1477.5 +/- ACRES PREMIER FARMLAND

# Buyer's Choice AUCTION

## LIVE, ONLINE, & PHONE BIDDING

SIMULCAST

2 DAYS

2 STATES

**ILLINOIS**

**856.8 +/- ACRES**

**TUESDAY**
**9.1.2026**

*Will & Kankakee Counties, IL*

GESWEIN FARM & LAND

**auctions.gfarmland.com**

AUCTIONEER: JOHNNY KLEMME | IN #12000053 IL License # 441002505

SELLERS: Philip Rietveld Trust, dated May 6, 1997, Providence Bank & Trust as Trustee, et al.

One (1%) Buyer's Premium

**Photos, aerial images, and map drawings are for illustration purposes only and not surveyed boundary lines unless specified.**

INDIANA AUCTIONEERS ASSOCIATION

EQUAL HOUSING OPPORTUNITY

NAA

FARM & LAND
Real Estate & Auctions

SCAN TO REGISTER

# A RARE OPPORTUNITY FOR ANY LANDOWNER

GESWEIN FARM & LAND

LIVE + SIMULCAST ONLINE AUCTION

# AUCTION DATES, TIMES & LOCATIONS

## 1,477.5 +/- ACRES

## 2 VENUES • 2 DAYS

## ILLINOIS AUCTION

**TUESDAY, SEPT. 1, 2026**

**10:00 AM Central**

**856.8 +/- ACRES**

**15 TRACTS**

**AUCTION LOCATION:**
**CARDINAL CREEK GOLF CLUB**
*615 S Dixie Hwy, Beecher, IL 60401*

**NEARBY CITIES:**
*Beecher, Manteno, & Grant Park*

## INDIANA AUCTION

**THURSDAY, SEPT. 3, 2026**

**10:00 AM Central**

**620.7 +/- ACRES**

**8 TRACTS**

**AUCTION LOCATION:**
**SIGNATURE BANQUETS**
*1908 E. Commercial Ave, Lowell, IN 46356*

**NEARBY CITIES:**
*Crown Point, Lowell, Cedar Lake, & Hebron*

*IL # 441.002505 | AU#120000053*

**TWO STATES. TWO VENUES. PREMIER FARMLAND. MAXIMUM OPPORTUNITY.**

SCAN FOR
ALL TRACT MAPS

BID

REGISTER
& BID ONLINE

One (1%) Percent Buyer's Premium

GESWEIN FARM & LAND

1100 N. 9th Street
Lafayette, IN 47904

602 E Southline Rd
Tuscola, IL 61953

Phone: 765.426.6666
GFARMLAND.COM

# AUCTION INFORMATION

## Listing # JT261477AU

| ILLINOIS AUCTION | INDIANA AUCTION |
|---|---|
| TUESDAY, SEPTEMBER 1, 2026<br>BIDDING OPENS 10AM CENTRAL<br>CARDINAL CREEK GOLF CLUB<br>615 S Dixie Hwy, Beecher, IL 60401 | THURSDAY, SEPTEMBER 3, 2026<br>BIDDING OPENS 10AM CENTRAL<br>SIGNATURE BANQUETS<br>1908 E. Commercial Ave, Lowell, IN 46356 |

**AGENCY & AUCTIONEER**

Geswein Farm & Land Realty, LLC (and representatives) and Auctioneer John R Klemme are Agents of the seller.
AUCTIONEER: JOHNNY KLEMME IN #AU12000053 IL License # 441002505
and Brock Garrelts IN # AU11200084 IL # 441002509
SELLERS: Philip Rietveld Trust, dated May 6, 1997, Providence Bank & Trust as Trustee, et al.

**LIVE/IN-PERSON BIDDING**

If you plan to bid in person, please plan to arrive by 9:45am Central to register. Bidders may complete the form on the preceding page and bring to auction for a faster check-in. Please bring your state issued identification (driver's license). Live bidders will not be assigned bidder numbers until the day of the event. Live Bidder registration will close at 9:55am Central on the day of the auction.

**ONLINE BIDDING**

To bid on these properties, you must be registered as an online bidder 24 hours prior to auction start time. To register, visit auctions.gfarmland.com and follow on-screen prompts/buttons. Auction staff will contact you to verify information, receive driver's license number, and approve registration.

**You will not be able to bid within an auction prior to speaking with auction staff.**

If you register outside of business hours (8am-5pm EST - Monday through Friday) you will receive a call at the next availability within business hours. Contact Auction Staff at (765) 426-6666 with questions.
Staff members available 8a-5p EST Monday - Friday.

**PHONE BIDDING**

Bidders will be required to fill out the Phone Bidder Registration Form (on following page) or register at auctions.gfarmland.com. Phone bidder registrations sent by mail must be received by Friday, August 28, 2026. Phone bidder registrations sent by email or fax must be received 24 hours prior to auction start time. Auction staff will call to confirm receipt of registration. Questions or assistance needed? Call 765-426-6666

**VIEWING AUCTION (NOT BIDDING)**

To view only on sale day, navigate to the auctions.gfarmland.com (as above). Click on the "Enter Auction" button. The auction is LIVE when the button is green.

