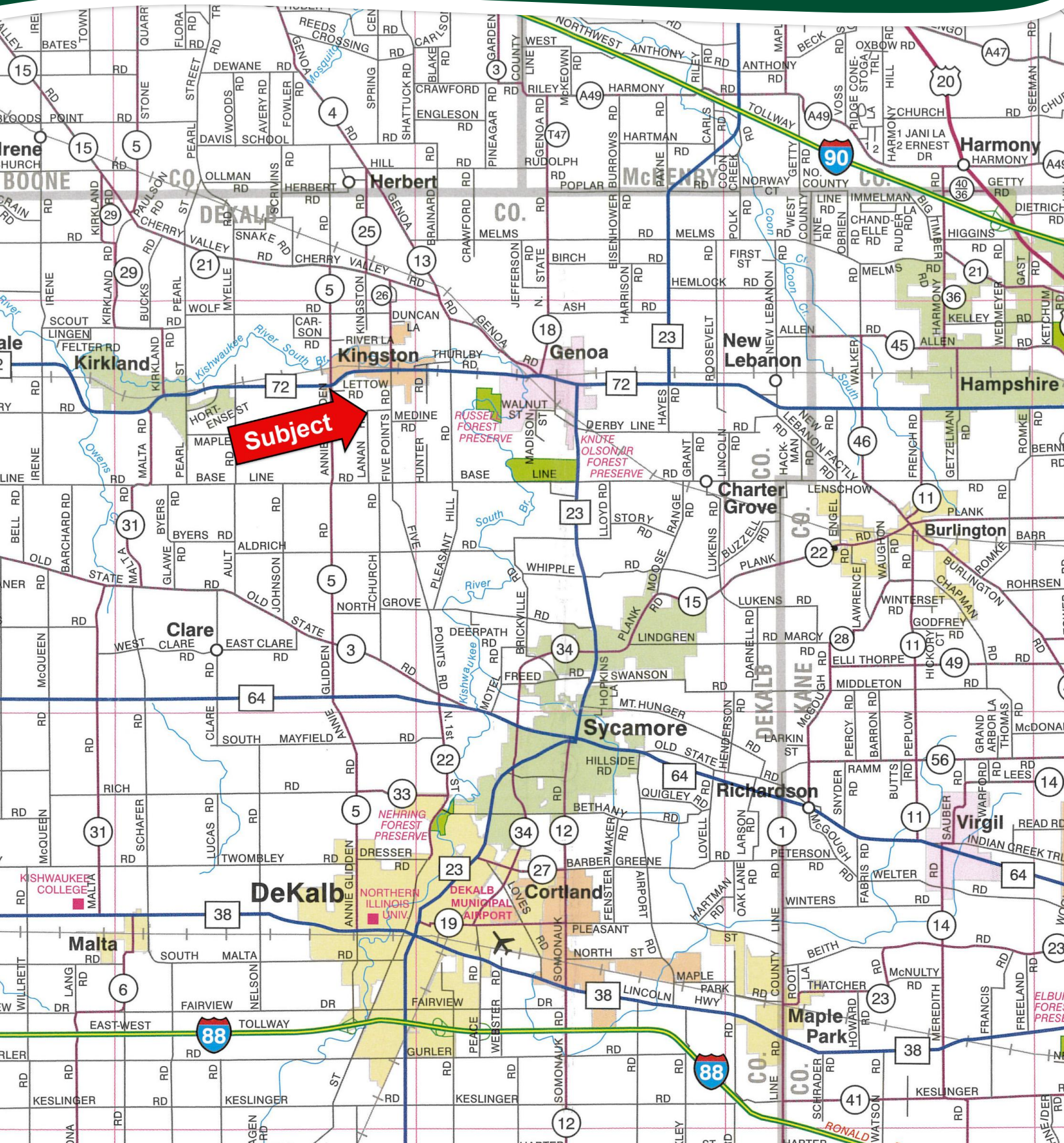
The Liebert Farm

Aerial Map



The Liebert Farm

Highway Map



The Liebert Farm

Property Details

LOCATION	The subject farm is located approximately 44 miles northwest of Chicago O'Hare International Airport. Nearby cities include Kingston (1/4 mile north), Genoa (2 1/4 miles east), and Kirkland (2 1/2 miles west). The property address is 31515 Lanan Road, Kingston, Illinois 60145.
FRONTAGE	There is approximately 1/2 mile of road frontage on Lanan Road.
MAJOR HIGHWAYS	Illinois Route 72 is 1/2 mile north, Illinois Route 23 is 4 miles east, Illinois Route 64 is 5 3/4 miles south, and Interstate 90 is 8 1/2 miles northeast of the property.
LEGAL DESCRIPTION	A brief legal description indicates The Liebert Farm is located in Part of the East Half of Section 28, Township 42 North – Range 4 East (Kingston Township), DeKalb County, Illinois.
TOTAL ACRES	There are a total of 160 acres, more or less, according to the DeKalb County Assessor.
CROPLAND ACRES	There are approximately 150.82 cropland acres according to the DeKalb County FSA, of which 3.68 acres are in waterways, and 4.90 acres are currently enrolled in CRP with an annual contract payment of $1,314.00 through September 30, 2034.
SOIL TYPES	Parr silt loam is the primary soil type found on this farm. The weighted average Productivity Index (PI) is 120.2.
TOPOGRAPHY	The topography of the subject farm is level to gently rolling.
MINERAL RIGHTS	All mineral rights owned by the seller will be transferred in their entirety to the new owner.
POSSESSION	Possession will be given at closing, subject to the terms and conditions set forth in a purchase contract.

The Liebert Farm

Property Details

PRICE & TERMS	The asking price is $12,800 per acre. A 10% earnest money deposit should accompany any offer to purchase.
FINANCING	Mortgage financing is available from several sources. Names and addresses will be provided upon request.
GRAIN MARKETS	There are a number of grain markets located within 15 miles of The Liebert Farm.
TAXES	The 2025 real estate taxes totaled $6,687.94. The tax parcel numbers are: #02-28-200-003, #02-28-400-004, #02-28-400-006, #02-28-400-007.
ZONING	The property is zoned A-1, Agricultural District.
COMMENTS	The information in this brochure is considered accurate but not guaranteed. For inquiries, inspection appointments, and offers, please contact Mark Mommsen at Martin, Goodrich & Waddell, Inc. at 815-901-4269.

