

ABSOLUTE AUCTION

Wednesday, September 22nd, 12 Noon

120+/- ACRES WHITE COUNTY, IL SELLING IN 2 TRACTS

- 120 +/- Acres
- 26+/- Tillable acres
- 85+/- Wooded Acres
- Ample Road Frontage
- Selling in 2 Tracts
- Tract 1 and 2 are each 60 acres
- Excellent Hunting
- Predominant Soil: Ava Silt Loam

Located along County Rd 475E in Indian Creek Township just south of county road 600N.

Directions to the Property: From Norris City, IL, drive 1 mile south and turn left onto County Road 600N. Drive 2.3 miles to County Road 475E and turn right. Drive for .3 miles and the property will be on your right. Watch for our signs!!!

Terms and Conditions:

Terms: The purchaser shall pay 10% of the purchase price as a down payment at the auction site at the conclusion of bidding. The balance is due with delivery of the deed on or before November 5th, 2021.

Evidence of Title: The Buyer will be responsible for any fees associated with the owner's title insurance policy if one is desired. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title and similar related matters. All tracts are sold "AS IS".

Real Estate Taxes: The property taxes shall be paid by the Seller for the Fall 2021 tax bill. All taxes thereafter are the responsibility of the Buyer. The 2021 payable 2022 property taxes shall be prorated on a calendar year basis as of the day immediately prior to the Closing based on the tax bill for the 2020 payable 2021 property taxes, which shall be deemed conclusive as between Buyer and Seller.

Closing: Closing shall occur on or before November 5th, 2021.

Mineral Rights: Mineral Rights are not included with the sale of the land.

Possession: Possession shall be granted to the successful bidder at closing.

Acreage: All tract acreages and proposed boundaries are approximate and have been based off of legal descriptions, tax records, aerial maps and other documents.

There is NO BUYERS PREMIUM. Normal and customary closing costs will apply.

Full terms and conditions at kurtzauction.com

Sellers: Bankston Creek Trust

Auction Site: Auction to be conducted on the property.

Contact John Kurtz or Jason Blue 812-452-3191
1227 Lincoln Ave., Evansville, Indiana
Lic #: 441002088

812-452-3191

kurtzauction.com

Announcements made at auction take precedence over printed material.



Access to Tract 2 is by an easement across Tract 1.

KURTZ
AUCTION & REALTY