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visit our website: www.bradleyauctionsinc.com



Auction to Be Held On Site - Located At: The South End of E. 1159th Rd. Ottawa, IL (At Dead End of Road on The Vermillion River)

Directions: 6 - 3/10 Miles Northwest Of Grand Ridge, IL On Jack Dougherty Rd./N. 2150th Rd To E. 1150th Rd. (At HideAway Tree Farm Sign), Then 1 - 8/10 Miles Straight South (On E. 1159th Rd. To Dead End)

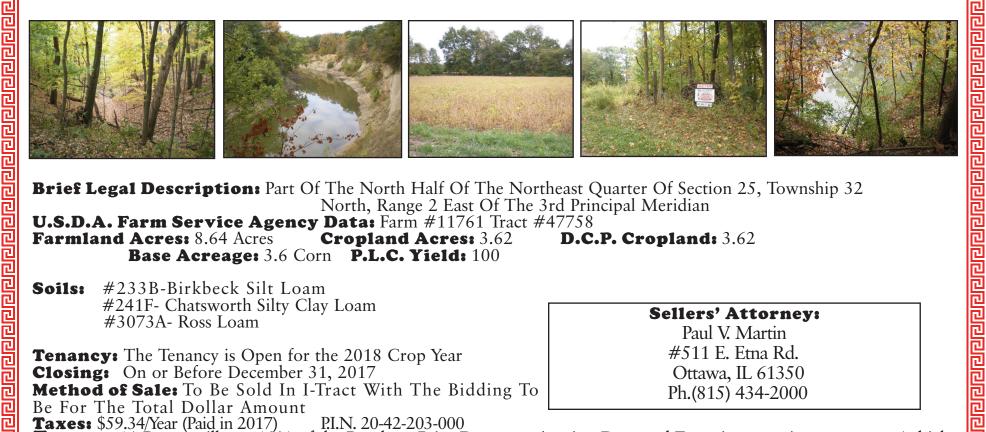
Saturday, November 11, 2017 at 10:30 A.M.

See Maps & Photos @ www.bradleyauctionsinc.com

Timberland & Farmland 9.32 Surveyed Acres

DeerPark Township--LaSalle County (Sells In 1 - Tract, Unimproved) **On The Vermillion River** Situated At A Bend In The River **Ideal Home Site**

Very Secluded Abundant Wildlife



Brief Legal Description: Part Of The North Half Of The Northeast Quarter Of Section 25, Township 32 North, Range 2 East Of The 3rd Principal Meridian U.S.D.A. Farm Service Agency Data: Farm #11761 Tract #47758 Farmland Acres: 8.64 Acres **Cropland Acres:** 3.62 **D.C.P. Cropland:** 3.62 Base Acreage: 3.6 Corn P.L.C. Yield: 100

Soils: #233B-Birkbeck Silt Loam #241F- Chatsworth Silty Clay Loam #3073A- Ross Loam

Tenancy: The Tenancy is Open for the 2018 Crop Year **Closing:** On or Before December 31, 2017 Method of Sale: To Be Sold In I-Tract With The Bidding To Be For The Total Dollar Amount **Taxes:** \$59.34/Year (Paid in 2017) P.I.N. 20-42-203-000 **Terms:** 1.) Buyer will pay 10% of the Purchase Price Down on Auction Date and Enter into a written contract, (which

Sellers' Attorney: Paul V. Martin #511 E. Etna Rd. Ottawa, IL 61350 Ph.(815) 434-2000

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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 2017 Year Taxes due in 2018 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.) Sale is subject to the Sellers' Confirmation. 5.) Seller will provide a Title Policy in the amount of the purchase price. 6.) Announcements on Day of Auction shall take precedence over printed material.

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

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

Seller: Stephen "Steve" Henrikson



	Auctioneers	
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Brian Bradley Streator, IL Ph. 815-674-2543

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Brent Bradley Streator, IL Ph. 815-992-2699 II Lic #440 00057

