

AUCTION Thurs., Feb. 14th, 10:00 AM

Tract 1 Location: 12 miles northeast of Harrisburg, IL. From US HWY 45 in Eldorado, take HWY 142 north approximately 4 miles to tract 1 on the west side of HWY 142. **Tract 2 Location:** From tract 1 go north on HWY 142, 1/2 mile, then east on Douglass Rd. 2 miles. Watch for signs.

Auction Site: Morello's Restaurant, 217 E. Poplar St., Harrisburg, IL



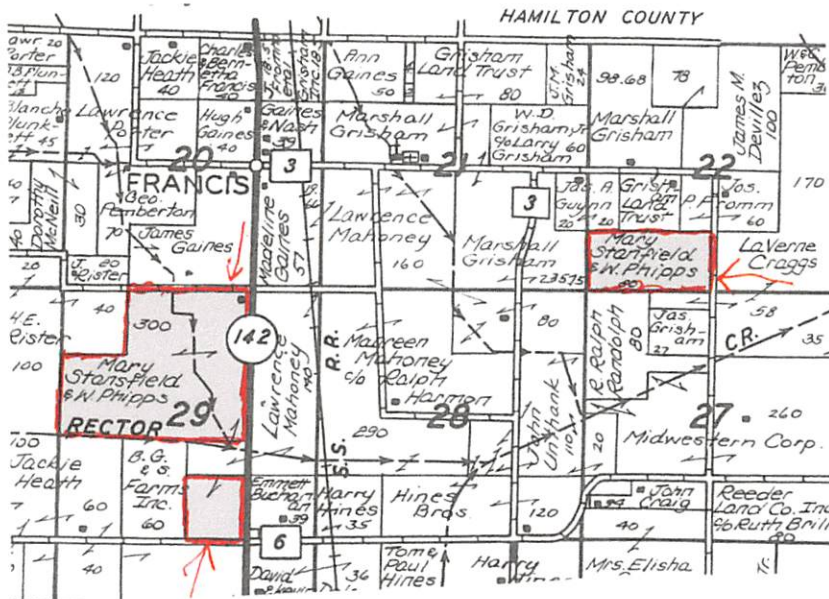
Farmland 380 ± Acres Saline County, IL

Stock Photo

Prime Grain Producing Farmland

TRACT 1: 300 ± acre tract containing approximately 290 tillable acres. The predominate soil types are Karnak Silty Clay Loam, McGary Silty Clay Loam, Bonnie Silt Loam and Belknap Silt Loam. The Farm has Frontage along IL-142 (4,500'), Phipps Rd (2,500'), and Massey Rd (1,250').

TRACT 2: 80 ± acre tract containing approximately 66 tillable acres. The predominant soil types are Colp Silt Loam and Patton Silty Clay Loam. The balance of this tract is 15 acres of woods/timber and offers excellent whitetail deer hunting. The tract has about 1,300 ft. of frontage on Douglass Rd.



**SEE REVERSE SIDE
FOR AERIAL PHOTOS
AND TERMS**

For information and maps of the property go to kurtzauction.com or contact John Kurtz, Auctioneer (IL Lic. #AU19700054) at 800-264-1204 or Jason Blue, Auctioneer (IL Lic. #AU10800083) at 812-452-3191

