

IMMKE AND BRADLEY AUCTION SERVICE



ESTATE LAND AUCTION

To Be Held At The Kempton Legion Hall
Kempton, Illinois

Tuesday, January 20, 2015
AT 10:00 A.M.

80

Acres

80

TRACT 1: The West One-Half of the Northeast Quarter. Section 33, Township 29N Range 9E Rogers Township Ford County Illinois. Containing 80 Acres. Farm includes 9 Room 2 Story Home with 4 Bedrooms, Living Room, Dining Room, Kitchen, Full Bath, Utility room with Shower, Partial Basement, Gas Heat, Well and Pump. 2 Car Detached Garage, Machine Shed plus other out buildings.

Farm Is located from Kempton, Illinois 1 ½ Miles East to Rt. 115 1 Mile North to Road 3800N and ½ Mile East.

F.S.A. Information: Farmland 81.88 Acres, Cropland 76.79 Acres. CRPland 3 Acres.

Base Acres:	Direct Yield	CC Yield
Corn 33.5	104	117
Soybeans 33.5	31	37

Principal Soil Types 146B2 Elliott, 146A Elliott, 375B Rutland, 232A Ashkum

Taxes: \$1145.80

Property will be shown at an open house :

Sunday January 4 and 11 from 1:00 To 3:00 P.M.

TERMS: 10% Down On Day Of Auction. Balance Due On Or Before February 13, 2015. Sale Subject To Owners Conformation. Announcements On Auction Day Take Precedence Over Printed Material.



Janet Bruner Estate

**Attorney For Estate: Johnson and Taylor
109 N Mill St. Pontiac, Illinois
Ph: 815-844-7151**

Immke and Bradley Auction Service

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