

visit our website: www.bradleyauctionsinc.com

Farmland Auction

Auction to Be Held At: The Streator American Legion Post #217 (Upstairs)

Located At: #218 W. Main St. Streator, IL 61364

Directions: From the Jct. of IL. Rt. 18 (Main St.) & IL. Rt. 23 South (Bloomington St.), in downtown Streator, IL., Go 2 Blocks West (At the East Edge of the Vermillion River Bridge, on North Side.)

Wednesday, December 5, 2018 at 10:00 A.M.

See Maps & Data @ www.bradleyauctionsinc.com

316.4 Acres M.O.L. In 3 Tracts (Unimproved)

Richland Twp., LaSalle County *** Evans Twp., Marshall County**

Tracts 1 & 2

156.4 Acres in Richland Twp., LaSalle County - Sections 21 & 28 (Directly Across from each other)

Farm Location: From the Jct. of Rt. 18 & Rt. 251 (Near Lostant, IL.), Go North (On Rt. 251), 1 Mile to N. 14th Rd., then 3-1/2 Miles East (Tract 1 is on the North side & Tract 2 is on the South side) OR: from Leonore, IL. go South 3-1/2 Miles (on C.H. 44) to N. 14th Rd., then 3/4 Mile West. (Tract 1: 76.4 Acres and Tract 2: 80 Acres)

Legal Description: Tract 1: The West 1/2 of the Southeast 1/4 of Section 21, T. 31N:R.2E of the Third P.M., Except an approx. 4 Acre Homesite in the Southwest Corner. (Richland Twp., LaSalle County, Illinois)

Tract 2: The West 1/2 of the Northeast 1/4 of Section 28, T.31N.-R.2E. of the Third P.M. (Richland Twp., LaSalle County, Illinois)

U.S.D.A. /Farm Service Agency Data: (For Tracts 1 & 2 Together) Farm No.: 4569 Tract No. 43071

Farmland Acres: 160.18 **Cropland Acres:** 157.64 **D.C.P Cropland Acres:** 157.64

Base Acreage: 87.92 Corn 67.28 Soybeans **Total Base Acreage:** 155.2

P.L.C. Yield: 164 Corn 46 Soybeans **H.E.L. Status:** NHEL

Actual Yields: 2016: 231 BU./Acre Corn 67 BU./Acre Soybeans

2017: 223 BU./Acre Corn 64 BU./Acre Soybeans

Soils: (Per Surety-Agri-Data/University of Illinois Table S2B811, Version 2012)

Tract 1: #152A Drummer Silty Clay Loam - 42.4%

#375B Rutland Silty Clay Loam - 26.8%

#388 C2 Wenona Silty Clay Loam - 13.9%

Weighted Productivity Index: 135.4

Tract 2: #152A Drummer Silty Clay Loam - 44.9%

#818A Flanagan - Catlin Silt Loams - 33.8%

#679B Blackberry Silt Loam - 14.4%

Weighted Productivity Index: 142

Seller's Attorney:

Gerald Drendel
The Justice Law Firm
511 E. Main St.
Streator, IL 61364
(815)-673-4344

Tract 3

160 Acres in Evans Twp., Marshall Co. (In 1 Tract)

Farm Location: North & West of Wenona, IL. on Rt. 251 2-1/2 Miles (On East Side)

Legal Description: The Northwest 1/4 of Section 12, T.30N.-R.1 E. of the Third P.M. (Evans Twp., Marshall Co., Illinois)

U.S.D.A. /Farm Service Agency Data: Farm No.: 4569 Tract No. 5122

Farmland Acres: 156.71 **Cropland Acres:** 152.44 **D.C.P Cropland:** 152.44 **C.R.P.Cropland:** 16.5

Base Acreage: 75.8 Corn 58.0 Soybeans **Total Base Acreage:** 133.8

P.L.C. Yield: 164 Corn 46 Soybeans

H.E.L. Status: HEL (Conservation System is being actively applied)

C.R.P. Info: 5.7 Acres in CRP expires 9/2013 @\$286.26/Acre & 10.8 Acres Expires 9/2027 @\$241.20/Acre

Actual Yields: 2016: 266 BU./Acre Corn 70 BU./Acre Soybeans

2017: 259 BU./Acre Corn 60 BU./Acre Soybeans

Soils: (Per Surety-Agri-Data/University of Illinois Table S2B811, Version 2012)

#388 B2 Wenona Silt Loam 28.9%, #435A Streator Silty Clay Loam - 21.6%, #8107A Sawmill Silty Clay Loam 17.8%

#91B2 Swygert Silty Clay Loam - 17.3%, #375A & B2 Rutland - 14.3% **Weighted Productivity Index:** 126.7

Tenancy: The Tenancy is Open for the 2019 Crop Year

Closing: On or Before January 4, 2019

Method of Sale: Tracts 1 & 2 Will be sold in the "Buyer's Choice" Method. Tract 3 will be sold separately & After Tract 1 & 2. Bidding will be on a Per Acre Basis.

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 2018 Year Taxes due in 2019 by way of 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.) 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.

Auctioneers' Note: This is a very nice offering of Highly Productive Farmland. All 3 Tracts are well located on Good/All Weather roads and close to grain facilities. A Great Opportunity

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

Sellers: Kristine Nettleingham, Mark Brown, Randy Brown



Auctioneers
Bradleys' and Immke Auction Service
Brian Bradley
Streator, IL
Ph. 815-674-2543
IL. Lic. #440.000505

Brent Bradley
Streator, IL
Ph. 815-674-3367
IL. Lic. #440.000571

Freddie Immke
Saunemin, IL
Ph. 815-832-4957
IL. Lic. #440.000070