**BIDDER TUTORIAL**

Click this link to view/download a tutorial document on how to register/view/bid auction:
https://auctioneersoftware.s3.amazonaws.com/gflr/2025/2/K1iF_OKblaFO7djeUlvCdH7g.pdf

**FOR MORE INFORMATION...**

Please review the Term & Conditions of this information packet. Questions related to the property, need help registering, or have questions related to the auction process? Call the Auction staff at (765) 426-6666.
Staff members available 8a-5p EST Monday - Friday.

# BIDDER REGISTRATION FORM
# 1477.5 +/- ACRES | ILLINOIS & INDIANA

Upon completing this form in its entirety, you may submit via mail, email, or fax:

**mail**:
Geswein Farm & Land Realty
Attn: Auctions
1100 N 9th St.
Lafayette, IN 47904

email: auctions@gfarmland.com

fax: 765-497-2438

The successful Bidder(s) must be prepared to complete a wire transfer for not less than 10% of the purchase price at the conclusion of the auction to serve as Earnest Money. Funds (wire transfers) must be made payable to First American Title Company. Wire transfer of Earnest Money to the First American Title Company must be completed the immediate day following the auction date. Earnest Money Wire Instructions will be provided to the successful Bidder(s) post conclusion of the auction. Buyers will be required to sign an Escrow Agreement with First American Title Company prior to sending funds. Proof of wire confirmation shall be provided to Geswein Farm & Land Realty, LLC by 5:00pm EST the immediate day following the auction. Seller reserves the right to accept or reject any and/or all bids. A one percent (1%) Buyer's Premium will be added to the final bid price to determine the Contract Sales Price (Final Purchase Price). Earnest money and closing funds shall be based on the Contract Sales Price. Geswein Farm & Land Realty, LLC (and representatives) and Auctioneer John R Klemme are Agents of the seller. AUCTIONEER: JOHNNY KLEMME IN #AU12000053 IL License # 441002505 and Brock Garrelts IN # AU11200084 IL # 441002509. SELLERS: Philip Rietveld Trust, dated May 6, 1997, Providence Bank & Trust as Trustee, et al.

**QUESTIONS: Call 765-426-6666 or Email auctions@gfarmland.com**
**Bidders may also register online at: auctions.gfarmland.com**

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FIRST NAME | LAST NAME

STREET ADDRESS | CITY/STATE/ZIP

PRIMARY PHONE | OTHER PHONE

EMAIL ADDRESS

DRIVER LICENSE # (or other state issued ID) | ISSUING STATE

FINANCIAL INSTITUTION (bank or credit union) NAME

FINANCIAL INSTITUTION (bank or credit union) ADDRESS

**Please select the auction you would like to register for (if both, please select both):**

ILLINOIS TRACTS: Tuesday, September 1, 2026, 10am Central ☐

INDIANA TRACTS: Thursday, September 3, 2026, 10am Central ☐

**Please select how you would like to bid:**

IN PERSON/LIVE: ☐ BY PHONE: ☐ ONLINE: ☐

**By signing below, bidder acknowledges receipt and understanding of terms listed within the Terms & Conditions page for Bidder's selected auction.**

SIGNATURE | DATE

# BIDDER TUTORIAL / INSTRUCTIONS
# 1477.5 +/- ACRES | ILLINOIS & INDIANA

## auctions.gfarmland.com

Scan the QR code below for a step-by-step guide on how to register as a bidder and place bids online.

If you plan to bid by phone, complete and return the form on the preceding page.

If you plan to bid in person, please plan to arrive by 9:45am Central to register. Bidders may complete the form on the preceding page and bring to auction for a faster check-in. Please bring your state issued identification (driver's license). Live bidders will not be assigned bidder numbers until the day of the event. **Live Bidder registration will close at 9:55am Central on the day of the auction.**

**Visit auctions.gfarmland.com to register.**

Need assistance? Call 765-426-6666 or email auctions@gfarmland.com

Johnny Klemme, Auctioneer
License # AU12000053
Sellers: Philip Rietveld Trust, dated May 6, 1997,
Providence Bank & Trust as Trustee, et al.