Seller: L. Banovetz and W. Elder

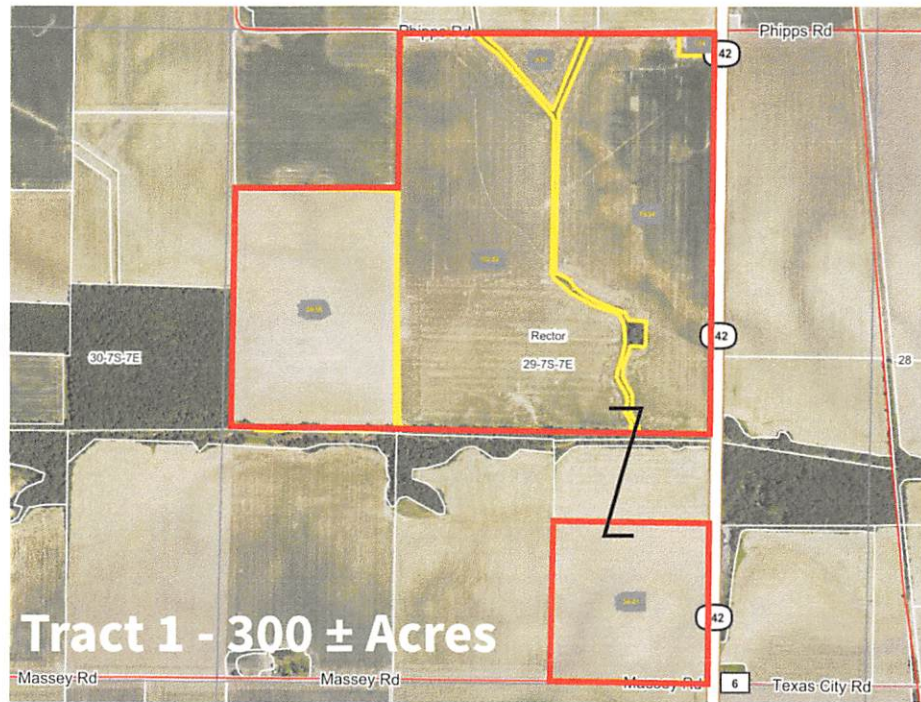
Announcements made at auction take precedent over printed material. 2019.

800-264-1204

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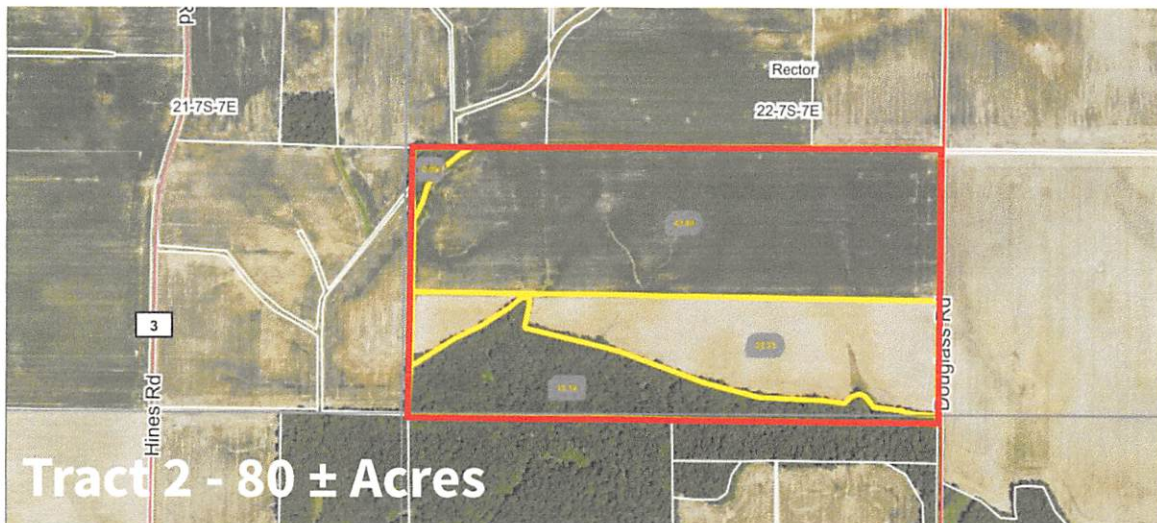
KURTZ

**MORE INFO
ON REVERSE
SIDE**



Tract 1 - 300 ± Acres

Maps not to
same scale



Tract 2 - 80 ± Acres

Terms: 10% down at the auction site at the conclusion of bidding. The balance is due with delivery of the deed by April 1st, 2019.

Mineral Rights: All mineral rights owned by the Seller, if any, will be conveyed with the sale of the land.

Deed: Seller shall provide a General Warranty Deed.

Evidence of Title: 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. All tracts are sold "AS IS".

Real Estate Taxes: The Seller will pay the Fall 2018 tax bill. The 2019 tax bill is the buyer's responsibility.

Closing: Shall occur by April 1st, 2019.

Possession: Shall be granted to the successful bidder(s) at closing.

Farming Rights: The property sells subject to the current tenant farmer's contract for the 2019 farming year. The successful buyer shall receive the owners 40% share for 2019.

Acreeage: All tract acreeages and proposed boundaries are approximate and have been based off of legal descriptions, aerial maps, surveys and other documents.

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

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 are 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. All boundary lines and dimensions are approximate. Seller and Auctioneer reserve the right to preclude any person from the 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.

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