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# Real Estate Auction

**Auction to be held at:** The Farm Ridge Twp. Hall, Located on Sylvan Ave. in Grand Ridge, IL.  
**Directions:** 8 Miles South of Downtown Ottawa, IL. (on Rt.23), to Grand Ridge, IL, then East (on N. 21st Rd. / W. Main St.), 2/10 Mile to Sylvan Ave. & 1 Block South (watch for auction signs)

## Wednesday, November 6, 2013 At 10:00 A.M.

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

### Farmland

272.26 Acres M.O.L. ( in 4 tracts) (unimproved land) | Grand Rapids Twp./LaSalle Co. Prime Land - Class "A" Soils

**Farm Location:** The 4 Tracts are located 2-1/2 Miles East of Grand Ridge, IL. on N. 21st Rd. to E. 20th Rd. Then 2 miles North (in sections 4,5 & 9 of Grand Ridge Twp.)

**Tract #1:** 80 Acres M.O.L. (Located 1/2 Mile West of the Jct. on N. 23rd Rd. & E. 20th Rd.)

**Legal Description:** The East Half of the Southwest Quarter of Sect. 5, T32N. R4E.

**F.S.A. Information:**

Farmland:	81.45 Acres	
Cropland:	79.09	
Base Acreage:	39.1 Corn	39.7 Soybeans
Direct Yield:	121 Corn	36 Soybeans
Counter-Cyclical Yield:	152 Corn	43 soybeans
Total Base Acres:	78.8	

**Tract #2:** 75.72 Acres M.O.L. (Located directly East of Tract #1)

**Legal Description:** The West Half of the Southeast Quarter of Sect. 5, T32N. R4E. (Excepting a 4.28 Acre Home & Building Site)

**F.S.A. Information:**

Farmland:	78.11 Acres	
Cropland:	72.76	
Base Acreage:	37.4 Corn	35.4 Soybeans
Direct Yield:	121 Corn	36 Soybeans
Counter-Cyclical Yield:	152 Corn	43 soybeans
Total Base Acres:	72.8	

**Principal Soils:** (Tract 1 & 2) #152 A Drummer # 679 B Blackberry

**Tract #3:** 72 Acres M.O.L. (Located at the Southeast corner of the Jct. of N.23rd Rd. & E. 20th Rd.)

**Legal Description:** 72 Acres in the West Half of the Northwest Quarter of Section 9, T32N, R4E.

**F.S.A. Information:**

Farmland:	67.82 Acres	
Cropland:	65.4 Acres	
Base Acreage:	32.7 Corn	32.7 Soybeans
Direct Yield:	121 Corn	36 Soybeans
Counter-Cyclical Yield:	152 Corn	43 soybeans
Total Base Acres:	65.4	

**Principal Soils:** #152 A Drummer # 148 B Proctor  
#198 A Elburn # 149 B Brenton

**Tract #4:** 44.54 Acres M.O.L. (Located at 1/2 Mile North of the Jct. of N. 23rd Rd. & E. 20th Rd., Then 1/4 Mile East along North side of Drainage Ditch) **Note:** The access to this Tract is Byway of a Recorded Easement

**Legal Description:** The Southeast Quarter of the Northwest Quarter of SEc. 4 T 32N R 4E)

**F.S.A. Information:**

Farmland:	45.15 Acres	
Cropland:	43.92 Acres	
Base Acreage:	21.7 Corn	22.0 Soybeans
Direct Yield:	121 Corn	36 Soybeans
Counter-Cyclical Yield:	152 Corn	43 soybeans
Total Base Acres:	43.7	

**Principal Soils:** #152 A Drummer # 149 A Brenton

**Tenancy:** The Tenancy on all 4 Tracts is open for the 2014 crop year. Possession shall be given to the Buyer at the time of closing, subject to the existing tenant's rights to remove the 2013 crop.

**Closing:** On or before December 6, 2013

**Method of Sale:** All 4 Tracts will be offered in the Buyer's choice method, with the successful bidder having the option to purchase any individual Tract, any combination of Tracts, or all 4 Tracts at the bid price. (Bidding will be on a per acre basis)

**Terms:** 10% down on the day of the auction with the balance due on or before December 6, 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. This land is being sold subject to: Rights of the public, the State of Illinois and the Municipality in and to that part of the land, if any taken, used or dedicated to road purposes. Right of way for drainage ditches, tiles, feeders, laterals and underground pipes, if any. All zoning ordinances, subdivision restrictions and easement of record. Easements, or claims of easements, not shown by the public records. Rights of claims of adverse possession. Real estate taxes for the year 2013 and all subsequent years. Rights of the tenant in possession, which terminate upon removal of the 2013 growing crop.

**Note:** NO Home or buildings are being sold.

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

## Seller: The Heirs of Raymond Hettel & June Hettel Rose

**Seller's Attorney:** John L. Cantlin | #760 Etna Rd. | Ottawa, IL 61350 | Ph. (815) 433-4712



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