

# Land 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, Go 1 Block West. (Just Before the Vermillion River Bridge)

## Tuesday, June 21, 2022 at 10:00 A.M.

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

## 275.724 + Acres M.O.L. in 5 Tracts Reading & Newtown Twps. -- Livingston Co., IL Eagle Twp. -- LaSalle Co., IL

### Trengove Trust Land

**Tract 1:** 74.86 Acres of Farmland w/ No Improvements. The E 1/2 of the SE 1/4 of Sect. 14 T30N Range 3 East of the 3rd P.M. (At the Jct. of IL. Rt. 17 & IL. Rt. 23, NW Corner) *Tax ID:* #01-01-14-400-002 *Weighted Average P.I.* 134.8 *Property Tax Amount:* \$2,971.52 *Soils:* 244A-Hartsburg, 715A-Arrowsmith

**Tract 2:** 27.92 Acres of Farmland w/ No Improvements. (1 Mile East of Tract 1), Located in the NE 1/4 of the SE 1/4 of Sect. 13 T30N Range 3E of the 3rd P.M. *Tax ID:* #01-01-13-426-002 *Weighted Average P.I.* 122.3 *Property Tax Amount:* \$833.80 *Soils:* 244A-Hartsburg, 573B-Tuscola

**Tract 3:** 38.594 Surveyed Acres of Farmland (Along the Vermillion River) w/ No Improvements. (NE of Tract 2) Located in the NW 1/4 of Sect. 18 T30N Range 4E of the 3rd P.M. Currently in the CRP Program (37.7 Acres @ \$285/Acre Through Sept. of 2026). *Weighted Average P.I.* 121.9 *Soils:* 125A-Selma, 571A-Whitaker, 573B-Tuscola *Property Tax Amount:* TBD

### Trainor Family Trust Land

**Tract 4:** 60 Acres of Farmland w/ Improvements. Located on Il. Rt. 18, 7 Miles West of Streator, IL.

*Improvements:* 1.) 30ft. W x 26ft. L Cement Block Bldg. (10ft. H Doors) 2.) 48ft. W x 26ft. L Clay Block Bldg. (8ft. H Doors)

West 60 Acres of the N 1/2 of the NW 1/4 of Sect. 35 T31N Range 2E of the 3rd P.M. *Tax ID:* #32-35-103-000 *Weighted Average P.I.* 143.3

*Property Tax Amount:* \$3,497.66 *Soils:* 814A-Muscature-Buckhart, 68A-Sable, 356A-El Paso

**Tract 5:** 74.35 Acres of Farmland w/ Improvements, (Located 2 Miles West of Downtown Streator, & 1 Mile South)

*Improvements:* 1.) 7,500 Bu. Grain Bin w/ Floor & Elect. Heat 2.) Lg. Metal Covered Barn w/ 30ft. Lean-To 3.) 28ft. W x 60ft. L Open Front Cattle Barn

50.35 Acres of the NW 1/4 of Sect. 3 T30 N Range 3E of the 3rd P.M. *Tax ID:* #01-01-03-100-001 *Weighted Average P.I.* 134.3 *Property Tax Amount:* \$1,978.40

*Soils:* 443B-Barrington, 244A-Hartsburg, 715A-Arrowsmith

And Including the North 24 Acres of the E 1/2 of the NE 1/4 of Section 4 T30 N Range 3E of the 3rd P.M. *Tax ID:* #01-01-04-200-006

*Weighted Average P.I.* 137.6 *Property Tax Amount:* \$754.16 *Soils:* 3107A-Sawmill, 715A-Arrowsmith, 244A-Hartsburg

**Tenancy for Tracts 1 & 2:** Is Subject to Current 50/50 Crop Share Lease, with the New Buyer Receiving the Landlord's Share of the 2022 Crop and Paying the Landlord's Share of the 2022 Crop Expenses.

**Tenancy for Tracts 4 & 5:** Is Subject to a Cash Rent Lease with the Buyer to Receive all 2022 Cash Rent Payments.

**Closing:** On or Before July 21, 2022

**Method of Sale:** The Bidding will be on a Per Acre Basis. Tracts 1, 2 & 3 will be Sold First in the Buyer's Choice Method Followed by Tract 4 & 5 to be Sold in the Buyer's Choice Method.

**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 Attorneys

M.G. Gulo & Associates Ltd.  
123 S. Monroe St.  
Streator, IL 61364  
(815) 672-2472

**THIS IS A LIVE AUCTION, MUST BE PRESENT TO BID!**

**LAND IS POSTED WITH AUCTION SIGNS**

## Sellers: The Betty J. Trengove Trust The Trainor Family Trust

Auctioneers

### Bradley's Auction Service, Inc.

Brian Bradley

Streator, IL

Ph. 815-674-2543

IL. Lic.#440.000505

Brent Bradley

Streator, IL

Ph. 815-674-3367

IL. Lic.#440.000571

IL. Auction Firm Lic. #444.000138

