

Farmland Auction

Auction to be Held at: The Streator, IL. American Legion Post #217

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

(Parking in the Rear)

Thursday, December 18, 2025 at 10:00 A.M.

See Maps and Data @ www.bradleyauctionsinc.com

63.3 Acres M.O.L. - In 1 Tract With NO Improvements

**Very Well Located for the Potential of Future Development
Section 34&35, Eagle Twp. --- LaSalle Co., IL.**

Land Location: On the West Edge of Streator, IL., Just Off E. 1625th Rd./Columbus Rd. (Directly Behind Engle Lane Theater)

Directions: From the Jct. of IL. Rt.23 & IL. Rt.18 (in Downtown Streator), Go West on IL. Rt.18/Main St., 3/4 Miles to Columbus Rd./1625th Rd., Then South 3/4 Mile (Watch for Real Estate Auction Signs)

Tract Info: 63.3 Acres M.O.L.: Part of the East 1/2 of the Southeast 1/4 of Section 34 and a Small Lot in Section 35 of Eagle Twp., LaSalle County, Illinois. 98% Tillable

Tax I.D. Numbers:
32-39-402-000
32-34-408-000
32-39-350-000
32-39-348-000
32-39-312-005

Class A Soils: 51A Muscatune (.09 Acres)
814A Muscatune-Burkhart (32.78 Acres)
152A Drummer (.60 Acres)
68A Sable (4.44 Acres)
679B Blackberry (18.37 Acres)
715A Arrowsmith (5.07 Acres)
244A Hartsburg (.07 Acres)

Weighted Average Productivity Index: 142.9



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

Information unavailable at the time of this printing, due to Government Shutdown (Check website for updates)

Survey: A survey will be conducted prior to Auction date to determine the exact acreage and establish the property lines.

Tenancy: Open for the 2026 Crop Year

Closing: On or Before January 19, 2026

Method of Sale: The Bidding will be on a Per Acre Basis and multiplied by the number of acres determined by the survey.

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 2025 Year Taxes due in 2026. 2026 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.

Sellers' Attorneys

John F. Vickers
of: White, Marsh, Anderson,
Martin, Vickers, Deobler & Goode
511 E. Etna Rd., Ottawa, IL.
Ph. (815)434-2000

Timothy F. Kohn
218 W. Madison St.
Ottawa, IL.
Ph. (815)431-9300

LAND IS POSTED WITH AUCTION SIGNS

**Sellers: Kim Schultz
Jeff Komsteller**



Since 1951

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