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Real Estate Auction

Auction to be held at : Flanagan American Legion Hall
South Main Street, Flanagan, IL.

Thursday, March 21, 2013 at 10:00 A.M.

See Data & Photos @ www.bradleyauctionsinc.com



Farmland Home & Buildings

159.6 Acres | Nebraska Township | Livingston County | Illinois

The Northwest Quarter of Section 17. Township 28N. Range 3 E. Nebraska Township, Livingston County, IL. Improved with a 2-Story Frame Home. With 3 bedrooms (upstairs), Full bath with tub & shower. Large eat in kitchen, living room, "L" Shaped enclosed porch, full basement.

Hot water heat, 200 Amp electrical service, and cased well.

Outbuildings: Older corn crib, 1 1/2 car detached garage. 26' x 78' tool shed, and older hog house.

Farmland, Home & Buildings will be sold as one unit.

Farm Location: Located 2 1/2 miles West of Flanagan, IL. On Rt. 116 to 100 E. Rd., Then 2 miles North.
(at the Jct. of 100 E Rd. and 1900 N. Rd.)

F.S.A. Information: Farmland 160 Acres | Cropland 153.8 Acres
Base Acres: Corn 75.6 Soybeans 75.6
Direct Yield: Corn 129 Soybeans 37
CC Yield: Corn 147 Soybeans 44

Principal Soil Types: 232A Ashkum
614A Chenoa
541B Graymont
542A Rooks

Taxes: \$4,289.70 / year | Parcel Number 13-13-17-100-001

Tenancy: Open for 2013

Reimbursements: The buyer will reimburse seller for the following; 1. Limestone applied (Fall 2012) \$3,863.38
2. Chisel plowing corn stalks (Fall 2012) \$1,209.59

Terms: 10% down on the day of the auction with the balance due on or before April 22, 2013. Written contract to be entered into on day of auction. 2012 taxes (due and payable in 2013) will be paid by the sellers by way of a credit to the buyers at closing. Sale is subject to seller's confirmation. Announcements on auction day take precedence over printed material. Bidding will be on a per acre basis. Land is being sold subject to Right-Of-Way for Roads and Easements of Record. Seller will provide a Title Policy in the amount of the purchase price. Property will be sold "As Is".

Inspection: Home will be shown at an open house on Sunday March 10, 1-4 pm.

For Information: Contact Bank of Pontiac Ph. 815-844-6155

Attorney for Trust: Taylor Johnson
Johnson and Taylor
Pontiac, IL Ph. 815-844-7151

Land is posted with auction signs.

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

Seller: Lilly Crawford Trust
Bank of Pontiac Trustee



Auctioneers
Bradleys' and Immke Auction Service
Brian Bradley
Streator, IL
Ph. 815-672-7977
IL. Lic. #440.000505
Brent Bradley
Streator, IL
Ph. 815-672-9318
IL. Lic. #440.000571
Freddie Immke
Saunemin, IL
Ph. 815-832-4957
IL. Lic. #440.000070

