

Terms and Conditions

Terms: 10% of the purchase price down at the auction; balance with delivery of the deed on or before December 30, 2016.

Mineral Rights: All mineral rights owned by the seller, if any, are included with the sale of the surface rights.

Deed: Seller shall provide a General Warranty Deed.

Evidence of Title: The 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 Buyer 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 shall pay all taxes due and payable through the Fall 2016 tax bill. All taxes due after the Fall 2016 tax bill are the responsibility of the Buyer.

Closing: Closing shall occur on or before April 28th, 2017 at Southern Illinois Title at 209 East Main Street in Carmi Illinois. The seller will be responsible for deed preparation and the title insurance policy. Closing costs will be split 50/50 between the buyer and the seller. Any additional costs associated with buyer financing are the sole responsibility of the buyer.

Possession: Possession and farming rights on tracts 1-5 shall be granted with deed at closing. Seller shall maintain use of the Grain Bins and shop on tract 6 until _____.

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. The inspection date for Tract #6 is Tues. March 7th, 4-6 PM, otherwise for seeing Tract #6, call the auctioneer. Bidder shall be liable for any property damage to growing crops and/or the subject property 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 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.

There is NO BUYERS PREMIUM.

Auction Site: *The Big Red Barn – 1000 South Hancock Street, McLeansboro, IL. Directions: From I-64 take Exit 100 and go south on IL 41, 12-1/2 miles then head east on Randolph St. (IL 14) .4 miles then south on S. Hancock. The destination will be on your right.*

For more information, maps, and a flyover video tour of the property go to

www.kurtzauction.com

or contact Jason Blue or John Kurtz, Auctioneers at 812-452-3191.

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AUCTION & REALTY®

1227 Lincoln Ave., Evansville, Indiana

Seller: JC and Carolyn Pool

812-452-3191

800-264-1204

kurtzauction.com

Tuesday - March 14th, 5:30 PM

475 Acres
Southern Illinois Farmland

AUCTION

424 Tillable
Selling In Six Tracts
25 Miles South Of I-64

Hamilton Co, Illinois

Prime Grain Producing Farmland – New 7,600 sq. ft. Shop – Excellent Hunting

- Good Productive Row Crop Soils
- Approximately 424 tillable acres
- Tracts Range from 40 ac to 140 ac
- Mineral Rights Included
- Excellent Hunting
- 7,600 sq. ft. heated building new in 2012
- 18' Clear Span Doors
- 5 Grain Bins with 62,000 Bushel Capacity
- Full Kitchen and 2 Full Bathrooms
- 1,600 sq. ft. Office and Apartment

Location: Southeast of McLeansboro, Illinois in Mayberry Township. From McLeansboro take HWY 142 southeast 12 miles, then east in Broughton across the north fork Saline River 3-1/2 miles to Tract #4. From Norris City, go west on CR 700N then CR500N three miles then south on CR1700E, 1-1/2 miles then right on CR1725E one mile to Tracts 1, 2 and 6. Map of all tracts at kurtzauction.com or call for a brochure. Watch for signs.

See inside for maps and details for individual tracts and the back for terms and conditions.

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Tract Descriptions:

Tract 1: 78 acres ± with about 75 acres ± of productive tillable farmground. It has 2,020 ft. of frontage along CR 1725E and 1275 ft. of frontage on CR 400N. The predominate soil types are Bluford and Creal silt loams.

Tract 2: 110 acres ± with about 103 tillable acres ±. This tract has 1,983 ft. of frontage on CR 1725E. The predominate soil types are Bluford and Ava silt loams.

Tract 3: 40 acres ± with about 37 tillable acres ±. This tract has 1,340 ft. of frontage on CR 300N. The predominate soil type is Bluford Silt Loam.

Tract 4: 104 acres ± with about 86 tillable acres ±. It has 1,540 ft. of frontage on CR 1730E and 1,050 ft. of frontage on CR 225N. The predominate soil types are Bluford, Hoyleton, Belknap and Creal Silt loams.

Tract 5: 140 acres ± with about 122 tillable acres ±. It has 1,330 ft. of frontage on CR 150N, 1,160 ft. on CR 1,600E, and 2,667 ft. on CR 100N. The predominate soil types are Belknap and McGary silt loams.

