

# Land Auction

Auction to Be Held At: The Saunemin Community Building

Located At: #70 North St., Saunemin, IL 61769

**Tuesday, November 23, 2021 at 10:00 A.M.**

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

## **247.95 M.O.L. - In 3 Tracts Saunemin and Owego Twps. Livingston Co., IL**

### **Tract 1:** 117.79 Acres M.O.L.

Located in Sect. 25 of SauneminTwp. (2 Miles East & 1 Mile South of Saunemin, IL.)

**Legal Description:** The East 120 Acres of the Northeast 1/4 (Except N 309', W311', E1289')

**Tax ID No.:** 17-17-25-200-006

**Improvements:** 1.) 54'x81' Machine Shed 2.) 50'x64' Open Front Cattle Shed

**NOTE:** (The Home and Corn Crib **are not included** in this Sale.)

### **Tract 2:** 50.16 Surveyed Acres

Located in Sect. 15 of Saunemin Twp. (From the Jct. of Rt. 116 & Rt. 47, Go 1 Mile North to 1900 N. Rd., Then 3/4 Mile East) - No Improvements

**Legal Description:** The West 50 Rods of the East 102 Rods of the North Half of Section 15.

**Tax ID No.:** 17-17-15-200-002

### **Tract 3:** 80 Acres M.O.L.

Located in Sect. 13 of Owego Twp. (4 Miles West of Saunemin, IL. to 2300 E. Rd., Then 1/4 Mile North)

**Legal Description:** The North 1/2 of the Southwest 1/4 of Section 13.

**Tax ID No.:** 16-16-13-300-001

**Improvements:** 1.) An Older Corn Crib (Metal Sided)

**Tenancy:** The Tenancy is Open for the 2022 Crop Year (On All Three Tracts)

**Closing:** On or Before January 10, 2022

**Method of Sale:** The Bidding will be on a Per Acre Basis. The Tracts will sell in Numerical Order as advertised. Each Tract will sell individually and will not be combined.

**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 2021 Year Taxes due in 2022. 2022 and 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.) Seller will provide a Title Policy in the amount of the purchase price. 5.) Bidding will be on a per Acre Basis. 6.) Sale is Subject to the Seller's Confirmation. 7.) Announcements on Day of Auction shall take precedence over printed material.

### **Attorney for the Jean Quigley Estate:**

Alan M. Schrock  
Blakeman & Schrock, LTD.  
#307 W. Washington St., Pontiac, IL 61764  
Ph. (815)844-6177

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

## **Sellers:**

**The Helen L. Quigley Living Trust**

**Co-Trustees: Barbara Frantz & Bryan Frantz  
(Tracts #1 & #3)**

**The Jean A. Quigley Estate  
Administrator: The State Bank of Graymont  
(Tract #2)**

## **Auctioneers**



**Bradley's Auction Service, Inc.**

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