PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

Listing #19880

LaSalle County, Illinois

Live Virtual Online Only Farmland Auction



80 ACRES M/L

Wednesday, December 9, 2026, at 10:00 AM

https://peoplescompany.bidwrangler.com/ui/auctions/172488/26797278

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LaSalle County, Illinois

Live Virtual Online Only Farmland Auction



LaSalle County, Illinois Live Virtual Online Only Auction. Mark your calendars for Wednesday, December 9, 2026, at 10:00 am! Peoples Company has the pleasure of presenting the Freise Trust Farm, which consists of 80.00 acres m/l in Freedom Township, LaSalle County, Illinois, minutes northwest of Ottawa, Illinois.

The farm boasts 99% tillable acres with an impressive Productivity Index of 143.4. Soil types include Sable, Muscatune-Buckhart, Spaulding, and Harpster. In the past, the farm was planted half in corn and half in soybeans and has frontage along N 36th Road. The McDonnell Ag Solutions spring 2025 soil test indicates a pH of 6.5, P of 30.9, and K of 213.5.

The current farm lease has been terminated, and farming rights are available for the 2027 growing season. Possession will be granted at closing, with the closing to occur no later than January 8, 2027.

The Freise Trust Farm is being offered in one tract during the live virtual online only auction. Please register to bid by 9:00 am on December 9, 2026.



TILLABLE SOILS



	CODE	DESCRIPTION	ACRES	% OF FIELD	IL PI
●	68A	Sable silty clay loam	33.83	42.66 %	142
●	814A	Muscatune-Beckhart silt loams	33.10	41.73 %	144
●	51A	Judson silty clay loam	10.95	13.81 %	147
●	712A	Spaulding silty clay loam	1.42	1.79 %	133
●	67A	Harpster silty clay loam	0.01	0.01 %	132

AVERAGE PI: 143.4

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SCAN THE QR CODE TO REGISTER TO BID

https://peoplescompany.bidwrangler.com/ui/auctions/172488/26797278



DIRECTIONS

From the intersection of Interstate 80 and Illinois 23 (Columbus Street) in Ottawa, Illinois, travel north on IL-23 (a.k.a. E 17th Road) for 5.5 miles. Turn left (west) onto N 36th Road for 1.2 miles. The Freise Trust Farm is on your right (north).

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SCAN THE QR CODE
FOR MORE DETAILS!

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AUCTION TERMS & CONDITIONS

LaSalle County, Illinois Farmland Auction
80.00 Acres M/L
Offered in One Tract
Wednesday, December 9, 2026 @ 10:00 AM CST

Seller: The Kent M Freise Revocable Trust

Live Virtual Online Only Bidding. Register to bid at http://peoplescompany.bidwrangler.com/. Potential bidders may have access to the live virtual online only 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 neither 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 tract will be sold via the live virtual online only auction method on Wednesday, December 9, 2026, at 10:00 AM. Online bidding will be available.

Bidder Registration. All prospective bidders must register with Peoples Company and receive a bidder number to bid during 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.

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 cash or check. All funds will be held in the Peoples Company Trust Account.

Closing. Closing will occur on or before Friday, January 8, 2027. The balance of the purchase price will be payable at closing in the form of cash, a guaranteed check, or a wire transfer.

Possession. Possession of the land will be given at closing, subject to tenant's rights.

Farm Lease. The current farm lease has been terminated, and farming rights are available for the 2027 growing season. Contact the listing agents for more information.

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 title commitment 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 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 Contract.

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 on the legal boundary.

Other. This sale is subject to all easements, covenants, leases, and restrictions of record. All property will be 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 "Price Per Acre" amount. 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. With prior approval of the Auctioneer, absentee or phone bids will be accepted at the auction. 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 acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform its investigation of the property before bidding at the auction. The brief legal description in the marketing material should not be used in legal documents. The full legal description will be taken from the title commitment.

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