

Farmland Auction

Auction To Be Held At: The Streator American Legion Post #217 (Upstairs)

Located At: #218 W. Main St., Streator, IL. 61364

Directions: From the Jct. of IL. Rt. 18 (Main St.) & IL. Rt. 23 (Bloomington St.) in Downtown Streator, Go 1 Block West. (Just Before the River Bridge)

Parking in Rear

Thursday, February 8, 2024 at 10:00 A.M.

See Maps and Data @ www.bradleyauctionsinc.com

67.661 Surveyed Acres in 1 Tract -- Unimproved Sect. 16 Otter Creek Twp. -- LaSalle County, Illinois

Farm Location: 4 Miles East of Downtown Streator, IL. (On Route 18) to East 21st Rd., Then 2 Miles North to North 15th Rd. and 1/2 Mile West (on North Side).

Tract Info: 67.661 Surveyed Acres: W 1/2 SE 1/4 of Sec. 16-31-4 (EX 1 AC to Cemetary & EX BEG SE COR, N 669.29' SW124.54' NW115.93' S446.85' W899.39' S308.14' E1263.49')

USDA Farm No. 12460

Tract No. 48320

63.21 Tillable Acres (NHEL)

Tax Info: Tax I.D. - #34-16-405-000

Tax Amount - \$1,787.98/Year

C.R.P. Acres: 2.6 Acres in 3 Contracts

Weighted Average P.I.: 124.3 Per Surety/Aggridata Inc.

Principle Soils: #375 Rutland Silty Clay Loam (62%)
#554 Kernan Silt Loam (23.7%) - #448 Mona Silt Loam (10.5%)

Road Access: 56.10ft. Wide Owned Access Entrance from N. 15th Rd.
at the West Edge of this Property

Tenancy: The Tenancy is Open for the 2024 Crop Year

Closing: On or Before March 25, 2024

Method of Sale: The Bidding will be on a Per Acre Basis and Multiplied by 67.661 Acres.

Terms: 1.) Buyer will pay 10% of the Purchase Price Down on Auction Date and Enter into a written contract, (which will be available for review at the Auction and from the Seller's Attorney, prior to the Auction). Balance of the Purchase Price to be paid at Closing. 2.) Seller will pay 2023 Year Taxes due in 2024. 2024 and all subsequent Taxes to be paid by the Buyers. 3.) Land is being sold subject to Right-of-Way for Roads and Easements of Record. 4.) Seller will provide a Title Policy in the amount of the purchase price. 5.) Bidding will be on a Per Acre Basis. 6.) Sale is Subject to the Seller's Confirmation. 7.) Announcements on Day of Auction shall take precedence over printed material.

THIS IS A LIVE AUCTION, MUST BE PRESENT TO BID!

Seller's Attorney:

M.G. Gulo & Associates, Ltd.
123 S. Monroe St.
Streator, IL. 61364
(815)672-2472

LAND IS POSTED WITH AUCTION SIGNS

Sellers: Daniel J. (Joe) Ahearn III & Melody Ahearn



Since 1951

Bradleys' Auction Service, Inc.

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