

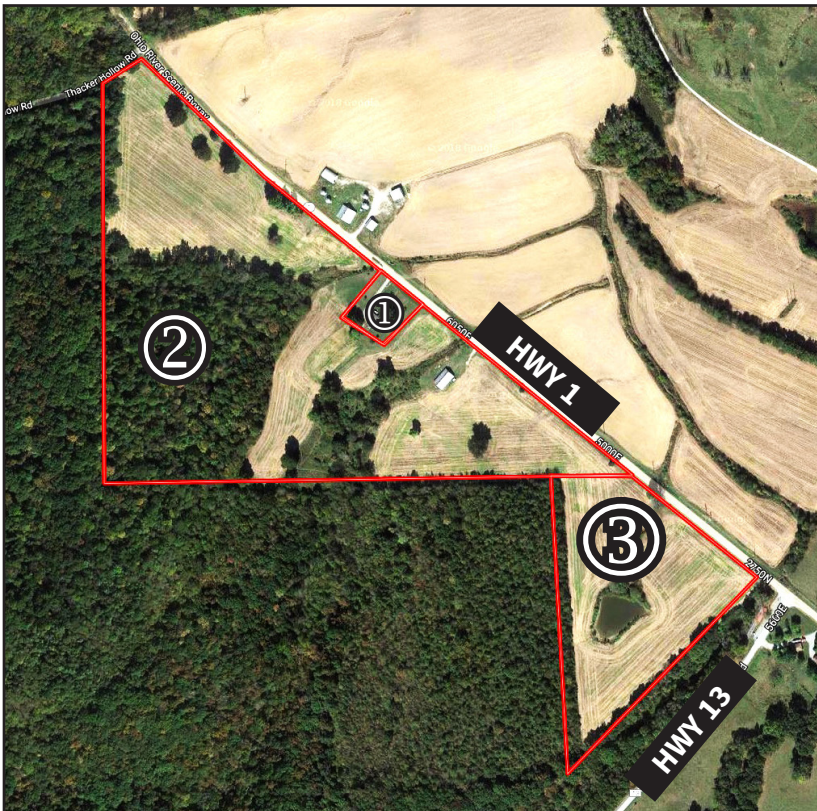
Thursday, March 15th, 4:00 PM

AUCTION

Location: 4125 HWY 1, Junction, Illinois. From the intersection of HWY 13 and HWY 1 between Shawneetown and Equality, go south on HWY 1 six miles. The property is on the right. Watch for signs!

The sellers have moved and have authorized Kurtz Auction & Realty Co. to sell the following:

68 ACRES IN 3 TRACTS HOME – CROPLAND – HUNTING GALLATIN COUNTY - ILLINOIS



Tract 1 – 1 Acre +/- with home

- 3 bedrooms
- 2 full baths
- Large living area with open eat-in kitchen
- Large master bedroom with walk-in closet and bathroom
- Utility room
- 1,368 sq. ft. +/-
- Central heat and air
- Updated water lines
- 2 car carport



Tract 2 – 52 Acres +/- Crop and Timber Land

- Approx. 32.12 acres +/- of cropland
- Approx. 18.16 acres +/- of timber
- Primary soil types are Hosmer Silt loam and Wakeland Silt loam
- Approx. 2,500 ft. of road frontage on HWY 1.
- Wonderful opportunity for some income and great hunting.

Tract 3 – 15 Acres +/- Cropland

- Mostly flat cropland with a great building sites
- Approx. 14.09 acres +/- of cropland
- Approx. .91 acre +/- pond
- Primary soil type is Hosmer silt loam
- Approx. 700 ft. of road frontage on HWY 1



Home on tract #1

This is a great opportunity for a homestead that has a mixture of everything you will need in a farm! It is just north of the Shawnee National Forest which makes for wonderful wildlife and views.

Terms: 10% down at the auction with the balance due with delivery of deed by April 30th, 2018. Normal and customary closing costs will apply. **Mineral Rights:** All mineral rights owned by the seller, if any, are included with the sale of the surface rights. **Deed:** General Warranty Deed. **Real Estate Taxes:** Shall be prorated to the date of closing. **Possession:** The cropland is under a current 1-year lease for 2018. New buyer will receive the 2018 crop income and full possession upon harvest of 2018 crop..

There is **NO BUYERS PREMIUM.**

For more information or photos visit our website www.kurtzauction.com or contact John Kurtz, Auctioneer (IL Lic. # AU19700054) at 270-926-8553 or Tyler Edge, Project Manager at 270-316-6491.

Sellers: Kevin and Teri Dudley

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