

Real Estate Auction

Auction to be held on site at: The Cornell American Legion Hall in Cornell, IL.
(on Rt. 23 in Cornell)

Wednesday, June 17, 2015 at 10:00 AM

See maps and data @ www.bradleyauctionsinc.com

Farmland 139 Acres M.O.L.

(To be sold in 1 tract) Esmen Twp., Livingston Co., IL (unimproved)

Farm Location: 1-1/2 Miles East of Cornell, IL (on Rt. 23) to 1200 E. Rd., Then 1/2 Mile North (on East side)

Legal Description: The North Half of Lot 1 of the Northwest Quarter of Section 7; Lot 2 of the Northwest Quarter of the Northwest Quarter of Section 7; the South Half of Lot 2 of the Northwest Quarter of Section 7; the North Half of Lot 2 of the Southwest Quarter of Section 7; Lot 1 of the Subdivision of the Northwest Quarter of the Northwest Quarter of Section 7; all in Township 29 North, Range 5, East of Third Principal Meridian; All situated in Livingston County, Illinois (This is an "L" shaped tract of land).

Soils:

230 A Rowe Silty Clay Loam	52.7%
147 A&B2 Clarence Silty Clay Loam	31.4%
295 A Mokena Silt Loam	6.9%
91B2 Swygert Silty Clay Loam	6.9%
238A Rantoul Silty Clay	1%

USDA Farm Service Agency Data:

Farm #4579	Tract #8802
Farmland: 139.25	Cropland: 137.39
Base Acreage: 66.8 Corn	54.3 Soybeans
Direct Yield: 103 Corn	33 Soybeans
Countercyclical Yield: 122 Corn	39 Soybeans

C.R.P Info: 2 C.R.P Contracts (Buyer will receive the 2015 C.R.P Payments)

1. Contract No. 1100A - 8.6 Acres @ \$153.81 / Acre - Annual Payment of \$1,323.00. Expiring 9/30/15
2. Contract No. 11066 - 7.58 Acres @ \$256.36 / Acre - Annual Payment of \$1,943.00. Contract start date: 10/1/14
End Date: 9/30/29

Taxes: \$861.78 / year Parcel No. 09-09-07-100-001

Closing: On or before July 17, 2015

Survey: A Survey will be conducted prior to the Auction date and the sale will be based on surveyed acres.

Tenancy: The land is being sold subject to a cash rent lease for the 2015 crop year, (tenancy open for 2016), with the Buyer receiving the cash rent payments, (121 acres @ \$260.00/acre with a possible surplus bonus)

Terms: 1) Buyer will pay 10% of 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 purchase price to be paid at closing. 2) Seller will pay 2014 year Taxes due in 2015. 2015 tax year and all subsequent Taxes to be paid by Buyers. 3) Land 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 seller's confirmation. 6) Announcements on auction day shall take precedence over printed material. 7) Sellers will provide a Title Policy in the amount of the purchase price.

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

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

Seller: Robert A. Montgomery



Auctioneers
Bradleys' and Immke Auction Service

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