The Liebert Farm

Property Photos











The Liebert Farm

Property Photos











The Liebert Farm

Soils Information

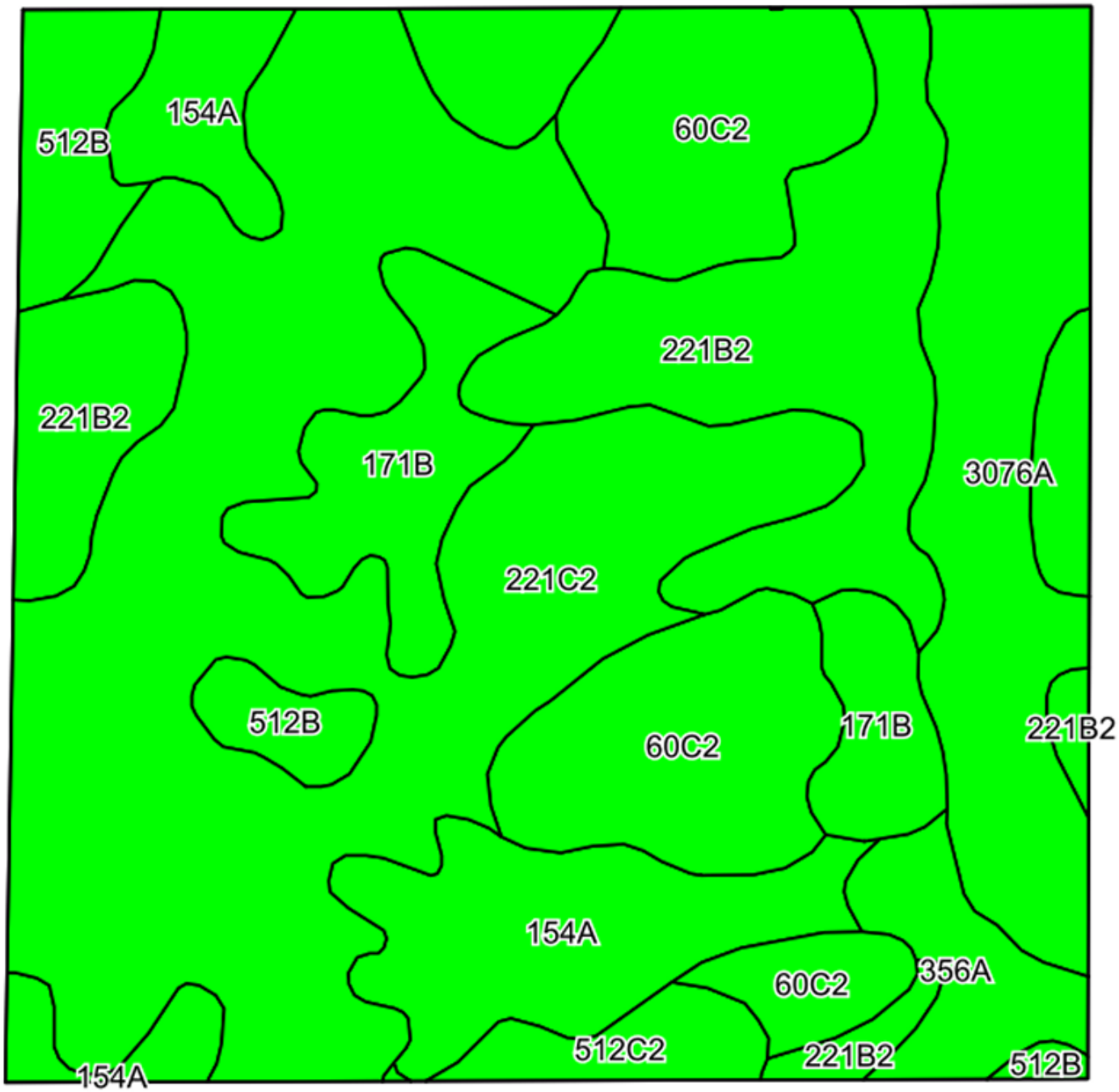
SOILS DESCRIPTIONS & PRODUCTIVITY DATA*

Soil #	Soil Name	Approx. Acres	Productivity Index (PI)
221C2	Parr silt loam	49.75	111
221B2	Parr silt loam	24.91	113
60C2	La Rose loam	20.95	109
154A	Flanagan silt loam	15.00	144
3076A	Otter silt loam	13.93	125
171B	Catlin silt loam	10.75	137
512B	Danabrook silt loam	8.63	137
356A	Elpaso silty clay loam	4.10	144
512C2	Danabrook silt loam	2.80	128
		Weighted Average:	**120.2**

