Farmland 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)
Parking in Rear

Wednesday, November 11, 2026 at 10:00 A.M.

See Maps and Data @ www.bradleyauctionsinc.com

119 Acres M.O.L. - In 2 Tracts
Eagle Twp. --- LaSalle Co., IL.
NO IMPROVEMENTS

Farm Location: 3-3/4 Miles South of Leonore, IL.

Tract 1: 40 +/- Acres of Farmland in Section 26 of Eagle Twp. Being the Southwest 1/4 of the Northwest Quarter of Section 26, Twp. 31 North, Range 2 East of the Third P.M. in LaSalle County, Illinois.

U.S.D.A/Farm Service Agency Data:
Farm #7883 - Tract #4487
Farmland Acres: 40.02
Cropland Acres: 40.02
Base Acreage: Corn 33.05 Soybeans 6.36
Total Base Acres: 39.41
PLC Yield: Corn 183 Soybeans 59
HEL Status: Non-Highly Erodable Land
Soils: #68A Sable Silty Clay Loam 58.4% - #814A Muscatune-Buckhart Silt Loams 34.4% - #51A Muscatune Silt Loam 7.2%
Weighted Average Productivity Index: 144

Tract 2: 79 +/- Acres of Farmland in Section 23 of Eagle Twp. Being the East 1/2 of the Southwest 1/4 of Section 23, Twp. 31 North, Range 2 East of the Third P.M. in LaSalle County, Illinois. Excepting the Railroad Right-of-Way of the Penn Central Railroad.

U.S.D.A/Farm Service Agency Data:
Farm #7883 - Tract #4481
Farmland Acres: 77.68
Cropland Acres: 77.09
Base Acreage: Corn 60.36 Soybeans 11.63
Total Base Acres: 71.99
PLC Yield: Corn 183 Soybeans 59
HEL Status: Non-Highly Erodable Land
CRP Land: Tract #2 Contains 4 Acres of CRP Land with a Contract to Expire on 9/30/2027 with an Annual Payment of $1200.
Soils: #152A: Drummer Silty Clay Loam 36.1% - #199B: Plano Silt Loam 14.2% - #814A: Muscatune-Buckhart Silt Loams 13.8% - #818A: Flanagan-Catlin Silt Loams 11.4% - #679B: Blackberry Silt Loam 11% - #51A: Muscatune Silt Loam 9.6% - #198A: Elburn Silt Loam 3.9%
Weighted Average Productivity Index: 143.3

Tenancy: The Tenancy is Open for the 2027 Crop Year.

Closing: On or Before December 26, 2026

Real Estate Taxes: ***Tract #2:*** $5,676.96/Year *- Parcel #32-23-301-000* ***Tract #1:*** $2,996.68/Year *- Parcel #32-26-102-000*

Method of Sale: The Two Tracts will be Sold in the Buyer's Choice Method, with the Successful Bidder having the Option to Purchase Either or Both Tracts. Bidding will be on a Per Acre Basis.

Survey: No Survey will be Provided.

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 2026 Year Taxes due in 2027. 2027 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
M.G. Gulo & Associates Ltd.
123 S. Monroe St., Streator, IL.
Ph. 815-672-2472

Land is Posted with Auction Signs!
This is a Live Auction. Must be Present to Bid!!

Seller: The Ann Arenz Trust

Bradleys' Auction Service, Inc.
Since 1951
IL. Auction Firm Lic. #444.000138

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