

LAND AUCTION

57+- Acres Jefferson County IL

SALE DATE

Saturday, September 24
10 a.m.

At Farm Credit Services in
Mt. Vernon IL
(Address: 410 Potomac Blvd)

PROPERTY VIEWING

Sunday, September 4
4 to 6 p.m. at the Farmstead
Property Address: 4047 East Magic
Road, Woodlawn IL
NO BUYER'S PREMIUM

LAND AUCTION

Jefferson County IL 57+- Acres — 3 Tracts

Property located at 4047 East Magic Road, Woodlawn IL

FARM IS IN THE PROCESS OF BEING SURVEYED INTO 3 TRACTS

TRACT 1: 9.5+- Acres. 7.5+- acres in farmland and pasture. No buildings.

TRACT 2: 11.3+- Acres. 7.5+- acres in farmland and pasture. Farmstead includes outbuildings.

TRACT 3: 36.4+- Acres. 25+- acres in farmland, pasture, pond and timber. No buildings.

REAL ESTATE AUCTION TERMS: 10% cash down and 90% financing available. Sold "as is" for what it is. No warranties or representations. Auctioneer's fee is \$1,000. For more information, visit www.buyfarm.com.
SOLD! CLOSED 11/14/16
 All statements made day of the sale take precedence over all printed advertisements.

TRACT 1 & 3 - \$120,000 / TRACT 2 - \$40,000



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FLORA BRANCH OFFICE: 301 North Main Street, Flora IL

CONTACT MANAGING BROKER

Don Bailey

618-919-1031 / dbailey@buyafarm.com

Flora Branch Office



PROPOSED TRACT DIVISIONS

