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# Real Estate Auction

**Auction to be held at:** St. Peter & Paul's Parish Hall - Leonore, IL (#959 N. 17th Rd.)

**Directions:** 1/2 Mile South of Leonore, IL. (on E. 950th Rd.) to N. 17th Rd., then 1/10th Mile East

**Wednesday, December 18, 2013 At 10:00 A.M.**

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

## Farmland

**40 +/- Acres of LaSalle County Land  
In Eagle Township - No Improvements  
(To be sold in 1 Tract)**

**Farm Location:** 5 Miles West of Streator, IL. (on Rt 18) to E. 12th Rd., (The Annunciation Catholic Church Corner), Then 2-1/2 Miles North to N. 1550th Rd., and 1/2 Mile West (on North side)

**Legal Description:** Being the Southeast Quarter of the Northwest Quarter of Section 13, T. 31 N. - R. 2E. of the Third Principal Meridian (Eagle Twp., LaSalle County Illinois)

**Principal Soils:**

#171B	Catlin Silt Loam (28.3%)
#51A	Muscatine Silt Loam (23.7%)
#818A	Flanagan - Catlin Silt Loams (22.30%)
#68A	Sable Silty Clay Loam (12.3%)

**U.S.D.A. Farm Service Agency Data:** Farm #3376 Tract #5189

Farmland 39.72	Cropland 39.72	DCP Cropland 39.72	
Base Acreage:	19.6 Corn	19.6 Soybeans	Total Base Acres: 39.2
Direct yield:	126 Corn	45 Soybeans	
Counter Cyclical Yield:	167 Corn	54 Soybeans	

**Yield History:**

2010	51Bu./Acre	Beans	2011	199.75Bu./Acre	Corn
2012	155.92Bu./Acre	Corn	2013	224.46Bu./Acre	Corn

**Taxes:** \$1,305.10 / Year (2012 Tax Year) Parcel No: 32-13-102-000

**Tenancy:** The Tenancy is open for the 2014 Crop Year

**Survey:** The Seller will provide a survey prior to closing

**Closing:** On or before January 17, 2014

**Method of Sale:** The bidding will be on a dollars per acre basis. All 40 +/- Acres will sell in 1 Tract (exact acreage to be determined by a survey)

**Terms:** 10% down on the day of the auction with the balance due on or before January 17th, 2014. Written contract to be entered into on day of auction. 2013 taxes (due and payable in 2014) will be paid by the sellers. 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:** John Balestri  
#149 Gooding St.  
LaSalle, IL  
Ph. (815) 223-6600

**Note: This land sells at absolute auction, with NO minimums and NO reserves  
THIS IS A LIVE AUCTION, MUST BE PRESENT TO BID!**

**Seller: Velora Schroeder Estate / Dale Straughn, Executor**



Auctioneers  
*Bradleys' and Immke Auction Service*

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