

PUBLIC AUCTION OF THE

Mary Brooks FARM

188.73 ACRES, MORE OR LESS

**ENROLLED IN THE CRP PROGRAM WITH EXCELLENT INCOME, AND OBVIOUS
RECREATIONAL AND GREAT HUNTING POSSIBILITIES**

Wednesday Oct 25, 2017

Beginning Promptly at 6:00 PM.

The undersigned will offer the below described farm real estate commonly known as the Brooks Farm. . The sale is to take place at the Cordova Township Civic Center (located directly north of the city park, just off route 84), Cordova, Illinois. The farm is located 1 mile south of Erie Ill. then ½ mile east, in Section 18 Erie Township, Whiteside County Il.



OFFERING 188.73 Acres more or less. Located in section 18 Erie Township, Whiteside County Il.

METHOD OF SALE: The farm will be sold by the acre. The minimum bid raises will be \$25 per acre.

ASCS Information: Crop Land Acres: 180.19 all of which is enrolled in the CRP program

TERMS: 10% down the day of sale. Possession, and final settlement will be on December 15, 2017. The Sellers shall retain the 2017 CRP payment and all subsequent payments will go to the Buyer. Executors Deed and Title Insurance showing merchantable title will be provided to the buyer. Taxes for 2017 will be paid by the Seller. All subsequent taxes will be paid by the Buyer. The successful bidders will be required to sign a purchase agreement immediately following the auction. A copy of the required contract is available from Roy Holmstrom or Attorney Kim Fuller. This property is being sold free, and clear of any encumbrances. Property is sold "AS IS, WHERE IS" free of any expressed or implied warranties by either the seller or the auction company as to the condition of the property. Announcements made the day of the sale take precedence over any prior information whether written or oral. The information contained in this brochure is believed to be accurate, but is subject to verification by all parties relying on it. No liability for its accuracy is assumed by the seller or the auction company. An ID shall be required.

AUCTIONEER'S NOTE; Here is your chance to purchase one of the best hunting and recreational spots in the area Deer, Pheasants, and Fowl abound. Added bonus, the entire farm is enrolled in the government CRP program, with a payment of app \$46,242.81 each fall. Come take a look!

Owners: Mary Brooks Estate

**AUCTION CONDUCTED BY: Holmstrom Realty Services
Atkinson, IL 309-944-6423**

To inspect the premises, obtain a copy of the plat, or for more information contact,
Roy Holmstrom, Broker, 309-944-4734 or Tim Holmstrom, Broker, 309-944-6423

For more information look at HolmstromRealEstate.com

Kim Fuller, Attorney for the Sellers

**THIS INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT GUARANTEED.
NOT RESPONSIBLE FOR ACCIDENTS THAT MAY OCCUR.**