

ST. CLAIR COUNTY, ILLINOIS

AUCTION

WEDNESDAY, NOVEMBER 2ND

1:00 PM

Property Location: Metro St.Louis area, southeast of Belleville, Illinois. From I-64, 20 miles east of St. Louis at the MidAmerica Airport, take HWY 4 south 12 miles, then east in Fayetteville on HWY 15 just across the Kaskaskia River to the propety located on the south side of HWY 15. Watch for signs.

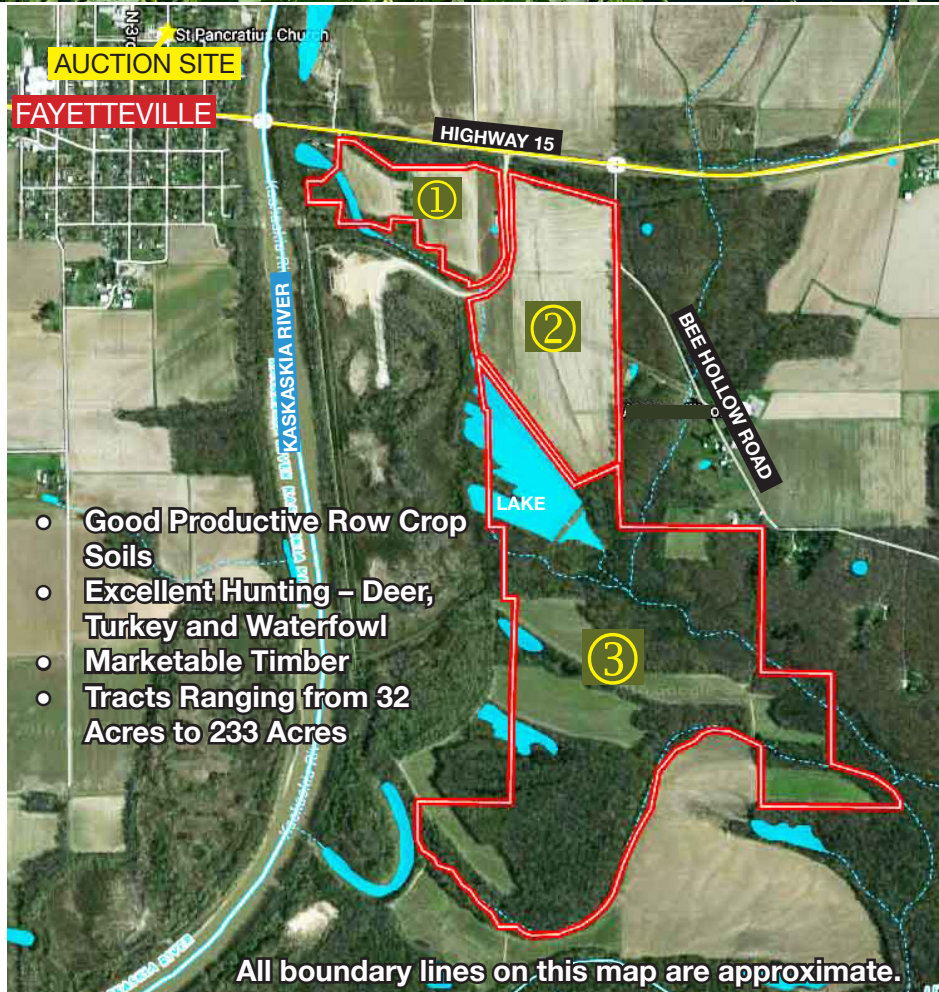
Auction Site: St. Pancratius Catholic Church, 2213 N Second St., Fayetteville, IL 62258.

Kurtz Auction & Realty Co. has been authorized by Peabody Energy to sell the following surplus properties:

PRIME SOUTHERN ILLINOIS FARM GROUND

332 ACRES +/-

SELLING IN 3 TRACTS



- Good Productive Row Crop Soils
- Excellent Hunting – Deer, Turkey and Waterfowl
- Marketable Timber
- Tracts Ranging from 32 Acres to 233 Acres

All boundary lines on this map are approximate.

Buyers Premium: A 3% Buyer's Premium will be added to the final bid price to determine the total purchase price.

Terms: The successful purchaser(s) will pay 10% down at the auction by cash or check with the balance due with delivery of deed on or before December 2nd, 2016. Possession will be granted with delivery of deed. Bidders are welcome to walk or drive over these tracts at your own risk. No minerals are involved in this sale. Taxes will be prorated to date of closing. Hunting rights granted day of sale.

Tract Information

Tract #1

32 acres +/- located on HWY 15 just across the Kaskaskia River from Fayetteville. This tract has 24.5 acres +/- of tillable ground with access just off HWY 15. The predominant soil types are Hurst silt loam and Alvin fine sandy loam.

Tract #2

67 acres +/- located south of HWY 15 just to the east off Tract 1. This tract is nearly all tillable with excellent paved access. The predominant soil types are Hurst silt loam and Okaw silt loam.

Tract #3

233 acres +/- located just south of Tract 2 with access from Bee Hollow Rd. This tract has a little bit of everything...farmland, timber, excellent deer, turkey and waterfowl hunting as well as fishing. A 16-acre +/- lake is located on this tract along with several other smaller lakes and sloughs. There are 44 acres +/- of high quality tillable cropland on this tract as well, making it an excellent opportunity for the outdoorsman. The predominant soil type is Ridgway silt loam.

For more information go to kurtzauction.com or call Jason Blue at 812-452-3191.

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KURTZ

AUCTION & REALTY®

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Announcements made day of sale take precedence over printed material.