

PUBLIC AUCTION of REAL ESTATE
PRIME FARMLAND

133.87 ACRES, VICTOR TOWNSHIP, DEKALB COUNTY, IL
FRIDAY NOVEMBER 4, 2011
STARTING AT 10:30 A.M.

Auction to be conducted
AT THE LELAND FIRE DEPARTMENT BUILDING, LELAND, IL
Watch for signs.

Farm located on Chicago Road between Leland Road and Route 23
www.elliottauctions.net www.mcconvillerealty.com www.auctionzip.com(ID #2927)

Not responsible for accidents

DESCRIPTION OF FARMLAND

133.87 acres of unimproved farmland in sections 4,5,8 & 9, Victor Township, DeKalb County, IL.
The soils are Flanagan Silt Loam, Drummer Silty Clay Loam, Catlin Silt Loam, Saybrook Silt Loam.

LEGAL DESCRIPTION:

For a copy of the legal descriptions or to inspect the property contact the Auctioneers or the Attorney for the Sellers.

TERMS OF SALE

1. The tract will be offered on a per acre basis times 133.87. Weighted average corn yield 173.5.
2. The successful bidder(s) will be required to pay ten percent (10%) of the selling price down on the day of the auction. The balance will be due on or before December 4, 2011 when title will be given upon closing. The successful bidder(s) will be required to enter into a Contract for Sale of Real Estate on the day of auction, which said contract shall embody the terms of sale.
3. Title will be by a Commitment of Title Insurance as issued by a reputable Title Insurance Company subject to the usual and customary conditions and exceptions contained in said policies. At the time of final settlement an Owners Policy of Title Insurance licensed in Illinois subject to the exceptions in the amount of the sale price will be furnished to the successful bidder(s).
4. The sale will be subject to the following:
(A) General Real Estate Taxes for the year 2011 will be paid by the sellers by giving the purchaser credit based on the 2010 Real Estate Taxes. 2012 Real Estate Taxes and all subsequent years will be paid by purchaser(s).
(B) Building lines, easements, covenants and restrictions of records.
(C) A survey will be furnished by the seller(s).
(D) Rights of Way for drainage ditches, drain tiles, feeders and laterals.
(E) Easements of record and public utility easements.
(F) Rights of the public, the State of Illinois, the County of DeKalb and the Municipalities in and to that part of the premises, if any, being used for roads and highways.
5. The seller(s) reserves the right to reject any and all bids.
6. Sellers will retain the landlord's share of the 2011 crops and government payments. Possession will be given at closing subject to the tenants' rights which will expire March 1, 2012.
7. For inspection of the property, a copy of the Title commitment or further information contact the Auctioneers.
8. All announcements on day of auction take precedence over printed material.

OWNER: DALE NOWICKI TRUST

Attorney for Seller: Ronald Klein of Klein, Stoddard, Buck & Waller
2045 Aberdeen Court, Suite A, Sycamore, IL
815-748-0380

AUCTIONEERS:

JIM ELLIOTT
IL Licensed Auctioneer No. 040000574
Ph. 815-498-3377 or 815-343-2527

DICK McCONVILLE
IL Licensed Auctioneer No. 040000573
Ph. 815-246-7020

CRAIG ELLIOTT
IL Licensed Auctioneer No. 4411001460
Ph. 815-325-4651