

Farmland Auction

Auction to Be Held At: The Fairbury V.F.W. Post #9789
 Located At: #205 E. Locust St., Fairbury, IL. 61739 (Downtown Fairbury)

Thursday, March 30, 2023 at 10:00 A.M.

See Maps & Data @ www.bradleyauctionsinc.com

73.34 Acres M.O.L. - In 1 Tract with NO Improvements EPPARDS POINT TWP., LIVINGSTON CO., IL.

Farm Location: 2-1/2 Miles Southwest of Pontiac, IL on Old Rt. 66 (on West Side).

Tract Info : 73.34 Acres M.O.L.: Part of the East 1/2 of the Northeast 1/4 of Section 5, Twp. 27 North Range 5 East of the Third P.M. in Livingston County, Illinois
 Tax ID #21-21-05-200-005, Weighted Average P.I. 119.8 Per U. of I. Bulletin 811
 NOTE: DOES NOT INCLUDE THE HOME AND BUILDING SITE

U.S.D.A./FARM SERVICE AGENCY DATA:

FARM #10430

Farmland Acres: 72.09 Cropland Acres: 72.09

Base Acreage: 36 Corn 36 Soybeans PLC Yield: 164 Corn 53 Soybeans

Survey: A Survey will be Conducted Prior to Closing to Determine Exact Acreage and Property Lines.

Tenancy: The land is being sold subject to a cash rent lease with the current tenant for the 2023 crop year. (The new buyer will receive the cash rent payment of \$21,630.00 Total Dollars for the 2023 Crop.)

Closing: On or Before May 1, 2023

Real Estate Taxes: Current Tax Amount (\$2,166.94/Year)

Method of Sale: The Bidding will be on a Per Acre Basis and Multiplied by 73.34

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 2022 Year Taxes due in 2023, 2023 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.



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

Seller's Attorney

Justin Stoller
 of
 Stoller Law Office
 #15 W. Front St.
 El Paso, IL.
 Ph: (309) 527-4300

LAND IS POSTED WITH AUCTION SIGNS

Seller: Reed-Metz Farm Trust

Auctioneers

Dan Grosshans
 Fairbury, IL
 Ph. **815-848-3836**
 IL. Lic.#440.000464

Brian Bradley
 Streator, IL
 Ph. **815-674-2543**
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Walt Edelman
 Fairbury, IL
 Ph. **815-848-3911**
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