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Real Estate Auction

Auction to be held at: Jerry's Tap and Family Dining (in the new dining room)
#119 N. Lincoln St. Ransom, IL

Wednesday, March 5, 2014 At 10:00 A.M.

See Info Maps & Data @ www.bradleyauctionsinc.com



Farmland

80 Acres of M.O.L.

Allen Twp., LaSalle Co. | In 1 Tract - Improved

Farm Location: 2 miles South of Ransom, IL. (on Rt. 170), to N. 13th Rd. (Ralph Smith Rd. corner), Then 2-1/4 miles East, (on the North side of N. 13th Rd.) **The land is posted with auction signs.**

Legal Description: Being the East 1/2 of the Southwest 1/4 of Section 25, T. 31 N. - R. 5E. of the third Principal Meridian (Allen Twp., LaSalle County, Illinois) Containing 80 Acres more or less

Improvements: Improved with a large/modern "Morton Building" Machine Shed 60'W x 16'H x 105'L (Built in 2006), also a small/older grain bin.

Principal Soils:

#232A	Ashkum Silty Clay Loam (35.6%)
#294B	Symerton Silt Loam (11.2%)
#223C3	Varna Silty Clay Loam (10.1%)
#448B	Mona Silt Loam (10.0%)

U.S.D.A. Farm Agency Data: Farm # 155 Tract # 3906

Farmland: 80.11	Cropland: 76.81
DCP Cropland: 80.11	CRP Cropland: 5.0
Base Acreage: 38.5	Corn 15.5 Soybeans 10.1 Wheat
Direct Yield: 126	Corn 27 Soybeans 49 Wheat
Counter Cyclical Yield: 126	Corn 27 Soybeans 49 Wheat
Total Base Acres: 64.1	

The buyer will assume the existing CRP contract for 5 Acres with an annual payment of \$175.40/Acre (\$877 total/year) Expiring 9/30/2015

Taxes: \$2490.88 / Year (2012 Tax Year) P.I.N.: 35-25-301-000

Tenancy: The tenancy is open for the 2014 crop year

Survey: No survey will be provided

Closing: on or before April 4, 2014

Method of Sale: The bidding will be on a dollars per Acre basis, with the entire 80 Acres to be sold in 1 Tract.

Terms: 10% down on the day of the auction with the balance due on or before April 4, 2014. Written contract to be entered into on day of auction. 2013 taxes (due and payable in 2014) will be paid by the sellers. This sale is subject to confirmation by Seller and Court approval. 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.

This sale is subject to confirmation by Seller and Court approval.

Seller's Attorney: Edward J. Legner
Caughey, Legner and Freehill
Pontiac, IL
Ph. (815) 842-1112

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

Seller: The John Wilmer Griffith Guardianship
Joan Bolen, Guardian



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
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