

Terms and Conditions: **Buyer's Premium:** A 3% buyer's premium will be added to the final bid price and included in the total purchase price. **Mineral Rights:** The Seller will be retaining all coal, oil gas and other mineral rights. **Deed:** Seller shall provide a Special Warranty Deed. **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 15, 2016. Time is of the essence regarding this transaction. **Evidence of Title:** The Seller agrees to furnish Bidders a preliminary title insurance commitment to review prior to the Auction. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title and similar related matters. The Buyer shall be responsible for paying all premiums associated with the owner's title insurance policy, if title insurance is desired. **Real Estate Taxes:** The Seller shall pay all taxes due and payable through the Fall 2015 tax bill. All taxes due in 2016 are the responsibility of the buyer. **Closing:** Closing shall occur on or before May 15, 2016 at a location designated by the Seller. **Possession:** Immediate farming rights are granted day of auction. Full possession granted with delivery of deed. **Acreage:** All tract acreages and proposed boundaries are approximate and have been based off of legal descriptions, aerial maps and other documents. **Property Inspection:** Each Potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the Property. Bidder shall be liable for any property damage caused by Bidders inspection and investigation if any. **Agency:** Kurtz Auction and Realty Co. and their representatives are the Auctioneers and exclusive agents for the Seller regarding the sale of the Property. **Disclaimer:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Sales Contract. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING 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 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. Normal and customary closing costs will apply.

For soil maps, plat maps and other information, contact Jason Blue, (Illinois Auctioneer License 441.001707) at (812) 550-4114 or John Kurtz, (Illinois Broker License 471.018792) at 800-264-1204.

368 ACRES +/- MOSTLY CROPLAND

SALINE & GALLATIN COUNTY, ILLINOIS

SELLING IN THREE TRACTS

AUCTION DATE
TUES. MARCH 15TH
6:00 P.M.

Auction Site: The Community Center
197 W. Benton, Equality, IL



PRESORT STD
U.S. POSTAGE PAID
OWENSBORO, KY
42301
PERMIT #563

AUCTION

TUESDAY, MARCH 15th
6:00 P.M.

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

PRIME SOUTHERN ILLINOIS CROPLAND

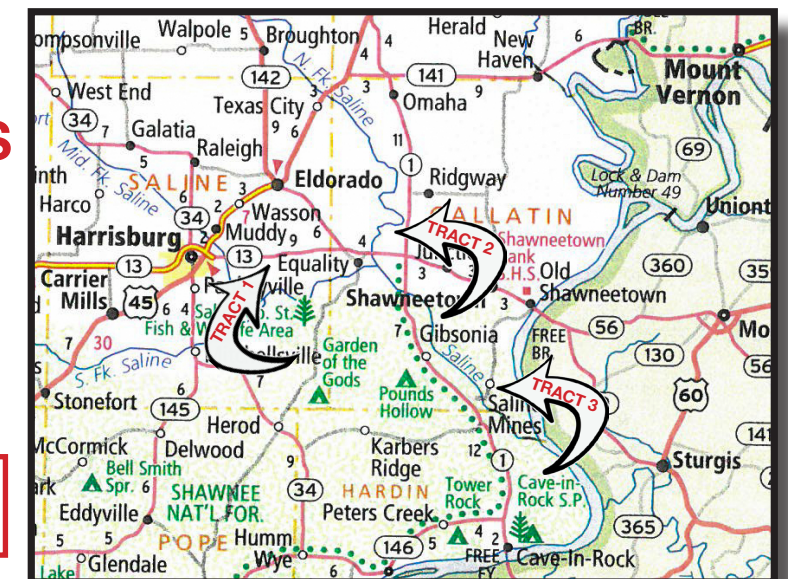


SALINE AND GALLATIN COUNTIES

368 ACRES SELLING IN THREE TRACTS

- Tract #1 - 180 Acres +/-**
just East of Harrisburg
- Tract #2 - 120 Acres +/-**
just Northeast of Equality
- Tract #3 - 68 Acres +/-**
South of Shawneetown

