



RAY BROWNFIELD, ALC, AFM | 630.258.4800 | IL LIC 471.002495

100.07 ACRES M/L
LISTING #18548

Farmland Auction

WEDNESDAY, OCTOBER 29, 2025 | 10 AM CT

OGLE COUNTY, ILLINOIS

AUCTION LOCATION: LYNN-SCOTT-ROCK FIRE PROTECTION DISTRICT BUILDING
106 S. MAPLE STREET | DAVIS JUNCTION, IL 61020

Farmland Auction

WEDNESDAY, OCTOBER 29, 2025 | 10 AM CT

OGLE COUNTY, ILLINOIS

“Excellent Investment Opportunity!”

Ogle County, Illinois Land Auction - Mark your calendar for Wednesday, October 29, 2025, at 10:00 am!

Plan to attend the auction at the Lynn-Scott-Rock Fire Protection District Building in Davis Junction, Illinois!

Peoples Company is honored to represent Twin Creek Farms, LLC in the sale of this highly productive, 100.078 surveyed acre farm. The farm consists of 93.49 tillable acres with Class A soils that carry a Productivity Index of 142.2. Primary soil types include Plano silt loam, Drummer silty clay loam, and Elburn silt loam.

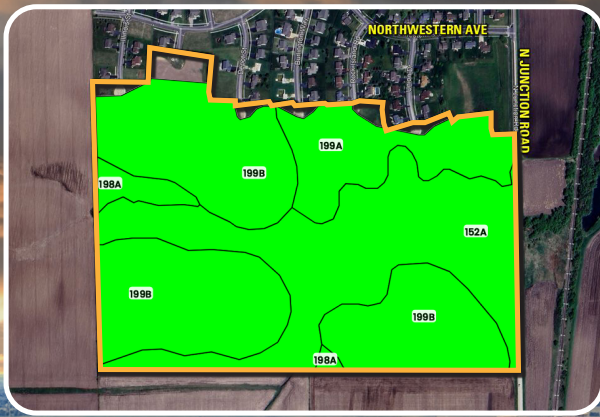
The farm is annexed to the village of Davis Junction, Illinois, and is an excellent investment opportunity with development potential. The property has frontage on Junction Road and is located immediately south of the upscale Ogle Crossings subdivision.

The single tract will be sold on a price-per-acre basis through a traditional auction method. The sale will be in-person and live online, and can be viewed through a virtual online auction option.

Directions from Monroe Center, Illinois:

Travel west on IL Rt 72 for 4.9 miles, turning south onto Junction Road for 0.9 mile. From Rochelle, Illinois, travel north on IL Rt 251 for 10.9 miles, turning west onto Big Mound Road for 1.0 mile, then north on Junction Road for 0.8 mile. The property is adjacent, on the





TILLABLE SOILS

Code	Description	Acres	% of field	IL PI
199B	Plano silt loam, 2 to 5 percent slopes	45.25	48.40 %	141
152A	Drummer silty clay loam, 0 to 2 percent slopes	33.24	35.55 %	144
199A	Plano silt loam, 0 to 2 percent slopes	12.35	13.21 %	142
198A	Elburn silt loam, 0 to 2 percent slopes	2.65	2.83 %	143
Average:				142.3

AUCTION DETAILS & TERMS

SELLERS

Twin Creek Farms, LLC

ATTORNEY FOR SELLER

Lorenzini & Associates
Dean Kleronomos
2679 U.S. Highway 34
Oswego, IL 60543

AUCTIONEER & LICENSE NUMBER

Jesse Meyer - IA LIC 2652-52

AUCTION METHOD

One tract will be offered via a public auction and will take place on Wednesday, October 29, 2025 at the Lynn-Scott-Rock FPD Building. The farmland tract will be sold on a price-per-acre basis through a traditional auction method. The sale will be in-person and live online and can be viewed through a virtual online auction option.

ONLINE BIDDING

Register to bid at <http://peoplescompany.bidwrangler.com>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using the Peoples Company online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

AGENCY

Peoples Company and its representatives are agents of the Seller. The winning bidder(s) acknowledge that they are representing themselves in completing the auction sales transaction.

REAL ESTATE TAXES

At closing, the Buyer will receive from Seller a credit for the 2025 real estate taxes based on the 2024 actual taxes. Taxes are approximated to the best of our knowledge in the marketing material, and the title company shall confirm the final tax amount before closing.

BIDDER REGISTRATION

All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction. Visit <http://peoplescompany.bidwrangler.com/>

FINANCING

The sale of the property is not contingent upon the Buyer obtaining financing. All financing arrangements are to be made prior to bid submission. By bidding, the bidder makes a representation that they have the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Contract.

EARNEST MONEY PAYMENT

A 10% earnest money payment is required within 24 hours of the conclusion of the auction. The earnest money payment may be paid in the form of a wire transfer or check and will be held by the title company or attorney.

CLOSING

The closing will occur on or before December 1, 2025. The balance of the purchase price will be payable at closing.

POSSESSION

Possession of the land will be given to the Buyer(s) at closing subject to the tenant's rights. Early possession may be granted upon deposit of earnest money and a copy of liability insurance.

FARM LEASE

The current farm lease has been terminated and will be open for the 2026 crop season.

FARM PROGRAM INFORMATION

Farm Program Information is provided by the McHenry County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company. However, farm program information, base acres, total crop acres, conservation plans, etc., are subject to change when the farm is reconstituted by the McHenry County FSA and NRCS offices.

CONTRACT & TITLE

Immediately upon the conclusion of the auction, the high bidder(s) will enter into a real estate sales contract and deposit the required earnest money with the title company or attorney. The terms of the signed Real Estate Purchase Contract shall govern the sale and shall supersede all prior negotiations, discussions, representations, or information regarding the sale, including this brochure. The Seller will furnish, at Seller's expense, a current title commitment for an owner's policy in the amount equal to the total purchase price. Buyer will pay the premium for any title insurance policy Buyer chooses to obtain. The Seller agrees to convey marketable title to the property. This sale is not contingent on financing.

FENCES

Existing fences, if any, are in as-is condition and will not be updated or replaced by the Seller. Not all boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly onto the legal boundary.

OTHER

This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "AS-IS, WHERE-IS WITH ALL FAULTS" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per acre basis. Peoples Company and its representatives are agents of the Seller, which can accept or reject any and all bids. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Broker will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final. This auction is with reserve.

DISCLAIMER

All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform its own investigation of the property prior to bidding at the auction. The brief legal description in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the title.



2681 US Hwy 34,
Oswego IL 60543



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CONTACT THE AGENT BELOW FOR MORE DETAILS:

Ray Brownfield, ALC, AFM | 630.258.4800 | Ray.Brownfield@PeoplesCompany.com

SCAN WITH YOUR
PHONE CAMERA TO
VIEW THIS
LISTING ONLINE!



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