

Real Estate Auction

Auction to be held at: The Dwight VFW POST #2608.
Located at: 506 S. Old Rt. 66 Dwight, IL. (4/10 Mile South of Rt. 17 on Old Rt. 66)

Thursday, December 17, 2015 at 10:00 AM

See Maps and Data @ www.bradleyauctionsinc.com

FARMLAND

229 Acres in 3 Tracts

Sunbury Twp. | Livingston Co.

Farmland - Home & Building Site - 2 Ponds

Farm Location: From the Jct. of Rt. 17 & Rt. 170 (Located 11 Miles West of Dwight, IL.), Go South (on Rt. 170) 3 Miles to 2900 N. Rd., Then 1/2 Mile East.

Legal Description: Tract 1: The North Half of the Southeast Quarter of Section 22, T. 30N. - R.5E. of the Third P.M. **Tract 2:** The South Half of the Southeast Quarter of Section 22, T. 30 N. - R.5E. of the Third P.M. **Tract 3:** The East 69 Acres in the East Half of the Northwest Quarter of Section 27, T. 30 N. - R. 5E. of the Third P.M.. This Tract includes 2 ponds an older Home, Barn & Shed (all in a state of disrepair)

F.S.A. Info: Farm #3568 Tract #519

Farmland: 225.92 Acres
Cropland: 216.25 Acres
Base Acreage: 108.50 Corn 98.10 Soybeans
P.L.C. Yield: 129 Corn 43 Soybeans
Total Base Acres: 206.60

Principal Soils: #91 Swygert
#235 Bryce
#230 Rowe
#147 Clarence

Tenancy: The Tenancy is open for the 2016 Crop Year

Closing: On or before February 1, 2016

Method of Sale: The 3 Tracts will be sold in the Buyer's choice method, with the Successful Bidder having the option to purchase any or all 3 Tracts. Bidding will be on a Dollars per Acre basis.

Taxes: Tracts 1 & 2 Together: \$1,557.40 P.I.N. 03-03-22-400-001 | Tract 3: \$750.26 P.I.N. 03-03-27-100-002

Survey: A survey will be conducted prior to the Auction date to establish the borders and exact Acreage for Tracts 1 & 2. No survey will be conducted on Tract 3.

Terms: 1.) Buyer will pay 10% of the Purchase Price Down on Auction Date and Enter into a written contract, (which will be available for review at the Auction and from the Seller's Attorney, Prior to the Auction). Balance of the Purchase Price to be Paid at Closing. 2.) Seller will pay 2015 Year Taxes due in 2016 by a credit at time of Closing (based on the most recent tax information available). All subsequent Taxes to be paid by the Buyers. 3.) Land is being sold subject to Right-of-Way for Roads and Easements of Record. 4.) Bidding will be on a Per Acre Basis. 5.) Sale is subject to the Sellers' Confirmation. 6.) Seller will provide a Title Policy in the amount of the purchase price. 7.) Announcements on Day of Auction shall take precedence over printed material.

Seller's Attorney: Michael F. Gulo
#123 S. Monroe St.
Streator, IL., 61364
Ph. (815) 672-2472

THIS IS A LIVE AUCTION, MUST BE PRESENT TO BID!

Seller: Virgil Keen Family



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