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Real Estate Auction

Auction to Be Held On Site At: The Melvin Burger Farm **Located At:** #23335 3200 N. Rd.
Dwight, IL 60420
Directions: Exit I-55 at Dwight, IL, (Rt. 17 Exit #217), & Go West (On Rt. 17), 1-1/2 Miles to the Farm on North Side, (Up long lane to the 2nd house), (on the West side of Oaklawn Cemetary & Near the former Women's Prison.)

Thursday, August 23, 2018 at 6:30 P.M.

See Maps & Photos @ www.bradleyauctionsinc.com

5 Acre Farmette w/Home & Buildings
Brick-Ranch Style - 4 Bedroom Home
Lg. Barn w/Stalls
3 Machine Sheds
6-Grain Bins (30,000 bushel plus Storage)
Wooden Corn Crib
30' x 60' Heated Shop
2- Chicken Houses
1 Car Attached Garage & 20' x 32' Detached Garage
35 Ft. of Rt. 17 Frontage



Home Info: A Brick/Ranch Style home with: 4 Bedrooms, 1-1/2 Baths, Lg. Kitchen w/Dining Area, Living Room w/Wood Burning Fireplace, Laundry/Utility Room, 70% Basement w/Shower, & 1 Car Attached Garage. The Home has Central Air Cond. (Newer), Electric Heat (In Ceiling), Private Well & Septic. Large Yard w/Abundant Shade Trees

Out Buildings: A Lg. Wood Barn w/Lean-To & Stalls

3-Machine Sheds: 2 Morton Blgs (60' x 81' w/60' x 30' Shop & 60' x 60', also a 32' x 90' Pole Blg.)

6-Grain Bins: Including 1-30' x 1-33' Dia. (Both w/Heat)

1 - Detached Garage - 20' x 32'

2 - Chicken Houses

1 - Wooden Corn Cob

Inspection:

The Home and Property will be open for Inspection on Thursday, August 9, 2018 from 4:00 to 7:00 p.m.

Method of Sale: The Entire 5 Acres will sell in 1-tract, with the bidding to be For The Total Dollar Amount

Closing: On or Before October 8, 2018.

Brief Legal Description: An Irregular shaped tract of land located in the Southwest 1/4 of Section 1, Township 30 North, Range 6 East of the Third Principal Meridian (Nevada Twp.) in Livingston County, IL.

Survey: A survey has recently been conducted (Plat map is available @ www.bradleyauctionsinc.com)

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 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. 7.) The property is being sold "AS-IS" with NO warranties expressed or implied, NO contingencies, and NO inspections provided.

Seller's Attorney:

Ronald Fellheimer
Fellheimer Law Firm
Pontiac, IL
(815)842-3858

Auctioneers' Note: This is a great opportunity to purchase a Nice 5 Acre Farmette w/Home, Heated Shop, Lg. Barn, Vast Equipment Storage, & Ample Grain Storage. Well Located: On Rt. 17 & Close to I-55, (Nice Quiet Setting).

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

**Seller: First Congregational Church
of Dwight**



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