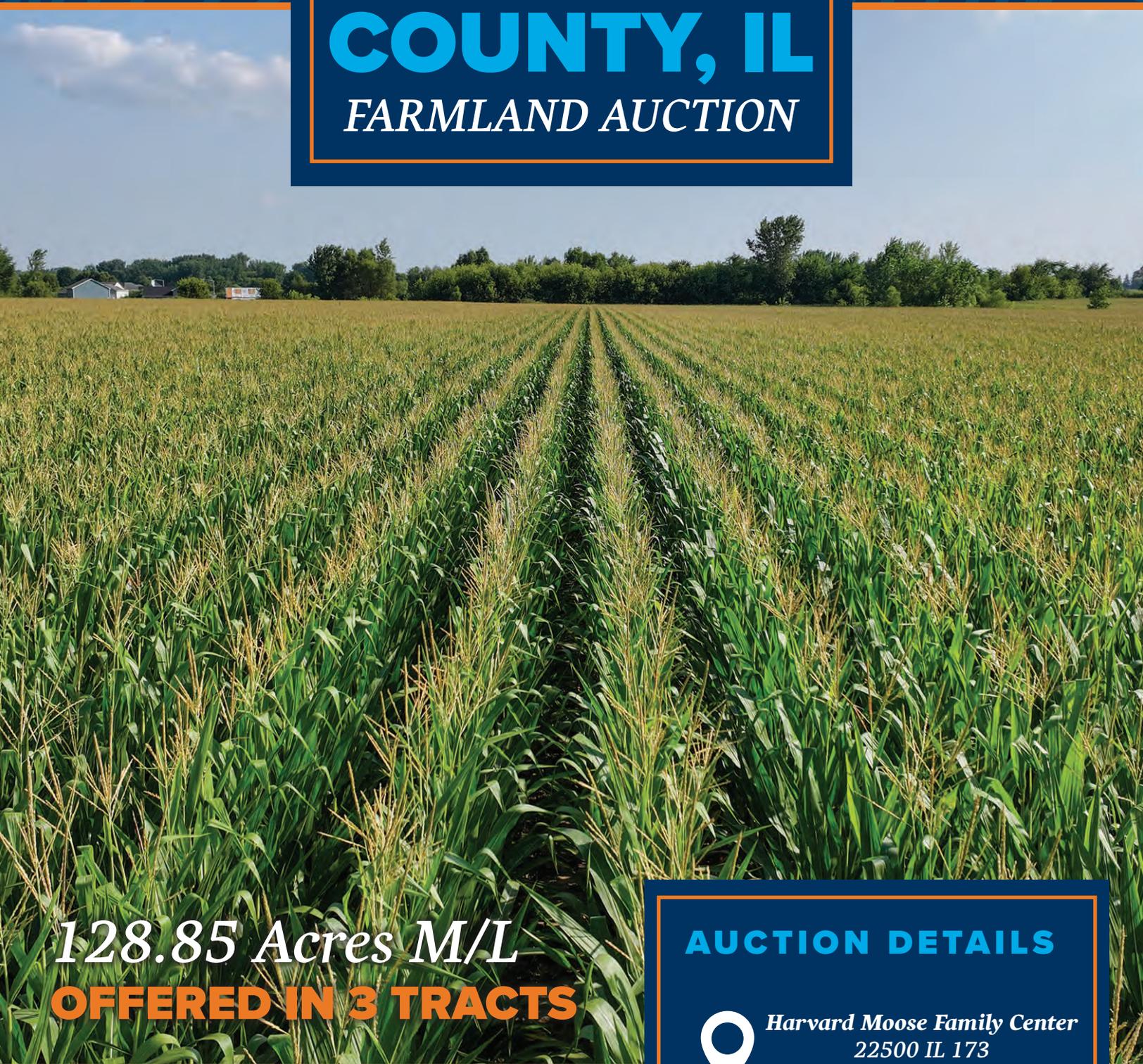


# ONLINE OR IN PERSON!

Listing #18488



## MCHENRY COUNTY, IL FARMLAND AUCTION



*128.85 Acres M/L*  
**OFFERED IN 3 TRACTS**

### AUCTION DETAILS



Harvard Moose Family Center  
22500 IL 173  
Harvard, IL 60033



December 11, 2025  
10:00 am CT

**RAY BROWNFIELD, ALC, AFM**  
630.258.4800  
Ray.Brownfield@PeoplesCompany.com  
IL LIC 471.002495

# AUCTION TERMS & CONDITIONS

## MCHENRY COUNTY, IL LAND AUCTION

128.859 surveyed acres  
December 11, 2025 | 10:00 am CT

**SELLER:** Oak Grove Partners, LLC

## AUCTION LOCATION:

Harvard Moose Family Center  
22500 IL 173  
Harvard, IL 60033

## ATTORNEY FOR SELLER:

Griffin Williams McMahan & Walsh  
Richard L. Williams  
21 N. Fourth Street  
Geneva, IL 60134



## AUCTIONEER & LICENSE NUMBER

Jesse Meyer - IA LIC 2652-52

**AGENCY** - Peoples Company and its representatives are agents of the Seller. The winning bidder(s) acknowledge that they are representing themselves in completing the auction sales transaction.

**AUCTION METHOD** - Three tracts will be offered individually on a price-per-acre basis using the "Buyer's Choice" auction method, where the high bidder can take, in any order, one, two, or all tracts for their high bid. "Buyer's Choice" auctioning will continue until all tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. The sale can also be viewed through a Virtual Online Auction option, and online bidding will be available.

**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 the Peoples Company 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.

**REAL ESTATE TAXES** - At closing, the Buyer will receive from Seller a credit for the 2025 real estate taxes based on the 2024 actual taxes. 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.

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

**FINANCING** - The sale of the property is not contingent upon the Buyer obtaining financing. All financing arrangements are to be made prior to bid submission. By bidding, the bidder makes a representation that they have the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Contract.

