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# Real Estate Auction

**Auction to be held at:** Bradleys' Auction Barn in Kernan, IL.  
**Directions:** 5 miles East of Streator, IL. (on Rt. 18) to E. 22nd. Rd. / Kernan Rd.,  
 Then 1-1/2 miles North (#1450 E. 22nd Rd. Streator, IL)

**Wednesday, September 4, 2013 At 10:00 A.M.**

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

## Farmland

157.16 Acres M.O.L. (In 2 Tracts) (unimproved)  
 Otter Creek Twp., LaSalle Co.  
 Tract I - 80 Acres • Tract II - 77.16 Acres

**Farm Location:** 5 Miles East of Streator, IL. (on Rt. 18) to E 22nd Rd. / Kernan Rd., then 1 mile North to N. 14th Rd. & 1/2 mile West OR: 1/2 mile South of Kernan on E. 22nd Rd. to N. 14th Rd., then 1/2 mile West (on south side) (land is posted with auction signs)

**Legal Description:** Tract I (80 Acres) The West 1/2 of the Northeast 1/4 of section 27 and Tract II (77.16 Acres) The East 1/2 of the Northwest 1/4 of section 27 (Excepting the 2.84 Acre Home & Building site previously sold off) Township 31 North, Range 4 East of the Third Principal Meridian, Otter Creek Twp., LaSalle County, Illinois

**Taxes:** Tract I \$1,055.64/year P.I.N.# 34-27-200-000 Tract II \$1,058.36/year P.I.N.#'s 34-27-106-000  
 34-27-104-000  
 34-27-103-000

**Principal Soils:**

#435A Streator Silty Clay Loam	(55.2%)
#295B Mokena Silt Loam	(22.4%)
#375B Rutland Silty Clay Loam	(6.1%)
#679B Blackberry Silt Loam	(7.4%)

**U.S.D.A. Farm Service Agency Data Tract I:** Farm #7973 Tract #45035

Farmland 75.34	Cropland 73.57	
DCP Cropland 73.57	CRP Cropland 8.7	
Base Acreage:	47.7 Corn	16.0 Soybeans
Direct yield:	126 Corn	38 Soybeans
Counter Cyclical Yield:	126 Corn	38 Soybeans
Total Base Acres:	63.7	

**U.S.D.A. Farm Service Agency Data Tract II:** Farm #10642 Tract #46746

Farmland 77.79	Cropland 77.02	
DCP Cropland 77.02	CRP Cropland 7.8	
Base Acreage:	50.2 Corn	18.4 Soybeans
Direct yield:	126 Corn	44 Soybeans
Counter Cyclical Yield:	126 Corn	44 Soybeans
Total Base Acres:	68.6	

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

**Closing:** On or before October 4, 2013

**Windfarm Info:** Each tract is engaged in a contract with the Iberdrola Wind Farm with 2 years remaining (payment of \$1,200/year on each tract)

**Method of Sale:** The 2 tracts will be offered in the buyer's choice method, with the successful bidder having the option to purchase either tract or both tracts at the bid price, (bidding will be on a per acre basis)

**Survey & Crossing Allowance:** The seller will provide a survey of each tract and an allowance will be given for the installation of a culvert crossing across Prairie Creek (on tract II), ONLY if the 2 tracts are sold separately AND to 2 separate buyers.

**Note:** NO home of buildings are being sold, as they have been previously sold off.

**Terms:** 10% down on the day of the auction with the balance due on or before October 4, 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:** Alan Schrock  
 Blakeman and Schrock L.T.D.  
 Pontiac, IL  
 Ph. (815) 844-6177

**LAND IS POSTED WITH AUCTION SIGNS. THIS IS A LIVE AUCTION, MUST BE PRESENT TO BID!**

**Seller:** State Bank of Graymont  
 Trustee for Trusts #372 and #374



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