

visit our website: [www.bradleyauctionsinc.com](http://www.bradleyauctionsinc.com)

# Real Estate Auction

**Auction to be held at:** The Sacred Heart Parish Hall (#206 Elm St.) In Campus, IL.

**Wednesday, July 24, 2013 At 10:00 A.M.**

See Info & Data @ [www.bradleyauctionsinc.com](http://www.bradleyauctionsinc.com)

## Farmland

157 Acres M.O.L. (In 1 Tract)  
Round Grove Twp., Livingston Co.

**Farm Location:** 7 Miles East of Dwight, IL. (on Rt. 17) to 3400 E. Rd., Then 1-1/2 Miles South. Or: From Campus, IL. Go 3 Miles North (on 3300 E. Rd./Campus Rd.) To 3000 N. Rd. Then 1 Mile East. (Farm is on the Northwest corner of the Jct. of 3000 N. Rd. & 3400 E. Rd.) Or: 1 Mile North of Cardiff.

**Legal Description:** The Southeast quarter of section 15, Township 30 North, Range 8 East of the third principal meridian, Round Grove Twp., Livingston County, Illinois. Excepting the 3 acre homesite previously sold off.

**Taxes:** Farmland Taxes are \$2,436.95 / year after reimbursement from the tower company for taxes on 1 acre w/ tower P.I.N.# 06-06-15-400-002

**Principal Soils:**

Reddick Clay Loam	(74.3%)
Andres Silt Loam	(16.2%)
LaHogue Loam	(5.8%)

**U.S.D.A. Farm Service Agency Data:** Farm #3231 Tract #1263

Farmland 160.51	Cropland 157.4	
Base Acreage:	78.9 Corn	78.5 Soybeans
Direct yield:	118 Corn	38 Soybeans
Counter Cyclical Yield:	138 Corn	46 Soybeans
Total Base Acres:	157.4	

**Tenancy:** This farm is being sold subject to a current cash rent lease for the 2013 crop, and seller shall retain the full 2013 cash rent. Buyer will have full possession upon removal of the existing crop.

**Closing:** On or before August 23, 2013

**Tower Info:** This farm includes a communications tower with a lease agreement with S.B.A. Towers III expiring Jan. 2016 with an option to renew. The current lease payment is \$400/month

**Terms:** 10% down on the day of the auction with the balance due on or before August 23rd, 2013. Written contract to be entered into on day of auction. 2012 taxes (due and payable in 2013) will be paid by the sellers, and buyer will receive a credit at closing in the estimated amount of the 2013 taxes (payable in 2014). 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.

**Seller's Attorney:** Gary M. Neville  
#146 E. Main St.  
Dwight, IL  
Ph. (815) 584-3006

**Seller:** Lucille Fieldman Estate



Auctioneers  
*Bradleys' and Immke Auction Service*

<b>Brian Bradley</b> Streator, IL Ph. <b>815-672-7977</b> IL Lic.#440.000505	<b>Brent Bradley</b> Streator, IL Ph. <b>815-672-9318</b> IL Lic.#440.000571	<b>Freddie Immke</b> Saunemin, IL Ph. <b>815-832-4957</b> IL Lic.#440.000070
---	---	---