**EARNEST MONEY PAYMENT** - A 10% earnest money payment is required within twenty-four hours of the conclusion of the auction. The earnest money payment may be paid in the form of a wire transfer or check and will be held by the title company or attorney.

**CLOSING** - The closing will occur on or before January 12, 2026. The balance of the purchase price will be payable at closing.

**POSSESSION** - Possession of the land will be given to the Buyer(s) at closing, subject to the tenant's rights. Early possession may be granted upon deposit of earnest money and a copy of liability insurance.

**FARM LEASE** - The current farm lease has been terminated and will be open for the 2026 crop season.

**FARM PROGRAM INFORMATION** - Farm Program Information is provided by the McHenry 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 plans, etc., are subject to change when the farm is reconstituted by the McHenry County FSA and NRCS offices.

**CONTRACT & TITLE** - Immediately upon the conclusion of the auction, the high bidder(s) will enter into a real estate sales contract and deposit the required earnest money with the title company or attorney. 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. This sale is not contingent on financing.

**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 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 WITH ALL FAULTS" 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, which can accept or reject any and all bids. 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. 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. Buyer should perform their own investigation of the property prior to bidding at the auction. The brief legal description in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the title.

# MCHENRY COUNTY, IL

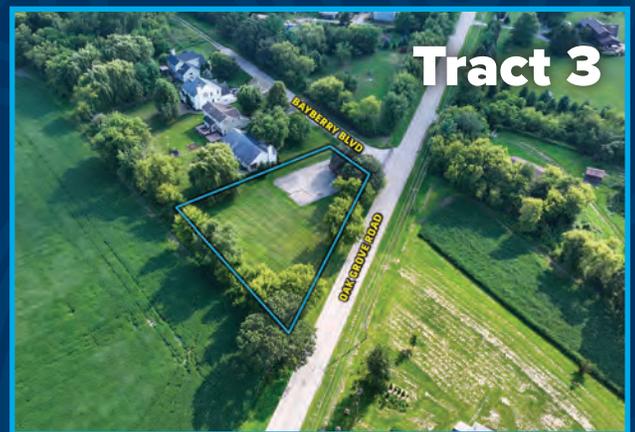
# FARMLAND AUCTION

Peoples Company is representing Oak Grove Partners in selling 128.859 surveyed acres of tillable land and an acreage site divided into three tracts. This property is ideally situated within the city limits of Harvard, Illinois. The farm is located sixty-three miles northwest of the Chicago loop and has access to the last stop for the Union Pacific and Northwest commuter line. The farm is centrally located between Chicago, IL, Rockford, IL, and Milwaukee, WI.

