



FARMLAND AND RESIDENCE AUCTION GREENE COUNTY, ILLINOIS

SELLERS: RICHARD AND DARLENE CARMEAN

20+/- ACRES • 2 TRACTS

Located 1.5 miles southeast of Roodhouse in North Central Greene County

FRIDAY, NOVEMBER 14, 2014 • 11 A.M.

Auction to be held at Seton Hall, 125 S. Main Street, White Hall, Illinois

Worrell-Leka Land Services, LLC

IL Broker Lic. #481.000293

Jacksonville, Illinois

217-245-1618

worrell-leka.com

Darrell Moore, Auctioneer

IL Lic. #440.000506

217-473-5486

auctionzip.com (#16215)



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SELLERS: RICHARD AND DARLENE CARMEAN

RICHARD GILLINGHAM, ATTORNEY

220 Sixth Street, Carrollton, Illinois

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TRACT 1: 18.6+/- ACRES (ESTIMATED)

- ✔ Excellent farmland, all tillable
- ✔ Very level topography
- ✔ Excellent road frontage along entire west boundary



TRACT 2: 1.4+/- ACRES (ESTIMATED) WITH HOME AND OUTBUILDINGS

- ✔ Modern, one-story home
- ✔ Unattached workshop and carport
- ✔ Usable 24 ft. x 32 ft. shed with concrete floor
- ✔ Open House for the residence on Thursday, October 30, 2014, 4-6 p.m.



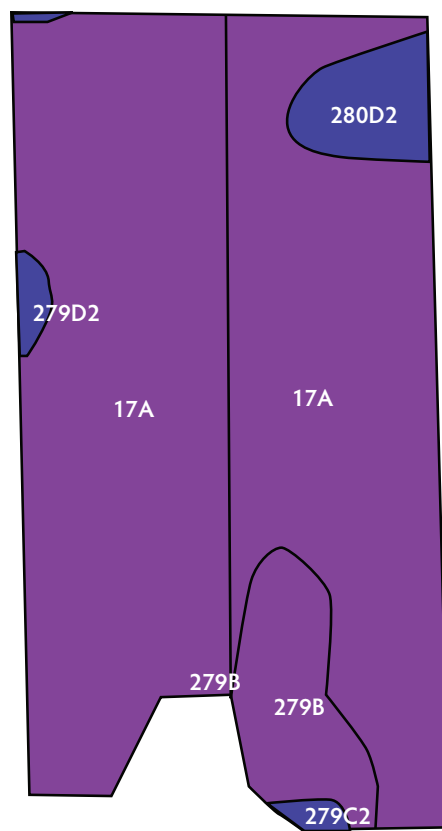
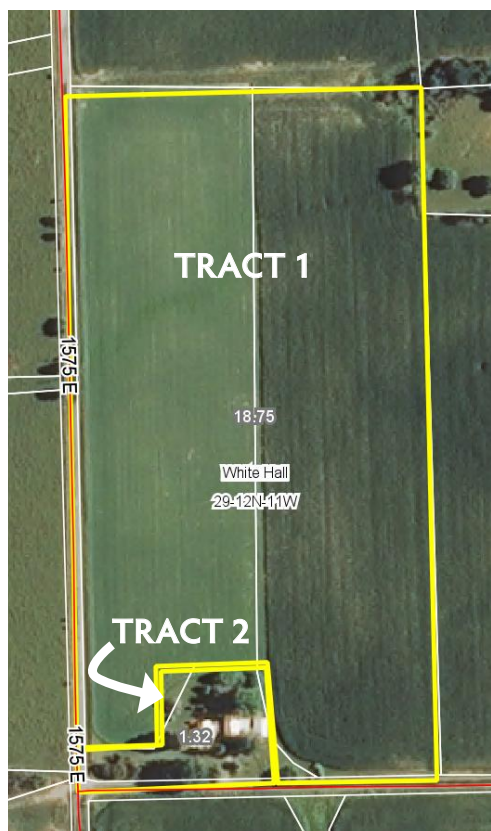


