

# Real Estate Auction

**To be held at:** The Graymont Community Building in Graymont, IL. **Directions:** Exit I-55 at Pontiac, IL. (Rt. 116 Exit) and go West on Rt. 116 (5-1/2 Miles) to 800 E. Rd. then 1/2 Mile North.

**Friday, December 4, 2015 at 10:00 AM**

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

## **Farmland** **91.11 Acres M.O.L. (unimproved)** **To be sold in 1 - Tract** **Rooks Creek Township. - Livingston Co.**

**Farm Location:** 3-1/2 Miles North of Graymont, IL on 800 E. Rd. (at the Jct. of 800 E. Rd. & 2100 N. Rd., Southeast corner)

**Brief Legal Description:** A part of the Northwest Quarter of Section 4, Township 28 North, Range 4 East of the Third Principal Meridian, Livingston County, Illinois, consisting of the approximate North 91 acres, more or less. (The full legal description of the property and final acreage will be provided by survey on the day of auction.)

**F.S.A. Information:** Farm# 12120 Tract# 13247

**Farmland:** 107.58

**Cropland:** 91.11

**Base Acreage:** 45.3 Corn 43.3 Soybeans

**PLC Yield:** 133 Corn 32 Soybeans

**Total Base Acres:** 88.6

**Principal Soils:**

#232 A	Ashkum	67.6%
#542 A	Rooks	17.3%
#440 A	Jasper	8.6%
#614 A	Chenoa	4.8%
#294 B2	Symerton	1.6%

**Tenancy:** The tenancy is open for the 2016 crop year.

**Closing:** On or Before December 31, 2015. Unless mutually agreed otherwise by the parties

**Method of Sale:** Bidding will be on a dollars per acre basis

**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 the 2015 Year Taxes due in 2016 by way of 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 Seller's 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 Home or buildings are being sold. Land is posted with Auction Signs

**Seller's Attorney:** Edward Legner  
Caughey, Legner and Freehill  
Pontiac, IL  
Ph. (815) 842-1112

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

**Seller:** Ann K. Winters  
Graymont, IL



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