

# Farmland Auction

Auction to be held at: The Brookfield Twp. Hall

Located At: #2099 N. 27th Rd., Seneca, IL. 61360

Directions: 4 Miles South of Seneca, IL. on IL. Rt. 170 to N. 21st Rd./Mazon-Grand Ridge Rd.,  
Then 2 Miles West.

Friday, December 17, 2021 @ 10:00a.m.

See Maps & Data @ [www.bradleyauctionsinc.com](http://www.bradleyauctionsinc.com)

## 353 Acres M.O.L. in 5 Tracts Brookfield & Grand Rapids Twps. LaSalle County, Illinois



**Tract 1:** 81.29 Acres in Section 18, Brookfield Twp. (N 1/2 of the SE 1/4) w/ Small Shed & Recent Pattern Tile.

Tax I.D. No.: 29-18-400-000

**Tract 2:** 118 Acres in Sect. 11, Grand Rapids Twp. (in the NW 1/4) with No Improvements.

Tax I.D. No.: 28-11-103-000

**Tract 3:** 80 Acres (Surveyed) in Sect. 2, Grand Rapids Twp. (in the SE 1/4) with No Improvements.

**Tract 4:** 70 +/- Acres (Surveyed), in Sect. 2, Grand Rapids Twp. (in the SW 1/4)

Tax I.D. No.: Part of 28-02-301-000 (A Survey will Determine the Exact Acreage, Prior to the Auction Date)

**Tract 5:** Approx. 5 Acres (Surveyed), in Sect. 2, Grand Rapids Twp., in the SW 1/4. *Improved with:* 52'x80' Shed, 10,000 Bu. Grain Bin, 33'x97' Hog House w/ Pit, Cement Cattle Lot, Newer Well.

Tax I.D. No.: Part of 28-02-301-000 (A Survey will Determine the Exact Acreage, Prior to the Auction Date)

**Tenancy:** The Tenancy is Open for the 2022 (On All Tracts)

**Closing:** On or Before January 18, 2022.

**Method of Sale:** The Tracts will Sell in Numerical Order as Advertised. Tract 1 will Sell First and WILL NOT be Combined. Tracts 2, 3 & 4 will be Sold in the Buyer's Choice Method, with the Successful Bidder having the Option to Purchase Any or All Three Tracts. Bidding will be on a Per Acre Basis on All 4 Farmland Tracts (Tracts 1-4). Tract 5 will be Sold on the Total Dollar Amount.

**Seller's Attorney**  
The Cantlin Law Firm  
706 E. Etna Rd.  
Ottawa, IL 61350  
Ph. (815) 433-4712

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

**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.) Sale is Subject to the Seller's Confirmation. 6.) Announcements on Day of Auction shall take precedence over printed material. 7.) The property is being sold "AS-IS".

**Sellers: The Rowe Family Trust  
and Michael & Tina Rowe**

*Bradleys' Auction Service, Inc.*

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