

# REAL ESTATE LAND AUCTION

## 45+- Acres Jefferson County IL

### SALE DATE

Thursday, May 12, 6 p.m.  
At the Property  
(Address: 23437 E Divide Rd, Bluford IL)

### PROPERTY VIEWING

Wednesday, April 27th, 5-7 p.m.  
Or By Appointment  
**No Buyer's Premium**

## REAL ESTATE LAND AUCTION

*Jefferson County IL 45+- Acres*

*43+- Tillable Acres — Modular Home — Machine Shed*

This farm has approximately 43+- tillable acres; 3-bed, 2-bath modular home and 36x72 machine shed. Property is 18 miles east of Mt. Vernon.

**This is an investment property that is in most people's budget.**

*Parcel #04-13-100-007; 2014 — Taxes \$1734*

*Short Legal: Section 13, T1S-R4E*

REAL ESTATE AUCTION TERMS: 10% down, balance at closing. No Buyer's Premium. Auctioneer Brad Chandler, IL Lic 441.002105. Complete terms, conditions, maps, photos, etc. on [buyafarm.com](http://buyafarm.com). All statements made day of the sale take precedence over all printed advertisements.



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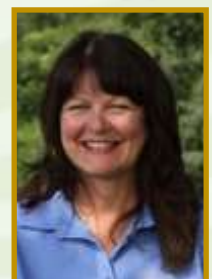
HECKER BRANCH OFFICE: 126 North Main Street, Hecker IL

### CONTACT BROKERS

**Sheila McAllister**

618-799-8076 / [sheila@buyafarm.com](mailto:sheila@buyafarm.com)

Hecker IL Branch Office



**Brad Chandler**

618-791-3289 / [brad@buyafarm.com](mailto:brad@buyafarm.com)

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