



PUBLIC LAND AUCTION

**To Be Held At The Odell K of C Hall
108 Tremont St. Odell, Illinois**

**Friday September 27, 2013
10:00 A.M.**

280	ACRES	280
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**Farmland With Buildings and Residence
Nevada Township, Livingston County, Illinois**

TRACT 1

TRACT 1: The Southeast Quarter Of Section 19, Township 30N, Range 6E, Nevada Township, Livingston County, Illinois. Containing 157.5 Acres With 54x72 Tool Shed And 4 Grain Bins.

F.S.A. Information Farmland 156.86 Acres Cropland 153.45 Acres

Base Acres	Direct Yield	C.C. Yield
Corn 73.5 Acres	Corn 114	Corn 129
Soybeans 75.6 Acres	Soybeans 33	Soybeans 39

Soil Types: 235 Bryce, 91A Swygert, 91B2 Swygert, 147C2 Clarence.

Taxes: \$1906.00



TRACT 2

TRACT 2: 2.50 Acres Homesite In Tract 1. 2 Story, 7 Room Home With Eat In Kitchen, Large Living Room, Bedroom, Office, ½ Bath Downstairs, 3 Bedrooms And Full Bath Upstairs, Full Basement. 42x72 Shed Plus Garage. 40x20 Shed And Pond. **Taxes:** \$2959.00

**Tract 2 Will Be Shown At Open House On
Sunday, September 15, 2013 From 1:00-4:00 P.M.**



TRACT 3

TRACT 3: Will Be The Combination Of Tracts 1 And 2.

TRACT 4

TRACT 4: The North One-Half of The Following Described Property; The Northwest Quarter And The North One-Half Of The Southwest Quarter Of Section 33, Township 30N, Range 6E. Nevada Township, Livingston County, Illinois.

Containing 120 Acres More Or Less.

F.S.A. Information**Farmland 120 Acres****Cropland 112.9Acres**

Base Acres	Direct Yield	C.C. Yield
Corn 50.4 Acres	Corn 114	Corn 129
Soybeans 51.8 Acres	Soybeans 33	Soybeans 39
C.R.P. 4.9 Acres		

Soil Types: 235 Bryce, 91A Swygert, 147B2 Clarence.

Taxes: \$1183.58

TERMS: 10% Down On Day of Auction. Balance Due On Or Before October 28, 2013. Sale Subject To Owners Conformation. Announcements On Auction Day Take Precedence Over Printed Material. Tenancy Open For 2014.

F. David and Frances Dixon Family
Thomas Dixon, Francis J Dixon, Gerald Dixon
Leo Dixon, Mary Ellen Kirkwood, Betty Eich

Attorney For Sellers: Edward Legner
 Caughey, Legner and Freehill. Pontiac, Illinois 815-842-1112

Immke and Bradley Auction Service

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