SOLD! $1,760,680 CLOSED 04/2016 Real Estate Land Auction

Wayne County, IL • 756+/– Acres • Cisne / Geff, IL

Saturday, March 12, 9 a.m. at Geff Ruritan Club in Geff, IL (112 Jefferson Street)

SCHEDULED LAND VIEWING: *Sunday, February 28, 2 to 4 p.m. Agents will be at Tract 10.*

TRACT DESCRIPTIONS

Tract 1 – 51+/- Acres:
40+/- tillable acres, small shed and pond on property. Located in Section 33; bordered by Co Rd 1500N to the south and Co Rd 1550E to the east. Parcel numbers 03-33-036-009 and part of 03-33-036-007. 2014 taxes $89.42.

Tract 2 – 60+/- Acres:
46+/- tillable acres currently in wheat. Buyer gets possession of wheat. Located in Section 27; bordered by Co Rd 1625N to the south. Parcel numbers 03-27-028-009 and 03-27-028-010. 2014 taxes $57.42.

Tract 3 – 80+/- Acres:
57+/- tillable acres. Located in Section 28; bordered by Co Rd 1450E to the west. Parcel number 03-28-030-009 2014 taxes $114.76.

Tract 4 – 54+/- Acres:
21+/- tillable acres. Located in Section 33; bordered by Co Rd 1450E to the west and Co Rd 1575 to the south. Parcel number 03-33-035-007. 2014 taxes $65.42.

Tract 5 – 67+/- Acres:
13+/- tillable acres. Located in Section 28 and 33 with a corner access to intersection of Co Rd 1500E and Co Rd 1625N. Also access to open patch of land to the south from dead end road from Co Rd 1550N (along Tract 9). Parcel numbers 03-33-035-055 and 03-28-030-007. 2014 taxes $163.44.

Tract 6 – 35+/- Acres:
22+/- tillable acres mostly planted in wheat. Buyer gets possession of wheat. Pond. Located in Section 27 with Co Rd 1625N bordering to the north. Parcel number 03-27-028-012. 2014 taxes $61.16.

Tract 7 – 40+/- Acres:
10 acres+/- tillable field in the middle of the woods. Access to this property is from dead end road off of Co Rd 1550N (along Tract 9). Part parcel number 03-34-037-006 (tract 9 is other part of this parcel).

Tract 8 – 74+/- Acres:
Wooded acreage. Road frontage on the north end of the property on two points on Co Rd 1625N. Parcel numbers 03-34-037-005 and 03-27-028-14. 2014 taxes $81.32.

Tract 9 – 80+/- Acres:
73+/- acres tillable currently planted in wheat. Buyer gets possession of the wheat. This tract has road frontage to the south on Co Rd 1550N. Parcel number 03-34-037-006. 2014 taxes $165.30.

Tract 10 – 135+/- Acres:
115+/- tillable acres with 59+/- acres planted in wheat. Buyer gets possession of the wheat. 50 acres of bottomland have been tiled. This tract has Highway 45 bordering the east side and Co Rd 1625N on the north side. Parcel numbers 03-27-029-003, 03-34-036-015 and 03-34-036-16. 2014 taxes $391.54.

Tract 11 – 80+/- Acres:
40+/- tillable acres currently planted in wheat. Buyer gets possession of wheat. This tract has Highway 45 bordering to the east side and Co Rd 1550N on the south side. Parcel number 03-34-037-001. 2014 taxes $40.04.

REAL ESTATE TERMS: 10% down, balance at closing.
No Buyer's Premium.
Complete terms, conditions, maps, photos, etc. on buyafarm.com.
See buyafarm.com for more details on this auction as well as on all of our listings and upcoming auctions. All statements made the day of sale take precedence over all printed advertisements. All lines and/or sketches are approximate and in no way guaranteed accurate.

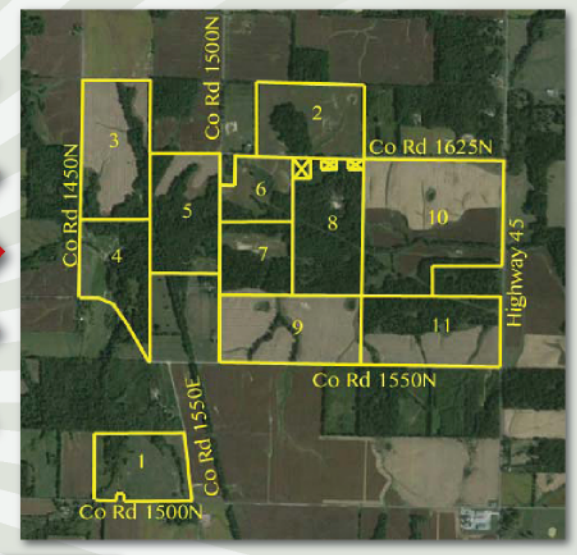
CHECK out BUYAFARM.COM for more maps, terms and conditions.

756+/- acres in Wayne County, IL with over 437 tillable acres.

Possession will be for the 2016 crop year with 230 acres of wheat already sowed. This property has so many possibilities that any potential land owner is bound to find something of interest. Offered in a mix of both large and small tracts that range from almost all tillable to mostly wooded. This is some of the best hunting in Wayne County. A base camp here would be prime with so many places to hunt. Income production investors will want to look into renting the tillable land to the local farmers or enrolling in CRP programs. There is some timber to harvest, but a lot more of the timber could be cleared. Whether you are looking for an investment opportunity, hunting ground or tillable land for your farming operation, part or all of this property will be of interest.

Land is located between the towns of Cisne and Geff with part of the property having frontage on Highway 45. Sections 27, 28, 33 and 34 in T1N-R7E.
Total 2014 taxes $1,229.82

20% DOWN for early possession



Possession 2016 Crop Year

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IL License # 441.002105 **618-791-3289** *brad@buyafarm.com*