

Real Estate Auction

To be held at: The Wenona, IL. American Legion Hall
#118 W. 1st South St. Wenona, IL. 61377

Monday, November 23, 2015 at 10:00 AM

See Maps & Data @ www.bradleyauctionsinc.com

157.8 Acres of Farmland To Be Sold in 1 - Tract Osage Twp. LaSalle Co. Class A Soils

Farm Location: 4 Miles East of Wenona IL., (on Rt. 17) to E. 10th Rd., then 1 mile South (on the Southeast corner of the Jct. of E. 10th Rd. and N. 8th Rd.)

Legal Description: Being the Northwest 1/4 of Section 26, Twp. 30 North, Range 2 East of the 3rd P.M. Excepting the 3.99 Acre Home and Building Site

F.S.A. Information: Farm #2574 Tract #5354

Farmland: 152.89

Cropland: 148.4

Base Acreage: 88.1 Corn 60.3 Soybeans

PL.C. Yield: 155 Corn 47 Soybeans

Total Base Acres: 148.4

Principal Soils:

#68 Sable

#41 A&B Muscatine

#152 Drummer

#154 A Flanagan

Tenancy: The Tenancy is open for the 2016 Crop Year

Closing: On or Before December 23, 2015

Method of Sale: Bidding will be on a Dollars Per Acre Basis (with the entire 157.808 Acres to sell as 1 Tract)

Taxes: \$6,775.78/Year P.I.N. # 36-26-100-000

Survey: A recent survey has been conducted on this property to determine the exact acreage (157.808)

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 2015 Year Taxes due in 2016 by a credit at time of Closing (based on the most recent tax information available). 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.) Bidding will be on a Per Acre Basis. 5.) Sale is subject to the Sellers' Confirmation. 6.) Seller will provide a Title Policy in the amount of the purchase price. 7.) Announcements on Day of Auction shall take precedence over printed material.

Note: NO Home or buildings are being sold. Land is posted with Auction Signs

Seller's Attorney: Michael F. Gulo
#123 S. Monroe St.
Streator, IL 61364
Ph. (815) 672-2472

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

Sellers: Kathleen Bishop & Rose Barnes Chirkin



Auctioneers
Bradleys' and Immke Auction Service
Brian Bradley Brent Bradley Freddie Immke
Streator, IL Streator, IL Saunemin, IL

