



**IMMKE AND BRADLEY
AUCTION SERVICE**

PUBLIC LAND AUCTION

**Located At The Pontiac Family Kitchen Restaurant
904 W Custer Ave.
Pontiac, Illinois**

**Monday, February 2, 2015
10:00 A.M.**

77

Acres

77

The West One-Half Of The Northeast One-Fourth Of Section 12, Township 27N, Range 5E. Eppards Point Township Livingston County Illinois. EXCEPT Beginning 415 Feet West Of The Northeast Corner Of The West One-Half Of the Northeast One-Quarter And Running Thence South 294 Feet, Thence West 348.38 Feet, Thence North 270 Feet, Thence East 347.55 Feet To The Point Of Beginning.

Containing 77.75 Acres (No Buildings)

Farm Is Located Approx. ¼ Mile West of McDowell, Ill.

Tenancy Open For 2015.

F.S.A. Information: Farmland 79.65 Acres Cropland 77 Acres

Base Acres	Direct Yield	C.C. Yield
Corn 38.5 Acres	113	128
Soybeans 38.4 Acres	32	38

Taxes: \$1410.00

Principal Soil Types: 125A Selma, 594A Reddick, 293A Andres, 440A Jasper

Terms: 10% Down On Day Of Auction. Balance Due On Or Before March 2, 2015.
Sale Subject To Owners Conformation. Announcements On Auction Day Take Precedence Over
Printed Material. For Full Salebill Visit Our Website: biddersandbuyers.com/immke

**Carol Simmons, Lynn Swearingen, Robert Eacret,
Sellers**

**Attorney For Sellers
Taylor & Johnson
Pontiac, Il. Ph: 815-844-7151**

Immke and Bradley Auction Service

Auctioneers:

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