

Land Auction

Auction to be held at: The Brookfield Township Hall **Located At:** #2099 E. 27th Rd., Seneca, IL.
Directions: From Ransom, IL., Go North (On E. 27th Rd.) 5 Miles, **OR:** From Seneca, IL., Go South (On Rt. 170), 5 Miles To N. 21st Rd./Mazon-Grand Ridge Rd., Then 2-Miles West (At The Jct. of N. 21st Rd. & E 27th Rd)

Thursday, March 2, 2017 at 10:00 A.M.

See Maps & Data @ www.bradleyauctionsinc.com

Recreational Land Farmland & Timber

105 Acres M.O.L.

**Brookfield Township--LaSalle County
(In 1 - Tract, Unimproved)**

Near Illinois River and Springbrook Marina

Well Populated With Deer And Wild Turkey

Sand And Gravel Reserves On The Property

Exact Acreage To Be Determined By A Survey Conducted Prior To Auction

Farm Location: Located On N. 2553rd Rd. (Near Springbrook Marina)

Directions: From Downtown Seneca, IL., Go South On Rt. 170 (Over Illinois River Bridge) To N. 25th Rd., Then East 1/10 Mile To The First Left, Then 1-4/10 Mile West On 2553rd Rd. (On South Side)
Land Posted With Auction Signs

Brief Legal Description: The West 1/2 Of The Southeast Quarter Of Section 34, And River Road Lots 2, 3 & 4 Of The Subdivision Of The West Half Of The Northeast Quarter Of Section 34 (Except 4.96 Acres Previously Sold Off), Township 33 North, Range 5 East Of The Third P.M.

Farm Service Agency Info: Farm #312 Tract #4266

Farmland Acres: 112.75 **Cropland Acres:** 27.55 **D.C.P. Cropland:** 27.55

C.R.P.: 0.0 (7.1 Acres Of Grassland Recently Removed From C.R.P. Program)

Base Acreage: 19.7 Corn 0.7 Soybeans **Total Base Acres:** 20.4 **P.L.C. Yield:** 84 Corn 28 Soybeans

Principal Soils:

Chatsworth Silty Clay Loam
Lawson Silt Loam
Drummer Silty Clay Loam
St. Clair Silty Clay Loam

Sellers' Attorney: The Justice Law Firm
Thomas L. Justice Jr.
#719 Canal St. Suite A
Ottawa, IL. 61350
Ph. (815)434-0709

Tenancy: The Tenancy is Open for the 2017 Crop Year

Closing: On or Befor April 3rd, 2017

Method of Sale: Bidding Will Be On A Dollars per Acre Basis With The Entire 108.39 Acres To Sell As 1 Tract.

Taxes: \$864.78/year P.I.N. 29-50-217-000

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 2016 Year Taxes due in 2017 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.

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

Auctioneers' Note: This Property Is A Hunter's Dream With Farmland Income And A Great Location Near The Illinois River.

For Appointment To Inspect The Property Contact Dan At Ph. (815) 252-2019

Seller: Theodore J. "Ted" Szafranski Sr. Estate
Daniel Szafranski, Executor



Auctioneers
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