



PUBLIC LAND AUCTION

To Be Held At The Cullom Community Building
Cullom, Illinois

Thursday June 13, 2013
10:00 A.M.

151.34

ACRES

151.34

The Northeast Quarter of Section 23, Township 28N, Range 8E. EXCEPT Building Site and Railroad Right of Way, Containing 151.34 Surveyed Acres M/L Sullivan Township Livingston County Illinois. Located approx.. 1 Mile North of Cullom, Il.

F.S.A. INFORMATION:

Farmland	156.8 Acres	
Cropland	149.49 Acres	
Base Acres	75.6 Corn	73.9 Soybeans

DIRECT YIELD:

Corn 118 Bu
Soybeans 35 Bu

C.C. YIELD:

131 Bu
42 Bu

PRINCIPAL SOIL TYPES:

232 Ashkum
146A Elliott
293A Andres

Taxes: \$2011.78

Terms: Successful bidder shall enter into a written contract the day of the auction, with 10% of the contract price being paid down upon signing the contract of sale; with the balance of the contract price due upon final settlement within 30 days following the auction. The sale price will be based upon surveyed acres. Seller will provide a title commitment in the amount of the purchase price.

Property will be sold subject to 30 year restrictive covenant on the conduct of certain livestock operations on the property. Property will also be subject to the rights of the present tenant in possession, under a 50/50 oral crop share lease, as well as easements and restrictions of record. Buyer will receive the landlord's share of the 2013 crop and will pay the landlord's share of the 2013 crop expenses. The landlord's share of the 2013 crop expenses paid prior to closing will be reimbursed by buyer upon final settlement.

Seller will pay the taxes for 2012 payable in 2013 and buyer will pay the 2013 and all subsequent taxes. Buyer will arrange for access to the property directly from the public Road(s) adjacent to the property.

Sale subject to owners confirmation.

Announcements on the day of the sale take precedence over printed material.

For full salebill visit our website: biddersandbuyers.com/immke

Remmers Family, Seller **Cullom, Illinois**

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