EQUAL HOUSING OPPORTUNITY
INDIANA AUCTIONEERS ASSOCIATION
NAA

# DATES TO REMEMBER
## 1477.5 +/- ACRES | ILLINOIS & INDIANA

# SEPTEMBER 2026

| SUN | MON | TUE | WED | THU | FRI | SAT |
|---|---|---|---|---|---|---|
| 30 | 31<br>Phone & online bidder registrations due for IL tracts | 1<br>Illinois auction 10am Central | 2<br>EM due for IL tracts<br>Phone & online bidder registrations due for IN tracts | 3<br>Indiana auction 10am Central | 4<br>EM due for IN tracts | 5 |
| 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 27 | 28 | 29 | 30 | 1 | 2 | 3 |

# AUCTION TERMS & CONDITIONS: ILLINOIS TRACTS

## 856.84 +/- Acres | Will & Kankakee County | Listing # JT261477AU

BIDDER RESPONSIBILITY: It is the Bidder/Buyers responsibility to read and review all terms & conditions prior to bidding on any property. By bidding on the property, the Bidder/Buyer agrees that these terms will supersede all prior discussions, negotiations, and agreements, whether oral or written. The bidder/buyer agrees his/her actions shall be binding and obligatory upon the undersigned, their separate heirs, administrators, executors, assigns, and successors in the interest of the undersigned. Bidder may not assign the rights afforded the Bidder to any other party without the Seller's consent. Successful bidder(s) agree to immediately execute a purchase agreement following the conclusion of the auction per the following terms and conditions. By bidding on the property, bidder/buyer agrees to all terms and conditions set forth and will enter into a contractual real estate purchase agreement to purchase the property under the following terms and conditions.

UPON CONCLUSION OF THE AUCTION: The Winning Bidder(s) will enter into a Real Estate Contract immediately following conclusion of auction. If the Winning Bidder(s) are not physically present (bidding by phone or online),the Winning Bidder(s) will be sent (electronically via email, DocuSign) a Real Estate Contract. Winning bidder(s) may print the Real Estate Contract and is/are required to fully and correctly complete and properly sign without any modifications. Bidder(s) are required to return the completed, signed contract to Geswein Farm & Land Realty, LLC by email or delivered in person by 5:00 PM EST of the day following the auction. Along with the completed, signed contract, the Winning Bidder(s) will be required to send the specified non-refundable earnest money deposit as stated in the real estate terms within the Real Estate Contract. This non-refundable earnest money deposit will be held in escrow until closing and that amount will then be credited to the Buyer as part of the purchase price of the property. Wire transfer instructions and escrow agreement forms will be provided to the Buyer along with the contract after the auction. Purchaser shall be responsible for all wire transfer fees. Successful bidders not executing and returning the completed contract and earnest money deposit by 5:00 EST PM the day after the auction will be considered in default. Such default by the Successful Bidder will result in that Bidder's liability to both the Seller and Geswein Farm & Land Realty, LLC Seller shall have the right to (a) declare this contractual agreement cancelled and recover full damage for its breach, (b) to elect to affirm this contractual agreement and enforce its specific performance or (c) Seller can resell the property either publicly or privately with Geswein Farm & Land Realty, LLC and in such an event, the Buyer shall be liable for payment of any deficiency realized from the second sale plus all costs, including, but not limited to the holding costs of the property, the expenses of both sales, legal and incidental damages of both the Seller and Geswein Farm & Land Realty, LLC In addition, Geswein Farm & Land Realty, LLC also reserves the right to recover any damages separately from the breach of the Buyer. Both the Successful Bidder and Seller shall indemnify Geswein Farm & Land Realty, LLC for and hold harmless Geswein Farm & Land Realty, LLC from any costs, losses, liabilities, or expenses, including attorney fees resulting from Geswein Farm & Land Realty, LLC being named as a party to any legal action resulting from either Bidders or Sellers failure to fulfill any obligations and undertakings as set forth in this contractual agreement.

NO CONTINGENCIES: This Real Estate contract is not contingent on or subject to Buyer's financing, appraisal, survey or inspections of any kind or any other contingencies as agreed to by bidders at registration prior to bidding.

BUYER'S CHOICE METHOD: Tracts will sell on a per acre basis, and will be offered through the marketing method of "Buyer's Choice", whereas the high bidder can purchase (in any order) any or all tracts for their high bid. "Buyer's Choice" auctioning will continue until all tracts have been elected.

OFFERING PROCEDURE: The property will be offered in fifteen (15) individual tracts and combinations. The Auctioneer will conduct bidding in a manner that results in the highest total sale price, subject to Seller confirmation. The successful Bidder(s) must be prepared to complete a wire transfer for not less than 10% of the purchase price at the conclusion of the auction to serve as Earnest Money. Funds (wire transfers) must be made payable to First American Title Company. Wire transfer of Earnest Money to the First American Title Company must be completed on September 2, 2026. Earnest Money Wire Instructions will be provided to the successful Bidder(s) post conclusion of the auction. Buyers will be required to sign Escrow Agreement with First American Title Company prior to sending funds. Proof of wire confirmation shall be provided to Geswein Farm & Land Realty, LLC by 5:00pm EST September 2, 2026.Seller reserves the right to accept or reject any and/or all bids. The properties are being offered by Buyer's Choice Auction Method offered in Fifteen (15) Total Tracts. Bidders wishing to make a confidential phone or email bid may do so by contacting Jeremy Thompson at (815) 351-5572.