**Figures taken from the University of Illinois Bulletin 811, Optimum Crop Productivity Ratings for Illinois Soils.*

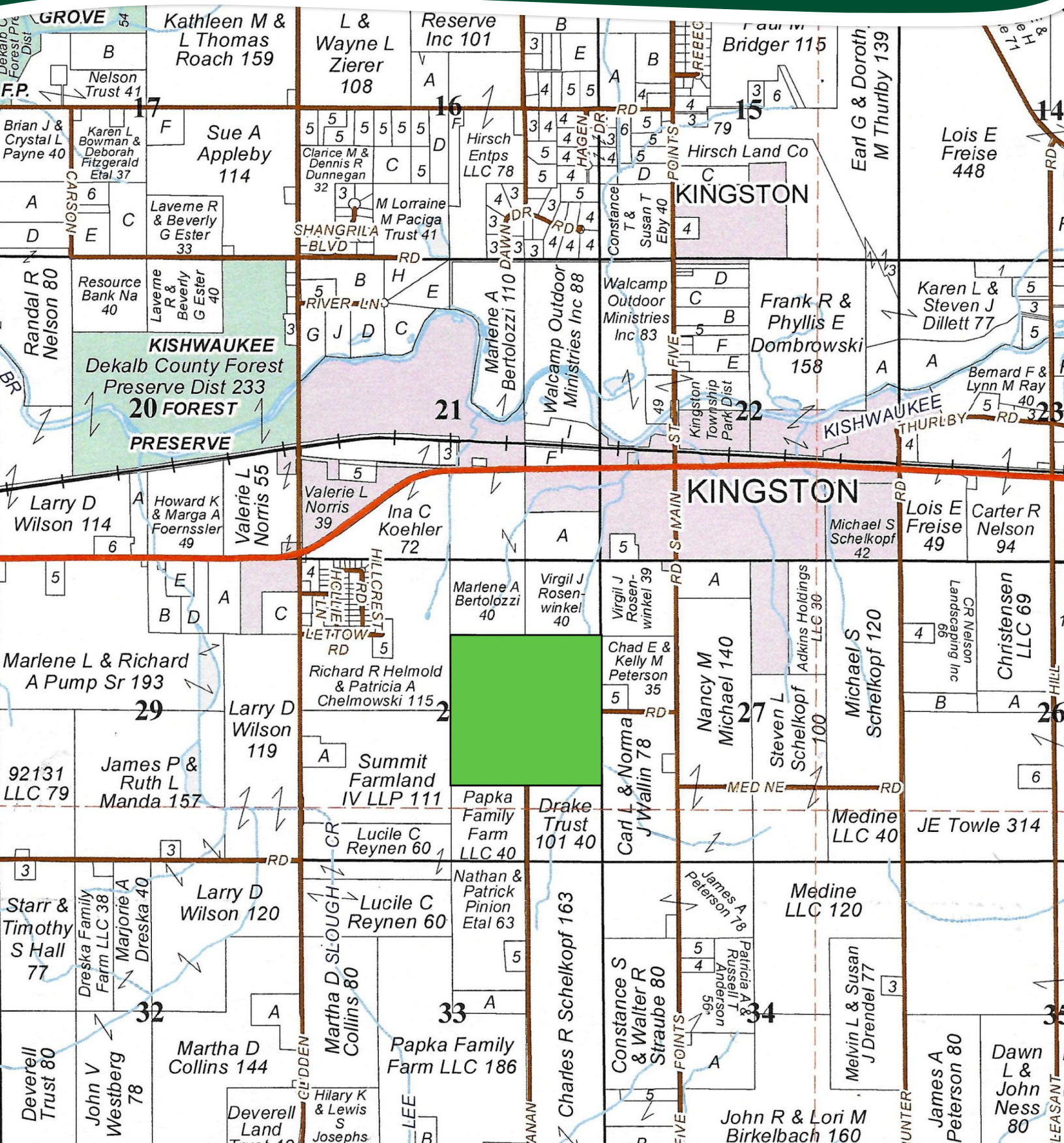
The Liebert Farm

Soils Map



The Liebert Farm

Plat Map



The Liebert Farm

Appendix

The following pages contain these documents:

1. FSA Aerial Map
2. FSA-156EZ
3. FSA CRP Contract
4. Topography Map
5. Wetlands Map

For more information, please visit MGW.us.com

or contact:

Mark Mommsen (815) 901-4269 | Mark.Mommsen@mgw.us.com

USDA 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

2026 Program Year

Map Created January 09, 2026

Farm 3682

Tract 9961

Tract Cropland Total: 150.82 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

ILLINOIS
DEKALB

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3682
Prepared : 10/5/26 3:49 PM CST
Crop Year : 2027

