

Real Estate Auction

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

Thursday, December 10, 2015 at 10:00 AM

See maps and data @ www.bradleyauctionsinc.com

FARMLAND

80 Acres M.O.L.

(In 2 Tracts)

**Home & Buildings on 1.5 Acres
Newtown Twp., Livingston Co.**

Farm Location: From the Jct. of Rt. 17 & Rt. 23, (4 Miles South of Streator, IL.) Go East (on Rt. 17) 4 Miles to 900 E. Rd., then 1-1/2 Miles South (on East side)

Legal Description: The North Half of the Southwest Quarter of Section 27, Twp. 30 N. - R4 East of the 3rd. P.M. in Newtown Twp., Livingston County, Illinois.

Tract 1: 78 +/- Acres of Farmland with NO Home or Buildings

Tract 2: A 1.5 - Acre Tract containing a single story/2 Bedroom Home, wood corn crib, 2 car Detached Garage and small shed.

F.S.A. Info: Farm # 1806 Tract #384

Farmland: 79.8 Acres

Cropland: 78.99 Acres

Base Acreage: 63.10 Corn 15.90 Soybeans

P.L.C. Yield: 140 Corn 50 Soybeans

Total Base Acres: 79.00

Principal Soils:

#147 Clarence S.C.L.

#230 Rowe Silty Clay

#295 Mokena S.L.

Tenancy: The Farmland tenancy is open for the 2016 crop year

Closing: on or before January 9, 2016

Method of Sale: Tract 1 (78 +/- Acres of Farmland) will be sold first, with the bidding on a Dollars per Acre basis.

Tract 2 (1.5 Acres W/ Home & Buildings) will be sold after Tract 1, with the bidding on a total Dollars basis.

Note: The 2 tracts will not be combined.

Taxes: Total Taxes for both Tracts combined = \$1,492.00 / year P.I.N.: 02-02-27-300-009

Survey: A survey will be conducted prior to the Auction date to determine the exact acreage and boundry lines.

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.) Sale is subject to the Sellers' Confirmation. 5.) Seller will provide a Title Policy in the amount of the purchase price. 6.) Announcements on Day of Auction shall take precedence over printed material.

Seller's Attorney: John S. Duncan III
654 First St.
LaSalle, IL
Ph. (815) 223-0111

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

Seller: John and Joan Orcutt Trust



Auctioneers
Bradleys' and Immke Auction Service
Brian Bradley
Streator, IL
Ph. 815-674-2543
IL. Lic.#440.000505
Brent Bradley
Streator, IL
Ph. 815-992-2699
IL. Lic.#440.000571
Freddie Immke
Saunemin, IL
Ph. 815-832-4957
IL. Lic.#440.000070

