

Real Estate Auction

Auction to be held at: The Lostant Fire Station Located in Downtown Lostant, IL at #101 E. 1st St., (Corner of E 1st. St. & N. Main St.), DIRECTIONS: Exit I-39 at the Rt. 18 Exit, #41 (Located approx. 14 miles South of LaSalle-Peru, IL), and go East 1/2 mile to Rt. 251, then 1 1/2 miles North to Lostant, IL and follow auction signs.

Thursday, September 9, 2010 at 1:30 P.M.

See Maps & Info. @ www.bradleyauctionsinc.com

FARMLAND

160 ACRES OF PRIME LASALLE COUNTY FARMLAND

IN OSAGE TOWNSHIP

(To be Sold in two 80 Acre Tracts)

Farm Location: From the Junction of Rt. 18 & Rt. 251 (Located 1-1/2 miles South of Lostant, IL) go East (On Rt. 18) 2 miles to East 7th Rd., then 1-3/4 miles South (Farm on East side).

TRACT #1: 80 Acres M.O.L. (No Improvements)

Legal Description: 80 Acres More or Less, Being the North Half of the Southwest Quarter of Section 5, Township 30 North, Range 2 East of the Third Principal Meridian, Osage Twp., LaSalle County, State of Illinois.

TRACT #2: 80 Acres M.O.L. (Improved with a Wooden Corn Crib and Farmstead Site)

Legal Description: 80 Acres More or Less, Being the South Half of the Southwest Quarter of Section 5, Township 30 North, Range 2 East of the Third Principal Meridian, Osage Twp., LaSalle County, State of Illinois.

Taxes (For Entire 160 Acres): \$1,978.94/Year, (2009 Tax Year), Tax I.D. No.: 36-05-300-000

Soils: #375A Rutland Silt Loam (8.1%)
#375B Rutland Silt Loam (61.1%)
#435A Streator Silty Clay, Loam (15.1%)
#388B Wenona Silt Loam (15.7%)

U.S.D.A. Farm Service Agency Data: Farm #3388 Tract #5032 Farmland Acres: 160.2 Cropland Acres: 157.8
Base Acreage: 79.1 Corn 78.5 Soybeans
Direct Tract Yield: 128 Corn 33 Soybeans
Counter Cyclical Yield: 128 Corn 33 Soybeans
Total Base Acres: 157.6

Method of Sale: The two Tracts Will be Sold in the Buyer's Choice Method, With the Highest Bidder Having the Option to Take Either Tract or Both Tracts.

Survey: The Seller Will Provide a Survey ONLY in the Event That the 2 Tracts Sell Separately to 2 Separate Buyers.

Tenancy: The Tenancy on Both Tracts is Open for the 2011 Crop Year.

Closing: On or Before November 1, 2010 With Full Possession Upon Removal of the Current Crop.

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 2010 Year Taxes Due in 2011 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.) Sale is Subject to Seller's Confirmation. 6.) Announcements on Day of Auction Shall Take Precedence Over Printed Material. 7.) Seller Will Provide a Title Policy in the Amount of the Purchase Price.

Seller's Attorney: Peter F. Ferracuti • 110 E. Main St. • Ottawa, IL 61350 • Ph. (815) 434-3535

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

Seller: Eunice Lois Semon Estate
Executor: Cheryl L. Thompson



Auctioneers
Bradleys' and Immke Auction Service
Brian Bradley
Streator, IL
Ph. 815-672-7977
IL Lic.#440.000505
Brent Bradley
Streator, IL
Ph. 815-672-9318
IL Lic.#440.000571
Freddie Immke
Saunemin, IL
Ph. 815-832-4957
IL Lic.#440.000070