Operator Name :
CRP Contract Number(s) : 11850A
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
157.81	150.82	150.82	0.00	0.00	0.00	0.00	0.0	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	145.92	0.00	4.90	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	**ARC County - Default**	**Price Loss Coverage - Default**
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	6.10	0.00	55	
Corn	109.40	0.00	154	
Soybeans	27.60	0.00	52	0
TOTAL	**143.10**	**0.00**		

NOTES

Tract Number : 9961

Description : C6/4 SEC 28 KINGSTON TWP
FSA Physical Location : ILLINOIS/DEKALB
ANSI Physical Location : ILLINOIS/DEKALB
BIA Unit Range Number :
CRP Contract Number(s) : 11850A
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Abbreviated 156 Farm Record

Tract Land Data

Tract 9961 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
157.81	150.82	150.82	0.00	0.00	0.00	0.00	0.0
State Conservation	**Other Conservation**	**Effective DCP Cropland**	**Double Cropped**	**CRP**	**MPL**	**DCP Ag. Rel Activity**	**SOD**
0.00	0.00	145.92	0.00	4.90	0.00	0.00	0.00

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NOTES

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at How to File a Program Discrimination Complaint and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

CRP-1 (01-23-26) **U.S. DEPARTMENT OF AGRICULTURE** Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

1. ST. & CO. CODE & ADMIN. LOCATION	2. SIGN-UP NUMBER
17 037	61
3. CONTRACT NUMBER	4. ACRES FOR ENROLLMENT
11850A	4.90

5A. COUNTY FSA OFFICE ADDRESS *(Include Zip Code)*
DEKALB COUNTY FARM SERVICE AGENCY
1350 W PRAIRIE DRIVE
SYCAMORE, IL60178-0000

5B. COUNTY FSA OFFICE PHONE NUMBER *(Include Area Code)*: (815)756-3234

6. TRACT NUMBER	7. CONTRACT PERIOD FROM: (MM-DD-YYYY)	TO: (MM-DD-YYYY)
9961	10-01-2024	09-30-2034

8. SIGNUP TYPE: Continuous

INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

***THIS CONTRACT** is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant".) The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.*

9A. Rental Rate Per Acre	$ 268.14
9B. Annual Contract Payment	$ 1,314.00
9C. First Year Payment	$
(Item 9C is applicable only when the first year payment is prorated.)	

10. Identification of CRP Land *(See Page 2 for additional space)*

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9961	7	CP21	0.40	$ 56.00
9961	8	CP21	0.90	$ 126.00
9961	9	CP21	0.80	$ 112.00

11. PARTICIPANTS *(If more than three individuals are signing, see Page 3.)*

A(1) PARTICIPANT'S NAME AND ADDRESS *(Include Zip Code)*	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE *(MM-DD-YYYY)*
	100.00 %			
B(1) PARTICIPANT'S NAME AND ADDRESS *(Include Zip Code)*	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE *(MM-DD-YYYY)*
	0.00 %			
C(1) PARTICIPANT'S NAME AND ADDRESS *(Include Zip Code)*	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE *(MM-DD-YYYY)*
	0.00 %			

12. **CCC USE ONLY**	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE *(MM-DD-YYYY)*

NOTE: ***Privacy Act Statement:*** *The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), Continuing Appropriations, Agriculture, Legislative Branch, Military Construction and Veterans Affairs, and Extensions Act, 2026 (Pub. L. 119-37), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.*

Paperwork Reduction Act (PRA) Statement: *The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).*

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CONTINUATION OF ITEM 10 – Identification of CRP Land

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated C/S
9961	10	CP21	1.80	$ 252.00
9961	11	CP21	1.00	$ 140.00

Date Printed: 10/06/2026

Topography Map



MGW

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Source:	USGS 1 meter dem
Interval(ft):	3.0
Min:	804.6
Max:	882.1
Range:	77.5
Average:	843.6
Standard Deviation:	20.51 ft

