

FARMLAND AUCTION

LaSalle
County, Illinois



BID ONLINE

<https://peoplescompany.bidwrangler.com/ui/auctions/155628>

80.24
ACRES M/L

WEDNESDAY, FEBRUARY 18, 2026 AT 10:00 AM CT

Auction Location: Pine Hills Golf Club
1665 North 2501st Road | Ottawa, IL 61350

Listing #19041

RAY BROWNFIELD, ALC, AFM | 630.258.4800

Ray.Brownfield@PeoplesCompany.com | IL LIC 471.002495

 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

WEDNESDAY, FEBRUARY 18, 2026 AT 10:00 AM CT

Auction Location: Pine Hills Golf Club

1665 North 2501st Road | Ottawa, IL 61350

Mark your calendar for Wednesday, February 18, 2026 at 10:00 AM CT!

Peoples Company is pleased to present this LaSalle County, Illinois farm located east of Grand Ridge, Illinois. The farm consists of 80.242 surveyed acres, will be offered as a single tract, and has an average Productivity Index (PI) of 122.

The property is 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 single tract will be offered on a price per acre basis via public auction and will be held at the Pine Hills Golf Club in Ottawa, Illinois on Wednesday, February 18, 2026 at 10:00 AM CT. The auction will be in-person and live online with phone bids accepted.

Cabrey Fertilizer soil test results (November 5, 2024).
pH - 6.7
P - 39.0
K - 274.3

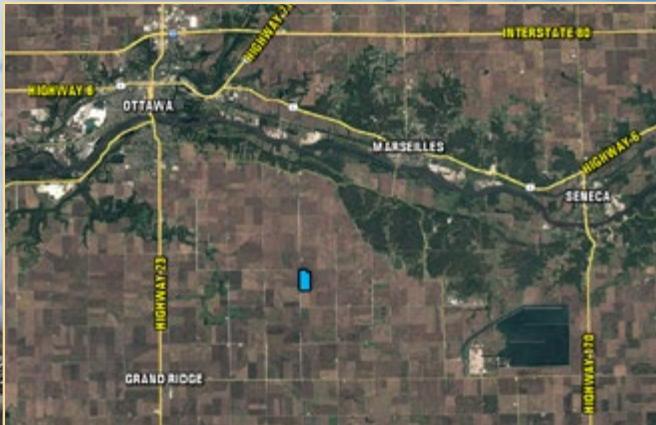
ESTIMATED TAXES: \$2,516.79



TILLABLE SOILS

LEGEND	CODE	DESCRIPTION	ACRES	% OF FIELD	IL PI
●	235A	Bryce silty clay	32.49	43.04 %	120
●	91A	Swygert silty clay loam	16.49	21.85 %	117
●	375B	Rutland silty clay loam	6.77	8.97 %	130
●	148B	Proctor silt loam	5.83	7.72 %	132
●	295B	Mokena silt loam	4.77	6.32 %	124
●	152A	Drummer silty clay loam	3.67	4.86 %	143
●	448C2	Mona silt loam	2.84	3.76 %	109
●	91B	Swygert silty clay loam	2.62	3.47 %	116

AVERAGE: 122



DIRECTIONS

From the intersection of N 21st Road (Mazon Road) and Burlington Avenue, travel east on N 21st Road for 3.7 miles, turning north (left) on to E 21st Road. Travel north on E 21st Road for 3.0 miles turning east (right) on to N 24th Road. The farm is located at the southeast corner of E 21st Road and N 24th Road.

Auction Details & Terms

Grand Rapids 19041 Land Auction

80.242 surveyed acres | Offered as one tract

Wednesday, February 18, 2026 | 10:00 AM CT

Seller: Kim Diss

Auction Location:

Pine Hills Golf Club
1665 North 2501st Road
Ottawa, IL 61350

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 property will be sold via public auction on Wednesday, February 18, 2026, 10:00 AM CT at the Pine Hills Golf Club in Ottawa, Illinois. The property will be offered as one tract. This auction can also be viewed through a virtual online auction option, and online bidding will be available. Bid increments will be at the sole discretion of the auctioneer. If you plan to bid, please register twenty-four hours prior to the close of the auction. Under no circumstances shall a bidder have any claim against Peoples Company or its affiliates if the Internet service fails to work correctly before or during the auction.

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. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Farm Program Information: Farm Program Information is provided by the LaSalle 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 if the farm is reconstituted by the LaSalle County FSA and NRCS offices.

Closing: Closing will occur on or before Wednesday, March 18, 2026. The balance of the purchase price will be payable at closing in the form of a wire transfer. At closing, Buyer shall pay Seller \$3,916.07 for applied limestone, fertilizer, and soil tests that the Seller's farm operator applied in fall 2025.

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/buyer 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 which shall occur within 30 (thirty) days after the auction. 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 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 agrees that buyer has had ample opportunity to inspect the property.

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



2681 U.S. Highway 34
Oswego, IL 60543



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Listing #19041

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