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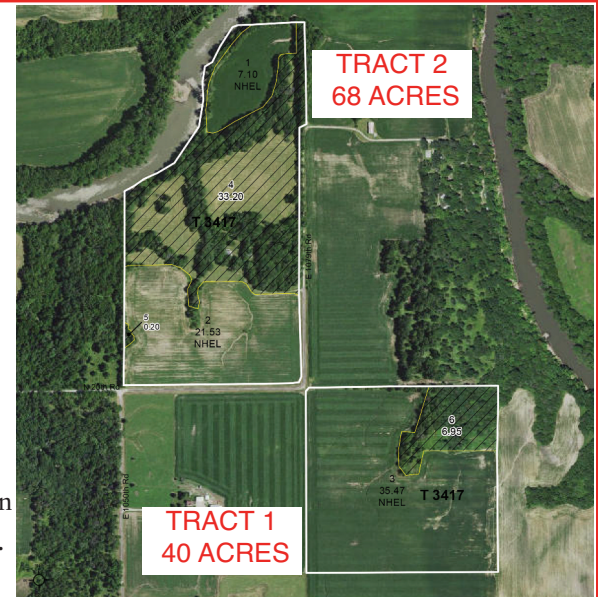
Land Auction

Auction to Be Held At: The Tonica American Legion Post #260
Located At: #115 N. LaSalle St., Tonica, IL 61370

Tuesday, June 11, 2019 at 10:00 A.M.

See Maps, Photos & Data @ www.bradleyauctionsinc.com

108 Acres M.O.L. - In 2 Tracts Farmland - - Recreational Land Vermilion Twp. - LaSalle Co. Sections 23 & 26 Vermilion River Frontage - Heavy Timber Building/Home Site



Farm Location: From Leonore, IL., Go 2-1/4 Miles Straight North (On 950th Rd.), To N. 20th Rd., Then 1-1/4 Miles East OR: From Tonica, IL., Go 3 Miles East on N. 1950th Rd., to E. 8th Rd., 1/2 Mile North to N. 20th Rd., Then 2-3/4 Miles East. (At The Corner of N. 20th Rd. & E. 1079th Rd.)

Tract 1: 40 Acres M.O.L. of Farmland (35.47 Tillable)

Legal Description: The Northeast Quarter of the Northeast Quarter of Section 26, Township 32 North, Range 2 East of the Third Principal Meridian, All Situated in Vermilion Township, LaSalle County, Illinois.

Tract 2: 68 Acres M.O.L. of Recreational/Farmland (28.63 Tillable Acres) with Vermilion River Frontage/Timber & Building Site (At A Bend in the River)

Legal Description: That Part Lying South of the Middle of the Vermilion River in the West Half of the Southeast Quarter of Section 23, Township 32 North, Range 2 East of the Third Principal Meridian, All Situated in Vermilion Township, LaSalle County, Illinois.

U.S.D.A. /Farm Service Agency Data: (For the Entire Farm) Farm #9984 Tract #3417

Farmland Acres: 104.45 **Cropland Acres:** 64.1 **D.C.P Cropland Acres:** 64.1

Base Acreage: 37.65 Corn 25.13 Soybeans 1.05 Wheat 0.26 Oats **Total Base Acreage:** 64.09

P.L.C. Yield: 172 Corn 44 Soybeans 60 Wheat 81 Oats **H.E.L. Status:** NHEL

Seller's Attorney:
M.G.Gulo & Associates LTD
#123 S. Monroe
Streator, IL 61364
(815)-672-2472

Soils: (Per Surety Agri-Data) **TRACT 1:** #134 B Camden Silt Loam 55.5%
#152A Drummer Silty Clay Loam 25.9%
#344C2 Harvard Silt Loam 14.4%
#344B Harvard Silt Loam 4.1%
Crop Productivity Index: 124.7

TRACT 2: #134B Camden Silt Loam 28.2%
#327C2 Fox Silt Loam 22.1
#241F Chatsworth Silty Clay Loam 18.6%
#87B Dickinson Sandy Loam 7.8%
#134A Camden Silt Loam 7.8%
#132A Starks Silt Loam 6.0%
Crop Productivity Index: 96.4

Actual Yields: (Entire Farm) 2016: 175 Bu./Acre Corn 50 Bu./Acre Soybeans 2017: 185 Bu./Acre Corn 55 Bu./Acre Soybeans
2018: 172 Bu./Acre Corn 52 Bu./Acre Soybeans

Tenancy: The Farm will be Sold Subject To A Current Cash Rent Lease For The 2019 Crop Year. The Buyer Will Receive A Credit (At Closing), For The 2019 Cash Rent Paid By The Tenant, of \$19,068. Tenancy Is Open For All Subsequent Years.

Closing: On or Before July 19, 2019

Method of Sale: The 2 Tracts Will Be Offered In The "Buyer's Choice" Method, With The Successful Bidder Having The Option To Purchase Either Tract, or Both Tracts. (Bidding Will Be On A Per Acre Basis)

Taxes: Tract 1: \$921.22 Parcel No. 26-26-201-000 Tract 2: \$1,125.34 Parcel No. 26-23-404-000

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 2018 Year Taxes due in 2019. 2019 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.

Auctioneers' Note: This Is A Great Opportunity To Purchase Productive Farmland Or Excellent Recreational Land With Some Farmland Income.

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



Seller: The Earl Ott Trust

Hometown National Bank Trustee
#260 Bucklin St., LaSalle, IL

Tammy L. Humpage: V.P./Trust Officer Joseph A. Brizgis: Farm Manager



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