

IMMKE AND BRADLEY AUCTION SERVICE



PUBLIC AUCTION

120 Acres

Rooks Creek Township Livingston County Illinois

**Auction To Be Held At The Graymont Community Building
Graymont, Illinois**

**FRIDAY, NOVEMBER 14, 2014
AT 10:00 A.M.**

TRACT 1

TRACT 1: The Southwest Quarter Of The Southwest Quarter And The East One-Half Of The Southwest Quarter (Except Building Site). All In Section 33, Rooks Creek Township, Livingston County, Illinois. Containing 116 Acres.

TRACT 2

TRACT 2: 4 Acre Building Site In The East One-Half Of Section 33, Rooks Creek Township. Building Site Includes 2 Story Older Home (In Poor Condition) 2 Toolsheds, Small Grain Bin, Other Out Buildings.

TRACT 3

TRACT 3: Combination Of Tracts 1 And 2

F.S.A. Information:

Farmland 118.61 Acres
Cropland 116.99 Acres

Base Acres

Direct Yield

C.C. Yield

57.60 Corn
57.60 Soybeans

123 Bu. Corn
37 Bu. Soybeans

147 Bu. Corn
45 Bu. Soybeans

Soil Types: 614A Chenoa 232 Ashkum
Taxes: Tract 1 \$2095.72 Tract 2 \$2385.70

Tenancy Open For 2015

Farm Is Located 2 ½ Miles South Of Graymont Illinois

TERMS: 10% Down On Day Of Auction. Balance Due On Or Before December 15, 2014. 2014 Taxes To Be Paid By Seller. 2015 Taxes To Be Paid By Buyer. Property Sells Absolute With No Minimums Or Warranty.

Lola Akers Trust **State Bank Of Graymont, Trustee**

Attorney For Trust
Ronald Fellheimer
Fellheimer Law Firm
Pontiac, Il. Ph: 815-843-3858

Immke and Bradley Auction Service

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