ONLINE-ONLY TIMED AUCTION

OGLE COUNTY, ILLINOIS

Farmland Auction

THURSDAY, DECEMBER 17, 2026 | 1:00 PM CT

E High Road | Stillman Valley, Illinois 61084



94± Acres

Listing #19939

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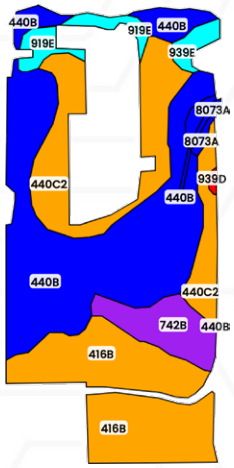
McPherson
LAW OFFICES

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS



Don't miss this opportunity to buy 94± acres of desirable Ogle County, Illinois farmland and rural real estate at an Online-Only Land Auction ending December 17, 2026, at 1:00 PM CST. Offered as a single tract, this property presents an excellent combination of productive cropland, timberland, and the potential for future improvements. Located in one of Ogle County's most sought-after agricultural areas, the farm features 76.99 FSA tillable acres, with approximately 65 acres currently being farmed, with gently sloping topography and a strong soil profile, including Jasper loam and Durand silt loam, carrying a weighted Illinois Productivity Index (PI) rating of 118.6.





Positioned along the north side of East High Road in Stillman Valley, Illinois, the property lies within a desirable rural residential and agricultural corridor. In addition to its farming and recreational appeal, the tract may offer future building opportunities, potentially supporting a 5-acre R-1 Rural Residence parcel or a 10-acre IA Intermediate Agriculture parcel, subject to local regulations and approvals. Buyers are encouraged to verify zoning, subdivision, and development requirements with the Scott Township Planning Commission and Ogle County authorities.

Whether you're an operator looking to expand your acreage base, an investor seeking quality Illinois farmland, or a buyer searching for a rural homesite opportunity, this property offers a unique blend of productivity, location, and long-term value. This exceptional farm will be offered through a TIMED ONLINE-ONLY AUCTION. Bidding is currently live and will remain open until Thursday, December 17, 2026, at 1:00 PM CST.

Current Tillable Soils

CODE	DESCRIPTION	ACRES	% OF FIELD	IL PI
440B	Jasper loam	25.72	39.74 %	127
416B	Durand silt loam	14.80	22.87 %	125
440C2	Jasper loam	12.42	19.19 %	119
742B	Dickinson sandy loam	4.24	6.55 %	102
919E	Rodman-Fox complex	4.14	6.40 %	77
939E	Rodman-Warsaw complex	2.11	3.25 %	80
8073A	Ross loam	1.02	1.57 %	135
939D	Rodman-Warsaw complex	0.28	0.43 %	91

AVERAGE IL PI: 118.6

PROPERTY HIGHLIGHTS

+ PI 118.6 + Timber + Potential Build Site



Directions

From Stillman Valley: Travel north on North Stillman Road for 1.1 miles, then turn left onto E High Road and travel 1 mile. The property is located on the north side of the road. Look for the Peoples Company sign.

Auction Details & Terms

Ogle County, Illinois Farmland Auction
94± Acres
Bidding ends:
Thursday, December 17, 2026 at 1:00 PM
Offered as a Single Tract

Attorney: Heather McPherson – McPherson Law Office

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 offered as a single tract. All bids will be on a price-per-acre basis. A bid placed within 3 minutes of the scheduled close of the auction will extend the auction by 3 minutes until all bidding is complete. Bid increments will be at the sole discretion of the auctioneer. If you plan to bid, please register 24 hours before the auction closes. Under no circumstances shall Bidder make 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 in order to bid at the auction.

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 the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money payment with Security First Title Company. The terms of the signed Real Estate Purchase Contract shall govern the sale and shall supersede all prior negotiations, discussions, representations, or information regarding the sale, including this brochure. The Seller will furnish, at Seller's expense, a current Title Commitment for an Owner's Policy in the amount equal to the Total Purchase Price. Buyer will pay the premium for any title insurance policy Buyer chooses to obtain. The Seller agrees to convey marketable title to the property.

Financing: The sale of the property is not contingent upon the Buyer obtaining financing. All financing arrangements are to have been made before bid submission. By bidding, the bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement.

Earnest Money Payment: A 10% non-refundable earnest money payment is required within 24 hours of the auction date. The earnest money payment may be made by check or wire transfer. All funds will be held in the Security First Title Company Trust account.

Closing: Closing will occur on or before Wednesday, January 27, 2027. The balance of the purchase price will be payable at closing via wire transfer. With respect to the timing of the Sellers and successful Buyer(s) in fulfilling their obligations under the Real Estate Purchase Contract, time is of the essence.

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

Farm Program Information: Farm Program Information is provided by the Ogle 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 Ogle County, Illinois FSA and NRCS offices.

Farm Lease: The farm is available for the 2027 crop season.

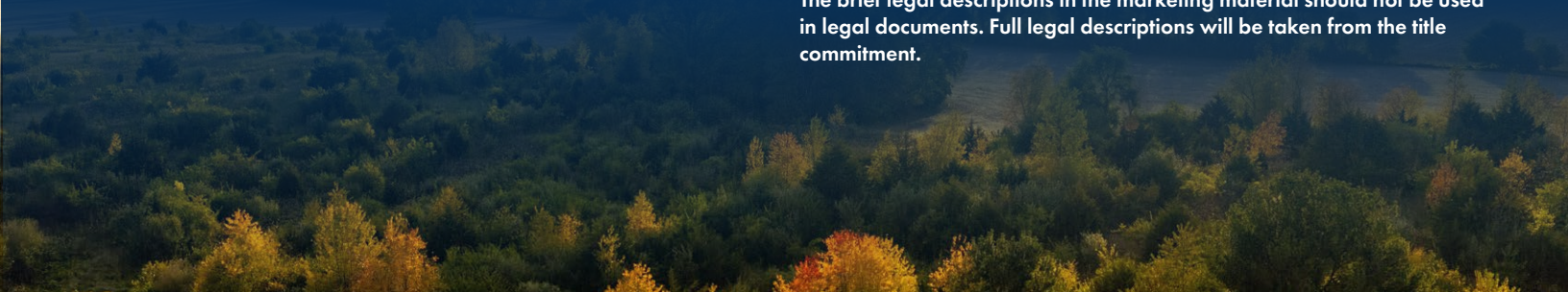
Possession: Possession of the land will be given at closing, subject to the tenants' rights.

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

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

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. 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. This auction is with reserve.

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.



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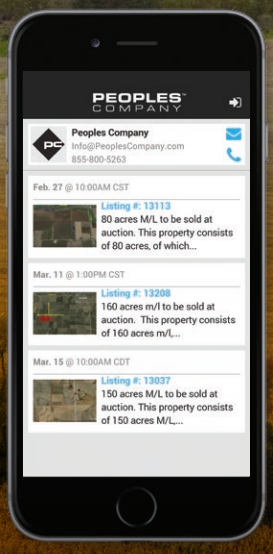

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