



MORGAN COUNTY, ILLINOIS ABSOLUTE LAND AUCTION

SELLER: WITHERBEE REAL ESTATE TRUST

ATTORNEY: EDDIE CARPENTER

305 West State Street, Jacksonville, Illinois 62650

40[±] ACRES • 1 TRACT

Located approximately one mile east of Nortonville
in Section 17, Township 13 North, Range 9 West, Morgan County, Illinois

FRIDAY, MARCH 13, 2015 • 10 A.M.

Auction to be held at the Nortonville Community Club, 2468 Oak Street, Nortonville, Illinois



- EXCELLENT COMBINATION OF INCOME-PRODUCING FARMLAND AND RECREATIONAL ACREAGE
- 11.98 ACRES ROW CROPPED, 4.81 IN HAY AND 4.1 IN CRP, ACCORDING TO USDA
- EXCELLENT ROAD FRONTAGE ALONG THE WEST BOUNDARY

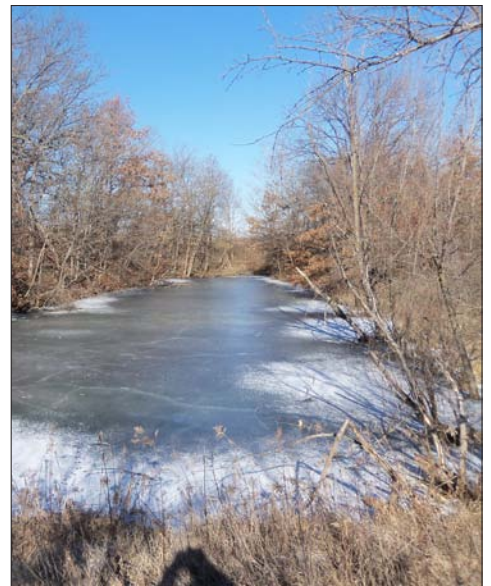


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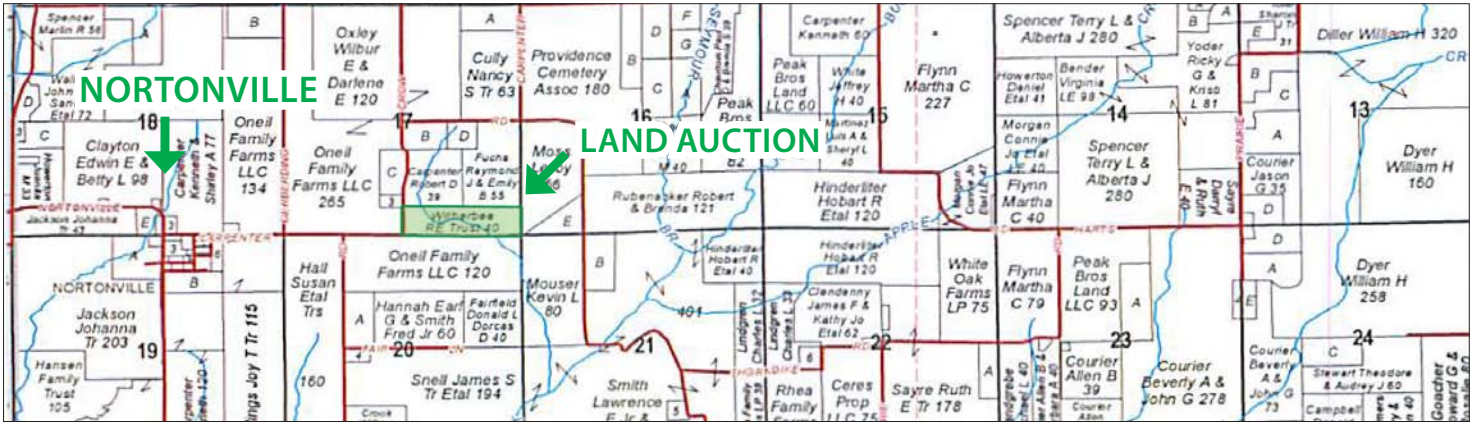
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40+/- ACRES

This parcel contains 40+/- taxable acres. There are 11.98 acres row cropped, 4.81 acres in hay and grasses, and 4.1 acres in CRP. The CRP contract runs through September 2016 and pays \$147.49 per acre. This farm offers attractive income-producing potential, along with outstanding recreational possibilities with two ponds on the farm. The farm is free from any tenant's or hunter's rights in 2015.



T.13N.-R.9W.

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 April 13, 2015. Possession will be given at closing. Seller will convey by Trustee's Deed, and will furnish title insurance in amount of the purchase price. TAXES: Seller will pay the 2014 real estate taxes payable in 2015 by giving Buyer(s) a credit in the amount of the 2013 taxes payable in 2014 against the purchase price. 2013 taxes payable in 2014 were \$130.34. 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 the Witherbee Real Estate Trust and is not representing any buyer. The property is being sold "AS IS" without representation or warranty expressed or implied. 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 VERBAL 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 owner or their agents.

WORRELL LAND SERVICES, LLC
 Allan Worrell, Managing Broker
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