

AUCTION

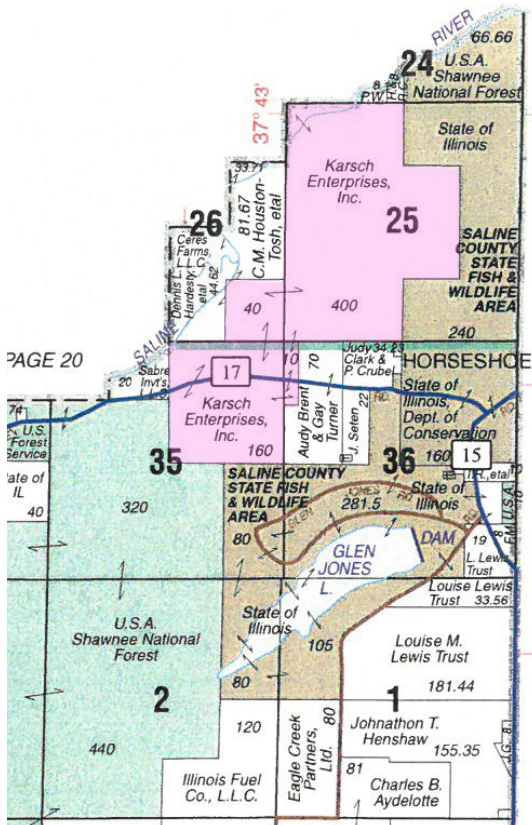
**MONDAY, DECEMBER 5th
10:00 AM**

Farm Location: From HWY 142 in Equality, Illinois take S. Walnut Street (Forrest Road) south 4.2 miles to Horseshoe Road, turn west and go 0.8 miles to the farm.

Auction Site: Equality Banquet Center, 197 W. Benton Street, Equality, Illinois.

We are terminating our life long farm ownership in Saline County, Illinois and have authorized Kurtz Auction & Realty to sell this land:

610 ACRES +/- SOUTHERN ILLINOIS CROPLAND, TIMBER, WOODS



GRAIN BINS ON TRACT 1

John Kurtz, Auctioneer
Illinois Auctioneers License #441.002088
Illinois Broker License # 475.156.554

Owner: Karsch Enterprises, LLC

**270-926-8553
800-264-1204
kurtzauction.com**

Announcements made day of sale take precedence over printed material.

- Auction Site: The auction will be conducted at the Equality Banquet Center, 197 W. Benton Street, Equality, Illinois
- The farm is located in Mountain Township.
- The Saline County FSA calls for 576 acres of farmland with 347.55 acres of cropland. There are 3.6 acres in CRP filter strips with a payment of \$110.40/acre through 2020. This CRP contract must be assumed by the buyer of Tract #1.
- Tract #1 contains 513 acres more or less with the predominant soil types being Colp silt loam and Hurst silt loam. It has a grain bin complex with a leg and 26,700 bu. of storage which will be reserved until July 1, 2017 or until the beans are removed whichever occurs first.
- Tract #2 contains 97 acres more or less. The lay of the land is rolling and is all in woods. It adjoins the Shawnee National Forest and Glen Jones Fish & Wildlife area with ample frontage on Horseshoe Road.
- Minerals: The sellers are transferring all the minerals they own and it is believed that they own them all.
- All acreages are approximate and are based on current legal descriptions or survey. The sale is subject to all easements, covenants, and restrictions of record.
- 2016 property taxes due in 2017 will be paid by the sellers; thereafter, taxes will be the buyers responsibility.
- Kurtz Auction & Realty Co. and its representatives are agents of the sellers.
- The terms of the sale are 10% down on sale day, sign Real Estate Purchase and Sale contract and the balance will be due on or before January 10, 2017. The sellers will provide an Owners Title Insurance policy.
- Announcement's made at the sale take precedence over printer material.
- No Buyer's Premium.
- Inspection – anytime! You may walk or drive around on this land at your own risk. It is the responsibility of the potential buyers to use due diligence to learn about this property.

Information – contact Kelly Kurtz Goetz or Jim Goetz, Auction Managers.