NEW DATA, CORRECTIONS AND CHANGES: Please review all announcements prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

BUYERS PREMIUM: The final Contract Sales Price shall be the accepted bid amount, as adjusted for surveyed acres if applicable, plus a one percent (1%) Buyer's Premium.

DOWN PAYMENT: A down payment for not less than ten (10%) percent of the bid will be required upon acceptance of the high bid(s) on September 1, 2026. This down payment shall serve as Earnest Money and the balance of the contract purchase price is due in cash at closing. See section above: 'OFFERING PROCEDURE' for more details on Earnest Money. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING OR APPRAISAL, be certain that you have arranged financing, if needed, and are capable of paying for the property in cash at closing. If Buyer fails to timely deposit earnest money as required, Seller may declare Buyer in default, terminate the purchase agreement, and resell the property. Buyer shall be liable for Seller's actual damages resulting from the default, including auction-related costs and any deficiency, as allowed by the purchase agreement and applicable law.

ACCEPTANCE OF BID PRICES: The successful high bidder(s) will enter into a purchase agreement immediately following the close of bidding for presentation to the seller. Final bid prices are subject to approval or rejection by seller.

CONFLICTS: In the event of any conflict between this document and the sales contract, the sales contract will prevail.

POSSESSION & CLOSING: Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before October 5, 2026. Closing to take place at the First American Title in Tinley Park, Illinois. Final settlement will require wire transfer. Possession shall take place at closing. Open lease for 2027.

TITLE: Seller shall furnish the buyer at seller's expense an owner's policy of title insurance in the amount of the purchase price and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer.

REAL ESTATE TAXES AND ASSESSMENTS: 2025 real estate taxes and assessments due and payable in 2026 shall be the responsibility of the Seller. 2026 real estate taxes and assessments due and payable in 2027 shall be pro-rated on the date of closing.

AERIAL IMAGES: Photos, aerial images, and map drawings are for illustration purposes only and not surveyed boundary lines unless specified.

ACREAGES: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records, and aerial mapping software.

MINERAL RIGHTS: Sale shall include 100% of the mineral rights owned by the seller, if any.

EASEMENTS: Sale of property is subject to any and all recorded or apparent easements.

SURVEY: Seller shall provide a new survey where there is no existing legal description sufficient to convey merchantable title. Any need for a new survey shall be determined solely by Seller unless such survey is required by state law, local law, the title company, or other closing requirement. The cost of any required survey shall be shared equally by Seller and Buyer(s), unless otherwise stated in the auction terms and conditions. The type and scope of survey performed shall be at Seller's option and shall be sufficient for providing a standard form owner's title insurance policy and the transfer of merchantable title.

If a survey is completed, the bid amount for the surveyed tract(s) shall be adjusted up or down to the exact surveyed acres. For any tract sold on a per-acre basis, the adjusted bid amount shall be calculated by multiplying the accepted bid price per acre by the final surveyed acreage for the applicable tract(s). The one percent (1%) Buyer's Premium shall then be added to the adjusted bid amount to determine the final Contract Sales Price.

All advertised acreages, tillable acreages, tract sizes, and aerial tract boundary lines are approximate and are based on available records, including legal descriptions, FSA records, aerial mapping, GIS data, and/or other sources deemed reliable. Final acreage and boundaries shall be subject to survey, if applicable.

CONDITIONS OF THE AUCTION: The Auctioneer's decision is final in the event of a dispute over any Auction matter. The Auctioneer reserves the right to accept bids in any increments he feels are in the best interest of his clients and reserve the right to waive any previously printed or announced requirements. All Auction day announcements by the Auctioneer supersede any printed material or any other Auction statements made previously. The Auctioneer reserves the right to bid on behalf of any buyer. All Auction Sales Contracts will be presented to the seller for approval. The Auctioneer reserves the right to withdraw any property from the Auction, without penalty. Auctioneer may elect to cancel the Auction without penalty if Auctioneer believes that the outcome will not be in the Seller's best interest. If Seller is not present, the Auctioneer may elect to start or cancel the Auction without penalty. The Auctioneer shall be held harmless by buyer and seller should the property fail to go to a successful settlement for any reason. The seller, Auctioneer, and its agents shall not be held liable for any errors or omissions regarding Auction property. Buyer assumes responsibility to check with the appropriate authority/authorities regarding the property's zoning and current or future intended use as well as any restrictions or covenants affecting the property. Bidder(s) have the right and should examine the applicable county master plan and any municipal land use plans and maps for the area in which the property is located prior to bidding. The Seller, Auctioneer, and agents assume no responsibility for the information contained in said plan(s) and assumes no liability for failure by buyer to review the plans. The contract will not be contingent upon bidder(s) review of such plans. Auctioneer complies with all federal, state, and local laws regarding the buying and selling of property.

