

PUBLIC AUCTION of REAL ESTATE
PRIME FARMLAND

155.25 ACRES M.O.L., MILAN TOWNSHIP, DEKALB COUNTY, IL

FRIDAY DECEMBER 2, 2011

STARTING AT 10:30 A.M.

**Auction to be conducted at the INDIAN OAKS COUNTRY CLUB,
603 E. Preserve Road, SHABBONA, IL**

Watch for signs.

Farm located on University Road 2 1/2 miles north of Route 30

www.elliottauctions.net www.mcconvillerealty.com www.auctionzip.com (ID #2927)

Not responsible for accidents

DESCRIPTION OF FARMLAND

155.25 acres M.O.L. of unimproved farmland in section 35, Milan Township, DeKalb County, IL.
The soils are Elburn Silt Loam, Drummer Silty Clay Loam, Clare Silt Loam.

LEGAL DESCRIPTION:

For a copy of the legal description 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 155.25 acres M.O.L. Weighted average corn yield 195.1.
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 January 6, 2012 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. Tenants' rights expire December 31, 2011.
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.
9. Broker participation invited. Call auctioneers for details.

OWNER: JOHN J. CRAIG TRUST NO. 101 ET AL.

**Attorney for Seller: Raymond Witaske
124 S. State St., Hampshire IL 60140
847-683-4060**

AUCTIONEERS:

JIM ELLIOTT
IL Licensed Auctioneer No. 440000574
Ph. 815-498-3377 or 815-343-2527

DICK McCONVILLE
IL Licensed Auctioneer No. 440000573
Ph. 815-246-7020

CRAIG ELLIOTT
IL Licensed Auctioneer No. 441001460
Ph. 815-325-4651