

ILLINOIS LAND AUCTION "WHITE COUNTY"

**50 +/- Acres of Land in White County, IL
38.9 Acres Tillable per Farm Service Agency**

Tuesday, March 19th at 6:00 PM

Auction Location: Farm Bureau located at 304 E Robinson St. in Carmi, Illinois

Directions to Auction: From IL-1/E. Main St, turn south on Main Cross St. to left on Robinson.

Directions to Property: From Carmi, go Northeast on IL-1, at Crossville, turn right on IL-14E and go approximately 3.3 miles to property on your left.

*****Great Investment Opportunity!*****

*****Quality Tillable Bottom Ground!*****

*****Hunting & Recreational Ground!*****

*****Farming Rights for 2013!*****

*****Convenient Location from Carmi, Crossville & Grayville!*****

*****No Buyer's Premium!*****

Please make your plans now to come bid your price on this fantastic opportunity. The land will be offered in one tract, and it offers ample frontage on IL-14. Per the Farm Service Agency, there are approximately 38.87 cropland acres with productive soils including Nolan silty clay loam, Petrolia silty clay loam, and Newark Silt loam. The balance of the property is wooded and borders on the Fox River providing outstanding hunting and recreational opportunities.

Please call or visit our website for complete details.

Viewing: You may view the property at your convenience.

Auction Terms & Conditions: **No Buyer's Premium!** A 10% deposit will be required from the successful bidder at the conclusion of the auction. This may be in the form of a personal or business check. The balance will be due and payable at closing within 60 days. Purchaser(s) will be provided with evidence of marketable title. The real estate taxes will be prorated to the date of closing. Possession will be immediate upon closing. Please note: if necessary, the seller will allow the new owner to begin farming operations immediately after the auction and prior to closing; however, if the buyer would fail to close, any work, time, investment, inputs, or crop, along with the deposit, could be forfeited. There will be **no mineral rights** included in this sale. All bids are subject to the approval of the sellers. **DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. This agreement has, or will, be made available at your request. Announcements made by the auctioneer during the time of the sale will take precedence over any previously printed material or any other oral statements made. The property is being sold on an "as-is, where-is" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. All sketches and dimensions in this brochure and related materials are approximate. All acreages are approximate and have been estimated based on legal descriptions and/or aerial photographs. Sohn & Associates, Ltd. and its employees and representatives are agents of the seller.

Seller: Janice Bullock, etal



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