

Farmland Auction

Auction to be held "On Site" at the Farm

Located At: #1337 E 27th Rd./IL. Rt. 170 Ransom, IL. 60470

Directions: From Ransom, IL. Go 1-6/10 Miles South on IL. Rt. 170 (Farm on West Side). **OR:** From the Jct. of IL. Rt. 17 & IL. Rt. 170 (Located 10 Miles West of Dwight, IL.), Go North (on Rt. 170) 2-4/10 Miles.

(Property Marked with Auction Signs) *10 Miles East of Streator, IL.*

Thursday, June 5, 2025 at 10:00 A.M.

See Maps, Data, and Photos @ www.bradleyauctionsinc.com

80 Acres M.O.L. - In 1 Tract With: Older Home & Buildings and 1- Wind Turbine Section 28, Allen Twp. --- LaSalle Co., IL.

Legal Description: Being the North 1/2 of the Southeast 1/4 of Section 28, Township 31 North, Range 5 East of the Third Principle Meridian. Section 28 in Allen Twp.

Improvements: 1.) A Single Story Frame Home (1,180 Sq.Ft.), Built in 1915
2.) Detached Garage (540 Sq.Ft.)
3.) Wooden Barn (1,024 Sq.Ft.)
4.) Wooden Shed (484 Sq.Ft.)
5.) Wooden Corn Crib (700 Sq.Ft.)

Note: All of the Above Structures are Older and in a State of Minor Disrepair

Note: The Home & Farmyard Site Consists of 2.12 Acres

U.S.D.A./Farm Service Agency Data:

Farm #176 - Tract #3872

Farmland Acres: 78.95

Cropland Acres: 76.33

Base Acreage: Corn 38.66 Soybeans 37.67

PLC Yield: Corn 129 Soybeans 42

HEL Status: NHEL

Weighted Average Productivity Index: 121

Wind Turbine Info: 2024 Payment to Land Owner: \$22,066.24 with an Annual Minimum per Contract of \$18,525.
The 2025 Turbine Payment to be Pro-Rated with New Buyer (to the Date of Closing). The Contract is through Dec. 2040.

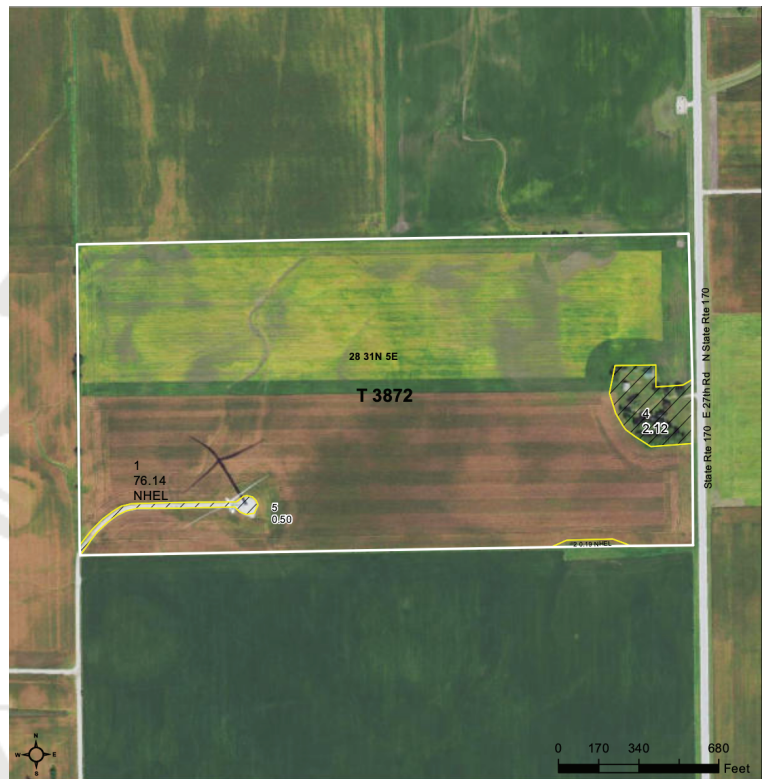
Tenancy: The land is being sold subject to a 50/50 crop share lease with the current tenant for the 2025 crop year. (The New Buyer will receive the landlord's share of the 2025 crop and will pay the landlord's share of expenses for the 2025 crop (\$9,432.61).

Closing: On or Before July 21, 2025

Real Estate Taxes: \$4,221.38 Parcel #35-28-402-000
2025 Taxes (Due in 2026) to be Paid by the Buyer

Method of Sale: The Bidding will be on a Per Acre Basis.

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 2024 Year Taxes due in 2025. 2025 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.



Seller's Attorney
M.G. Gulo & Associates Ltd.
123 S. Monroe St., Streator, IL.
Ph. 815-672-2472

LAND IS POSTED WITH AUCTION SIGNS

Seller: Cahill-Kerwin Farm LLC

Bradleys' Auction Service, Inc.

IL. Auction Firm Lic. #444.000138



Since 1951

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