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# Real Estate Auction

Auction to be held at: **Bradleys' Auction Barn in Kernan, IL.**  
**Directions to auction site: 5 miles East of Streator, IL. (on Rt. 18), to E. 22nd. Rd./Kernan Rd., then 1 1/2 miles North (#1456 E. 22nd. Rd., Streator, IL)**

**Thursday, December 1, 2011 At 10:00 A.M.**

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

## FARMLAND

**322.59 ACRES OF LASALLE COUNTY LAND IN BRUCE & GRAND RAPIDS TWPS. (To be Sold in 3 Tracts)**

Land Posted with Auction signs.

### TRACT #1: 160 ACRES M.O.L.

Located in section 25 of Grand Rapids Twp. (The Northwest Quarter)

**Directions:** 6 Miles East of Grand Ridge, IL (On N. 21st Rd./Mazon-Grand Ridge Rd.), to E. 23rd Rd. & 1 Mile South.

**Taxes:** \$ 1,095.96 / year

**Soils:** #91B,B2,C2&C3 Swygart Silty Clay Loam 41.8%  
 # 235A Bryce Silty Clay 37.7%  
 # 295A&B Mokena Silt Loam 14.2%  
 # 146B Elliott Silt Loam 2.8%  
 # 152A Drummer Silty Clay Loam 2.6%

**U.S.D.A. Farm Service Agency Data:** Farm # 5795 Tract # 4694

Base Acreage:	71.3 Corn	52.0 Soybeans	5.3 Wheat
Direct Tract Yield:	128 Corn	34 Soybeans	51 Wheat
Counter Cyclical Yield:	128 Corn	34 Soybeans	51 Wheat
Total Base Acres:	128.6		
Farmland Acres:	156.9		
Cropland Acres:	150.0		
C.R.P Acres:	16.34 (Ending in 2014)	C.R.P. Payments:	\$ 2,368 / Year

**Note:** The Invenergy Corp. has a lease option to erect 2 wind turbines on this Tract, that may be cancelled by the owner after 2013.

### TRACT #2: 111.24 M.O.L.

Located in section 31 of Grand Rapids Twp. (Part of the West half of the West half of section 31)

**Directions:** 5 Miles North of Downtown Streator, IL On Route 23 to N. 18th Rd., then 1 Mile East.

**Taxes:** \$ 2,241.78 / Year

**Permanent Parcel Number:** 28-31-100-000

**Soils** # 152A Drummer Silty Clay Loam 29.5%  
 # 663B Clare Silt Loam 13.9%  
 # 223C2&C3 Varna Silt/Silty Clay Loam 17.5%  
 # 818A Flanagan-Cantlin Silt Laoms 7.4%  
 # 146B&B2 Elliott Silt/Silty Clay Loam 8.7%

**U.S.D.A. Farm Service Agency Data:** Farm #8112 Tract# 45109

Base Acreage:	53.7 Corn	51.9 Soybeans	
Direct Tract Yield:	136 Corn	31 Soybeans	
Counter Cyclical Yield:	151 Corn	37 Soybeans	
Total Base Acres:	105.6	Farmland Acres: 107.3	Cropland Acres: 105.6

**Note:** Tract 2 will be sold as 2 - 55.62 Acre Parcels in the buyer's choice method, with the successful bidder having the option to take either parcel or both parcels. The exact acreage of these 2 parcels will be determined by a survey, to be conducted prior to the auction date.

### TRACT #3: 51.35 Acres M.O.L.

Located in section 1 of Bruce Twp. (Part of the South half of the North Half of the Southwest quarter of Section 1)

**Directions:** 4 1/4 Miles North of Downtown Streator, IL on Route 23 (On the East Side of 23)

**Taxes:** \$ 1,582.94 / Year

**Permanent Parcel Number:** 33-01-305-000 / 33-01-306-000

**Soils:** #198A Elburn Silt Loam 51.7%  
 # 152A Drummer Silty Clay Loam 21.5%  
 # 154A Flanagan Silt Loam 21.2%

**U.S.D.A. Farm Service Agency Data:** Farm # 8109 Tract # 44408

Base Acreage:	48.0 Corn	5.4 Soybeans	
Direct Tract Yield:	121 Corn	37 Soybeans	
Counter Cyclical Yield:	121 Corn	37 Soybeans	
Total Base Acres:	53.4		
Farmland Acres:	53.4	Cropland Acres:	53.4

**Method of Sale:** Tracts will be sold in numerical order as advertised. All tracts will be sold separately and Will Not Be Combined. Bidding will be on a per acre basis.

**Tenancy:** The tenancy is open for the 2012 crop year on all tracts.

**Closing:** On or Before January 2, 2012

**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 2011 Year Taxes Due in 2012 by 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.) Bidding will be on a Per Acre Basis. 5.) Announcements on Day of Auction Shall Take Precedence Over Printed Material. 6.) Seller Will Provide a Title Policy in the Amount of the Purchase Price.

**Seller's Attorneys:** Michael F. Gulo 123 S. Monroe St., Streator, IL — Gerald A. Drendel 511 E. Main St., Streator, IL (815) 672-2472

**LAND SELLS AT ABSOLUTE AUCTION WITH NO MINIMUMS AND NO RESERVES!!**

**NOTE: THIS IS A LIVE AUCTION, MUST BE PRESENT TO BID!**

**Sellers:** Frank Barickman & Ida Reinert (Tract 1)  
 Heirs of Robert I. Barickman & Elizabeth Barickman Reifsnnyder (Tracts 2 & 3)



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