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# Farmland 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., The East (On N. 21st Rd./W. Main St.), 2/10 Mile to Sylvan Ave. And 1 Block South (Watch for Auction Signs)

**Tuesday, November 15, 2016 at 10:00 A.M.**

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

## **Farmland 78 Acres (In 1 - Tract) Farm Ridge Twp. / LaSalle Co. No Improvements**

**Farm Location:** 1 Mile West Of Grand Ridge, IL. (On N. 21st Rd.), Then  $\frac{3}{4}$  Mile North To 2150th Rd. & 1/2 Mile West (On North Side)

**Legal Description:** The West 1/2 Of The Northwest 1/4 Of Section 15 In Farm Ridge Twp. LaSalle Co., IL. T.32N.-R.3E. Of The Third P.M.

**Farm Service Agency Info:** Farm #1588 Tract #2987  
(Note: This Information is Based on The Entire 158 Acre Tract)

**Farmland:** 155.67

**Cropland:** 153.92

**C.R.P.:** 0.0

**Base Acreage:** 76.5 Corn, 77.4 Soybeans

**Total Base Acres:** 153.9

**P.L.C. Yield:** 202

**Principal Soils:**

#679B Blackberry Silt Loam.  
#86B OSCO Silt Loam  
#818A Flanagan-Catlin Silt Loams  
#152A Drummer Silty Clay Loam

**Tenancy:** The Tenancy is open for the 2017 Crop Year

**Closing:** On or Before December 15, 2016

**Method of Sale:** The Land Will Be Sold As 1 Tract, With The Bidding On A Dollars per Acre Basis.

**Survey:** A Survey Will Be Conducted Prior To Auction Date To Determine Exact Acreage

**Taxes:** \$3,622.86/Year P.I.N.: 27-15-101-000

**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 2016 Year Taxes due in 2017 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.

**Sellers' Attorney:** Brian T. Schurter  
Tummelson Bryan & Knox L.L.P.  
P.O. Box 99  
Urbana, IL 61803  
Ph. (217)367-2500

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