



LIVINGSTON COUNTY

UPCOMING FARMLAND AUCTION

236.03
ACRES M/L

Offered in Two Tracts

Tuesday, February 17, 2026 at 10:00 AM CT

📍 E 1700 N Road Pontiac, IL 61764

Ray Brownfield, ALC, AFM

630.258.4800 | RAY.BROWNFIELD@PEOPLES COMPANY.COM

To Register: PeoplesCompany.BidWrangler.com/ui/auctions/155093

Livingston County, Illinois Land Auction



Mark your calendar for Tuesday, February 17, 2026 at 10:00 AM CT. Peoples Company is pleased to be representing the Kania Family LLC in the sale of their farm located east of Pontiac, Illinois. The farm consists of 236.038 surveyed acres and will be offered as two individual tracts. The two tracts are nearly all tillable and have an average Productivity Index (PI) of 118.01.

TRACT 1 features 116.548 acres m/l, 114.53 tillable acres, and a PI of 118.2.

TRACT 2 features 119.490 acres m/l, 116.53 tillable acres, and a PI of 118.0.

In 2025, this high-quality farm produced excellent yields with a corn yield of 225 bushels per acre and soybean yield of 66 bushels per acre. The tracts are in a strong farming community and will make a great addition to an existing farming operation or serve

as an investment for buyers looking to diversify their portfolios or hedge against inflation. The farm lease is open for the 2026 crop season.

The two tracts will be offered on a price per acre basis via public auction and will be held at the Saunemin Community Center in Saunemin, Illinois on Tuesday, February 17, 2026 at 10:00 AM CT. The tracts will be sold using the "Buyers Choice" auction method, on a price per acre basis. The high bidder may select (in any order) one or both tracts for their high bid.

The auction will continue until both tracts receive successful bids. Tracts will not be offered in their entirety at the conclusion of the auction. The auction will be in-person and live online with phone bids accepted.



One TRACT

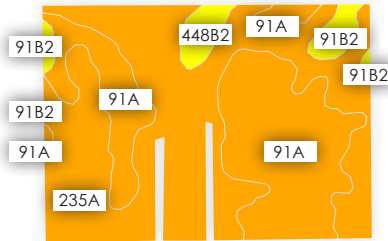
GREAT INVESTMENT PROPERTY!

High-quality Livingston County, Illinois farm. 2025 corn yield of 225 bushels per acre. 2025 soybean yield of 66 bushels per acre. 116.548 surveyed acres, Section 23, Owego Township, T.28N.-R.6E. Frontage along E 2300 N Road, an oil chip road. One half mile south of Highway 116. Farm lease open for 2026.

LEGAL DESCRIPTION

The south 1/2 of the northeast 1/4, together with the north 583 feet of the southeast 1/4 all in Section 23, T.28N.-R.6E. of the Third Principal Meridian, Livingston County, Illinois, containing 116.548 acres, more or less. Exact legal description to be taken from the title commitment.

ACRES: 116.54 Acres M/L
NET TAXES: \$3,863.47
PI: 118.2



Tillable Soils Map

Code	Soil Description	Acres	% of Field	PL
235A	Bryce silty clay	65.04	56.79%	120
91A	Swygert silty clay loam	42.48	37.09%	117
91B2	Swygert silty clay loam	3.80	3.32%	109
448B2	Mona silt loam	3.21	2.80%	110

Weighted Average: 118.2



Tuesday, February 17, 2026 at 10:00 AM CT

📍 **E 1700 N Road Pontiac, IL 61764**

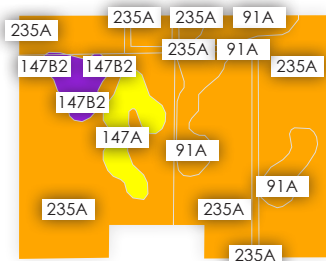
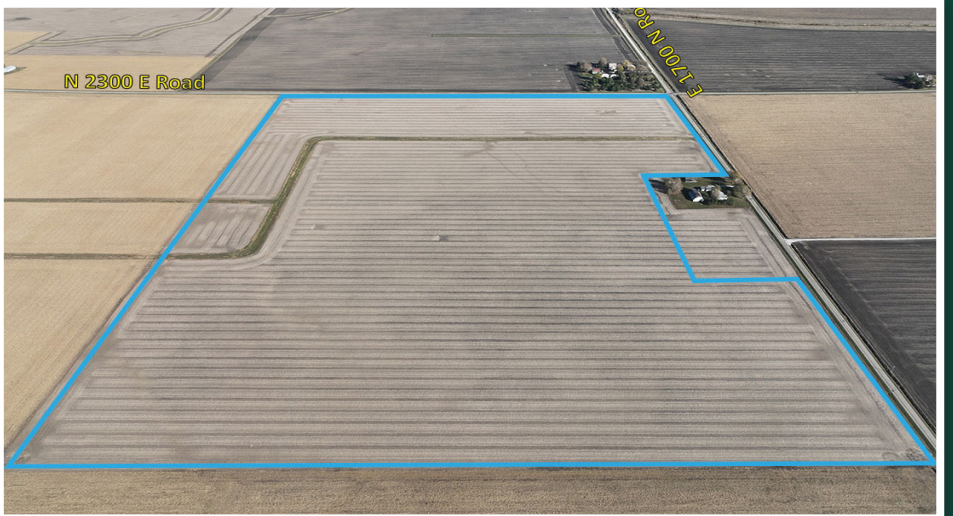
To Register: PeoplesCompany.BidWrangler.com/ui/auctions/155093



PATTERN TILED THROUGHOUT TRACT 2!

