

# MACOUPIN COUNTY FARMLAND AUCTION

## RONALD BROCCARDO FARM

### 126.12+/- ACRES • 2 TRACTS

WEDNESDAY, SEPT. 24, 2014 • 10 A.M.

Auction to be held at Palmyra Municipal Building, 114 E. State St., Palmyra, Illinois

**Property Location:** Tracts 1 and 2 are located in Northwest Macoupin County, 3½ miles west of Palmyra. The two subject tracts are approximately one mile apart.

#### Tract 1: 46.12+/- taxable acres

- ✔ Great combination of income & hunting acreage
- ✔ 14.3 acres farmed, 18.5 acres in CRP
- ✔ Excellent road frontage along entire east boundary

#### Tract 2: 80+/- taxable acres

- ✔ Excellent recreational tract
- ✔ Revenue stream with approximately 33 acres farmed
- ✔ Bountiful hunting with secluded location



**Ronald J. Broccardo, SELLER**

**Worrell-Leka Land Services, LLC**  
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217-245-1618  
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**Darrell Moore, Auctioneer**  
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217-473-5486  
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## RONALD BROCCARDO FARM

### 126.12+/- ACRES • 2 TRACTS

#### TRACT 1 • 46.12 +/- TAXABLE ACRES

Located 4 miles southwest of Palmyra, Illinois. This tract contains over 71 percent of income-producing acreage with 14.3 acres farmed and 18.5 acres in a CRP contract that pays \$2,130 annually through September 2017. This tract provides excellent recreational opportunities in addition to its revenue stream. The farm has wooded acreage and Goose Creek flowing through it. This parcel has great road frontage along the entire eastern boundary by Hunter Road. The 2013 taxes paid in 2014 were \$210.26.

#### TRACT 2 • 80 +/- TAXABLE ACRES

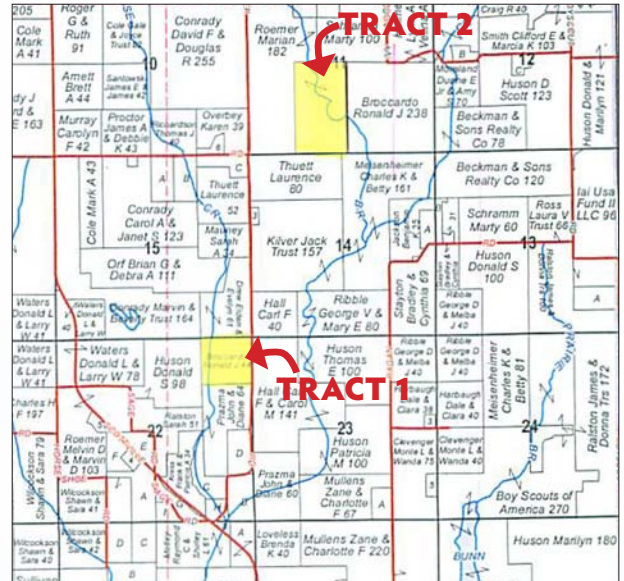
Located 3½ miles west of Palmyra, Illinois. This tract is a premium recreational tract with an attractive revenue stream of approximately 33 farmed acres and a .4 acre CRP field. The CRP contract runs through September 2020. The 2013 taxes paid in 2014 were \$255.10.

**The tracts do not have ongoing leases for farming or hunting. This will allow the new owner to explore many options. The properties are unimproved.**

**AERIAL MAP TRACT 1**



#### BARR TOWNSHIP T.11N.-R.9W.

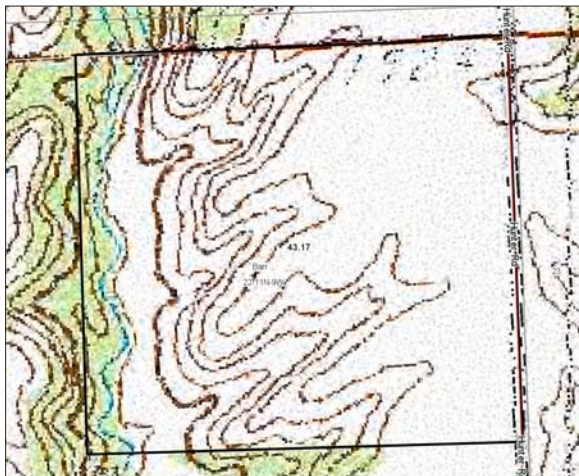


**AERIAL MAP TRACT 2**

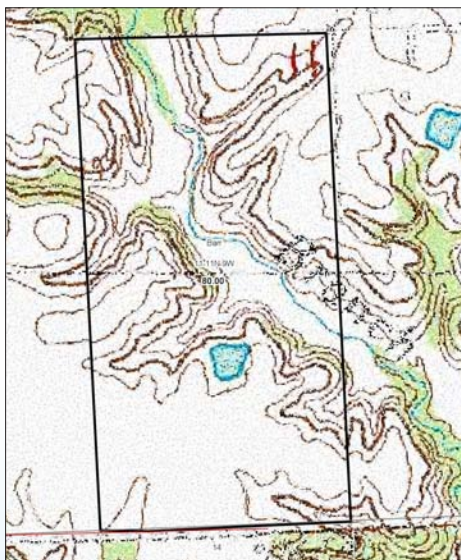




## TOPOGRAPHIC MAP TRACT 1



## TOPOGRAPHIC MAP TRACT 2



## TRACT 2



**SALE TERMS:** Upon conclusion of auction Seller 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 October 24, 2014. Properties are currently operating under a cash rent lease through the 2014 crop year. The lease shall be terminated prior to closing with 2014 income retained by Seller. Proper notification of the release of tenant's rights at time of the 2014 harvest will be provided by Seller. Seller will convey title by Warranty Deed, and will furnish title insurance in amount of the purchase price(s). TAXES: Seller will pay the 2014 real estate taxes payable in 2015 by giving purchaser(s) a credit against the purchase price(s). 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 Seller's agent for Ronald Broccardo and is not representing any Buyer. Each tract to be sold separately and offered in a "Buyer's Choice" format and not offered back in any combination. Auctioneer reserves the right to set the bid increments. Seller reserves the right to reject any and all bids. Seller is 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. Real estate is being sold "AS IS".

*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 accuracies, errors or omissions is assumed by the owners or their agents.*

## TRACT 1



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