The Oak Grove Farm was purchased with the intent to develop the property for residential housing. A portion of the south end of the property was developed as the Oak Grove Crossing Subdivision, and four lots were developed as model homes on the north end of the property along Bayberry Blvd. The adjoining Oak Grove Crossing subdivision is well maintained with city sewer and water.

Tracts One and Tract Two of the Oak Grove farm offer a prime opportunity for businesses and investors seeking Tax Increment Financing (TIF) strategically located within the Tax Increment District (TID). This designation enhances the financial appeal for businesses looking to establish or expand their operations and investors looking to capitalize on long-term growth in a high-potential area for a strategic investment. Harvard, IL, known for its quiet, friendly, and family-oriented environment, is claimed to be the Milk Capital of the World with the longest running festival in Illinois. Abundant recreational opportunities in Lake Geneva, Wisconsin, are thirty minutes to the north. Harvard's growing population of 9,500 offers increasing demand for buildable lots and housing.

This is a highly productive farm with high Class B soils, a Productivity Index of 128.1, and has been operated by the Pierce Family since 1995. They are excellent farm operators who are available to lease the farm in the future. Today, the Oak Grove Farm is a high-quality farm, and as population continues to increase in the Harvard area, the farm may again become a prime location for development. Whether you want to expand your farming or business operations or diversify your investment portfolio, these tracts offer great potential. Additionally, this land presents excellent opportunities for buyers interested in building their dream home, with numerous desirable locations available.



## DIRECTIONS

From the Harvard, Illinois, intersection of Diggins Street and Division Street (US 14), travel 2.6 miles north/northeast to Oak Grove Road. Turn left (west) onto Oak Grove Road traveling 1.9 miles to the Bayberry Boulevard intersection. Turn left (south) onto Bayberry Boulevard, traveling approximately 380 feet to the property.

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# 57.315 ACRES M/L

## FARM DETAILS

FSA Tillable Acres: 51.85

IL PI: 125.7

Net Taxes: \$2,677.42

Tract One spans 57.315 surveyed acres of premium development land, including 51.85 estimated cropland acres, with a Productivity Index of 125.7. The primary soil types consist of Torox silt loam and Picasaw silt loam. This high-quality farmland would be ideal for expanding an existing farming operation or as a strategic addition to a diversified investment portfolio, particularly for those seeking a hedge against inflation.

Situated within Harvard city limits, Tract One provides potential development opportunity, making it a compelling tract for investors. Whether your focus is agriculture, development, or strategic investment, Tract One combines productivity and proximity for maximum return potential.



Code	Soil Description	Acres	% of Field	Legend	IL PI
544A	Torox silt loam	23.89	46.08%		123
543B	Picasaw silt loam	13.43	25.90%		121
523A	Dunham silty clay loam	8.78	16.93%		132
526A	Grudelein silt loam	5.75	11.09%		138
<b>Weighted Average</b>					<b>125.7</b>



# 70.951 ACRES M/L

## FARM DETAILS

FSA Tillable Acres: 61.42

IL PI: 130.7

Net Taxes: \$3,419.92

Tract Two consists of 70.951 surveyed acres, with 61.42 FSA cropland acres carrying a Productivity Index of 130.7. Featuring Grudelein silt loam as the primary soil type, this property combines agricultural value with future development potential.

Positioned within Harvard city limits, Tract Two offers excellent development potential positioned between two existing housing developments to the north and south. It ensures easy access to hard paved Oak Grove Road. The prime location is perfect for housing development while also allowing investors to expand their operations in a fast-growing area.

Whether you are a business owner, entrepreneur, or investor, Tract Two presents an unparalleled opportunity to capitalize on location, visibility, and significant economic incentives.