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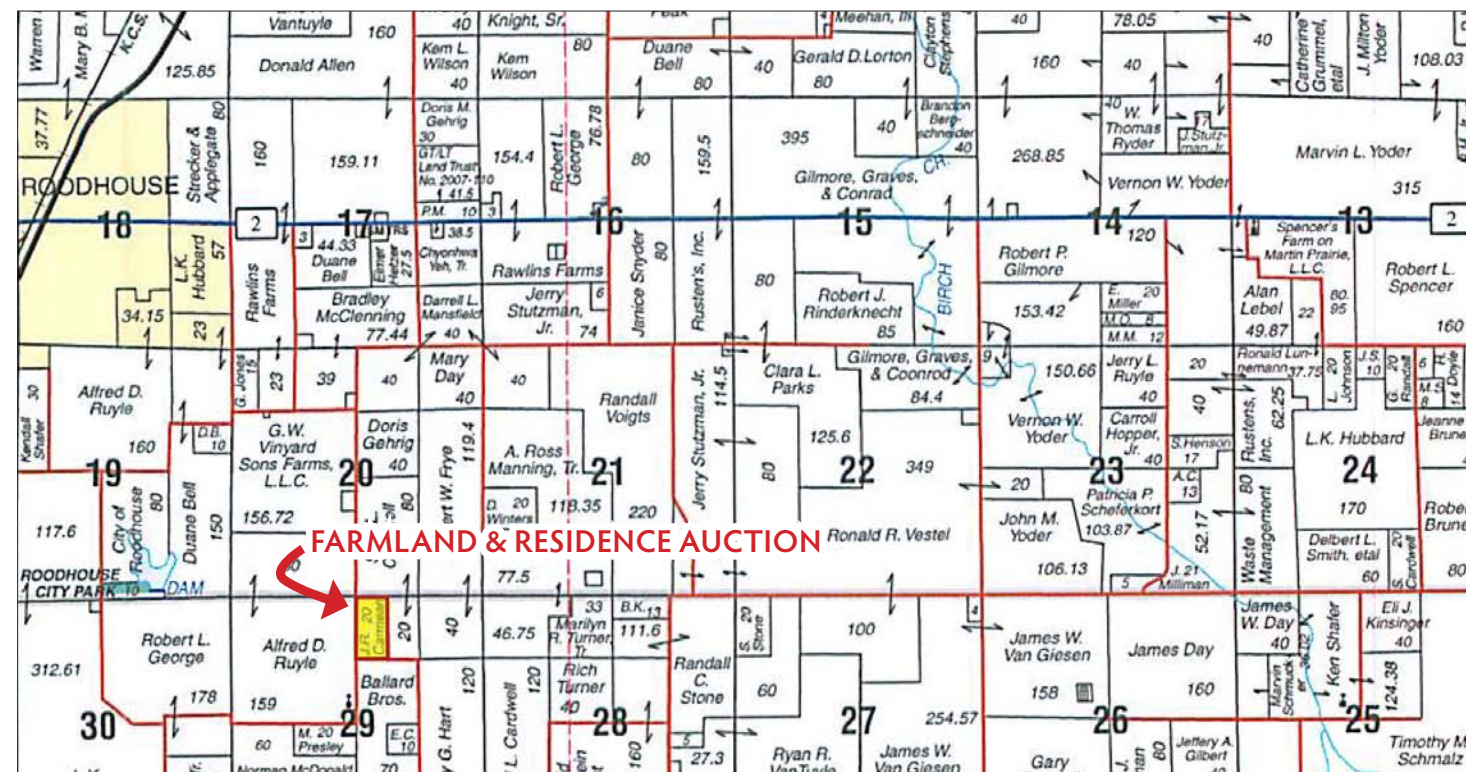
TRACT 1: 18.6+/- ACRES (ESTIMATED)

This all-tillable tract is located just southeast of Roodhouse. It has road frontage on two sides. The topography is very level. It is classified as Non-Highly Erodible (NHLE). Full possession is available for the 2015 crop year.

TRACT 2: 1.4+/- ACRES (ESTIMATED) WITH HOME AND OUTBUILDINGS

This property includes a one-story home, with two bedrooms, one bath, living room with fireplace, kitchen, dining room, and den. Outbuildings include a workshop and carport. Also included is a 24 ft. x 32 ft. metal, pole frame shed with electricity and all concrete floor. The property is located on an all-weather road with great access. **Open House for the residence on Thursday, October 30, 2014, 4-6 p.m.**

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	IL ST PRODUCTIVITY	CROP PRODUCTIVITY
17A	Keomah silt loam, 0 to 2 percent slopes	16.16	86.5	119	119
**279B	Rozetta silt loam, 2 to 5 percent slopes	1.46	7.8	119	119
**280D2	Fayette silt loam, 10 to 18 percent slopes, eroded	0.81	4.3	109	109
**279D2	Rozetta silt loam, 10 to 18 percent slopes, eroded	0.15	0.8	107	107
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	0.10	0.5	112	112
Weighted Average: 118.4					



T.12N.-R.11W.

SALE TERMS

Upon conclusion of auction Sellers and Buyer(s) shall enter into a Purchase Agreement with the Buyer(s) to pay ten percent (10%) of the purchase price(s) as down payment. Balance due and payable on or before December 14, 2014. The tillable land is free of tenant's rights for 2015 and would be available upon closing. The house and buildings are also available at closing. Sellers will convey by Warranty Deed, and will furnish title insurance in amount of the purchase price. **Each tract will be sold separately and then combined to determine which generates the highest total sales price. If tracts sell separately, the property will be surveyed at Sellers' expense. Tract 1 will be sold on a per acre basis and Tract 2 on a total dollar basis.** **TAXES:** Sellers will pay the 2014 real estate taxes payable in 2015 by giving purchaser(s) a credit in the amount of the 2013 taxes payable in 2014 against the purchase price. Procurement of financing shall be the sole responsibility of the Buyer(s) and must be obtained prior to the auction. Broker is acting as the Sellers' agent for Richard and Darlene Carmean and is not representing any buyer. The property is being sold "AS IS" without representation or warranty, expressed or implied. The sale is subject to price acceptance of Sellers. Auctioneer reserves the right to set the bid increments. Sellers are not responsible for any accidents that may occur while inspecting the property. Buyer(s) should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. **ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE TIME OF SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENT MADE.**

Information contained in this brochure was obtained from private and public sources with best efforts to express same as accurately as possible, and is subject to individual verification. No liability for any inaccuracies, errors or omissions is assumed by the owners or their agents.

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