**Auction Site: The Community Center
197 W. Benton, Equality, Illinois**



812-452-3191

800-264-1204

1227 Lincoln Avenue

EVANSVILLE, INDIANA 47714

kurtzauction.com

John Kurtz, Illinois Broker License Number: 471.018792

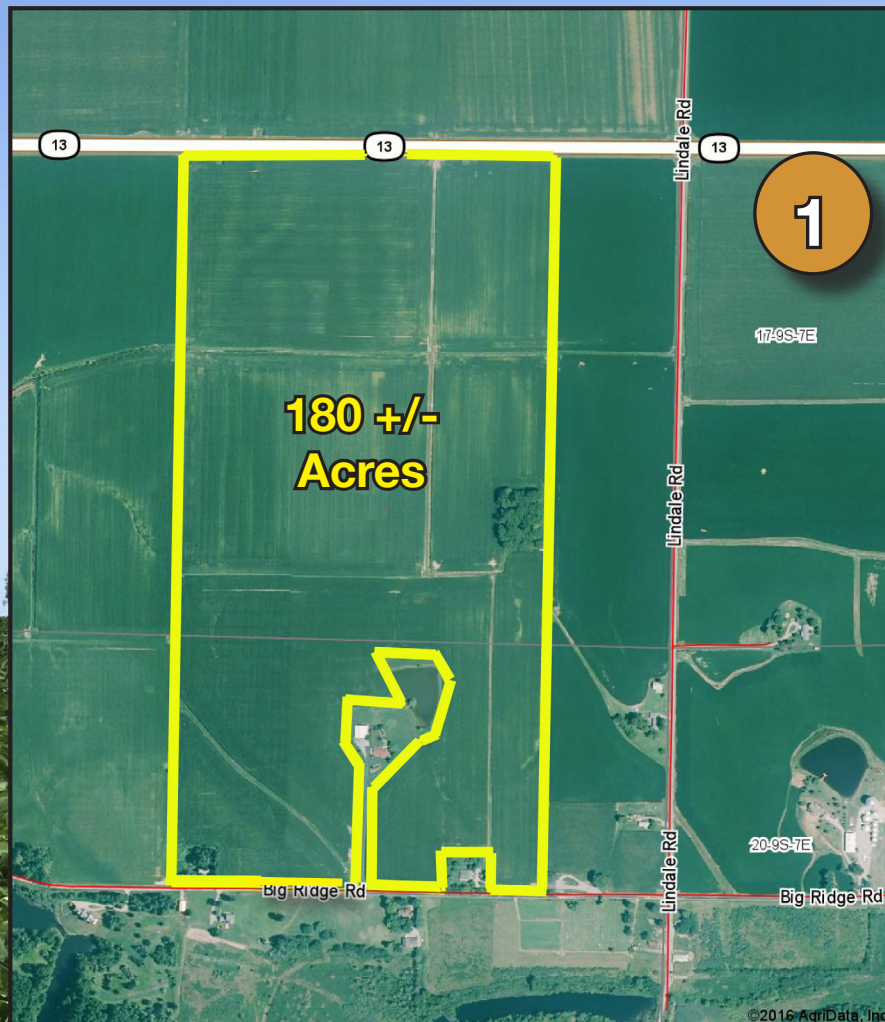
Jason Blue, Illinois Auction License Number: 441.001707

368 ACRES +/- SELLING IN 3 TRACTS

ALL WITH HIGH PERCENTAGES OF CROPLAND IN SALINE & GALLATIN COUNTIES

Tract #1

180 +/- acre tract located on IL-13 just 3.5 miles east of Harrisburg in Saline County. This tract has approximately 163 +/- acres of tillable ground and has plenty of access with over 1,900' of frontage on on IL-13 and 1,250' of frontage on Big Ridge Rd. The predominant soil types are Darwin Silty Clay, Harco Silt Loam, and Zipp Silty Clay.

