

Land Auction

Auction to Be Held At: Pontiac V.F.W. Hall
Located At: 531 W. Lincoln Ave. Pontiac, IL 61764

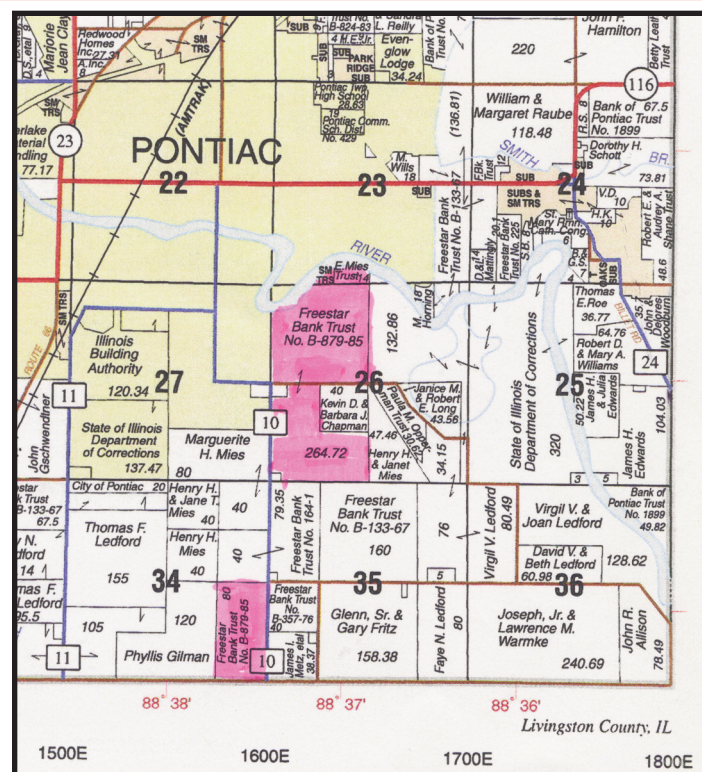
Tuesday, November 12, 2019 at 10:00 A.M.

View Info @ www.bradleyauctionsinc.com
More Detailed Information To Follow Soon With Exact Division of Tracts (Survey Is Being Finalized)

360 Acres M.O.L. -

**In 5 Tracts
Pontiac Twp. - Livingston Co.
Illinois
Sections 23 - 26 & 34**

Seller's Attorney:
Ronald K. Fellheimer
Fellheimer Law Firm
Pontiac, IL 61764
Ph.(815) 842-3858



Land Location: South East Edge of Pontiac, IL. Includes an Approx. 10 Acre Tract Along Manlove St. For Potential Development.

TRACTS TO BE SOLD "BUYER'S CHOICE"

Tract 1: The East Half (E1/2) of the Southeast Quarter (SE 1/4) Section 34, Township 28 North, Range 5 East of the Third Principal Meridian, Livingston County, Illinois; containing 80 acres more or less.

Tract 2: Part of the Northwest Quarter (NW 1/4) Section 26, Township 28 North, Range 5 East of the Third Principal Meridian, Livingston County, Illinois. Containing 10+ Acres with frontage along Manlove Street. (Ideal for future development)

Tract 3: Most of the Northwest Quarter (NW 1/4) of Section 26, in Township 28 North, Range 5 East of the Third Principal Meridian. Also, including 18.90 acres in Section 23 (on South side of Vermilion River) and excepting a 10+ Acre tract on the West side of the 1/4 Section, along Manlove Street (Tract 2 above). Contains approximately 150 Acres. (Exact acreage to be determined by survey).

Tract 4: The Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 26, except 4 acres out of the Northwest corner used as a church site, in Township 28 North, Range 5 East of the Third Principal Meridian, Livingston County, Illinois; containing 36 acres more or less.

Tract 5: The South Half (S1/2) of the Southwest Quarter (SW 1/4) of Section 26, Township 28 North, Range 5 East of the Third Principal Meridian, Livingston County, Illinois, except 1.62 acres sold 9/16/95, At the Southwest corner of said Southwest Quarter (SW 1/4). Tract contains 78.38 acres more or less.

Tenancy: Open for the 2020 Crop Year.

Closing: On or Before December 12, 2019

Method of Sale: The 5 Tracts Will Be Offered In The "Buyer's Choice" Method, With The Successful Bidder Having The Option To Purchase any 1 tract, any combination of tracts or all 5 tracts.(Bidding Will Be On A Per Acre Basis)

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 2019 Year Taxes due in 2020. 2020 and 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.

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

**Seller: Eugene Mies Trust
First Financial Bank, Trustee**



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