

ABSOLUTE AUCTION

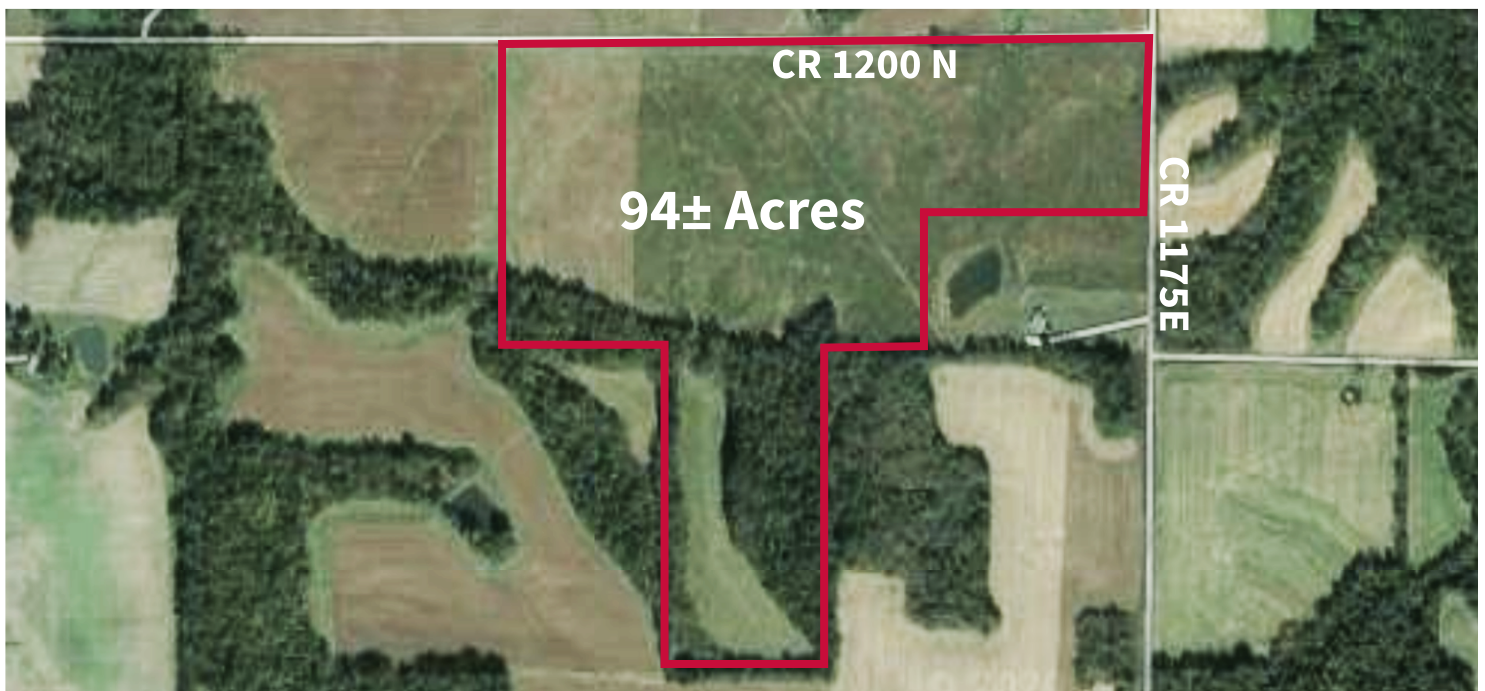
Tuesday, April 14th at 10 AM

Auction Site: Carmi Lions Club located at 305 1st St. in Carmi, IL

Location: Located on SE corner of CR 1175E and CR 1200N just south of Carmi.

Directions: From Main Street in Carmi, head south on S Church Street 2.5 miles (Church St becomes CR 1175 N). The property will be on your right. Watch for signs.

94± Acres White County, IL Just South of Carmi



- 94+/- Acre Property
- Approximately 78.37 Acres of CRP
- Mineral Rights Included
- Good Hunting Tract
- Selling in 1 Tract
- Approximately 15 Wooded Acres
- Ample Road Frontage
- Excellent Soils

This property offers 78.37 acres of CRP according to USDA maps it currently pays \$8,866 per year. The CRP contracts are set to expire at the end of September 2020, unless renewed. The property has very good soils with the predominant soil type (about 97%) being Alford Silt Loam. The tract offers quality deer hunting and plenty of cover for small game.

For more info go to kurtzauction.com or contact Jason Blue, Auctioneer at 812-452-3191 or Joseph Mills, Sale Manager at 270-903-9641

Terms and Conditions: The purchaser shall pay 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 14 th, 2020.

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 paid by the seller for the Spring 2020 tax bill.

Closing: Closing shall occur on or before May 14th, 2020 at a location designated by the Seller.

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

Possession: Possession shall be granted to the successful bidder at closing, subject to the CRP contract.

CRP: The buyer agrees to abide by the current CRP contract which expires in the Fall of 2020 and will receive one half of the 2020 payment.

Acreage: All tract acreages and proposed boundaries are approximate and have been based off of legal descriptions, tax records, 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.

There is **NO BUYERS PREMIUM**. Normal and customary closing costs will apply. Announcements made at auction take precedence over printed material

Seller: Brown Fertilizer and Chemical Co., LL

John Kurtz, Broker/Auctioneer Lic# 471.018792/441.002088 | Jason Blue, Auctioneer Lic# 441.001707
1227 Lincoln Ave., Evansville, Indiana
305 Frederica St., Owensboro, KY



800-264-1204
kurtzauction.com

KURTZ
AUCTION & REALTY®