

182 Acres Quality Ogle County Farm Land Auction

8700 N. Pecatonica Rd, Leaf River, Illinois 61047

February 1, 2014 11:00 AM

182.226 Surveyed Acres To Be Offered In 2 Parcels and In Its Entirety.

Located 2 miles east of Leaf River & 5.5 miles west of Byron.

1 mile North of IL Rt 72

- PARCEL 1** - 69.7 Acres M.O.L. – Approx. 68 tillable acres
Part of the South ½ of the Southeast ¼, Section 20, Leaf River Township, Ogle County
P.I.N.- 04-20-400-003 2012 RE Taxes \$1,357.36
Frontage on Lightsville and Pecatonica Roads with access on Lighthsville Rd.
Osco, Ogle & Ashdale Soils
- PARCEL 2** - 112.7 Acres M.O.L. – Approx. 100 tillable acres
The Northeast ¼ of Section 29, Leaf River Township,(Excluding the South 40 Acres & Existing Homestead)
P.I.N.s – 04-29-200-001 & part of 04-29-200-002
2012 RE Taxes Approx. \$2,850.00
Frontage and access on Pecatonica Rd.
Approx. 12 acres in CRP until 2022 \$186.09 per acre
Predominantly Oscoe & Rockton Soils
- PARCEL 3** - Parcels 1 & 2 combined – 182.226 surveyed acres.

OWNER Lavonne M. Bacino Trust No. 4-09
ATTORNEY David A. Smith, Smith & Morrow Law Offices.

AUCTION WILL BE HELD AT: **Bertolet Memorial Foundation Building**
103 W. 2nd St., Leaf River, IL

AUCTION TERMS:

Parcels will be bid by the acre. Successful & Accepted Bidder(s) will enter into a Contract for Purchase & Sale depositing 10% of Sale Price day of Auction as Earnest Money with the balance due at closing with clear title and possession within thirty days of Auction. Property is sold in 'AS IS' condition in all respects. Seller reserves the right of confirmation of the Final Bid(s). Bidding is not contingent upon financing. All potential bidders must have financing arranged, if necessary, and are capable of paying cash at closing. Title Policy will be issued to the Buyer in the amount of the Sale Price, subject to standard and usual exceptions. The information provided is believed to be accurate and representative. It is subject to verification and no liability for error or omission is assumed. There are no warranties, expressed or implied, as to the information contained herein. It is recommended that all buyers make an independent inspection of the property. Announcements made day of sale will take precedence over all printed material.

W Lightsville Rd

W Lightsville Rd

Parcel 1

N Pecatonica Rd

Parcel 2

