

Real Estate Auction

Auction to be held at: The Denaple Residence **Located At: #1377 E 29th Rd., Ransom, IL 60470**
Directions: From Ransom, IL., Go 2 Miles South (on Il. Rt. 170) to N. 13th Road/ Ralph Smith Road, Then 2 Miles East to E. 29th Rd., & 8/10 Mile North. (Approx. 15 Min. from I-55 at Dwight, IL.) **OR:** Exit I-55 (Exit 220) at Dwight, IL. (Rt. 17 Exit) and go West on Rt. 17, 8 miles to 1700 E. Rd., then 2.8 Miles North. (Home Site on West Side.)

Saturday, March 13, 2021 @ 10:00a.m.

See Photos, Maps, & Info at www.bradleyauctionsinc.com

FARMLAND & RANCH STYLE/ BRICK HOME & BUILDINGS **75.87 ACRES IN ALLEN TWP., LASALLE COUNTY, IL.** **74 ACRES IN SUNBURY TWP., LIVINGSTON COUNTY, IL.**



Farm Location: Approx. 10 Miles Northwest of Dwight, IL.

Tract 1: 74 Acres M.O.L. (No Improvements)

Legal Description: The East Seventy-four (74) Acres of the Northeast Quarter of Section Two (Except the Railroad Right-of-the-way) in Township 30 North, Range Five East of the Third Principal Meridian, Livingston County, State of Illinois.

Tract 2: 75.87 Acres M.O.L., Improved with One (1) Wind Turbine, (Annual Wind Turbine Income of Approx. \$15,190 with Small Annual Increases & 10 yrs. Remaining w/ an Option to Extend)

Legal Description: The East 1/2 of the Northeast 1/4 of Section 26, Township 31 North, Range 5 East of the 3rd Principal Meridian, LaSalle County, State of Illinois. (Except for the 4 Acre Home & Building Site.)

Tract 3: Approx. 4 Acre Home Site with Brick/Ranch Style Home & Out Buildings. Commonly known at 1377 E. 29th Rd., Ransom, IL.

Inspections: The Home will be open for inspection on Sunday, February 21, from 1-4p.m. and Saturday, February 27, from 1-4p.m.

HOME INFO

A very nice, single story Ranch/Brick Home with 3 Bedrooms, 1-1/2 Baths, Modern Kitchen, with Dining Area, Large Living Room, 4 Seasons Room, Full Basement (Partially Finished), Large Attached Garage (Heated).

Total Sq. Ft. : 1,924 **Year Built:** 1967

Outbuildings: Bonanza Pole Building, 60'W x 14'H x 100'L, w/ 3 Phase Power
Quonset Building, 40'W x 60'L w/ 24'W x 15'H Overhead Door w/ Electric Opener
Large Wooden Barn

See photos of Home & Building at bradleyauctionsinc.com

Auctioneers' Note: This is a very well built & well maintained home in an ideal country setting. Don't miss this great opportunity!!

U.S.D.A. Farm Service Agency Data

Tract 1: Farm #7765 Tract #44902, Farmland Acres: 71.10, Base Acreage: 33.00 Corn/31.40 Soybeans, Cropland Acres: 68.65, DCP Cropland Acres: 68.65, PLC Yield: 145 Corn/42 Soybeans
Weighted Average Productivity Index: 116.5 (Per Surety Agri. Data)

Tract 2: Farm #7765 Tract #44872, Farmland Acres: 78.17, Cropland Acres: 71.60, Base Acreage: 35.5 Corn/32.6 Soybeans, DCP Acres: 71.60, PLC Yield: 145 Corn/42 Soybeans
Weighted Average Productivity Index: 123.6 (Per Surety Agri. Data)

BOTH FARMLAND TRACTS ARE WELL TILED!

Actual Yield History: *Tract 1:* 2013: Corn 221bu. -- 2014: Soybeans 69bu. -- 2015: Corn 176bu. -- 2016: Soybeans 67bu. -- 2017: Corn 220bu. -- 2018: Soybeans 61bu. -- 2019: Soybeans 50bu. -- 2020: Corn 171bu.

Tract 2: 2013: Soybeans 68bu. -- 2014: Corn 240bu. -- 2015: Soybeans 57bu. -- 2016: Corn 224bu. -- 2017: Soybeans 61bu. -- 2018: Corn 232bu. -- 2019: NO CROP -- 2020: Soybeans 61bu.

Tenant Reimbursement: *Tract 1:* Seed: \$5,140.00 -- Field Work: Disk/Ripper: \$1,773.30 (69 Ac X \$25.70/Ac)

Tract 2: Seed: \$10,176.10 -- Fertilizer: \$5,467.00 -- Anhydrous: \$5,056.18 -- Field Work: (Disking) \$894.60 (71 Ac X \$12.60/Ac)

Tenancy: The Tenancy on both Land Tracts is Open for the 2021 Crop Year.

Closing: On or Before April 15, 2021. **Survey:** The Seller will Provide a Survey only for Tract 3 (Home & Buildings)

Method of Sale: The Two Farmland Tracts will be Sold in Numerical Order, (Individually and Not Combined). Bidding will be on a Per Acre Basis. Tract 3 will be Sold after the 2 Farm Tracts. Bidding will be on the Total Dollar Amount.

Seller's Attorney
Nicholas Ehrgott of
Caughey, Legner, Freehill, Ehrgott & Mann
204 N. Main St.
Pontiac, IL 61764
Phone: (815) 842-1112

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 2020 Year Taxes due in 2021. 2021 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: Wayne L. Denaple Trust
Bernadine Denaple Trust
Ransom, IL

Bradleys' Auction Service, Inc.

IL. Auction Firm Lic. #444.000138



Since 1951

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