

visit our website: www.bradleyauctionsinc.com

Farmland Auction

Auction to Be Held At: The Brookfield Township Hall
Located At: #2099 E. 27th Rd. Seneca, IL 61360
Directions: From Grand Ridge, IL., Go East on N. 21st. Rd. (Mazon/Grand Ridge Rd.), 10 Miles (Hall is on the Corner of N. 21st Rd. & E. 27th Rd.) OR: 5-1/2 Miles North of Ransom, IL. on E. 27th Rd.

Tuesday, November 13, 2018 at 10:00 A.M.

See Maps & Data @ www.bradleyauctionsinc.com

157.72 Acres M.O.L. In 1 Tract (Unimproved) Allen Twp., LaSalle County

Farm Location: From Ransom, IL, 1-1/2 Miles North on Rt. 170 (to curve), Then 1/2 Mile West on N. 17th Rd. (Farm is on the South Side & is on the West Side of the railroad tracks.)

Legal Description: The Northwest 1/4 of Section 9 (Except the East 37.5 Ft.) Township 31 North-Range 5 East of the Third Principal Meridian, Allen Township, LaSalle County, Illinois

U.S.D.A. /Farm Service Agency Data: Farm #86 Tract #3738

Farmland Acres: 154.82 **Cropland Acres:** 154.82 **D.C.P. Cropland Acres:** 154.82

Base Acreage: 76.2 Corn 76.4 Soybeans **Total Base Acreage:** 152.6

P.L.C. Yield: 151 Corn 42 Soybeans **H.E.L. Status:** N HEL

Soils: #235A Bryce Silty Clay 30.0%
#91B Swygert Silty Clay Loam 15.8%
#146B2 Elliot Silty Clay Loam 12.0%
#375B Rutland Silty Clay Loam 10.6%
#223D3 Varna Silty Clay Loam 7.0%
#148B Proctor Silt Loam 6.2%
#295B Mokena Silt Loam 5.3%

Seller's Attorney:

Gerald A. Drendel
The Justice Law Firm P.C
511 E. Main St.
Streator, IL 61364
(815)-673-4344

Tenancy: The Tenancy is Open for the 2019 Crop Year

Closing: On or Before December 13, 2018

Method of Sale: Bidding to be on a Per Acre Basis, with the entire 157.72 Acres to sell as 1 Tract.

Taxes: \$2,340.06/year P.I.N.: 35-09-101-000

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.

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

Seller: The Clyde Redmann Trust & The Marie Redmann Trust
Georgia & James O. Murphy Jr., Trustees



Auctioneers
Bradleys' and Immke Auction Service
Brian Bradley
Streator, IL
Ph. 815-674-2543
IL Lic. #440.000505

Brent Bradley
Streator, IL
Ph. 815-674-3367
IL Lic. #440.000571

Freddie Immke
Saunemin, IL
Ph. 815-832-4957
IL Lic. #440.000070