Code	Soil Description	Acres	% of Field	Legend	IL PI
526A	Grudelein silt loam	24.20	39.40%		138
543B	Picasaw silt loam	15.57	25.35%		121
523A	Dunham silty clay loam	10.31	16.79%		132
557A	Millstream silt loam	7.56	12.31%		130
544A	Torox silt loam	2.56	4.17%		123
791B	Rush silt loam	0.86	1.40%		108
369A	Waupecan silt loam	0.36	0.59%		139
<b>Weighted Average</b>					<b>130.7</b>



# .593 ACRES M/L

Tract Three features 0.593 surveyed acres. For those seeking a serene country lifestyle on a manageable property, Tract Three provides the perfect opportunity to build a dream home with country views. Situated at the corner of Oak Grove Road and Bayberry Boulevard, Tract Three offers access to city sewer, water, and electric ready to go for a new home build. Tract Three is located sixty-three miles northwest of the Chicago loop, and has access to the last stop for the Union Pacific and Northwest commuter line. Centrally located between Chicago, IL, Rockford, IL, and Milwaukee, WI, Tract Three can offer the benefits of small town living and access to commuter lines.



## 128.85 Acres M/L OFFERED IN 3 TRACTS

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Harvard, IL 60033

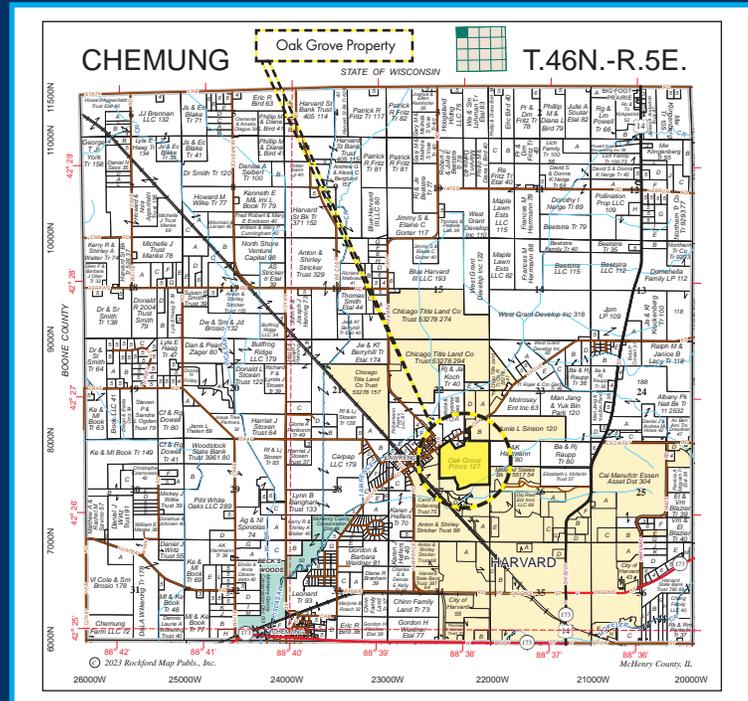
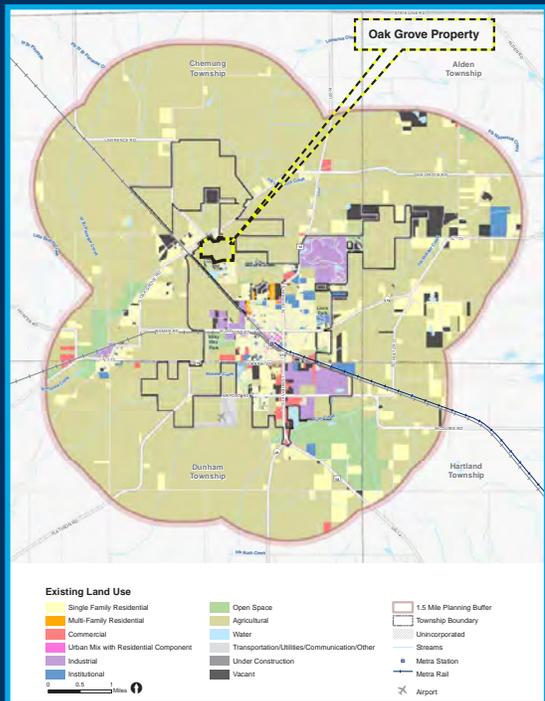


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## Oak Grove Property Development Potential

