

ONLINE ONLY FARMLAND AUCTION

Bidding is currently LIVE and will remain open until
Thursday, October 15th, 2026, at 1:00 PM (CDT).



To Daviess County, Illinois

— 79.50 ACRES M/L —

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Listing #19670



Jo Daviess County, Illinois Online Only Farmland Auction - Mark your calendars for Thursday, October 15th, 2026! Peoples Company is honored to represent the sale of this exceptional Jo Daviess County, Illinois farmland tract. Located approximately 4.50 miles southeast of Stockton, Illinois, this highly productive farm contains 79.50 acres m/l and offers outstanding accessibility just off of South Willow Road.

This premier farm includes 80.37 FSA cropland acres carrying an impressive Illinois Productivity Index (PI) rating of 103.6, significantly outperforming the Jo Daviess County average. The primary soil types of this 100% tillable tract are highly regarded Massbach silt loam and Eleroy silt loam soils and have benefited from extensive pattern tile drainage throughout much of the farm (see Tile Map). These characteristics have contributed to exceptional crop performance, with production records showing average yields of 225 bushels per acre of corn and 64 bushels per acre of soybeans over the past three respective crop years.

Located in the southeastern portion of Jo Daviess County, this farm enjoys convenient access to regional grain markets, agricultural service providers, and surrounding communities. The combination of highly productive soils, documented drainage improvements, yield history, and excellent road access creates a compelling opportunity for both farm operators and investors seeking quality Illinois farmland, as they rarely become available on the open market.

This tract will be offered through an **ONLINE ONLY AUCTION**. Bidding is currently **LIVE** and will remain open until Thursday, October 15th, 2026, at 1:00 PM Central Daylight Time (CDT). If you are unable to participate online, accommodations can be made by contacting the listing agent.



79.50 ACRES M/L



TILE MAP



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IL PI
753C2	Massbach silt loam	22.95	28.56 %	104
547C2	Elroy silt loam	14.10	17.55 %	97
618D2	Senachwine silt loam	7.11	8.85 %	93
280D2	Fayette silt loam	6.38	7.94 %	106
675B	Greenbush silt loam	6.23	7.75 %	131
417D2	Derinda silt loam	5.74	7.14 %	77
675C2	Greenbush silt loam	5.44	6.77 %	124
119C2	Elco silt loam	4.81	5.99 %	104
572B	Loran silty clay loam	3.61	4.49 %	118
753D2	Massbach silt loam	2.20	2.74 %	96
417E2	Derinda silt loam	1.11	1.38 %	68

AVERAGE IL PI: 103.6

AUCTION DETAILS AND TERMS

JO DAVIESS COUNTY, ILLINOIS ONLINE-ONLY FARMLAND AUCTION | 79.50 ACRES M/L

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ALL BIDS WILL BE ON A PRICE-PER-ACRE BASIS

Seller: PBE Farmland Holdings, LLC

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.

Offering 79.50 acres m/l of Jo Daviess County, Illinois farmland through a TIMED ONLINE ONLY auction where all bidding must be done online through Peoples Company's bidding application. Bidding is currently LIVE and will remain open until Thursday, October 15th, 2026, at 1:00 PM Central Daylight Time (CDT). A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all the bidding is completed. If you plan to bid, please register 24 hours prior to the close of the auction for approval to bid. The Seller has the right to accept or reject any and all bids. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the internet service fails to work correctly before or during the auction.

Auction Method: The farmland tract will be offered via Online-Only Auction and will be sold on a per-acre basis.

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 that they are representing themselves in completing the auction sales transaction. Visit <http://peoplescompany.bidwrangler.com/>.

How to Bid: Open the Peoples Company auction you are interested in at PeoplesCompany.com. Click on any of the BID NOW icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and select it. To participate in that auction, click REGISTER TO BID. From there, you will need to create a bidder account. Once that is created, you can bid on any of our Online Auctions.

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

Contract & Title: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Security First Title Company the required earnest money payment. The Seller will provide a current title commitment at their expense. The sale is not contingent upon Buyer financing.

Earnest Money Payment: A 10% non-refundable earnest money payment is required within 24 hours of the auction conclusion. The earnest money payment may be paid in the form of a check or wire transfer. All funds will be held in the Security First Title Company Account.

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.

Real Estate Taxes: Real estate taxes will be prorated between the Seller and Buyer(s) as of the date prior to closing. Taxes are approximated to the best of our knowledge in the marketing material, and the closing attorney shall confirm the final tax amount before closing.

Closing: Closing will occur on or before Wednesday, December 2nd, 2026, under the supervision of Dan Hawkins at Sauk Valley Law Office in Rock Falls, Illinois. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Possession: Possession of the land will be given At Closing, Subject to Tenant's Rights.

Farm Lease: The buyer may either assume the current lease or have the lease open for the 2027 growing season. Contact listing agent for details.

Farm Program Information: Farm Program Information is provided by the Jo Daviess 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 Jo Daviess County FSA and NRCS offices.

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

Mineral Rights: A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests on the property. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per-acre basis. Seller reserves the right to accept or reject any and all bids. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Buyer willfully acknowledges that they have performed their due diligence before bidding on this tract and this sale is subject to all easements, covenants, leases, and restrictions of record. Any announcements made on auction day by the Auctioneer or Listing Agent 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: 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. The Buyer should perform his/her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the title commitment.



207 High Street
Mineral Point, WI 53565



PeoplesCompany.com
Listing #19670



BID HERE!

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DIRECTIONS

From Stockton, Illinois: Drive north out of town on North Main Street until reaching US Grant Memorial Hwy. Turn right (east), continue for approximately 3.25 miles until reaching South Willow Road, and turn right (south) on South Willow Road. Drive approximately 5 miles on South Willow Road until reaching East Krise Road, and continue for approximately 0.25 miles. The farm will be located on the north side of the road. Look for the Peoples Company sign.

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