TECHNICAL ISSUES DISCLAIMER: In the event there are technical difficulties related to the server, software, internet or any other online auction-related technologies, Geswein Farm & Land Realty, LLC reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software, nor Geswein Farm & Land Realty, LLC, shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

CONDUCT OF THE AUCTION: Bid increments will be at the sole discretion of the auctioneer. Geswein Farm & Land Realty, LLC and the Seller reserves the right to reject any and all bids for any reason and also reserves the right to cancel this auction or remove any item or lot from this auction prior to the close of bidding. All decisions of Geswein Farm & Land Realty, LLC are final.

RELEASE OF LIABILITY: Attendees agree to observe and obey all rules, warnings, and oral instructions or directions given by Geswein Farm & Land Realty, LLC and/or auction house. Attendees hereby release, waive, and forever discharge any and all liability, claims, and demands of whatever kind or nature against Geswein Farm & Land Realty, LLC and its affiliated partners and sponsors, including in each case, without limitation, their directors, officers, employees, volunteers, and agents (the "released parties") either in law or in equity, to the fullest extent permissible by law, including but not limited to damages or losses caused by the negligence, fault, or conduct of any kind on the part of the released parties, including but not limited to death, bodily injury, illness, economic loss, or out of pocket expenses, or loss or damage to property, which attendees, heirs, assignees, next of kin and/or legally appointed or designated representatives, may have or which may hereinafter accrue on my behalf, which arise or may hereafter arise from my attendance and/or participation.

PROPERTY INSPECTION: Every potential Bidder is responsible for conducting, at their own risk, their own independent inspections, due diligence, investigations, and inquiries concerning the property. Inspections may be scheduled with auction personnel. Further, Seller, Seller's Agent, and Auctioneer disclaim any and all responsibility for Bidders safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company, auctioneer or real estate agency. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller, the auction company, auctioneer, or real estate agency. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the auction company and/or auctioneer. The seller & sellers agent reserve the right to preclude any person from bidding if there are any questions as to the person's credentials, fitness, etc. All decisions of the auction company or seller agent are final. Bidder expressly warrants the purchase is being made in AS IS CONDITION and solely based upon Bidder's examination of the Property and without any expressed or implied warranties of the Auction Company or Seller. The property is sold, and the Bidder agrees to accept the Property in its present condition, AS IS, with all faults, in all respects, subject to utility easements, zoning ordinances, and any other restrictions of record. No warranties as to physical condition, environmental condition, habitability, suitability to a particular purpose, tenancies, or compliance with any laws, codes, or ordinances, including those relating to water supplies and septic systems ("Deficiencies") are made by the Seller unless stated otherwise. Any and all cost and responsibility for curing Deficiencies, if any, is the Bidder's, and the correction and cure of any Deficiencies shall not be a condition of this sale or affect the Bidder's obligations under this Contract.

AGENCY & AUCTIONEER: AGENCY & AUCTIONEER: Auctioneer John R. Klemme (License # IL 441.002505), Brock Garrelts (License # IL 441.002509) and Geswein Farm & Land Realty LLC are exclusive agents of the seller.

SELLERS: Philip Rietveld Trust, dated May 6, 1997, Providence Bank & Trust as Trustee, et al.

LEGAL: (Abbrev.) See bidder packet for tract details.

SELLER'S ATTORNEY: Todd M. Van Baren of Hoogendoorn & Talbot LLP

**DISCLAIMER AND ABSENCE OF WARRANTIES: All information in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. ANNOUNCEMENTS MADE BY THE AUCTIONEER DURING THE TIME OF SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY ORAL STATEMENT MADE.**

