



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, A7M

630.258.4800 | RAY.BROWNFIELD@PEOPLESCOMPANY.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.





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.

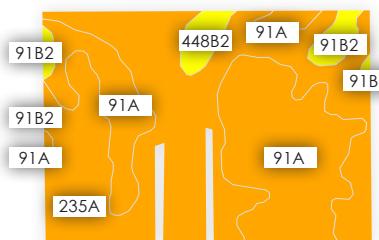
LEGAL DESCRIPTION

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	IL	PI
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!

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

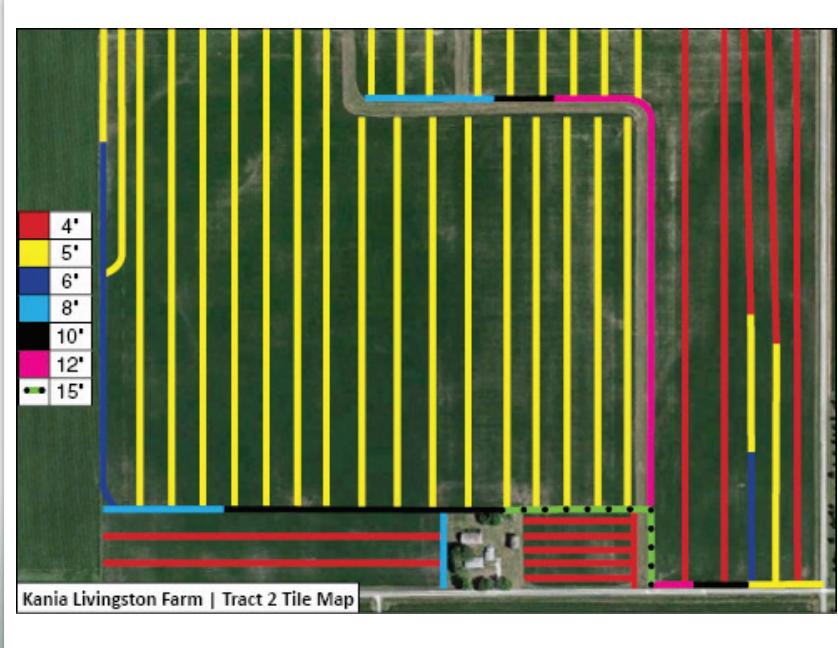
PI: 118



Tillable Soils Map

Code	Soil Description	Acres	% of Field	IL
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



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 1/2 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.

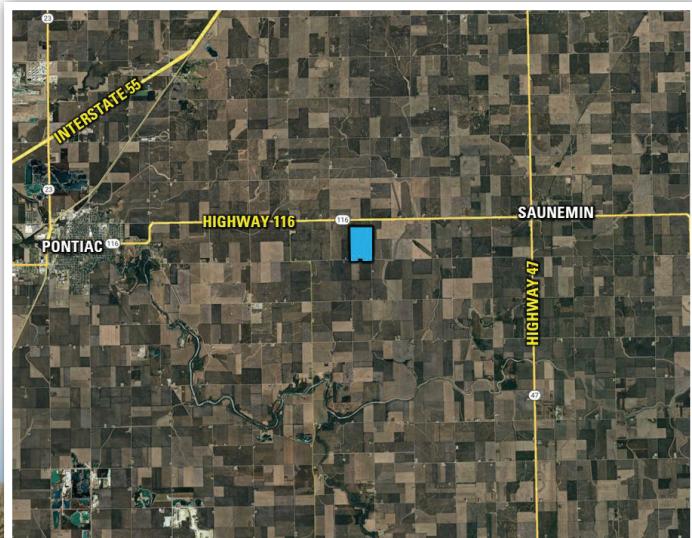
Listing #18826



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!*

**2681 U.S. HIGHWAY 34
OSWEGO, IL 60543**

Auction Terms & Conditions

**236.038 SURVEYED ACRES
OFFERED AS TWO TRACTS
TUESDAY, FEBRUARY 17, 2026 | 10:00 AM CT**

SELLER: Kania Family LLC

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

ONLINE BIDDING: Register to bid at 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. 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.

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 a wire transfer. At closing, the Buyer of Tract 1 shall pay Seller \$5,204.29 for the limestone the Seller's farm operator applied in December 2024.

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

FINANCING: The buyer's obligation to purchase the property is unconditional and is not contingent upon the buyer obtaining financing. Any financial arrangements are to be 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 purchase 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 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.

DISCLAIMER: Immediately after the public auction the successful bidder(s)/buyer(s) shall enter a written auction purchase contract with the seller and shall tender an earnest money deposit in the amount of 10% of the purchase price. The balance of the purchase price shall be due at closing. Possession shall occur at closing free of any farm tenancy. Seller shall provide an owner's title insurance commitment and policy 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 purchase contract are available for inspection prior to the auction sale by contacting seller's attorney or the auction company. Seller will give Buyer a credit at closing for the 2025 real estate taxes. Buyer will be responsible to pay the 2025 and subsequent years' real estate taxes. 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 the auction company. All information contained in all related materials is subject to the terms and conditions outlined in the auction purchase 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 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.

Seller reserves the right to accept or reject any and all bids.