

**Farmers
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L-2500578

Tract 1 |
88.13 acres

SCAN THE QR CODE
FOR MORE INFO!



FOR SALE BY BIDS

88.13± Acres, Kankakee County, Illinois

Offered in One Tract

BIDS DUE: Tuesday, December 2, 2025 by 10:00 AM

Contact Agent for Additional Details!

Highlights:

- Essex Township - West of Bonfield, Illinois
- Mix of tillable land and mature trees
- 70 miles southwest of Chicago



For additional information, please contact:

Ryan Vance, Broker | (217) 372-5612

RVance@FarmersNational.com

Property Information

Property Description:

Blend of tillable and wooded acres in rural Kankakee County.

Directions to Property:

From Bonfield, Illinois - West on W2000N Road, then North on 14000W Road.

Legal Description:

Section 13, T31N, R9E, Essex Township

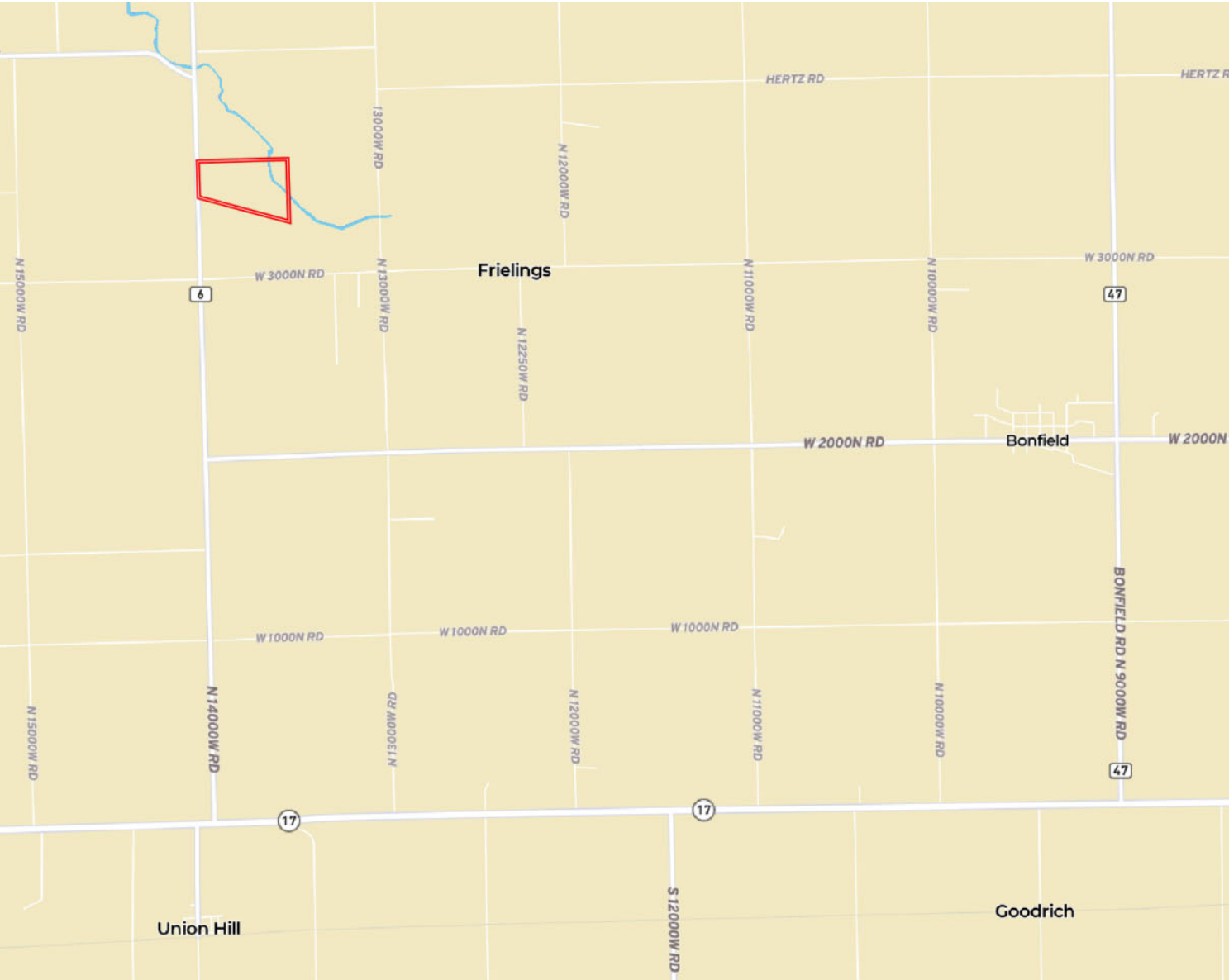
Taxes: \$2,012.76

Farm Data:

Cropland	67.91 acres
Woods	20.22 acres
Total	88.13 acres



Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	PI	NCCPI	CAP
493A	Bonfield loam, 0 to 2 percent slopes	22.85	26.5	120	65	2s
98B	Ade loamy fine sand, 1 to 6 percent slopes	15.93	18.47	101	60	3s
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	15.41	17.87	114	76	2s
380A	Fieldon loam, 0 to 2 percent slopes	15.29	17.73	112	57	2w
201A	Gilford fine sandy loam, 0 to 2 percent slopes	7.52	8.72	110	64	2w
3082A	Millington silt loam, 0 to 2 percent slopes, frequently flooded	7.18	8.33	115	55	3w
494A	Kankakee fine sandy loam, 0 to 2 percent slopes	2.06	2.39	115	66	2s
TOTALS		86.24(*)	100%	112.59	63.73	2.27



For Sale By Bid Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2025 payable in 2026 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on January 15, 2026, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required at the close of the bidding. The payment must be in the form of wired funds. All funds will be deposited and held by the closing agent.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the closing agent the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be paid by the Seller. The cost of any escrow closing services will be equally paid by both the Seller and the Buyer(s).

Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on January 15, 2026, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of the closing agent.

For Sale by Bids: Written bids will be received at the office of Ryan Vance, P.O. Box 208, Buckley, Illinois 60918, up to December 2, 2025 at 10:00 AM.

Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers make any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller: James Tyler Trust



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