



**IMMKE AND BRADLEY
AUCTION SERVICE**

ESTATE LAND AUCTION

218.94 ACRES

**Pike and Nebraska Townships
Livingston County, Illinois**

**The Flanagan American Legion Building
Main Street, Flanagan, Illinois**

**WEDNESDAY, FEBRUARY 5, 2014
AT 10:00 A.M.**

TRACT 1

The North Half of the West Half of the Northwest Quarter of Section 8, Township 27N, Range 4E Pike Township, Livingston County, Illinois, EXCEPT 3.05 acre building site.

Containing 37.70 surveyed acres and 35.17 surveyed tillable acres.

Soil Types: 232 Ashkum - 541B Graymont - 614A Chenoa

Taxes: 2012 Real Estate Taxes of \$598.28

TRACT 2

The South Half of the West Half of the Northwest Quarter of Section 8, Township 27N, Range 4E Pike Township, Livingston County, Illinois.

Containing 41.07 surveyed acres and 40.25 surveyed tillable acres.

Soil Types: 232 Ashkum - 541B Graymont - 614A Chenoa

Taxes: 2012 Real Estate Taxes of \$647.50

TRACT 3

The South Half of the North Half of the Southwest Quarter of Section 8, Township 27N, Range 4E Pike Township, Livingston County, Illinois.

Containing 40.72 surveyed acres and 40.35 surveyed tillable acres.

Soil Types: 232 Ashkum - 541B Graymont - 614A Chenoa

Taxes: 2012 Real Estate Taxes of \$633.60

Tracts 1, 2 and 3 are located from Graymont, Illinois 3 1/2 miles south on Road 800 East to Road 1400 North and 1 mile west.

TRACT 4

The East 40.32 Acres of the South Half of the Southwest Quarter, Section 27, Township 28N, Range 3E Nebraska Township, Livingston County, Illinois.

Containing 40.32 surveyed acres and 39.35 surveyed tillable acres.

Soil Types: 232 Ashkum - 541B Graymont - 542 Rooks - 614A Chenoa

Taxes: 2012 Real Estate Taxes of \$642.62

TRACT 5

The West 649.10 feet of the East Half of the Northeast Quarter together with the West 649.10 feet of the Northeast Quarter of the Southeast Quarter, all in Section 33, Township 28N, Range 3E Nebraska Township, Livingston County, Illinois.

Containing 59.13 surveyed acres and 55.28 surveyed tillable acres.

Soil Types: 232 Ashkum - 541B Graymont - 614 Chenoa - 542 Rook

Taxes: 2012 Real Estate Taxes of \$1,117.22.

Tracts 4 and 5 are located 1 mile south of Flanagan, Illinois on Road 400 East to 1600 North and west.

Yield history from crop insurance records is available and will be provided to prospective buyers on request. Copies of surveys will be provided to prospective buyers on request. Information also available on auctioneer's website at www.biddersandbuyers.com/Immke.

Terms: Tracts will be sold choice. 10% down on day of auction. Balance Due on or before March 5, 2014 on delivery of deed. Owner's title insurance to be provided. Reserve Auction. Tenancy Open for 2014. Announcements on Auction Day Take Precedence
Over Printed Material.

G. WESLEY BLACK AND ARLENE BLACK ESTATES
David Black, Herb Black and Roger Black, Independent Co-Executors

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