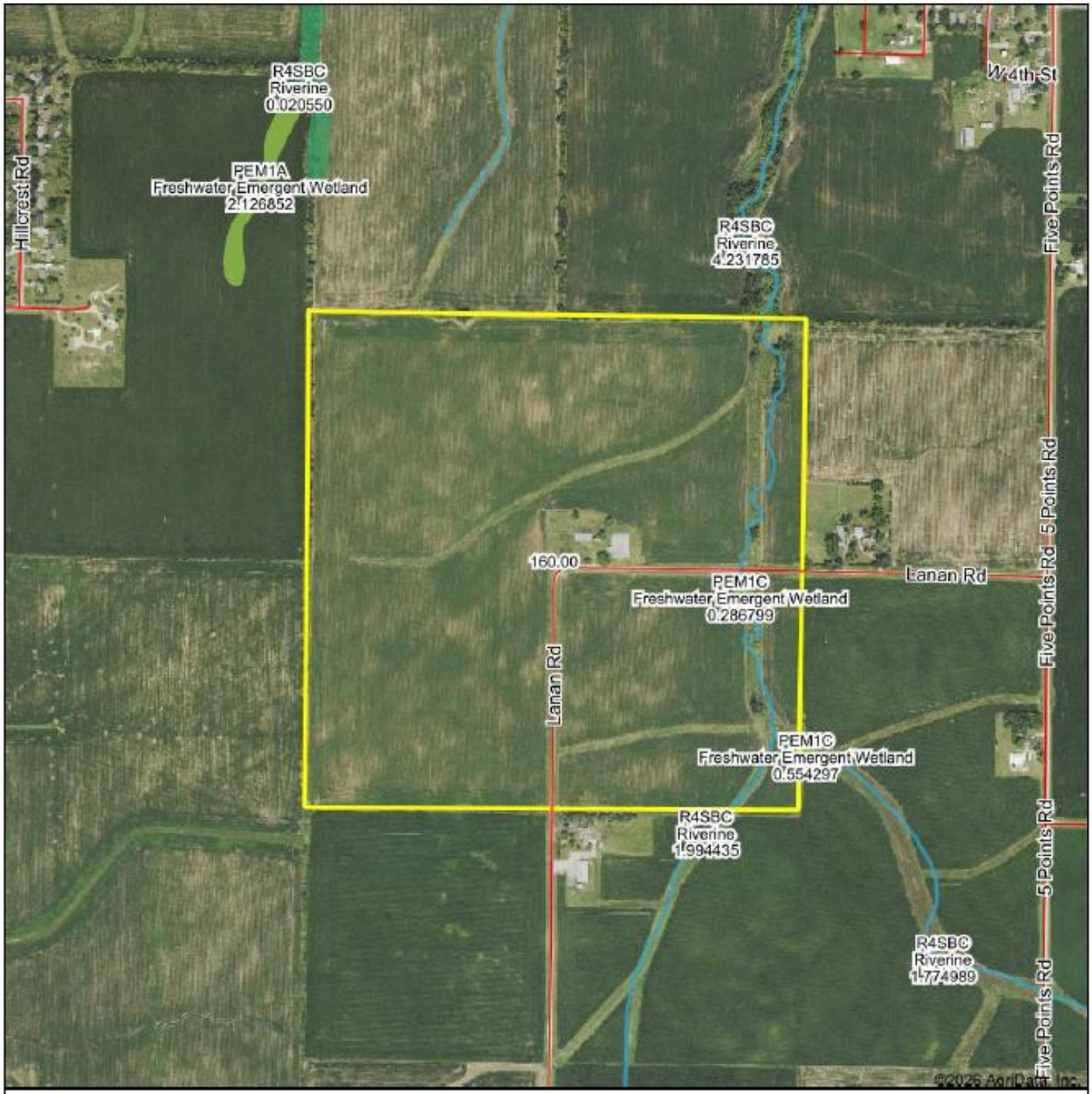
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10/6/2026

28-42N-4E
DeKalb County
Illinois

Boundary Center: 42.088175, -88.768669

Wetlands Map



MGW

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 42.088175, -88.768669

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28-42N-4E
DeKalb County
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10/6/2026

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