# TRACT DATA

| TRACT | ACRES +/- | STATE | COUNTY | TOWNSHIP | PIN (PARCEL ID) | FSA CROP ACRES | 24 PAY 25 TAXES |
|---|---|---|---|---|---|---|---|
| IL-1 | 86.39 | IL | Kankakee | Manteno | 03-02-02-300-004 | 87.25 | $4,111.50 |
| IL-2 | 69.99 | IL | Will | Will | 20-21-14-400-009-0000<br>20-21-14-400-010-0000<br>20-21-14-400-011-0000 | 74.74 | $2,591.02 |
| IL-3 | 82.41 | IL | Will | Washington | 20-21-13-300-007-0000 | 80.47 | $3,295.84 |
| IL-4 | 70.63 | IL | Will | Will | 20-21-23-200-020-0000 | 70.19 | $2,670.50 |
| IL-5 | 65 | IL | Will | Will | 20-21-26-200-011-0000 | N/A | $2,413.74 |
| IL-6 | 96.47 | IL | Will | Washington | 22-22-32-300-024-0000<br>22-22-32-400-008-0000 | 89.33 | $3,690.60 |
| IL-7 | 5.95 | IL | Will | Washington | 22-22-09-400-017-0000 | 6.32 | $201.40 |
| IL-8 | 40 | IL | Will | Crete | 23-15-35-200-002-0000 | 39.73 | $1,842.10 |
| IL-9 | 80 | IL | Will | Will | 22-22-14-300-001-0000 | 77.37 | $2,642.62 |
| IL-10 | 20 | IL | Will | Washington | 22-22-23-400-008-0000<br>22-22-23-400-009-0000<br>22-22-23-400-010-0000<br>22-22-23-400-011-0000 | 20 | $861.14 |
| IL-11 | 25 | IL | Will | Washington | 22-22-23-400-012-0000<br>22-22-23-400-013-0000<br>22-22-23-400-014-0000<br>22-22-23-400-015-0000<br>22-22-23-400-016-0000 | 25 | $173.96<br>$173.72<br>$178.02<br>$181.00<br>$160.12 |
| IL-12 | 40 | IL | Kankakee | Yellowhead | 01-04-13-400-004 | 209.81 | $1,349.12 |
| IL-13 | 60 | IL | Kankakee | Yellowhead | 01-04-13-400-005<br>01-04-13-400-003 | | $1,410.52<br>$746.32 |
| IL-14 | 75 | IL | Kankakee | Yellowhead | 01-05-18-300-006 | | $3,109.82 |
| IL-15 | 40 | IL | Kankakee | Yellowhead | 01-04-24-200-002 | | $1,509.22 |
| IN-1 | 70.579 | IN | Lake | West Creek | 45-19-34-326-001.000-037 | 195.17 | $1,976.50 |
| IN-2 | 134.781 | IN | Lake | West Creek | 45-19-34-400-001.000-037<br>45-19-34-400-005.000-037 | | $4,190.04<br>$35.84 |
| IN-3 | 60 | IN | Lake | Cedar Creek | 45-20-20-300-004.000-007<br>45-20-20-451-001.000-007<br>45-20-20-401-001.000-007 | 103.33 | $1,011.90<br>$337.60<br>$309.62 |
| IN-4 | 50 | IN | Lake | Cedar Creek | 45-20-20-451-002.000-007<br>45-20-20-401-002.000-007 | | $2,715.52<br>$559.78 |
| IN-5 | 37 | IN | Lake | Cedar Creek | 45-20-28-100-002.000-007 | 35.91 | $955.98 |
| IN-6 | 39.906 | IN | Lake | Center | 45-16-28-300-001.000-041 | 146.59 | $1,432.98 |
| IN-7 | 113.777 | IN | Lake | Center | 45-16-28-300-004.000-041<br>45-16-28-300-005.000-041 | | $1,272.48<br>$2,843.78 |
| IN-8 | 114.68 | IN | Lake | Winfield | 45-17-32-400-007.000-044 | 112.64 | $4,350.30 |
| **TOTALS** | **1,477.56** | | | | | **1,373.85** | **$55,104.60** |