**SEE REVERSE FOR
AERIAL PHOTO**

Kurtz
AUCTION & REALTY®

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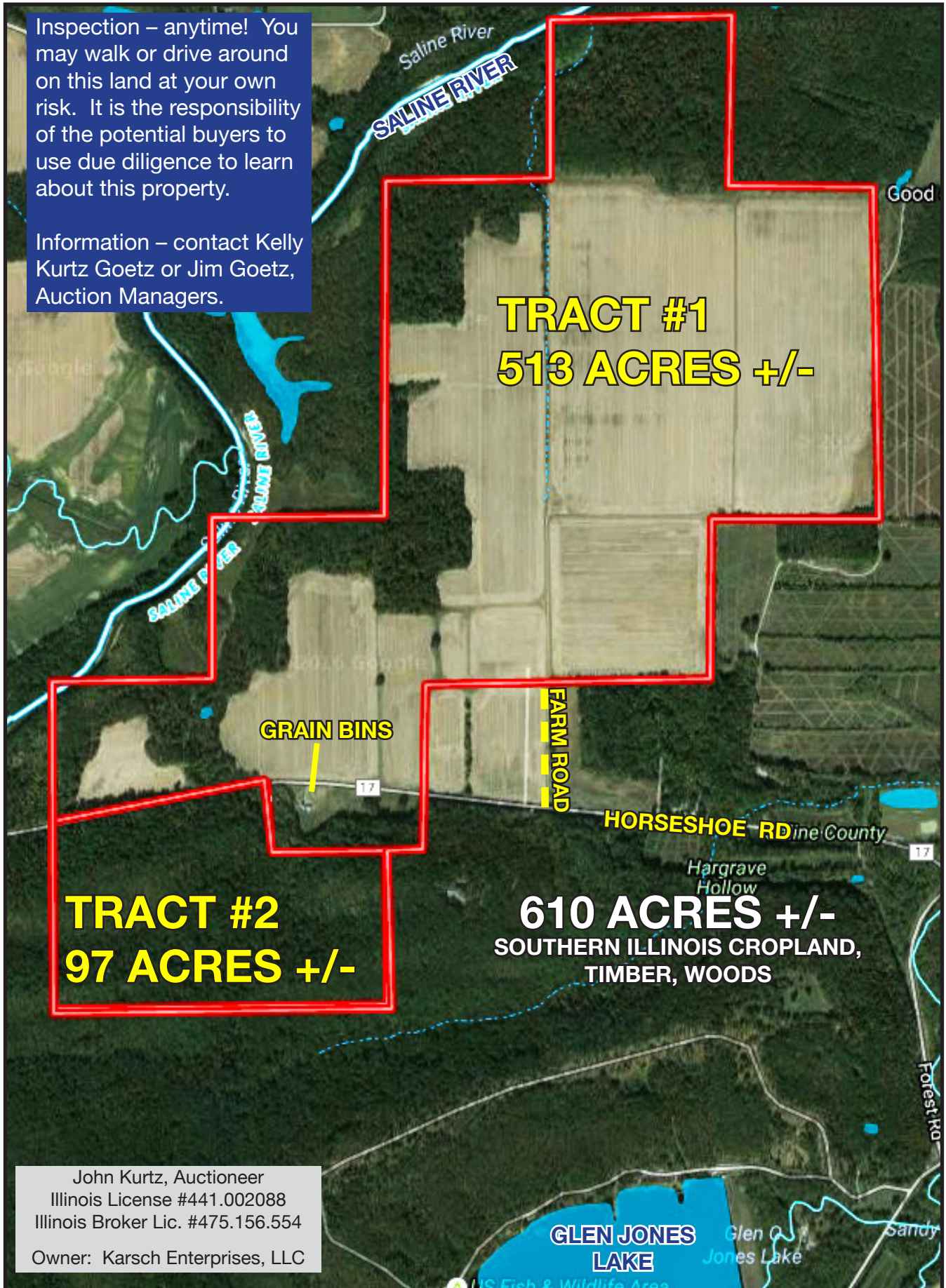
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**Auction Site: Equality Banquet Center
197 W. Benton Street, Equality, Illinois.**

**SEE REVERSE FOR FARM
AND AUCTION INFORMATION**

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