

Farmland Auction

Auction to be Held At: The Fairbury V. F. W. Post #9789
205 E. Locust St., Fairbury, Il. 61739

Auction will be in person only

(Downtown Fairbury, IL.)

THURSDAY, FEBRUARY 23, 2023 AT 10:00 A.M.

SEE TERMS, Maps & Data @ www.bradleyauctionsinc.com

197.28 Acres M.O.L in 3 Tracts

(with NO IMPROVEMENTS)

IN EPPARDS POINT TWP., LIVINGSTON CO., IL.

Farm Location: Between Chenoa and Fairbury, IL

Tract 1: 77.27 Acres M.O.L: The West Half of the Northwest Quarter of Section 35, Township 27 North, Range 5 East of the Third P.M.

TAX ID #: 21-21-35-100-005 and 21-21-35-100-004

Weighted Average P.I. 128

Tract 2: 74.16 Acres M.O.L: The East Half of the Northwest Quarter of Section 35, Township 27 North, Range 5 East of the Third P.M. EXCEPT: Subject to final survey (anticipated 530 feet X 530 feet commencing at Northeast Corner)

Part of TAX ID #: 21-21-35-100-003 Weighted Average P.I. 128.6

NOTE: DOES NOT INCLUDE THE HOME AND BUILDING SITE.

Tract 3: 41 Acres M.O.L. The East 41 Acres of the North Half of the Northeast Quarter of Section 35, Township 27 North, Range 5 East of the Third P.M. EXCEPT: Commencing at the Northeast corner of said Section 35, and running thence South 16 Poles, Thence West 10 Poles, Thence North 16 poles and Thence East 10 Poles to the point of commencement.

TAX ID#: 21-21-35-200-004 Weighted Average P.I. 127

NOTE: DOES NOT INCLUDE THE FORMER COUNTRY SCHOOLHOUSE AND SCHOOL YARD.

SURVEY: A survey will be conducted prior to the auction date to determine exact acreage and property lines for Tracts 1 & 2.

(NOTE: NO survey will be conducted on Tract 3.)

TENANCY: All 3 Tracts are being sold subject to a cash rent lease with the current tenant for the 2023 crop year. (The new buyers will receive the cash rent payment of \$275/Acre for the 2023 Crop)

CLOSING: On or Before March 27, 2023.

METHOD OF SALE: The bidding will be on a per acre basis, the 3 Tracts will be sold "Buyer's Choice" with the Privilege.

Land is posted with auction signs

SELLER: McBroom Family Farm

AUCTIONEERS

Dan Grosshans
Fairbury, Illinois

Brian Bradley
Streator, Illinois

Walt Edelman
Fairbury, Illinois

Brent Bradley
Streator, Illinois

PH. (815) 848-3836

PH. (815) 674-2543

PH. (815) 848-3911

PH. (815) 674-3367

IL. Lic. 440.000464

IL. Lic. 440.000505

IL. Lic. 440.000129

IL. Lic. 440.000571