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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 the Vermillion River Bridge, on North side.

**Wednesday, November 7, 2018 at 10:30 A.M.**

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

## **28.20 Acres M.O.L. In 1 Tract (Unimproved) Newtown Twp., Livingston County**

**Farm Location:** From the Jct. of Rt. 23 & Rt. 17 (Located 4 miles South of Downtown Streator, IL.), Go West on Rt. 17, 3 miles to 800 E. Rd., then 1/2 Mile North (On East Side)

**Brief Legal Description:** Part of the Southwest 1/4 of the Northwest Quarter of Section 16 T. 30 N.-R.4E of the 3rd Principal Meridian (In Newtown Twp., Livingston County, Illinois)

### **U.S.D.A. /Farm Service Agency Data**

**Farmland Acres:** 27.19 **Cropland Acres:** 27.19

**Base Acreage:** 27.19 Corn 27.19 Soybeans **Total Base Acreage:** 27.19

**P.L.C. Yield:** 143 BU Corn 48 BU Soybeans

**Actual Production History:** 180 BU Corn 58 BU Soybeans

2018 Actual Yield: 61.3 BU/Acre Soybeans 2017 Actual Yield: 209 BU/Acre Corn

**Soils:** #152A Drummer Silty Clay Loam 58%  
 #149A Brenton Silt Loam 19.6%  
 #206A Thorp Silt Loam 12.7%  
 #440B Jasper Loam 7.3%  
 #440C Jasper Loam 2.5%

### **Seller's Attorney:**

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

**Tenancy:** The Tenancy is Open for the 2019 Crop Year

**Closing:** On or Before December 7, 2018

**Method of Sale:** Bidding to be on a Per Acre Basis.

**Taxes:** \$1,506.16/year P.I.N.: 02-02-16-100-005

**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 a nice/highly productive, smaller tract of farmland that is rectangular shaped and located on an all weather road.

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

**Seller: Kay Fulkerson  
 Manville, IL.**



**Auctioneers**  
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