

Farmland Auction

Auction to be held at: Bradleys' Auction Barn in Kernan, IL

Located At: #1456 E. 22nd Rd., Streator, IL

Directions: 5 Miles East of Downtown Streator, IL., (on Rt. 18) to E. 22nd Rd./ Kernan Rd., Then 1-1/2 Miles North.

Tuesday, March 16, 2021 @ 10:00a.m.

See Maps & Data @ www.bradleyauctionsinc.com

141 Acres M.O.L. in 3 Tracts Grand Rapids Twp. --- Lasalle Co. Sections 1, 2 & 26



Tract 1: 58.85 Acres in Section 1

Legal Description: The Northeast 1/4 of the Northwest 1/4 & the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 1, (except the N. 315' of the W. 295'), T. 32 N. - R. 4 E. of the 3rd P.M., Improved with 2 - Grain Bins, (1 - 20,000 Bu. Bin & 1 - 7,000 Bu. Bin, Both w/ Fully Vented Floors, 3 Phase Electric & Power Sweeps).

Taxes: \$1,417.00 Parcel #28-01-104-000 / 28-01-107-000 **W.A.P.I.:** 115.4 (Per Surety Agri. Data)

Yield History: 2017: Beans 57 bu. -- 2018: Corn 196 bu. -- 2019: Beans 58 bu. -- 2020: Corn 175 bu.

Tenant Reimbursement: Fertilizer: \$2,674.19 -- Vertical Tillage: \$690.30

Tract 2: 42 Acres in Section 2

Legal Description: The West 1/2 of West 1/2 of the Northwest 1/4 of Section 2, T. 32 N. - R. 4 E. of the 3rd P.M., (Unimproved)

Taxes: \$676.78 Parcel #28-02-100-000 **W.A.P.I.:** 118.3 (Per Surety Agri. Data)

Yield History: 2017: Beans 57 bu. -- 2018: Corn 259 bu. -- 2019: Beans 68 bu. -- 2020: Corn 198 bu.

Tenant Reimbursement: Fertilizer: \$999.48 -- Vertical Tillage: \$468.00

Tract 3: 40 Acres in Section 26

Legal Description: The North 1/2 of the North 1/2 of the Southwest 1/4 of Section 26, T. 32 N. - R. 4 E. of the 3rd P.M., (Unimproved)

Taxes: \$816.30 Parcel #28-26-303-000 **W.A.P.I.:** 111.1 (Per Surety Agri. Data)

Yield History: 2017: Beans 53 bu. -- 2018: Corn 214 bu. -- 2019: Beans 61 bu. -- 2020: Corn 180 bu.

Tenant Reimbursement: Vertical Tillage: \$444.60

Tenancy: The Tenancy is Open for the 2021 Crop Year. (On all 3 Tracts)

Closing: On or Before April 18, 2021.

Method of Sale: All 3 - Tracts to be Sold in the "Buyer's Choice" Method with the successful bidder having the option to purchase any Tract, or combination of Tracts or All 3 Tracts. (Bidding will be on a Per Acre Basis).

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 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: The Rowe Family Trust & The Roger Rowe Estate

Bradleys' Auction Service, Inc.

IL. Auction Firm Lic. #444.000138



Since 1951

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