

# Real Estate Auction

**Auction to be held at:** The Farm Ridge Twp. Hall, Located on Sylvan Ave. in Grand Ridge, IL.  
**Directions:** 8 Miles South of Downtown Ottawa, IL. (on Rt.23), to Grand Ridge, IL, then East (on N. 21st. Rd. / W. Main St.) , 2/10 Mile to Sylvan Ave. & 1 Block South (watch for auction signs)

**Friday, December 11, 2015 at 10:00 AM**

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

## Development Land - Farmland

**26.31 Acres | Sold in 1 Tract**

**South Ottawa Township - LaSalle County**

**Located at the South edge of Ottawa**

### 14.4 Acres Vacant Development Land

41 Potential Lots with: Water, Sanitary Sewer & Storm Sewer  
(30 Lots Zoned as A-1 Single Family, or A-2 Single or Multi-Family)

### 11.9 Acres Farmland (33 potential lots)

Both Tracts have a preliminary plot for a Subdivision (approved by the City of Ottawa)

**Access:** The property can be accessed off of E. McKinley Rd. on Seminole Dr. (on the East side of the South Towne Mall)

**Rt. 23 Access:** The property can be accessed off of Rt. 23 on South Ridge Rd. (South of St. Mary's Clinic)

**Land is located:** Just East of Rt. 23 and St. Mary's Medical Clinic at the South Edge of Ottawa, IL.

**Brief Legal Description:** Located in the Southwest Quarter of the Northwest Quarter of Section 24, Twp. 33 North Range 3 East of the Third P.M. South Ottawa Twp., LaSalle County Illinois

**Principal Soils:** #152 A Drummer  
#149A Brenton

**F.S.A. Information:** Farm #1192 Tract #5537

Cropland: 10.95 Acres

Base Acreage: 10.7 Acres

P.L.C. Yield: 205

Total Base Acres: 10.7

**Tenancy:** The Tenancy is open for the 2016 Crop Year

**Closing:** On or before January 11, 2016

**Method of Sale:** Bidding will be on a Dollars per Acre Basis, with the entire 26.31 Acres to sell together as 1 Tract

**Taxes:** \$1,299.40 / Year P.I.N. 22-24-125-000

**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.) Bidding will be on a Per Acre Basis. 5.) Sale is subject to the Sellers' Confirmation. 6.) Seller will provide a Title Policy in the amount of the purchase price. 7.) Announcements on Day of Auction shall take precedence over printed material.

**Note:** NO Buyer's Premium

**Seller's Attorney:** Timothy J. Creedon III  
#501 State St.  
Ottawa, IL 61350  
Ph. (815) 617-9004

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

**For Info. Phone: 815-228-2335**

**Seller:** South Ridge Properties L.L.C.

Ottawa, IL



Auctioneers

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