

OGLE COUNTY, ILLINOIS

REAL ESTATE / FARMLAND AUCTION

Wednesday, December 3rd, 2025 at 11:00 A.M

Sale to be held at: **Charles D Bertolet Foundation**
103 W 2nd St
Leaf River, IL 61047

142.352 Surveyed Acres
(selling in TWO tracts)

Tract # 1)

42.544 Surveyed Acres Buildings & Farmland ***Refer to House Specs Page for more details**
2-Story House in Forreston School District
6228 W White Eagle Rd Leaf River, IL
FSA 30.56 Acres P.I. 114.8
Tax ID # 03-21-400-005 \$ 1,390.72

Tract # 2)

99.808 Surveyed Acres of Farmland/Timber
Sect 21 in Maryland Twp
FSA 70.15 Acres P.I. 87.5
Tax ID # 03-21-400-001 \$ 2,066.66

**SECLUDED
HOME/HUNTERS DREAM!
OPEN TENANCY!**

**OPEN TENANCY
2026!**

Terms and conditions

Land sold per surveyed acre. Successful buyer will be required to put 10% down and enter into a purchase agreement at the conclusion of the auction, which shall contain the complete terms of the sale. Balance of purchase due at closing on or before January 5th, 2026. Buyer shall receive tax credit at the time of closing for the 2025 taxes (payable 2026), based on prorated 2024 taxes. All subsequent taxes will be the buyer's responsibility. This printed information is believed to be correct, but all buyers should research the property and make their own conclusions. All announcements made day of the sale take precedence over all printed materials. The property is sold as is, where is. The Seller has the right to accept or reject any and all bids. The Seller will provide title insurance policy ensuring merchantable title.

OWNER

Vaida Yelinek Estate
Kenneth Lingbeck, Executor

Attorney, Dave Smith
Ph) 815-732-6124

For Information Contact:

Lenny Bryson, Auctioneer
Illinois License # 440 000158
Polo, IL 61064
815-946-4120

To view survey, aerial, & soil maps visit www.lennybrysonauctioneer.com