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Farmland Auction

Auction to Be Held At: The Odell K of C Hall, #108 W. Tremont St., Odell, IL 60460
Located At: In Downtown Odell, (Next to the railroad tracks on Tremont, St.)

Tuesday, November 20, 2018 at 10:00 A.M.

See Maps & Data @ www.bradleyauctionsinc.com

80 Acres M.O.L. In 1 Tract Improved with 2 - Grain Bins Esmen Twp., Livingston County

Farm Location: 7 Miles North of Pontiac, IL. (On Rt. 23) to curve, then continue North on IL. Rt. 170 (Katy-Did Rd.), 1 Mile to 2600 N. Rd., 2 Miles East to 1700 E. Rd. & 1/4 Mile North (Farm is on West side). OR: From Odell, IL. Go 4 Miles West on 2600 N. Rd. to 1700 E. Rd. & 1/4 Mile North.

Legal Description: Being the North 1/2 of the Southeast 1/4 of Section 2, T.29 N. - R.5 E of the Third Principal Meridian in Esmen Township, Livingston County, IL.

U.S.D.A. /Farm Service Agency Data: Farm #903 Tract #1726

Farmland Acres: 79.81 **Cropland Acres:** 79.61 **D.C.P Cropland Acres:** 79.61

Base Acreage: 39.5 Corn 40.1 Soybeans **Total Base Acreage:** 79.6

P.L.C. Yield: 121 Corn 41 Soybeans

H.E.L. Status: NHEL

Soils: #230A Rowe Silty Clay Loam 66.5%
 #91A & B2 Swygert Silty Clay Loam 16.9%
 #147A & B2 Clarence Silty Clay Loam 9.6%
 #238A Rantoul Silty Clay Loam 6.9%

2 Grain Bins: 1- 5,350 Bu. Bin with Aeration Floor & Fan & 1- 2,500 Bu. Bin

Tenancy: The Tenancy is Open for the 2019 Crop Year

Closing: On or Before December 20, 2018

Method of Sale: Bidding to be on a Per Acre Basis with the Entire 80 Acres to Sell as 1 Tract.

Taxes: \$1,170.28/year P.I.N.: 09-02-400-001

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.) Sale is Subject to the Seller's Confirmation. 7.) Announcements on Day of Auction shall take precedence over printed material.

Auctioneers' Note: This is a Nice/Perfectly Rectangular 80 Acres that lays flat and has some grain storage.

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

Seller: The Ralph Wiltshire Jr. Trust



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