

# PUBLIC AUCTION

**BUREAU COUNTY Farmland**  
**199.45+/- ACRES**  
**Dover Township**

The following described farmland real estate will be offered by PUBLIC AUCTION on:

Open  
Tenancy  
2025

**Thursday, December 19<sup>th</sup>, 2024**  
**10:00 A.M.**

Open  
Tenancy  
2025

**On line bidding available, [redigerauctionservice.com](http://redigerauctionservice.com)**

**Sale Day Location: Rediger Auction-- 109 N. King St., Wyanet, Ill 61379 (note address change)**

**Parcel Location:** S ½ of the SE ¼ of Section 13 and the N ½ of the NE ¼ & NE ¼ of the NW ¼ of Section 24, Dover Township, Bureau County, Illinois.

**Tract 1:** 78.65+/- surveyed acre. 75.35+/- tillable acres, with a **143.2 Productivity Index**, as per Surety. Production soils include Sable, Muscatune, Buckhart, Osco, Harpster and Atterberry. No improvements. Part of Tax ID# 10-13-400-001

**Tract 2:** 120.8+/- surveyed acres. 119.59+/- tillable acres, with a **140.1 Productivity Index**, as per Surety. Production soils include Muscatune, Sable, Buckhart, Harpster and Osco. Improvements include a 16,000 bu. drying bin, in good condition. Part of Tax ID #10-13-400-001 and #10-24-200-001

**Taxes:** Tax ID. #10-13-400-001                      2023 taxes paid in 2024 were \$4,552.76  
Tax ID. #10-24-200-001                      2023 taxes paid in 2024 were \$5,944.74

**Plat locations, Aerial Photos, Soil Map and Tile Map information available @ [redigerauctionservice.com](http://redigerauctionservice.com)**

## **TERMS AND CONDITIONS:**

- 1.) Subject parcel will be sold by the surveyed acre. Tracts will be sold separately.
- 2.) The successful bidder will be required to enter into a standard purchase agreement contract. 10% of the contract purchase price will be due immediately following the auction. The balance will be due and payable on or before **January 21st, 2025**, at closing.
- 3.) The seller shall provide a title insurance policy in the amount of the purchase price of the subject properties.
- 4.) The 2024 real estate taxes due and payable in 2025 will be credited, based on the most current evidence available, by the Seller to the Buyer at closing. All subsequent real estate taxes will be the responsibility of the buyer.
- 5.) The property is being sold in "AS IS" condition, with no implied warranties of any kind.
- 6.) The information is believed to be accurate. However, we strongly urge all prospective buyers to thoroughly research all pertinent data and to draw their own conclusions.
- 7.) All announcements made the day of the sale take precedence over any previously printed material.
- 8.) **It is pertinent that all on line bidders contact Rediger Auction Service, at least 3 business days prior to the auction, for qualified registration.**

**Seller: Adeline E. Prouty Trust**  
**Attorney: Michael L. English**  
**10 Park Ave. W., Princeton, Il. 61356**  
**815-875-4555**

Number System will be Used – I.D. Required

Not Responsible for Accidents

**RICK REDIGER, Auctioneer**  
**815-866-4486**

**REDIGER AUCTION SERVICE – WYANET, IL**