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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 9:45 A.M.

See Info & Data @ www.bradleyauctionsinc.com

Farmland

46.67 Acres M.O.L.

Otter Creek Twp., LaSalle Co.

In 1 Tract - Unimproved Land

Farm Location: 5 Miles East of Streator, IL. (on Rt. 18) to E 22nd Rd. / Kernan Rd., then 2 miles North (through Kernan) to N. 15th Rd., & 3/4 mile East. (on the South side of N. 15th Rd. & West of E. 23rd Rd.) OR: 1/2 mile North of Kernan, IL. on E. 22nd Rd. to N. 15th Rd. & 3/4 mile East. (Land is posted with auction signs)

Brief Legal Description: That part of the Northeast Quarter of Section 23 T.31N-R.4E. (in Otter Creek Twp.) Lying North of the B.N.S.F. Railroad Right-of-way, and Excepting a 8.31 Acre Building site w/ pond.

Principal Soils:

#295B Mokena Silt Loam	39.6%
#375B Rutland Silty Clay Loam	30%
#435A Streator Silty Clay Loam	28.8%

U.S.D.A. Farm Service Agency Data:

Farm #6712	Tract #44266
Direct yield: 115 Corn	37 Soybeans
Counter-Cyclical Yield: 115 Corn	37 Soybeans

This Data is based on a larger tract that includes the 46.67 acres being sold.

Tenancy: This Tenancy is open for the 2014 crop year.

Closing: On or before January 29, 2014

Method of Sale: The farm will be sold as one - 46.67 Acre Tract. Bidding will be on a per Acre Basis.

Note: The 8.31 Acre building site w/ pond (located on the North end of this Tract of land, along N. 15th Rd.) is not being sold.

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. 2012 taxes (due and payable in 2013) will be paid by the sellers, and buyer will receive a credit at closing in the estimated amount of the 2013 taxes (payable in 2014). 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

LAND IS POSTED WITH AUCTION SIGNS. THIS IS A LIVE AUCTION, MUST BE PRESENT TO BID!

Seller: The Estate of Ralph Voigts



Auctioneers
Bradleys' and Immke Auction Service

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