

Farmland Auction

Auction to be held at: The Brookfield Township Hall **Located At:** #2099 E. 27th Rd., Seneca, IL.
Directions: From Ransom, IL., Go North (On E. 27th Rd.) 5 Miles, **OR:** From Seneca, IL., Go South (On Rt. 170), 5 Miles To N. 21st Rd./Mazon-Grand Ridge Rd., Then 2-Miles West (At The Jct. of N. 21st Rd. & E 27th Rd)

Wednesday, January 18, 2017 at 10:00 A.M.

See Full Salebill, Maps & Data @ www.bradleyauctionsinc.com

40 Acres M.O.L. Allen Twp. - LaSalle County In 1 - Tract, (No Improvements) Land Posted With Auction Signs

Farm Location: 1-1/2 Miles North Of Ransom, IL. (On Rt. 170), To N. 17th Rd., Then 2 Miles West (At The Jct. of N.17th Rd. & E. 25th Rd.)

Legal Description: The Northwest 1/4 Of The Northwest 1/4 Of Section 8, T. 31 N.-R.5E. Of The 3rd. P.M.Allen Twp.- LaSalle Co. Illinois

Principal Soils:

#235 Bryce Silty Clay
#375 Rutland Silty Clay Loam
#91 Swygert Silty Clay
#152 Drummer

Taxes: \$705.66/Year P.I.N. 35-08-100-000

Tenancy: The Tenancy is open for the 2017 Crop Year

Closing: On or Before Feb. 17, 2017

Method of Sale: 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 2016 Year Taxes due in 2017 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.

Sellers' Attorney: Ronald Fellheimer
Fellheimer Law Firm
Pontiac, IL.
(815)842-3858

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

Seller: James T. Gordon



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