

Friday, Nov. 17th
10:00 AM

AUCTION

Productive Row Crop Farm • Excellent Hunting

**65 ACRES +/-
LAWRENCE COUNTY - ILLINOIS
SELLING IN ONE TRACT**

Prime Grain Producing Farmland – Waterfowl, Deer, Turkey Hunting

- Good Row Crop Soils
- All Mineral Rights Owned by the Seller are Included
- Waterfowl Hunting
- Deer and Turkey Hunting

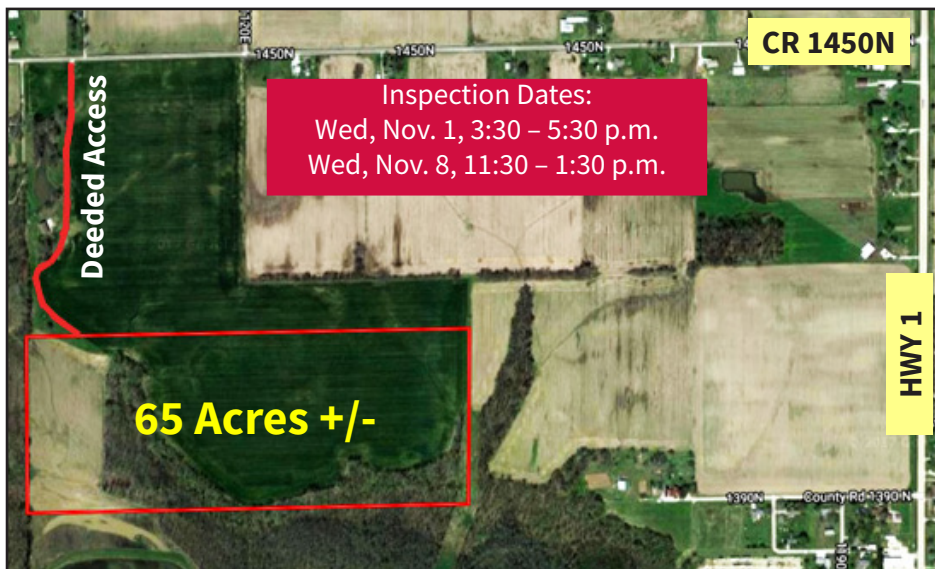
Property Location: From Lawrenceville travel north on Illinois HWY 1 for 3.4 miles. Turn west on 1450N and go one mile. The property will be on your left. Watch for our signs.

Auction Site: Auction to be conducted at the Havoline Hall, 715 12th Street in Lawrenceville, IL.

65 deeded acres +/- located off CR1450N just 4.4 miles north of Lawrenceville. The property contains 51 tillable acres +/- of cropland with Iona and Alford silt loams being the predominant soil types. There are approximately 14 acres of woods on the farm. Deeded access is through a gate on CR 1450N.

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 December 30, 2017. **Mineral Rights:** All mineral rights owned by the seller, if any, are included with the sale of the surface rights. **Deed:** Seller shall provide a General Warranty Deed. **Evidence of Title:** The Seller agrees to furnish Bidders a preliminary title insurance commitment to review prior to the auction. The Seller will furnish an owner's title insurance policy. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title and similar related matters. The Seller shall be responsible for paying all premiums associated with title insurance, if title insurance is desired.



Real Estate Taxes: The property taxes shall be prorated to the date of closing. **Closing:** Closing shall occur on or before December 30, 2017 at a location designated by the Seller. **Possession:** Possession and farming rights shall be granted with deed at closing. **Acreage:** Tract acreages and proposed boundaries are approximate and have been based off of a legal description, aerial map and other documents. **Property Inspection:** Property inspection is by appointment or at scheduled open house dates only. Each potential bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the property. **Inspection dates have been scheduled and will be staffed with auction personnel.** Bidder shall be liable for any property damage to growing crops and/or the subject property caused by Bidders inspection and investigation if any.

Disclaimer: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. **ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. THE PROPERTY IS SOLD "AS IS, WHERE IS".** No warranty of representation, either express or implied, or arising by the operation of law concerning the property is made by the Seller and the Auctioneers, and is hereby expressly disclaimed. In no event shall the Seller or Auctioneer/Broker be liable for any consequential damages. The information contained herein is believed to be accurate but subject to verification by all parties relying on it. Seller and Auctioneers assume no liability for its accuracy, errors and omissions. Seller and Auctioneer reserve the right to preclude any person from bidding if there is any question, in the sole judgment of the Seller and Auctioneers, as to such person's creditworthiness, ability or willingness to close on the purchase of the property, credentials, fitness, etc. All decisions of the Auctioneer are final.

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

Sellers: Sharon and David Milligan, Trustees

For more information and maps of the property go to kurtzauction.com or contact Jason Blue, Auctioneer (IL License #441.001707) at 812-452-3191.

**812-452-3191
800-264-1204
kurtzauction.com**

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