# ILLINOIS TRACTS

| TRACT | ACRES +/- | STATE | COUNTY | TOWNSHIP | PIN (PARCEL ID) | FSA CROP ACRES | 24 PAY 25 TAXES |
|---|---|---|---|---|---|---|---|
| IL-1 | 86.39 | IL | Kankakee | Manteno | 03-02-02-300-004 | 87.25 | $4,111.50 |
| | | | | | | | |
| IL-2 | 69.99 | IL | Will | Will | 20-21-14-400-009-0000 | 74.74 | $2,591.02 |
| | | | | | 20-21-14-400-010-0000 | | |
| | | | | | 20-21-14-400-011-0000 | | |
| | | | | | | | |
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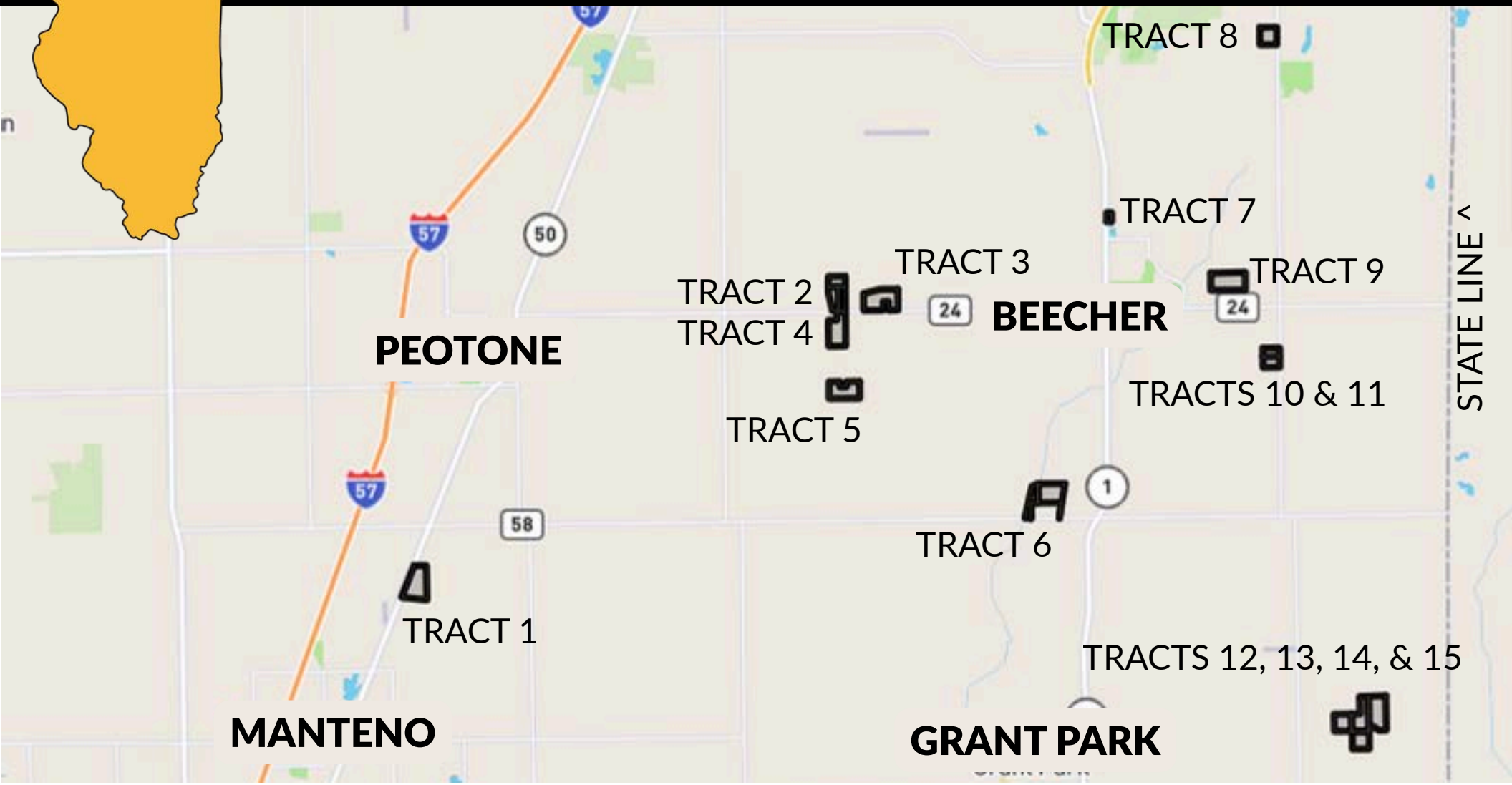
| | | | | | | | |
| IL-4 | 70.63 | IL | Will | Will | 20-21-23-200-020-0000 | 70.19 | $2,870.50 |
| | | | | | | | |
| IL-5 | 65 | IL | Will | Will | 20-21-26-200-011-0000 | N/A | $2,413.74 |
| | | | | | | | |
| IL-6 | 96.47 | IL | Will | Washington | 22-22-32-300-024-0000 | 89.33 | $3,690.60 |
| | | | | | 22-22-32-400-008-0000 | | |
| | | | | | | | |
| IL-7 | 5.95 | IL | Will | Washington | 22-22-09-400-017-0000 | 6.32 | $201.40 |
| | | | | | | | |
| IL-8 | 40 | IL | Will | Crete | 23-15-35-200-002-0000 | 39.73 | $1,842.10 |
| | | | | | | | |
| IL-9 | 80 | IL | Will | Will | 22-22-14-300-001-0000 | 77.37 | $2,842.62 |
| | | | | | | | |
| IL-10 | 20 | IL | Will | Washington | 22-22-23-400-008-0000 | 20 | $661.14 |
| | | | | | 22-22-23-400-009-0000 | | |
| | | | | | 22-22-23-400-010-0000 | | |
| | | | | | 22-22-23-400-011-0000 | | |
| | | | | | | | |
| IL-11 | 25 | IL | Will | Washington | 22-22-23-400-012-0000 | 25 | $173.96 |
| | | | | | 22-22-23-400-013-0000 | | $173.72 |
| | | | | | 22-22-23-400-014-0000 | | $178.02 |
| | | | | | 22-22-23-400-015-0000 | | $181.00 |
| | | | | | 22-22-23-400-016-0000 | | $180.12 |
| | | | | | | | |
| IL-12 | 40 | IL | Kankakee | Yellowhead | 01-04-13-400-004 | 209.81 | $1,349.12 |
| | | | | | | | |
| IL-13 | 60 | IL | Kankakee | Yellowhead | 01-04-13-400-005 | | $1,410.52 |
| | | | | | 01-04-13-400-003 | | $746.32 |
| | | | | | | | |
| IL-14 | 75 | IL | Kankakee | Yellowhead | 01-05-18-300-006 | | $3,109.82 |
| | | | | | | | |
| IL-15 | 40 | IL | Kankakee | Yellowhead | 01-04-24-200-002 | | $1,509.22 |
| | | | | | | | |
| **TOTALS** | **856.84** | | | | | **780.21** | **$33,112.28** |

