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Farmland Auction

Auction to Be Held At: The Streator American Legion Post #217 (Upstairs)
Located At: #218 W. Main St. Streator, IL 61364 **Directions:** From the Jct. of IL. Rt. 18 (Main St.), & IL. Rt. 23 South (Bloomington St.), in Downtown Streator, IL., Go 2 Blocks West (At the East Edge of Vermillion River Bridge, on North side.)

Wednesday, November 7, 2018 at 10:00 A.M.

See Surveys, Maps & Data @ www.bradleyauctionsinc.com

98.55 Surveyed Acres In 2 Tracts, (Unimproved) Eagle & Otter Creek Twps., LaSalle County

Farm Location: **Tract 1:** (77.260 Acres), Located 5 Miles West of Downtown Streator, IL., (On Rt. 18), To E. 12th Rd. (At the Former Annunciation Church), Then 2-1/2 Miles North to N.1550th Rd. & 1/4 Miles East, on South Side (No Buildings Included)

Tract 2: (21.290 Acres), Located 3 Miles East of Downtown Streator, IL., (on Rt. 18), To E. 20th Rd., then 1-3/4 Mile North, on West Side, (No Home or Buildings Included)

Brief Legal Description: (See Website for Full Legal Descriptions & Plat Maps)

Tract 1: (77.260 Acres) Part of the East Half of the Southwest Quarter of Section 18, Township 31 North, Range 3, East of the Third Principal Meridian, Eagle Township, LaSalle County, Illinois (Excepting the Approximately 3 Acre Building Site in the Northeast Corner.)

Tract 2: (21.290 Acres) Part of Lots 3, 4 and 5 in the Assessor's Subdivision of the Northeast Quarter of Section 20, Township 31 North, Range 4, East of the Third Principal Meridian, Otter Creek Township, LaSalle County, Illinois (Excepting the Approximate 3 Acre Homesite in the Southeast Corner.)

U.S.D.A. Farm Service Agency Data: **Tract 1:** Farm #11262 Tract #47285

Farmland Acres: 79.13 **Cropland Acres:** 76.53 **D.C.P. Cropland Acres:** 76.53

Base Acreage: 57.38 Corn 19.12 Soybeans **Total Base Acreage:** 76.5

P.L.C. Yield: 158 Corn 56 Soybeans **H.E.L. Status:** N HEL

Soils: #814A Muscatune-Buckhart Silt Loams 64.5%
 #68A Sable Silty Clay Loam 21.7%
 #86C2 Osco Silt Loam 7.7%
 #51A Muscatune Silt Loam 4.7%

Seller's Attorney:

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

U.S.D.A. Farm Service Agency Data: **Tract 2:** Farm #3356 Tract #4789

Farmland Acres: 20.7 **Cropland Acres:** 20.7 **D.C.P. Cropland Acres:** 20.7

Base Acreage: 20.7 Corn **Total Base Acreage:** 20.7 Corn **P.L.C. Yield:** 148 Corn

H.E.L. Status: N HEL

Soils: #134B Camden Silt Loam 37.4%
 #134C2 Camben Silt Loam 32.6%
 #206A Thorp Silt Loam 17.9%
 #134A Camden Silt Loam 9.8%

Tenancy: The Previous Tenant has been Terminated (on both tracts) and the Tenancy is Open for the 2019 Crop Year

Survey: A recent Survey has been conducted (June 21,2018). Survey stakes are prominent on both tracts & plats of survey are available at www.bradleyauctionsinc.com. The Acreage figures stated are based on this survey.

Closing: On or Before December 21, 2018

Method of Sale: Each Tract will be sold separately (in the order as advertised) and Will Not be combined. Bidding to be on a per acre basis.

Taxes: **Tract 1:** \$4,329.66/year P.I.N.: 32-18-302-000 **Tract 2:** \$399.78/year P.I.N.: 34-20-217-000

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 2018 Year Taxes due in 2019 by way of 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.) Seller will provide a Title Policy in the amount of the purchase price. 5.) Bidding will be on a per Acre Basis. 6.) Announcements on Day of Auction shall take precedence over printed material.

Auctioneers' Note: This is a great opportunity to purchase 2 Tracts of Highly Productive Land w/no buildings, open tenancy & surveyed acres!!

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

Seller: Eugene D. Missel Trust
 Streator, Il



Auctioneers

Bradleys' and Immke Auction Service

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