

Prime Southern Illinois Grain Producing Cropland

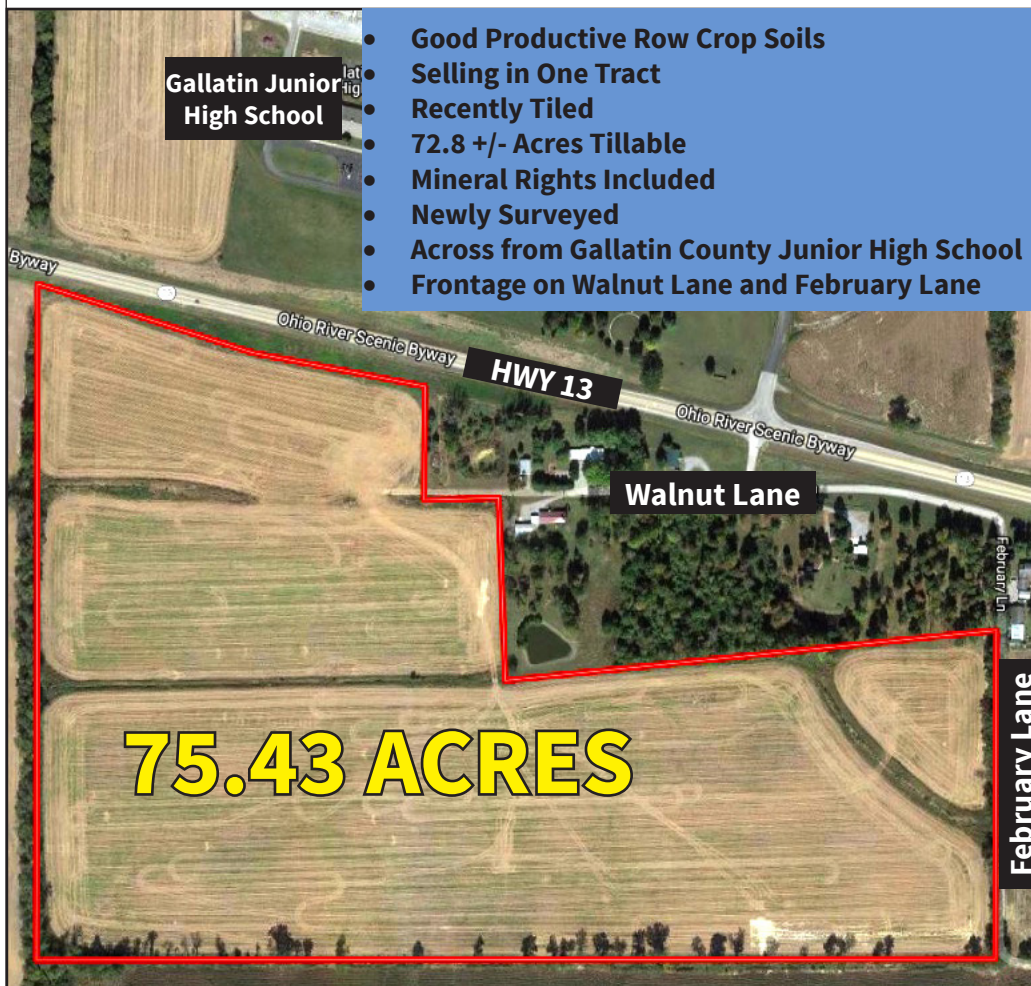
AUCTION

Wed. Jan. 24th, 10 AM

75.43 ACRES GALLATIN COUNTY – ILLINOIS BETWEEN EQUALITY AND JUNCTION

75.43 acre farm with approximately 72.8 productive tillable acres. It is located along HWY 13 – 2/10 of a mile east of HWY 1. The predominant soil types are Reeseville Silt Loam, Uniontown Silt Loam and Patton Silty Clay Loam. The farm has recently been pattern tiled with 3" tile on 40" centers. Immediate farming rights will be granted to the successful bidder.

Auction Site: Auction to be conducted at The Community Center, 197 W. Benton, Equality, IL



Terms: 10% down at the auction; balance with delivery of the deed by March 9th, 2018. **Mineral Rights:** All mineral rights owned by the seller, if any, are included with the sale of the surface rights. **Deed:** General Warranty Deed. **Evidence of Title:** The Seller agrees to furnish bidders a preliminary title insurance commitment and an owner's title insurance policy 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. Buyer shall be responsible for paying all premiums associated with title insurance, if title insurance is desired. **Real Estate Taxes:** Shall be prorated to the date of closing. **Closing:** Closing shall occur on or before March 9th, 2018 at a location designated by the Seller. **Possession:** Immediate farming rights shall be granted; full possess with deed at closing. **Acreage:** This tract will sell according to a relatively new survey. 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.

For more information, maps and photos go to kurtzauction.com or contact Jason Blue, Auctioneer (IL Lic. # 441.001707 and 475.156553).

Seller: Steward Holdings, LLC

812-452-3191

800-264-1204

kurtzauction.com

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