

PRIME PULASKI COUNTY, IL CROPLAND

**AUCTION**

THURS. MARCH 15th, 10:00 AM

The Hight Heirs have authorized Kurtz Auction & Realty Co. to sell the following:

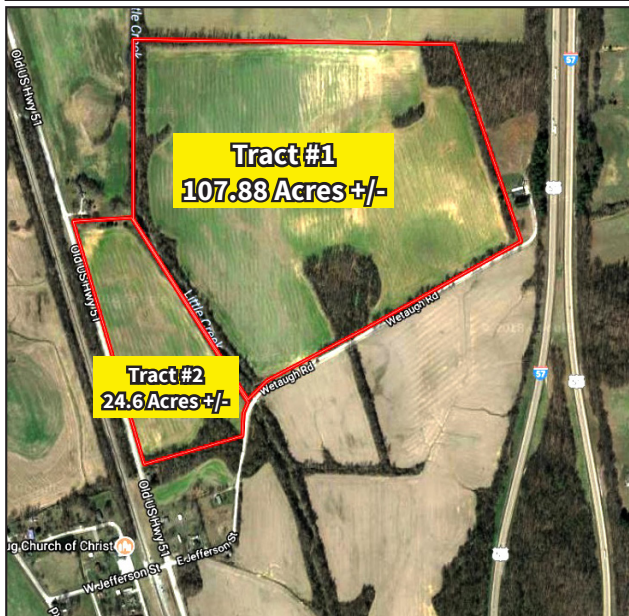
**292.5 +/- ACRES  
SELLING IN 3 TRACTS**

STOCK PHOTO

**Prime Grain Producing Farmland**

- 292.5 Acres +/-
- Selling in Three Tracts
- Mineral Rights Included

- Good Productive Row Crop Soils
- Approximately 192 Tillable Acres
- Ample Road Frontage



**TRACT 1: 107.88 acres +/-** containing approximately 92 tillable acres. The predominate soil types are Birds and Wakeland Silt Loams.

**TRACT 2: 24.6 acres +/-** located adjacent to the SE corner of Tract 1 on Wetaug Rd. It contains approximately 21.27 tillable acres with the predominant soil type being Birds Silt Loam.

**Directions to Tract #1 and Tract #2:** Between Cairo and Anna, IL at Exit 18 off I-57 and US 51, go west on Shawnee College Road 1-1/2 miles, then north on Old HWY 51 four miles, then east at Wetaug on Wetaug Road. Watch for signs.

**TRACT 3: 163.78 acres +/-** containing approximately 81.2 tillable acres with the majority of the balance in timber. The predominant soil types are Ginat and Hatfield Silt Loams.

**Directions to Tract #3:** From Old HWY 51 at Pulaski, take Fairground Road west, then north, just west of Fairgrounds. Watch for signs.

**Auction Site: All three tracts will be sold from the Shawnee Community College L-Atrium, 8364 Shawnee College Road, Ullin, IL 62992 (6.9 miles east of Exit 18 off of I-57, use south entrance)**

**For Terms & Conditions and Disclaimer see other side.**

There is **NO BUYERS PREMIUM**.

For information and maps of the property go to [kurtzauction.com](http://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:** Hight Heirs

**270-926-8553**

**800-264-1204**

**kurtzauction.com**

**KURTZ**  
AUCTION & REALTY®



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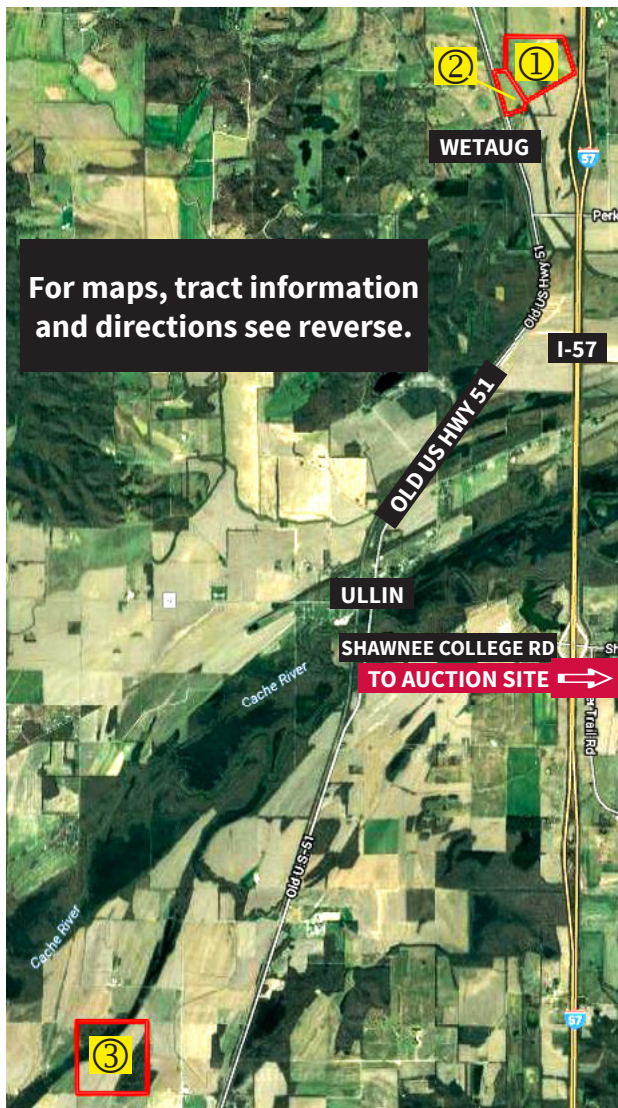
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**8364 Shawnee College Road, Ullin, IL 62992**  
**(6.9 miles east of Exit 18 off of I-57, use south entrance)**

### Terms and Conditions:

**Terms:** 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 May 1st, 2018. **Mineral Rights:** All mineral rights owned by the Sellers, if any, are included in this sale. **Deed:** Seller shall provide a General Warranty Deed. **Evidence of Title:** The Buyer will be responsible for any fees associated with the owner's title insurance policy, if one is desired. Seller agrees 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 prorated to the date of closing. **Closing:** Closing shall occur on or before May 1st, 2018 at a location designated by the Seller. Normal and customary closing costs will apply. **Possession:** Possession and farming rights shall be granted to the successful bidder(s) at the conclusion of the sale. **Acreage:** All tract acreages and proposed boundaries are approximate and 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 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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