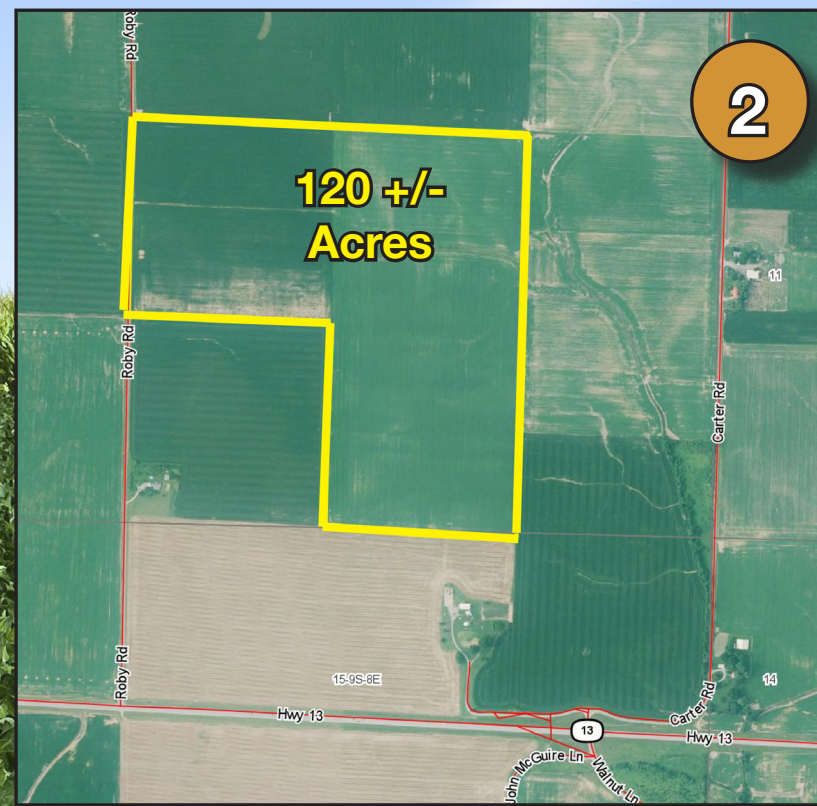


Tract Information

See terms and conditions on reverse side.

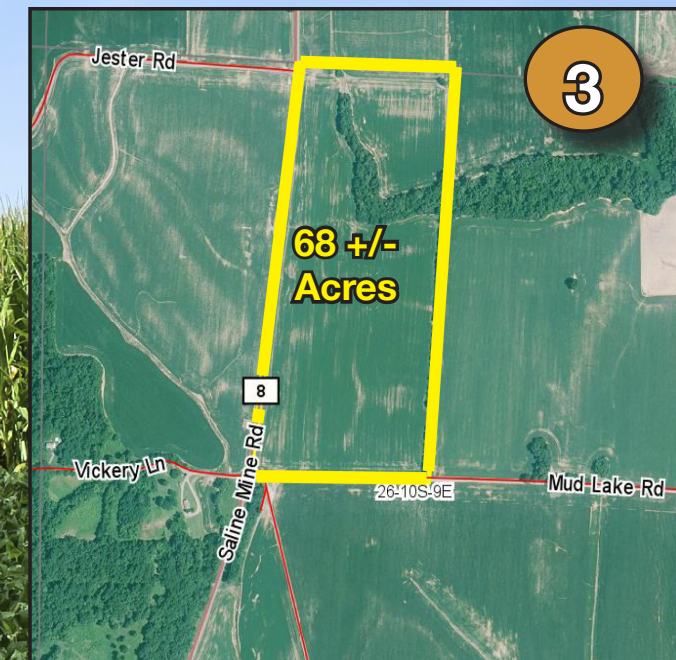
Tract #2

This 120 +/- acre tract (almost all tillable) is located on Roby Rd just 1/2 mile north of IL-13 in Gallatin County. From the intersection of IL-13 & IL-1, go 1.5 miles west to Roby Rd. The predominant soil types are Marissa Silt Loam, Patton Silt Loam and Reeseville Silt Loam. This tract has over 1,300' of road frontage on Roby Rd.



Tract #3

68 +/- acres located 7 miles south of Shawneetown at the corner of Saline Mine Rd and Mud Lake Rd in Gallatin County. There are approximately 63 tillable acres. The predominant soil types are Sexton and Weinbach Silt Loams. This tract has over 2,600' of frontage on Saline Mine Rd and 1,200' of frontage on Mud Lake Rd.



All boundary lines are approximate.

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

KURTZ
AUCTION & REALTY CO.