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Land Auction

Auction to Be Held At: Hank's Farm Restaurant (Upstairs), #2973 N. Rt. 71
Ottawa, IL 61350

Directions: Exit I-80 At Il. Rt. 71 Exit (Exit # 93) & Go South 9/10 Mile To Hank's Farm.
The Property is Located Directly North of Hank's Farm.

Thursday, December 14, 2017 at 10:00 A.M.

See Maps & Data @ www.bradleyauctionsinc.com

Development/Investment Property

13.280 Surveyed Acres | Sold in 1 Tract
Rutland Township--LaSalle County
379.13 Ft. of Rt. 71 Frontage
Near I-80 on Rt. 71

Land Location: The land is located just 3/4 mile South of I-80 (on Rt. 71) on West side (Directly North of Hank's Farm Restaurant)

* Located in the proposed Rt. 71 T.I.F District & to be Annexed into the City of Ottawa, IL (To take effect in the Spring 2018) *

* Currently in the Ottawa Area Enterprise Zone. *

* Future zoning yet to be determined. *

Brief Legal Description: Located in the North Half of Section 5, Twp. 33 North, Range 4 East of the Third Principal Meridian (See Website For Complete Legal Description)

U.S.D.A. Farm Service Agency Data: Farm #7010 Tract 44435 Non-Hel Land

Soils: #294-C2 Symerton Silt Loam 61.7% (5 to 10 Percent Slopes)

#154-A Flanagan Silt Loam 22.6%

#294-B Symerton Silt Loam 14.6% (2 to 5 Percent Slopes)

Crop Productivity Index: 128.1 per U of I Bulletin 811, Amended Table S2

Tenancy: The Tenancy is Open for the 2018 Crop Year

Closing: On or Before January 15, 2018

Method of Sale: Bidding will be on a Dollars per Acre Basis, with the Entire 13.280 Acres to sell Together as 1 Tract.

Taxes: \$322.82/Year Assessor's P.I.N. 15 - 41 - 216 - 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 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.) 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

A Very Good Location and a Great
Investment Opportunity!!

Sellers' Attorney:

Timothy J. Creedon III
#501 State St.
Ottawa, IL 61350
Ph.(815) 617-9004

Seller: North Ridge Properties, L.L.C



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