

ABSOLUTE AUCTION

Wednesday, January 15th at 10 AM

196 ± Acre Farm Hamilton County, IL

Northeast of McLeansboro

Directions: From I-64, take exit 110 (Norris City/Fairfield) south on US-45 3.6 miles to an unnamed farm road (we will have a large sign here). Take a right and drive 1 mile, then north on CR-25E. 1.3 miles to the farm. Watch for our signs!

Note: If using Google Maps, do not turn at Mill Shoals as that road is currently out.

Auction Site: To be conducted at the American Legion 200 E. 2nd Street Norris City, IL 62869



*Stock Photo

- Crouch Township on White Co. Line
- 177 Tillable acres
- Good, productive soils

- Zipp and Petrolia Silty Clay Loams (104.7 CPI)
- Owners share of mineral rights included
- Selling regardless of price

Terms and Conditions:

Terms for Real Estate: 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 February 28th, 2020.

Mineral Rights: All mineral rights owned by the Sellers, which is believed to be 30%, will be conveyed with the Real Estate. Sellers share of oil income is currently about \$2,900/year.

Deed: Sellers shall provide a General Warranty Deed.

Evidence of Title: The Sellers will be responsible for any fees associated with the owner's title insurance policy if one is desired. Sellers agree 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".

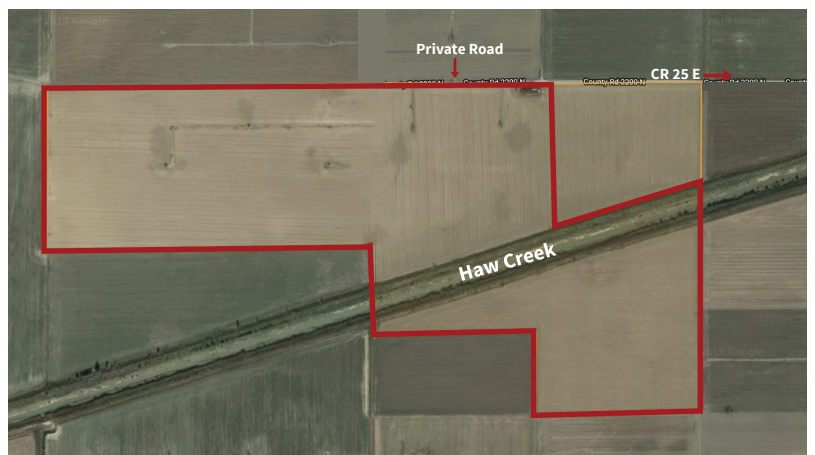
Real Estate Taxes: The property taxes shall be paid by the Sellers through the Fall 2019 tax bill. All taxes due and payable after the date of closing are the responsibility of the Buyer.

Closing: Closing shall occur on or before February 28th, 2020.

Possession: Possession shall be granted with deed at closing subject to the current land lease which extends through the 2021 farming season with a minimum cash rent of \$150 per acre and an additional amount based on shares as calculated with the formula provided in the Cash Rent Farm Lease. A copy of this contract is available online at kurtzauction.com.

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

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 Sellers and the Auctioneers and are hereby expressly disclaimed. In no event shall the Sellers 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. Sellers and Auctioneers assume no liability for its accuracy, errors and omissions. All boundary lines and dimensions are approximate. Sellers and Auctioneer reserve the right to preclude any person from the bidding if there is any question, in the sole judgment of the Sellers 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.



For more information contact Jason Blue,
Auctioneer (812) 452-3191 or go to kurtzauction.com

Jason Blue Broker/Auctioneer Lic# 441.001707/475.156553

Announcements made day of sale take precedence over printed matter.

Seller: Joseph A. Fyie, Vincent Fyie, Jr., & Barbara Tilford

(812) 452-3191
kurtzauction.com

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