### FUTURE LAND USE MAP

### COUNTY PLAT MAP





2681 U.S. Highway 34  
Oswego, IL 60543



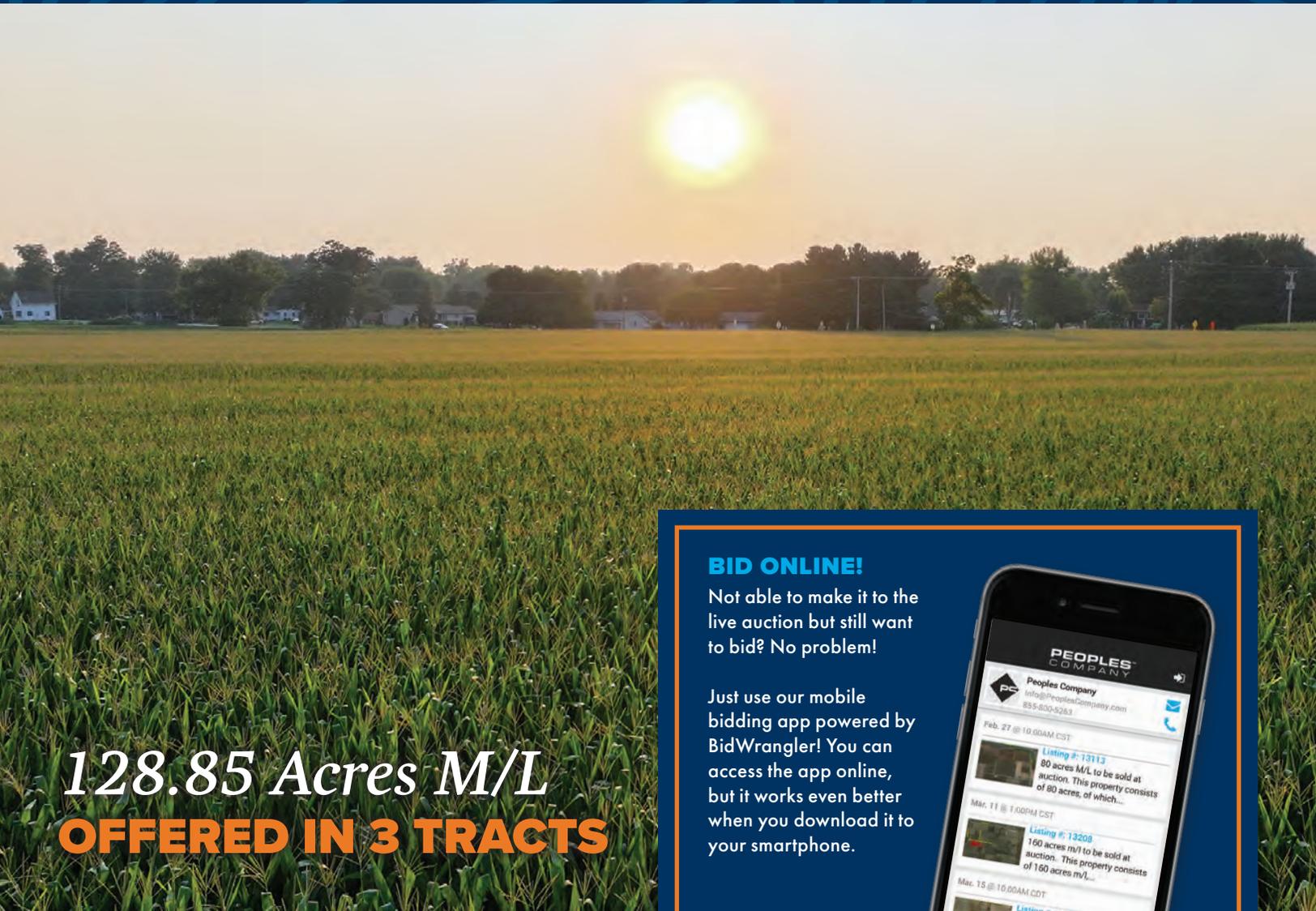
PeoplesCompany.com  
Listing #18488



SCAN THE QR  
CODE TO THE LEFT  
WITH YOUR PHONE  
CAMERA TO VIEW  
THIS LISTING ONLINE!

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### BID ONLINE!

Not able to make it to the live auction but still want to bid? No problem!

Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.

