

Farmland Auction

Auction to Be Held At: The Fairbury V.F.W. Post #9789
 Located At: #205 E. Locust St., Fairbury, IL. 61739 (Downtown Fairbury)
Auction will be In Person Only

Thursday, February 23, 2023 at 10:00 A.M.

See Maps & Data @ www.bradleyauctionsinc.com

197.28 Acres M.O.L. - In 3 Tracts with **NO** Improvements **EPPARDS POINT TWP., LIVINGSTON CO., IL.**

Farm Location: *Between Chenoa and Fairbury, IL.*

Tract 1: 77.27 Acres M.O.L.: The West Half of the Northwest Quarter of Section 35, Township 27 North, Range 5 East of the Third P.M., Livingston County, State of Illinois.
 Tax ID #21-21-35-100-005 and 21-21-35-100-004, Weighted Average P.I. 128

Tract 2: 74.16 Acres M.O.L.: The East Half of the Northwest Quarter of Section 35, Township 27 North, Range 5 East of the Third P.M. **EXCEPT:** Subject to final survey (anticipated 530ft. x 530ft. commencing at Northeast Corner subject to survey)
 Part of Tax ID #21-21-35-100-003, Weighted Average P.I. 128.6

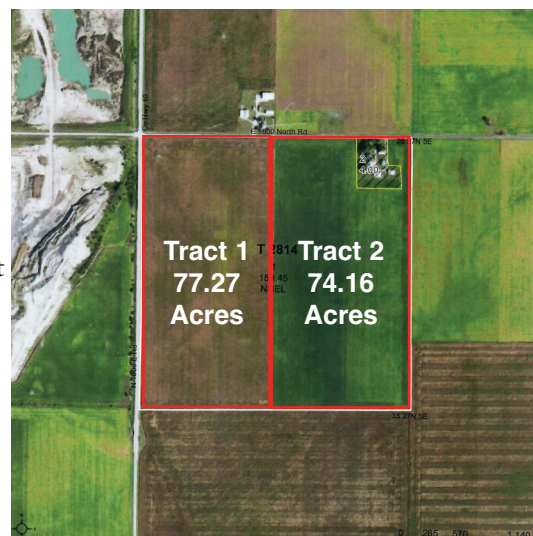
NOTE: DOES NOT INCLUDE THE HOME AND BUILDING SITE

U.S.D.A./FARM SERVICE AGENCY DATA:

Tracts 1 & 2 - FARM #769 TRACT #2814

Farmland Acres: 157.45 Cropland Acres: 153.45

Base Acreage: 75 Corn 75 Soybean PLC Yield: 149 Corn 49 Soybeans



Tract 3: 41 Acres M.O.L.: The East 41 Acres of the North Half of the Northeast Quarter of Section 35, Township 27 North, Range 5 East of the Third P.M. **EXCEPT:** Commencing at the Northeast Corner of said Section 35, and Running South 16 Poles, Then West 10 Poles, Then North 16 Poles and Then East 10 Poles to the Point of Commencement. Said Premises are situated in Eppards Point Township, Livingston County, IL.
 Tax ID #21-21-35-200-004. Weighted Average P.I. 127

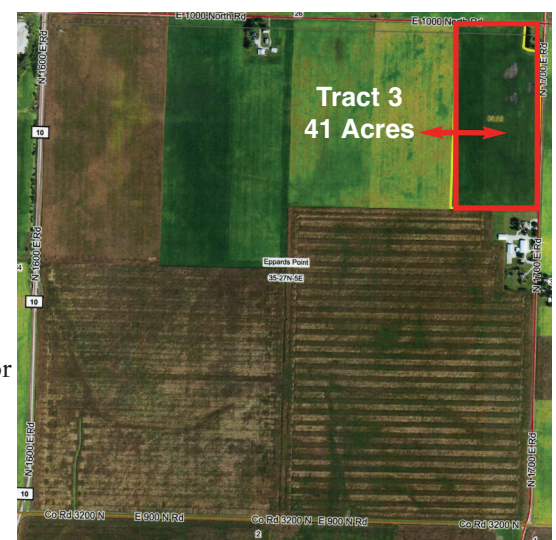
NOTE: DOES NOT INCLUDE THE FORMER COUNTRY SCHOOLHOUSE AND SCHOOL YARD.

U.S.D.A./FARM SERVICE AGENCY DATA:

Tract 3 - FARM #4739 TRACT #8875

Farmland Acres: 39.83 Cropland Acres: 38.95

Base Acreage: 19.58 Corn 19.37 Soybean PLC Yield: 139 Corn 54 Soybeans



Survey: A Survey will be Conducted Prior to Auction Date to Determine Exact Acreage and Property Lines for Tracts 1&2. (NOTE: NO survey will be conducted on Tract 3.)

Tenancy: All 3 Tracts are being sold subject to a cash rent lease with the current tenant for the 2023 crop year. (The new buyers will receive the cash rent payment of \$275/Acre for the 2023 Crop)

Closing: On or Before March 27, 2023

Method of Sale: The Bidding will be on a Per Acre Basis, the 3 Tracts will be Sold Buyer's Choice with the Privilege.

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 2022 Year Taxes due in 2023. 2023 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

Steven T. Mann
 of
 Caughey, Legner, Freehill, Ehrgott & Mann, LLP
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 Chenoa, IL 61726
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LAND IS POSTED WITH AUCTION SIGNS

Seller: McBroom Family Farm

Auctioneers

Dan Grosshans
 Fairbury, IL
 Ph. **815-848-3836**
IL. Lic.#440.000464

Brian Bradley
 Streator, IL
 Ph. **815-674-2543**
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Walt Edelman
 Fairbury, IL
 Ph. **815-848-3911**
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 Streator, IL
 Ph. **815-674-3367**
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