

LAND AUCTION — SELLING ABSOLUTE!

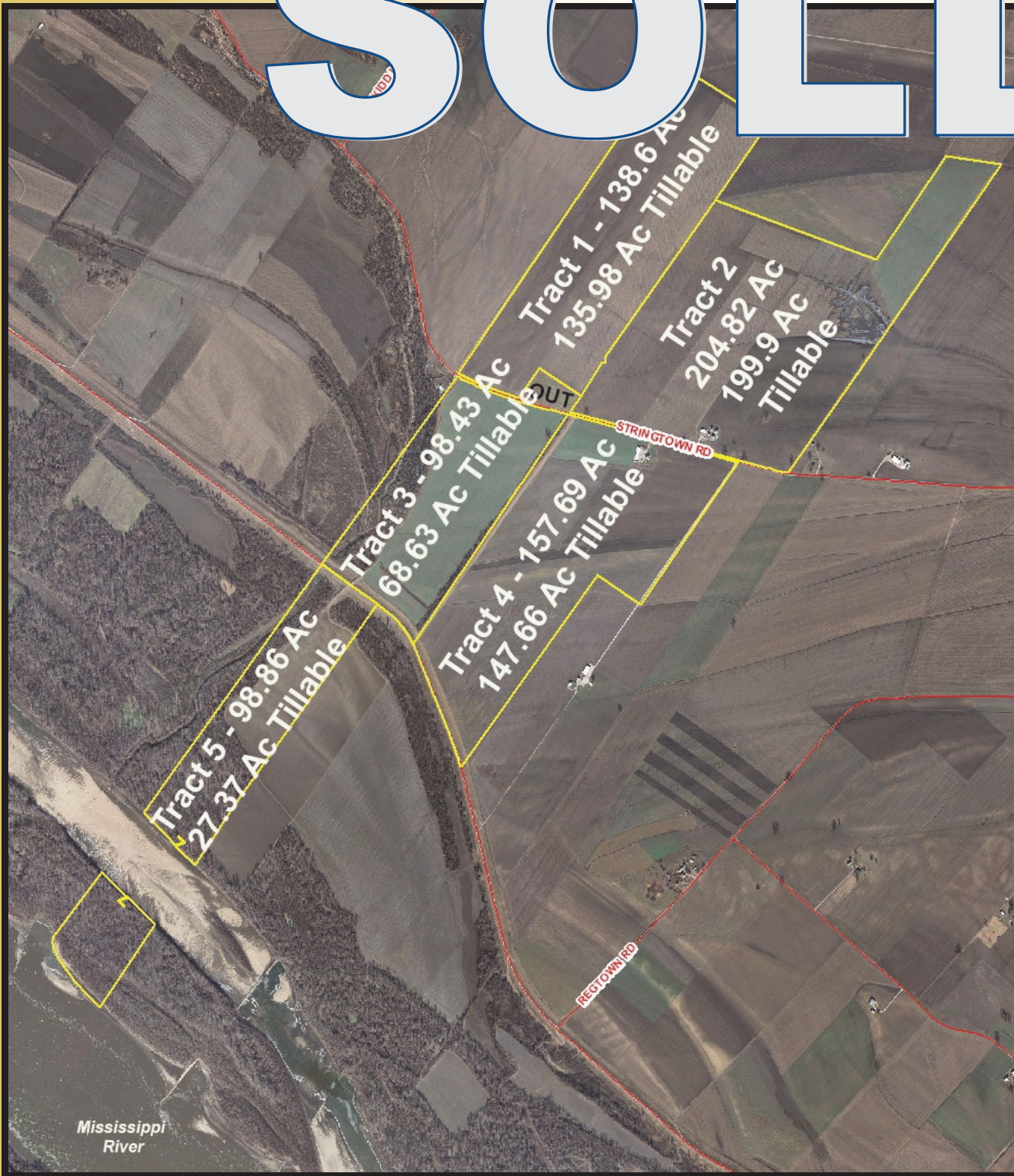
Monroe County IL 700+- Acres — Dow Brothers
 With 579.54 Tillable Acres — Offering in 5 Tracts or Combinations Thereof
 Productive Farmland — Hunting — Harvestable Timber

SALE: Saturday, November 26 — 10 a.m.

At the Monroe County Fairgrounds in Waterloo IL (Rte 156 West)

OPEN **Saturday, November 25, from 10 a.m. to 5 p.m.**

SOLED!



TRACT DESCRIPTIONS

Tract #1: 138.6 acres with 135.98 acres tillable.

Tract #2: 204.82 acres with 199.9 acres tillable. 4 grain bins (approximately 50,000 bu). LP gas (1,000 gallons). Electric. Shed stays with Tract #2. Duck/goose pit.

Tract #3: 98.43 acres with 68.63 acres tillable. Balance wooded.

Tract #4: 157.69 acres with 147.66 acres tillable. Home subject to FEMA regulations. Machine shed.

Tract #5: 98.86 acres with 27.37 acres tillable. River frontage.

Property will be surveyed — 2010 Taxes \$2,855 — Productive Farmland — Waterfowl, Turkey, Dove and Deer Hunting — Harvestable Timber
 6 Miles to FS Barge Grain Facility — Some of the acreage hasn't been for sale in over 150 years

TERMS: 10% Down, Balance at Closing — Complete Terms on Website — AUCTIONEER Mark Kennedy, IL License #440000202



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