Tract 6: 7,600 sq. ft. shop built new in 2012. The shop has poured concrete floor, 18 ft. clear span doors and is heated. It also contains a one bedroom, two bath apartment with a large eat-in kitchen and office. This tract sits on 2.8 acres and has 5 grain bins with 62,000-bushel capacity.



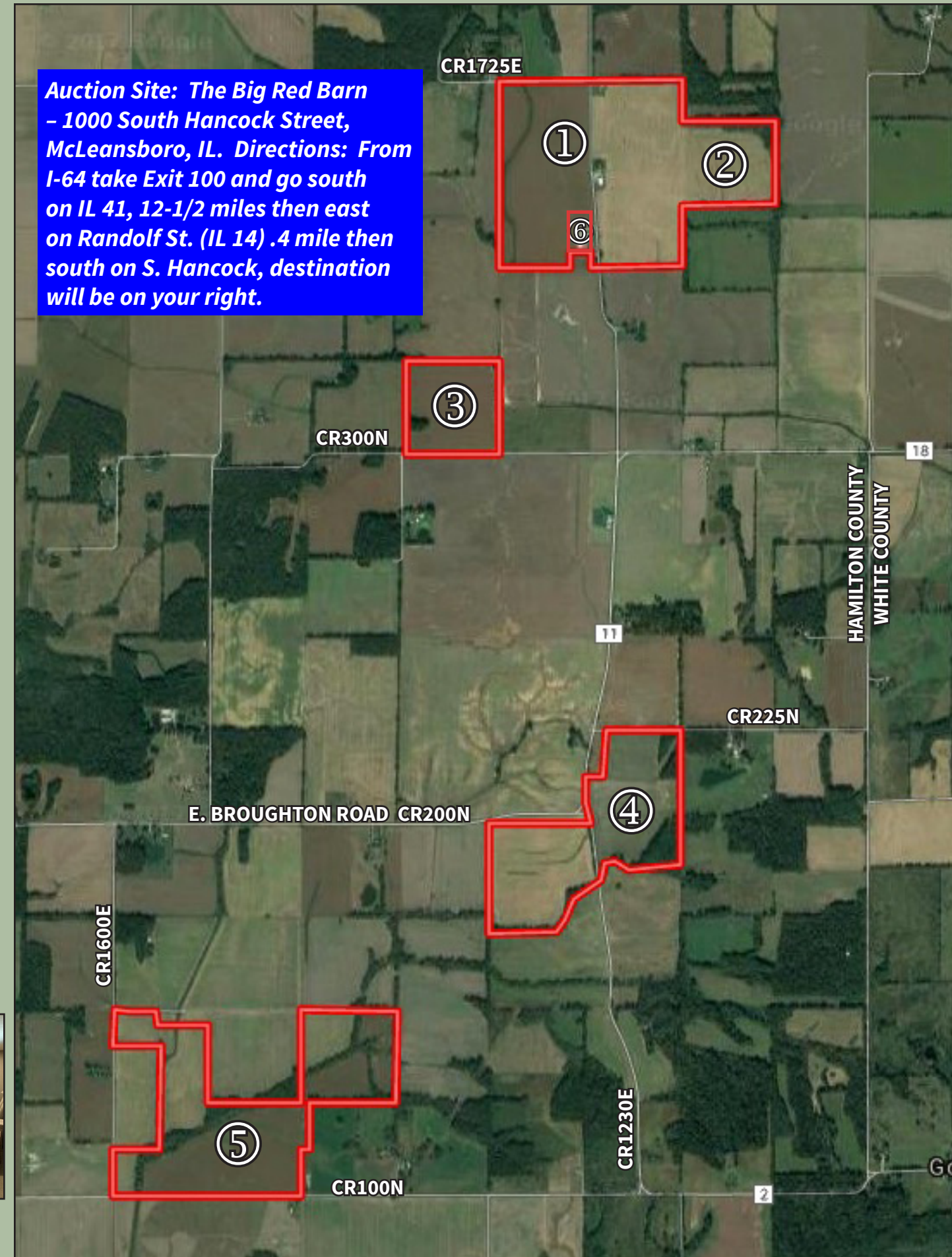
Grain Bin Complex on Tract #6



Shop Building on Tract #6, shop area and kitchen



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For more information go to kurtzauction.com or contact Jason Blue, Auctioneer.