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Real Estate Auction

Auction to be held at: The Dwight VFW POST #2608.
Located at: 506 S. Old Rt. 66 Dwight IL (4/10 Mile South of Rt. 17 on Old Rt. 66)

Thursday, December 8, 2011 At 10:00 A.M.

See Info & Data @ www.bradleyauctionsinc.com

FARMLAND

**117 Acres of Grundy County Land
in Goodfarm Township
With No Improvements (To be Sold in 2 Tracts)
Land Posted with Auction signs.**

Farm Location: 4 Miles North of Route 17 at Dwight, IL (on Rt. 47) to S. 9000 Rd. (Goodfarm Rd.), Then 1 mile West (at the intersection of S. 9000 & W. 1000 Rd. on NE. Corner)

TRACT #1: 80 Acres M.O.L.

Being the North 1/2 of the Southwest 1/4 of section 16 Goodfarm Township.

TRACT #2: 37 Acres M.O.L.

Being Southwest 1/4 of the Southwest 1/4 of section 16 Goodfarm Township.

Excepting building site previously sold off

Taxes: Total Taxes for both tracts \$1,932.76 / year

Permanent Parcel Numbers: 11-16-300-002

11-16-300-005

Soils: #594 A Reddick Clay Loam 90.9% # 293 A Andres Silt Loam 9.1%

U.S.D.A. Farm Service Agency Data: Farm #861 & Tract #1392

Farmland Acres: 117.5 Cropland Acres: 114.4 DCP Cropland: 114.4

Base Acreage: 57.7 Corn 56.7 Soybeans

Direct Tract Yield: 135 Corn 33 Soybeans

Counter Cyclical Yield: 134 Corn 39 Soybeans

Total Base Acres: 114.4

Method of Sale: The two Tracts will be sold in the buyer's choice method, with the successful bidder having the option to take either tract or both tracts. Bidding will be on a per acre basis.

Tenancy: The Tenancy is open for the 2012 crop year

Survey: Sellers will provide a survey, only if the 2 tracts are sold separately, and to 2 different buyers.

Closing: On or Before January 9, 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.) Sale is subject to sellers' confirmation. 7.) Seller Will Provide a Title Policy in the Amount of the Purchase Price.

Sellers' Attorney: Benckendorf & Benckendorf P.C. (309) 266-6121
100 N. Main St. • Morton, IL

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

Sellers: Raymond Burkhart & E. Marie Burkhart Estates
Dwight, IL



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