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Land Auction

Auction to Be Held On Site - Located At: #13541 2600 N. Rd. Cornell, IL 61319
Directions: Exit I-55 at Pontiac, Il. (Rt. 23 Exit #201) & Go North & West (On Rt. 23), 5-3/4 Miles to Lafeber Company (Bird Seed Plant), Then North on 1400 E. Rd., (1 Mile), to 2600 N. Rd. & 1/2 Mile West to Auction sign (Property is North up a long lane). Or: From Cornell, IL, Go East (On Rt. 23) 3-1/2 Miles to 1400 E. Rd., then 1 Mile North to 2600 N. Rd. & 1/2 Mile West.

Saturday, July 7, 2018 at 10:00 A.M.

See Maps & Photos @ www.bradleyauctionsinc.com

Timberland & Home w/Outbuildings **62.05 Acres (More or Less)** **Esmen Township--Livingston County** **(Sells In 1 - Tract)** **Mainly Heavy Timber w/Creek** **Very Secluded** **Abundant Wildlife** **(No Tillable Land)**



Home Info: A Single Story Frame home, with: 2- Lg. Bedrooms, 1 Bath (Tub/Shower), Lg. Living Room (w/Woodburning Stove), Kitchen/Dining Area (w/Woodburning Fireplace), Lg. Sunroom, Den/3rd Bedroom, Lg. Wood Deck, Vinyl Siding, Newer Roof, Electric Heat, Ceiling Fans throughout, Built on Concrete Slab (Built in 1983)

Garage Info: A 4 Car Attached Garage

Out Buildings: A 32 Ft. Wide x 40 Ft. Long Pole building w/ a 16 Ft. Side Lean-to

A 16 Ft. Wide x 22 Ft. Long Shed w/ Vinyl Siding

3-Small/Older Metal Sheds

A Small Wooden/Older Corn Crib

3- Older Mobile Homes (Uninhabitable)

Apple & Pear Tree Orchard

4- Wells and 5 Septic Systems on the Property

16-1/2 Ft. Wide Lane from Main Road is Owned.

Inspection:

The Home and Property will be open for Inspection on Thursday, June 21 from 3:00 to 7:00 p.m. or by setting an Appointment with Auctioneers. (No Exceptions)

Method of Sale: To be sold in 1- Tract with the Bidding to be on a per acre basis

Closing: On or Before August 21, 2018. *Sale is subject to Court Approval.*

Taxes: Total taxes on all 4 Parcels is \$3,918.88 (2016 tax year, Paid in 2017)

PIN No's: 09-09-05-300-005, 09-09-05-300-006, 09-09-05-300-007, 09-09-05-300-009

Brief Legal Description: An Irregular shaped tract of land located in the North half of the Southwest Quarter of Section 5, T. 29N.-R.5E of the Third P.M. Esmen Twp., Livingston County, IL. Containing 62 Acres M.O.L. *Plus: The East 16.5 Ft. of the Southeast Quarter of Section 5, T. 29N - R.5E. Containing .05 Acres (Long Lane)*

Survey: Sellers will provide a survey prior to closing

Terms: 1.) Buyer will pay 10% of the Purchase Price Down on Auction Date and Enter into a written contract. Balance of the Purchase Price to be Paid at Closing. 2.) Property Taxes to be pro-rated to the Date of closing. 3.) Land is being sold subject to Right-of-Way for Roads and Easements of Record. 4.) *Sale is subject to Court Approval.* 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. The property is being sold "AS-IS" with NO warranties expressed or implied, NO contingencies, and NO inspections provided.

Auctioneers' Note: This Property Is A Hunter's Dream With a Home & Buildings. Connected to Vast Timber that goes on for MILES!!!

THIS IS A LIVE AUCTION, MUST BE PRESENT TO BID!
LAND POSTED WITH AUCTION SIGNS
PLEASE DO NOT ENTER THE PROPERTY W/O PRIOR NOTICE

Sellers: Paul Peck (Attorney: Wm. H. Bertram, Pontiac, IL., Ph (815)842-1100)
Ruth Ann Peck (Attorney: Wm. J. Gerber, Fairbury, IL., Ph (815)692-2224)
Wm. R. Faust (Attorney: Timothy F. Kohn, Ottawa, IL., Ph (815)431-9300)



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