High-quality Livingston County, Illinois farm. 2025 corn yield of 225 bushels per acre. 2025 soybean yield of 66 bushels per acre. 119.490 surveyed acres, Section 23, Owego Township, T.28N.-R.6E. Frontage along E 2300 N Road and N 1700 N Road, both oil chip roads. One mile south of Highway 116. Farm lease open for 2026.

Great Investment Property!



Tillable Soils Map

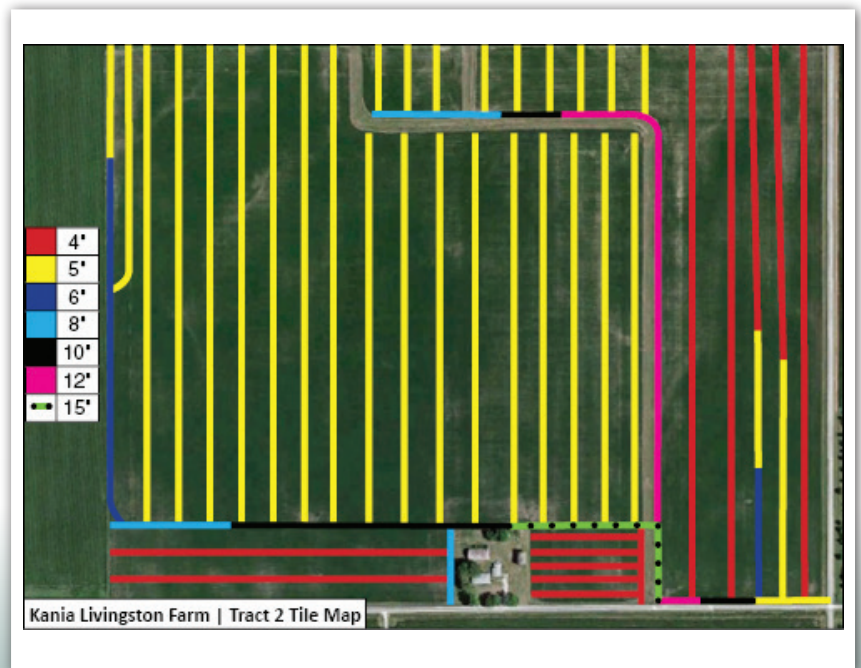
Code	Soil Description	Acres	% of Field	PI
235A	Bryce silty clay	91.74	78.73%	120
91A	Swygert silty clay loam	13.72	11.77%	117
147A	Clarence silty clay loam	6.44	5.53%	106
147B2	Clarence silty clay loam	4.63	3.97%	99

Weighted Average: 118

LEGAL DESCRIPTION

The southeast 1/4 of Section 23, T.28N.-R.6E. of the Third Principal Meridian, Livingston County, Illinois, containing 119.490 acres, more or less. Exact legal description to be taken from the title commitment.

ACRES: 119.49 Acres M/L
NET TAXES: \$4,021.17
PI: 118



Contact

Ray Brownfield, ALC, AFM | IL LIC 471.002495
630.258.4800 | Ray.Brownfield@PeoplesCompany.com

Directions:

TRACT 1

N 2300 E Road, Pontiac, IL 61764

From the intersection of Howard Street and Main Street in Pontiac, Illinois, travel east on Howard Street (Highway 116) for 7.7 miles, turning south (right) on to N 2300 E Road for 100 feet. The Kania Livingston Tract 1 Farm is to the west (right).

6.5 miles east of the Pontiac, Illinois city limits, 45.0 miles northeast of Bloomington, 102 miles southwest of Chicago, 113 miles northeast of Springfield, 133 miles southeast of Rockford, 147 miles southeast of Moline.

TRACT 2

E 1700 N Road, Pontiac, IL 61764

From the intersection of Howard Street and Main Street in Pontiac, Illinois, travel east on Howard Street (Highway 116) for 7.7 miles, turning south (right) on to N 2300 E Road for ½ mile. The Kania Livingston Tract 2 Farm is to the west (right).

Tract 1

116.548 acres m/l, 114.53 tillable acres.
PI of 118.2.

Tract 2

119.490 acres m/l, 116.53 tillable acres.
PI of 118.0.

