

HAMILTON COUNTY ILLINOIS

AUCTION

TUESDAY, DECEMBER 6, 10:00 AM

Location: From McLeansboro, IL take HWY 142 south 6.3 miles to Dale, IL; from Eldorado, Illinois take HWY 142 north 13.7 miles to Dale, IL; from HWY 142 in Dale, IL take Dale Road west 4.7 miles to Anderson School Road; turn south and go 1.2 miles to Tucker's Corner Road; turn west and go one mile to the farm.

161.5 ACRES SOUTHERN ILLINOIS CROPLAND

AUCTION SITE

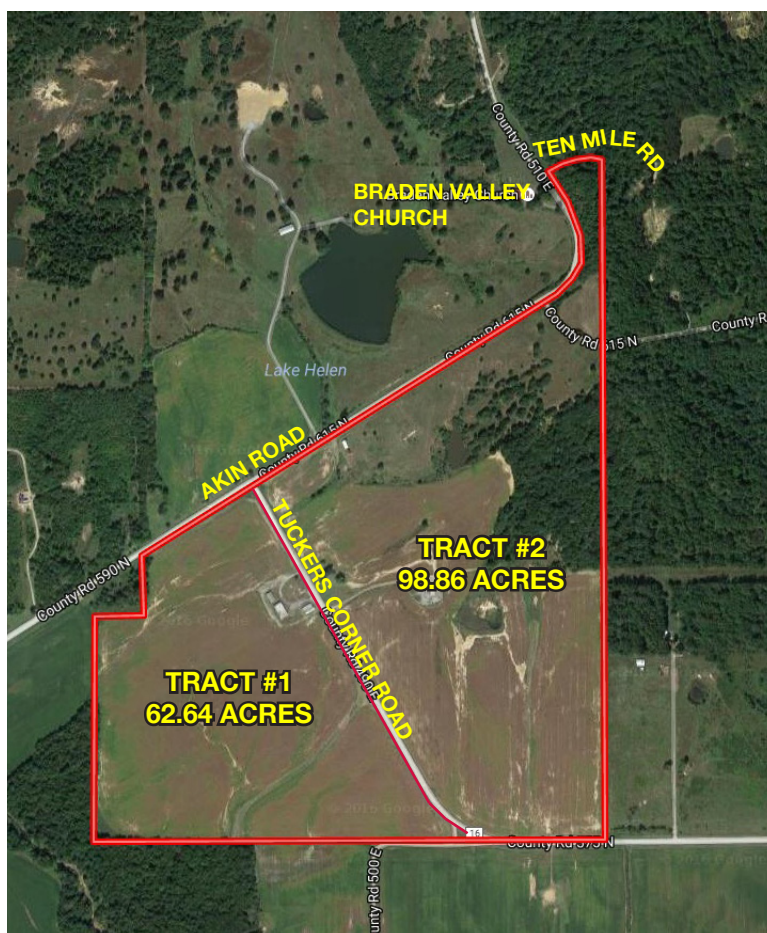
TOOL SHED ON TRACT #1



- The auction will be conducted at the tool shed on Tract #1
- The Hamilton County FSA calls for 161.5 acres of farmland with 138.5 acres of cropland
- Tract #1 contains 62.64 acres with 59.71 acres of cropland and frontage on Tucker's Corner Road and Akin Road
- Tract #2 contains 98.86 acres with 78.28 acres of cropland and frontage on Tucker's Corner Road, Akin Road and Ten Mile Road.
- Improvements include a 36' x 90' metal tool shed and two metal storage buildings.
- County water is available.
- This sale is subject to all easements covenants and restrictions of record.
- The acreages is approximate and based on current legal descriptions and Hamilton County FSA records
- There are no minerals included in this sale having been previously reserved.
- The 2016 property taxes due in 2017 will be paid by the sellers.
- The terms of the sale are 10% down on sale day and the balance due on or before January 6, 2017.
- The sellers will provide an owners title insurance policy
- Farming and hunting rights will be granted on sale day.

FARM MACHINERY

1975 Case #870 diesel tractor, 80 hp, 4952 hrs;
Howse 6 ft. 3ph rotary cutter



- Announcements made on sale day take precedence over printed 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 Jim Goetz or Jim Knott, Auction Managers or go to kurtzauction.com for more information.**

John Kurtz, CAI, Auctioneer, Illinois Auctioneer License #441.002088; Illinois Broker Lic. #475.156.554

Owners: Bob and Vurble Mahoney

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

KURTZ
AUCTION & REALTY®