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Land Auction

Auction to Be Held On Site - Located At: The South End of E. 1159th Rd. Ottawa, IL (At Dead End of Road on The Vermillion River)
Directions: 6 - 3/10 Miles Northwest Of Grand Ridge, IL On Jack Dougherty Rd./N. 2150th Rd To E. 1150th Rd. (At HideAway Tree Farm Sign), Then 1 - 8/10 Miles Straight South (On E. 1159th Rd. To Dead End)

Saturday, November 11, 2017 at 10:30 A.M.

See Maps & Photos @ www.bradleyauctionsinc.com

Timberland & Farmland **9.32 Surveyed Acres** **DeerPark Township--LaSalle County** **(Sells In 1 - Tract, Unimproved)** **On The Vermillion River** **Situated At A Bend In The River** **Ideal Home Site** **Very Secluded** **Abundant Wildlife**



Brief Legal Description: Part Of The North Half Of The Northeast Quarter Of Section 25, Township 32 North, Range 2 East Of The 3rd Principal Meridian

U.S.D.A. Farm Service Agency Data: Farm #11761 Tract #47758

Farmland Acres: 8.64 Acres **Cropland Acres:** 3.62 **D.C.P. Cropland:** 3.62
Base Acreage: 3.6 Corn **P.L.C. Yield:** 100

Soils: #233B-Birkbeck Silt Loam
#241F- Chatsworth Silty Clay Loam
#3073A- Ross Loam

Tenancy: The Tenancy is Open for the 2018 Crop Year

Closing: On or Before December 31, 2017

Method of Sale: To Be Sold In I-Tract With The Bidding To Be For The Total Dollar Amount

Taxes: \$59.34/Year (Paid in 2017) P.I.N. 20-42-203-000

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 2017 Year Taxes due in 2018 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.) Sale is subject to the Sellers' Confirmation. 5.) Seller will provide a Title Policy in the amount of the purchase price. 6.) Announcements on Day of Auction shall take precedence over printed material.

Sellers' Attorney:

Paul V. Martin
#511 E. Etna Rd.
Ottawa, IL 61350
Ph.(815) 434-2000

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

Auctioneers' Note: This Property Is A Hunter's Dream With Farmland Income And A Great Location On The Vermillion River.

Seller: Stephen "Steve" Henrikson



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