#### visit our website: www.bradleyauctionsinc.com



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

# 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)

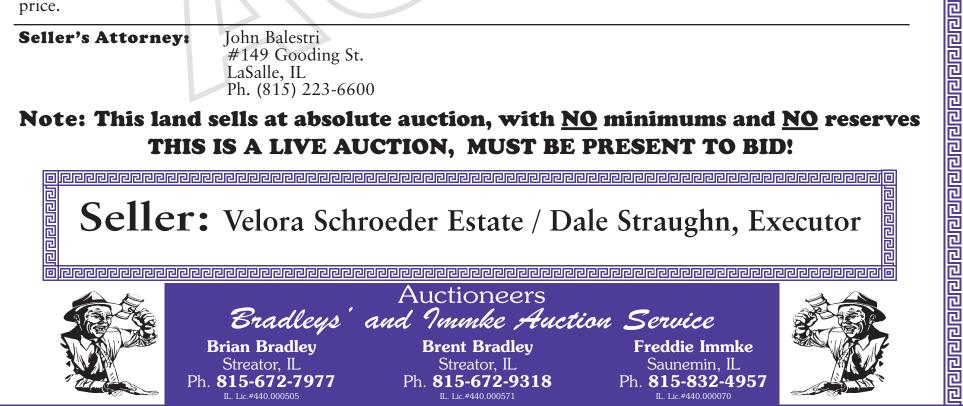
Principal Soils:	#171B Catlin Silt Loam (28.3%)
	#51A Muscatine Silt Loam (23.7%)
	#818A Flanagan - Catlin Silt Loams (22.30%)
	#68A Sable Silty Clay Loam (12.3%)
U.S.D.A. Farm Ser	vice Agency Data: Farm #3376 Tract #5189
	Farmland 39.72 Cropland 39.72 DCP Cropland 39.72
	Base Acreage: 19.6 Corn 19.6 Soybeans Total Base Acres: 39.2
	Direct yield: 126 Corn 45 Soybeans
	Counter Cyclical Yield: 167 Corn 54 Soybeans
<b>Yield History:</b> 201 201	0 51Bu./Acre Beans 2011 199.75Bu./Acre Corn   2 155.92Bu./Acre Corn 2013 224.46Bu./Acre Corn
<b>Taxes:</b> \$1,305.10 / Ye	ear (2012 Tax Year) Parcel No: 32-13-102-000
Tenancy: The Tenanc	cy is open for the 2014 Crop Year
Survey: The Seller w	ill provide a survey prior to closing
Closing: On or before	e January 17, 2014
Method of Sale: The (exact acreage to be det	e bidding will be on a dollars per acre basis. All $40 + -$ Acres will sell in 1 Tract termined by a survey)
to be entered into on d on auction day take pre	the day of the auction with the balance due on or before January 17th, 2014. Written contra ay of auction. 2013 taxes (due and payable in 2014) will be paid by the sellers. Announceme ecedence over printed material. Bidding will be on a per acre basis. Land is being sold subject

Right-Of-Way for Roads and Easements of Record. Seller will provide a Title Policy in the amount of the purchase price.

#### John Balestri Seller's Attorney: #149 Gooding St. LaSalle, IL Ph. (815) 223-6600

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





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