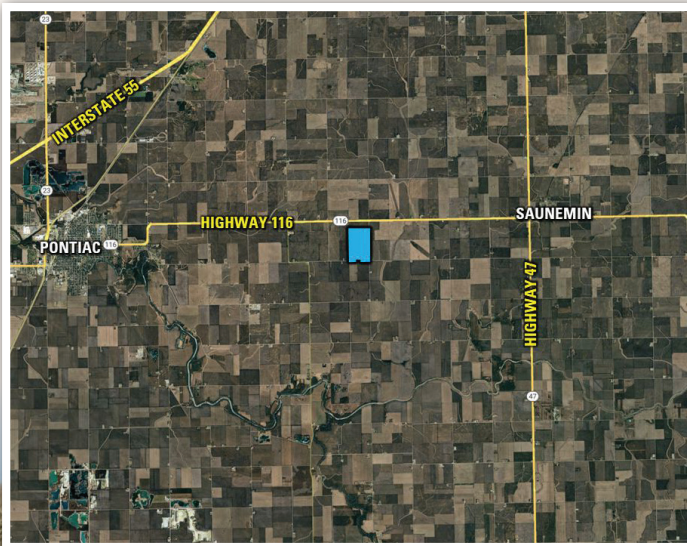
Listing #18826



Ray Brownfield, ALC, A7M

☎ 630.258.4800

✉ Ray.Brownfield@PeoplesCompany.com



Scan the QR
Code to the left
with your phone
camera to view
this listing online!

236.03
ACRES M/L
Offered in Two Tracts

February 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

LIVINGSTON COUNTY

UPCOMING FARMLAND AUCTION

Auction Terms & Conditions

SELLER: Kania Family LLC

AUCTION LOCATION: Saunemin Community Center
70 North Street, Saunemin, Illinois 61769

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 Peoples Company's 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.

AUCTION METHOD: The tracts will be sold via Public Auction on Tuesday, February 17, 2026, 10:00 AM CT at the Saunemin Community Center in Saunemin, Illinois. The portfolio will be offered as two individual tracts using the "Buyer's Choice" auction method, whereas the winning bidder may elect to take one or both tracts for their high bid. The "Buyer's Choice" auction will continue until all farmland tracts have been purchased and removed from the auction. The tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

BIDDER REGISTRATION: All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction.

AGENCY: Peoples Company and its representatives are agents of the Seller. Winning Bidder(s) acknowledge that they are representing themselves in completing the auction sales transaction.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Livingston 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 plan, etc., are subject to change when the farm is reconstituted by the Livingston County FSA and NRCS offices.

EARNEST MONEY PAYMENT: A 10% earnest money payment is required on the day 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: Closing will occur on or before Tuesday, March 17, 2026. The balance of the purchase price will be payable at closing in the form of guaranteed checks or wire transfers. At closing for Tract 1, Buyer to reimburse previous farm operator for December 2024 applied limestone at a cost of \$5,204.29. (Invoice available upon request.)

POSSESSION: Possession of the land will be given at Closing.

FARM LEASE: The current farm lease has been terminated. The farm lease is open for the 2026 crop season.

CONTRACT & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money payment into the Peoples Company Trust Account. The Seller will provide a current abstract at their expense. The sale is not contingent upon buyer financing.

FINANCING: The purchaser's obligation to purchase the property is unconditional and is not contingent upon the Purchaser obtaining financing. Any financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability to pay the bid price and fulfill the terms and conditions provided in the Contract.

OTHER: This sale is subject to all easements, covenants, leases, and restrictions of record. All bids will be on a "Price Per Acre" basis. Peoples Company and its representatives are agents of the Seller. The 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 Agents 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.

DISCLAIMER: Immediately after the public auction the successful bidder(s)/ buyer(s) shall enter a written auction sale contract with seller and shall tender 10% of the purchase price (the "earnest money") in the form of a check payable to seller's title company. The balance of the purchase price shall be due at closing which shall occur within 30 (thirty) days after the auction. Possession shall occur at closing free of any farm tenancy. The Sale of the real estate is NOT subject to financing and buyer(s) should arrange for financing before bidding. Seller shall provide an owner's policy of title insurance in the amount of the purchase price and shall execute a special warranty deed conveying property to buyer(s) at closing. A title insurance commitment and auction sale contract are available for inspection prior to the auction sale by contacting seller's attorney or the auction company. Real estate taxes shall be pro-rated as of the auction sale date, in the form of a tax credit based on the latest available tax information and no further pro-rations will be made after closing. Seller reserves the right to reject any and all bids. Property is being sold on an "AS-IS, WHERE-IS WITH ALL FAULTS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller, the auctioneer, or Peoples Company. All information contained in all related materials is subject to the terms and conditions outlined in the auction sale contract. The information contained here and in any property advertising materials is believed to be accurate but is subject to verification by all parties relying on it. Seller, seller's attorney and/or the auction company assume(s) no liability for any advertising accuracy, errors, or omissions. By bidding on the property, buyer(s) agrees that buyer(s) has had ample opportunity to inspect the property. **ANNOUNCEMENTS THE DAY OF SALE SHALL TAKE PRECEDENCE OVER ANY PRINTED MATERIAL.**