

Real Estate Auction

Auction to be held at: Bradleys' Auction Barn in Kernan, IL. (#1456 E. 22nd Rd., Streator, IL.)
Directions: 5 Miles East of Streator, IL. (on Rt. 18), to E. 22nd Rd./Kernan Rd., Then 1-1/2 Miles North

Tuesday, March 8, 2016 at 10:00 AM

See Maps & Data @ www.bradleyauctionsinc.com

FARMLAND

157.64 Acres M.O.L. / in 2 - Tracts
Ottercreek Twp. / LaSalle Co.

Farm Location: 4 miles North of downtown Streator, IL (on Rt. 23) to N. 17th Rd./Richards Rd.,
Then 6 miles East (on South side) (at the Jct. of N. 17th Rd. & E. 23rd Rd.)

LAND IS POSTED WITH AUCTION SIGNS

Tract 1: 77.64 Acres M.O.L. with 1 - Wind Turbine

Legal Description: The East 1/2 of the Northeast 1/4 of Section 11 (Except a 277 Ft. x 370ft. Tract Described in Document 2010-19307), T.34 N. -R. 4E.

Taxes: \$864.26/Year P.I.N. # 34-11-203-000

Soils: #235 Bryce
#91 Swygert
#375 Rutland
#295 Mokena
#679 Blackberry

Note: NO Home or Buildings are included

Tract 2: 80 Acres M.O.L. with 1 - Wind Turbine

Legal Description: The West 1/2 of the Northwest 1/4 of Section 12, T.31 N. -R. 4E.

Taxes: \$792.96/Year P.I.N. # 34-12-106-000

Soils: #235 Bryce
#91 Swygert
#375 Rutland

F.S.A. Info: Farm #3227 Tract #4753

Farmland: 151.25

Cropland: 142.22

C.R.P. Cropland: 9.51

C.R.P. Payments: Contract # 1856B, annual payment of \$1,593.00 for 8.8 Acres

(expires 9/30/17). Contract # 2360, annual payment of \$143.00 for .7 Acres (expires 9/30/20)

Base Acreage: 97.5 Corn 35.2 Soybeans

P.L.C. Yield: 141 Corn 41 Soybeans

Total Base Acres: 132.7

Tenancy: The Tenancy is open for the 2016 Crop Year

Wind Turbine Income: Approx. \$11,000/ Year for each Turbine (includes Turbine fees & Access Road fees) (through 2032) (Wind Turbine lease payments will be pro-rated as of the date of closing)

Closing: On or before April 7, 2016

Method of Sale: The 2 Tracts will be sold in the Buyer's choice method, with the successful bidder having the option to purchase either one or both tracts. Bidding will be on a dollars 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 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.) The land is being sold subject to Wind Turbine Leases with Grand Ridge Energy. 5.) Bidding will be on a Per Acre Basis. 6.) Sale is subject to the Sellers' Confirmation. 7.) Seller will provide a Title Policy in the amount of the purchase price. 8.) Announcements on Day of Auction shall take precedence over printed material.

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!

Seller: The Robert Brandes Family



Auctioneers

Bradleys' and Immke Auction Service

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