# ILLINOIS TRACT LOCATIONS




**TUESDAY, SEPTEMBER 1, 2026**
**BIDDING OPENS 10AM CENTRAL**
**CARDINAL CREEK GOLF CLUB**
**615 S Dixie Hwy, Beecher, IL 60401**

***Scan the QR code for map of all tracts & get directions from your location***

# TRACT IL-1

- 86.39 +/- Acres
- Kankakee County
- Manteno Township
- PARCEL ID: 03-02-02-300-004
- 87.25 FSA Crop Acres
- 131.9 PI
- 2024 pay 2025 Taxes: $4,111.50

SEPT
1

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Johnny@gfarmland.com
IN #12000053


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# TRACT IL-2

- 69.99 +/- Acres
- Will County
- Will Township
- PARCEL ID: 20-21-14-400-009-0000, 20-21-14-400-010-0000, 20-21-14-400-011-0000
- 74.74 FSA Crop Acres
- 120 PI
- 2024 pay 2025 Taxes: $2,591.02

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# TRACT IL-3

- 82.41 +/- Acres
- Will County
- Washington Township
- PARCEL ID: 20-21-13-300-007-0000
- 80.47 FSA Crop Acres
- 124.2 PI
- 2024 pay 2025 Taxes: $3,295.84

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# TRACT IL-4

- 70.63 +/- Acres
- Will County
- Will Township
- PARCEL ID: 20-21-23-200-020-0000
- 70.19 FSA Crop Acres
- 121.1 PI
- 2024 pay 2025 Taxes: $2,670.50

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# TRACT IL-5

- 65 +/- Acres
- Will County
- Will Township
- PARCEL ID: 20-21-26-200-011-0000
- XX FSA Crop Acres
- 120.4 PI
- 2024 pay 2025 Taxes: $2,413.74

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# TRACT IL-6

- 96.47 +/- Acres
- Will County
- Washington Township
- PARCEL ID: 22-22-32-300-024-0000 + 22-22-32-400-008-0000
- 89.33 FSA Crop Acres
- 120.2 PI
- 2024 pay 2025 Taxes: $3,690.60

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# TRACT IL-7

- 5.95 +/- Acres
- Will County
- Washington Township
- PARCEL ID: 22-22-09-400-017-0000
- 6.32 FSA Crop Acres
- 116.9 PI
- 2024 pay 2025 Taxes: $201.40

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# TRACT IL-8

- 40 +/- Acres
- Will County
- Crete Township
- PARCEL ID: 23-15-35-200-002-0000
- 39.73 FSA Crop Acres
- 120.9 PI
- 2024 pay 2025 Taxes: $1,842.10

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# TRACT IL-9

- 80 +/- Acres
- Will County
- Will Township
- PARCEL ID: 22-22-14-300-001-0000
- 77.37 FSA Crop Acres
- 114.8 PI
- 2024 pay 2025 Taxes: $2,642.62

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# TRACT IL-10

- 20 +/- Acres
- Will County
- Washington Township
- PARCEL ID: 22-22-23-400-008-0000 + 22-22-23-400-009-0000 + 22-22-23-400-010-0000 + 22-22-23-400-011-0000
- 20 FSA Crop Acres
- 115.3 PI
- 2024 pay 2025 Taxes: $661.14

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# TRACT IL-11

- 25 +/- Acres
- Will County
- Washington Township
- PARCEL ID: 22-22-23-400-012-0000 + 22-22-23-400-013-0000 + 22-22-23-400-014-0000 + 22-22-23-400-015-0000 + 22-22-23-400-016-0000
- 25 FSA Crop Acres
- 117.6 PI
- 2024 pay 2025 Taxes: $866.82

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# TRACT IL-12

- 40 +/- Acres
- Kankakee County
- Yellowhead Township
- PARCEL ID: 01-04-13-400-004
- FSA Crop Acres for Tracts 12 + 13 + 14 + 15 = 209.81
- 122.7 PI
- 2024 pay 2025 Taxes: $1,349.12

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# TRACT IL-13

- 60 +/- Acres
- Kankakee County
- Yellowhead Township
- PARCEL ID: 01-04-13-400-005 + 01-04-13-400-003
- FSA Crop Acres for Tracts 12 + 13 + 14 + 15 = 209.81
- PI: 64.8
- 2024 pay 2025 Taxes: $2,156.84

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# TRACT IL-14

- 75 +/- Acres
- Kankakee County
- Yellowhead Township
- PARCEL ID: 01-05-18-300-006
- FSA Crop Acres for Tracts 12 + 13 + 14 + 15 = 209.81
- PI: 64.6
- 2024 pay 2025 Taxes: $3,109.82

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# TRACT IL-15

- 40 +/- Acres
- Kankakee County
- Yellowhead Township
- PARCEL ID: 01-04-24-200-002
- FSA Crop Acres for Tracts 12 + 13 + 14 + 15 = 209.81
- PI: 69.7
- 2024 pay 2025 Taxes: $1,509.22

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