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# Land Auction

**Auction to Be Held At:** The American Legion Post #8 in Wenona, IL  
**Located At:** #118 W. 1st South St. Wenona, IL 61377

**Tuesday, March 13, 2018 at 10:00 A.M.**

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

## 39.6 Acres M.O.L

**Groveland Township--LaSalle County**

**(Sells In 1 - Tract, Unimproved)**

**Farm Location:** Located 3- 3/4 Miles North of Dana, IL. on County Highway 44/E.11th Rd (On West Side)

**Legal Description:** The North 1/2 of the South 1/2 of the Northeast 1/4 of Section 2,  
Groveland Twp., LaSalle County, Illinois T. 29 N.- R.2 E. of the 3rd p.m.

**U.S.D.A. Farm Service Agency Data:** Farm #4543 Tract #43056

**Farmland Acres:** 39.91 Acres **Cropland Acres:** 36.26 **D.C.P. Cropland:** 36.26

**Base Acreage:** 35.2 Corn **Total Base Acreage:** 35.2 **P.L.C. Yield:** 136

**H.E.L. Status:** N HEL

**Soils:** #152A Drummer Silty Clay Loam 31.3%  
#375B Rutland Silty Clay Loam 27.6%  
#148C2 Proctor Silt Loam 13.4%

**Tenancy:** The Tenancy is Open for the 2018 Crop Year

**Survey:** A Survey will be conducted prior to the Auction date.

**Closing:** On or Before April 12, 2018

**Method of Sale:** To Be Sold In I-Tract With The Bidding To Be On a Per Acre Basis.

**Taxes:** \$1,176.14/Year Assessor's P.I.N. 37-02-211-000

**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.) Sale is subject to the Seller's 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.

**Seller's Attorney:**

David M. Kaleel  
#806 Jefferson St.  
Mendota, IL 61342  
Ph.(815) 539-5616

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

**Seller: Kevin H. Coons**



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