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Real Estate Auction

Auction to be held at: Bradleys' Auction Barn in Kernan, IL (#1450 E. 22nd Rd. Streator, IL)
Directions: 5 miles East of Streator, IL (on Rt. 18) to E 22nd Rd./Kernan Rd., Then 1-1/2 miles North

Monday, December 30, 2013 At 10:00 A.M.

See Info Maps & Data @ www.bradleyauctionsinc.com

Farmland

155 +/- Acres of Livingston County Land
 in Sunbury Township
 No Improvements
 (To be sold in 1 Tract)

Farm Location: From the Jct. of Rt. 17 & Rt. 170 (Located 10 miles West of Dwight, IL), Go South on Rt. 170, 2 miles to 3000 N. Rd., Then 2 miles West. OR: From Blackstone, IL. Go South (on 1250 E. Rd.) 1 mile. **The land is posted with auction signs.**

Legal Description: The Southeast Quarter of Section 18 T.30N. - R.5E Sunbury Twp., Livingston Co., IL (Excepting the 5 acre building site)

Principal Soils:

#230	Rowe Silty Clay Loam
#147	Clarence Silty Clay Loam
#91	Swygert Silty Clay Loam

Taxes: \$561.66 / Year (2012 Tax year) Parcel No: 03-03-18-400-003

Tenancy: This land is being sold subject to a cash rent lease for the 2014 crop year

Closing: on or before January 29, 2014

Method of Sale: The bidding will be on a dollars per acre basis with the entire 155 +/- Acres to be sold in 1 Tract

Terms: 10% down on the day of the auction with the balance due on or before January 29, 2014. Written contract to be entered into on day of auction. 2013 taxes (due and payable in 2014) will be paid by the sellers. Sale is subject to seller's confirmation. Announcements on auction day take precedence over printed material. Bidding will be on a per acre basis. Land is being sold subject to Right-Of-Way for Roads and Easements of Record. Seller will provide a Title Policy in the amount of the purchase price.

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

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

Seller: Scalzo Family Trust



Auctioneers
Bradleys' and Immke Auction Service

Brian Bradley Streator, IL Ph. 815-672-7977 IL Lic. #440.000505	Brent Bradley Streator, IL Ph. 815-672-9318 IL Lic. #440.000571	Freddie Immke Saunemin, IL Ph. 815-832-4957 IL Lic. #440.000070
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