

Farmland Auction

Auction to be held at: The Rooks Creek Twp. Hall.

Located At: #313 Main St. Graymont, IL. 61743

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

Thursday, March 30, 2017 at 10:00 A.M.

See Maps & Data @ www.bradleyauctionsinc.com

FARMLAND **28.83 Acres (Surveyd Acres)** **Unimproved (To Be Sold In One Tract)** **Pike Township -- Livingston County (Section 35)**

Farm Location: Adjacent to #10923 E. 900 N. Rd. Chenoa, IL. 61726

Directions to Farm: 1 Mile North of Rt. 24 (At Chenoa, IL) on Old Rt. 66 to E. 900 N. Rd., Then 1/4 Miles West (On North Side)

Brief Legal Description: A Part of the Southeast 1/4 of Section 35, Township 27 North, Range 4 East of the Third Principal Meridian, Livingston County, Illinois. **Note:** This is an Irregular Shaped Tract of Land that Surrounds a Seperate 14.49 Acre Tract that Includes a Home, 2 Sheds and a Large Pond That is Not Being Sold.

F.S.A. Info: Farm #11151 Tract #5192

Farmland: 42.11 Acres

Cropland: 28.13 Acres

DCP Cropland: 28.13

C.R.P. Cropland: 0.00

Base Acreage: 15.00 Corn 13.1 Soybeans

Total Base Acres: 28.1

P.L.C. Yield: 180 Corn 40 Soybeans

Principal Soils:

#232A Ashkum Silty Clay Loam 50.1%

#614A&B Chenoa Silty Clay Loam 47.9%

Sellers' Attorney: Ronald Fellheimer
Fellheimer Law Firm
Pontiac, IL.
Ph. (815)842-3858

Crop Productivity Index: 125.9 P.I. (University Of Illinois Bulletin 811)

Tenancy: The Tenancy is open for the 2017 Crop Year

Closing: On or Before May 1, 2017

Possession: Seller Will Allow Immediate Possession For Spring Field Work

Method of Sale: Bidding Will Be On A Dollars per Acre Basis.

Taxes: Approx \$641.10/Year

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.

Note: This Property Does NOT Include The Home, Sheds, or Large Pond

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

Seller: Bank of Pontiac--Pontiac, Illinois
For Info Contact: Chris Clement ph. (815)844-6155



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