

Land Auction

Auction to Be Held At: The Norway Community Building
Located At: #2634 N. 3659th Rd., Sheridan, IL. 60551
(Rt. 71 & 2603rd Rd. in the Village of Norway)

Friday, November 12, 2021 at 10:00 A.M.

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

176 Acres of Land - In 3 Tracts 5.4 Acre Farmette w/ Home & Buildings Mission Twp. - LaSalle Co., IL Sections 34 & 35

Farm Location: 2 Miles East of IL. Rt. 71 (at the Norway Store) on N. 3653 Rd. (Rural Norway, IL.)

Tract 1: 60.739 Acres. An "L" Shaped Tract of Land Located in the Southeast Quarter of Section 34, T. 35N, R. 5E of the 3rd P.M. (No Improvements)

Tract 2: 5.4 Acres with Improvements. A 2 Story Conventional Frame Farm Home (Older), 54'Wx90'L Morton Machine Shed, 36'Wx72'L Morton Machine Shed, Large Dairy Barn w/ Silo, 7,200 Bu. & 3,900 Bu. Brock Grain Bins (Both w/ Sweep Augers), Wooden Corn Crib, Other Smaller Sheds & Windmill. Located in Section 35, T. 35N, R. 5E

Tract 3: 88.84 Acres being the South Half of the Northwest Quarter and Part of the Northwest Quarter of the Southwest Quarter of Section 35, T. 35N, R. 5E, (No Improvements) Contains 3.8 Acres of CRP land

Tract 4: 26.51 Acres in the Northwest Quarter of the Southwest Quarter of Section 35, T. 35N, R. 5E, (No Improvements)

U.S.D.A. /Farm Service Agency Data: Farm #2487 Tract #1608

Farmland Acres: 176.74 **Cropland Acres:** 157.64 **C.R.P. Cropland Acres:** 3.8

Base Acreage: 96.1 Corn 57.3 Soybeans **Total Base Acreage:** 153.4

P.L.C. Yield: 132 Corn 43 Soybeans **H.E.L. Status:** Conservation System is being Actively Applied

Yields History: The 5 Year Average Yield History for the Entire Farm is: Corn 172.2 Bu. Per Acre & Soybeans 48.6 Bu. Per Acre.

Survey: All Stated Acreage Figures are Based on a Recent Survey.

Tenancy: The Tenancy is Open for the 2022 Crop Year

Closing: On or Before December 13, 2021

Method of Sale: The Bidding will be on a Per Acre Basis for Tract 1, 3 & 4. (Tract 2: 5.4 Acres w/ Home & Buildings will be Sold on the Total Dollar Amount). Tracts 3 & 4 will be Sold in the "Buyer's Choice" Method. (Tracts will be sold in Numerical Order)

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 2021 Year Taxes due in 2022. 2022 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.

Seller's Attorney:

Alan B. Marsh
#511 E. Etna Rd.
Ottawa, IL 61350
Ph.: (815)434-2000

Inspection

To Inspect the Home and
Buildings, Contact the
Auctioneers

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

Seller: The Dorothy Glover Trust

Auctioneers

Bradleys' Auction Service, Inc.

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Streator, IL
Ph. 815-674-2543

Brent Bradley
Streator, IL
Ph. 815-674-3367

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