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# Farm Land Auction

**Auction to Be Held On Site:** Located at #1243 E. 13th Rd., Streator, IL

**Directions:** From Downtown Streator, IL., Go 4 Miles West (On Rt. 18), To E. 13th Rd. , Then 6/10 Mile South (On West Side).

**Tuesday, December 12, 2017 at 10:00 A.M.**

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

## 37.32 Acres 3 Bedroom Home w/Garage Eagle Twp.- LaSalle County Sections 31 & 32 To Be Sold In 1 Tract

**Property Consists of:** (Parcel 1.) A 27.32 Acre Parcel(located at #1243 E. 13th Rd.) w/3 Bedroom/Single Story Home & Garage. (Parcel 2.) A 10 Acre Parcel of Land(located 2/10 Mile North of the 27.32 Acre Parcel) on the East Side of E. 13th. Rd., All Tillable, with NO Improvements. (Both Parcels Will Sell Together in 1 Tract.)

**Home Info:** A Single Story Home with 3 Bedrooms , Lg. Kitchen, Living Room, Dining Room, Full Bath, Full Basement, & Front Deck. The Home Has: Gas/Forced Air Heat, Central Air Cond., Vinyl Siding, Newer Windows & Newer Roof.

**Garage Info:** A 20 Ft. x 20 Ft. Garage w/2 Overhead Doors.

**NOTE:** For Appointment to Inspect the home, Contact the Auctioneer@(815)674-2543.

**Brief Legal Description:** (Parcel 1):Part of the Southeast 1/4 of Sect. 31 in Eagle Twp. Beginning at the Southeast Corner, West 505.59', then North 2,352.96', East 505.58' & South 2,354.20' to the Point of Beginning.

(Parcel 2): Part of the Northwest 1/4 of Section 32 of Eagle Twp., the North 165 Ft. of the South 660 Ft.

**Soils:** Parcel 1.) 171B- Catlin Silt Loam 22.7% Parcel 2.) 356A- El Paso Silty Clay Loam 46.9%  
715A- Arrowsmith Silt Loam 20.3% 51A- Muscatune Silt Loam 34.3%  
244A- Hartsburg Silty Clay Loam 19.2% 814A- Muscatine-Buckhart Silt Loam 9.5%  
86B- Osco Silt Loam 13.3% 68A- Sable Silty Clay Loam 9.3%  
356A- El Paso Silty Clay Loam 11.4%

**Tenancy:** Open for the 2018 Crop

**Survey:** A Survey will be Provided by the Seller( To Be Conducted prior to Auction Date)

**Closing:** On or Before January 11, 2018

**Method of Sale:** Bidding will be on a Per Acre Basis and Multiplied by the Acreage Figure determined by the Survey.

**Taxes:** (Parcel 1) \$2,911.04 /Year Assessor's P.I.N. 32-31-411-000  
(Parcel 2) \$546.92 /Year Assessor's P.I.N. 32-32-105-000

**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 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.

**LAND IS POSTED WITH AUCTION SIGNS  
THIS IS ALIVE AUCTION, MUST BE PRESENT TO BID!**

### Auctioneers' Note

A great opportunity to buy a smaller acreage of highly productive soils with a home and garage.

### Seller's Attorney:

M.G Gulo & Associates LTD  
#123 S. Monroe St.  
Streator, IL 61364  
Ph.(815) 672-2472

**Seller: Marilyn A. Flanigan**



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