

# LAND AUCTION — SELLING ABSOLUTE!

## Randolph County IL 179+- Acres

With 116+- Acres in Cropland — Offered in 3 Tracts — No Buyer's Premium

**SALE: Thursday, December 8, at 7 p.m.**

At the American Legion in Prairie du Rocher (509 Henry Street)

**OPEN HOUSE: Saturday, November 26, 2:30 to 4 p.m. or By Appointment**



Buy A Farm Land and Auction Company is pleased to offer at Public Auction 179 acres located along Maple Hollow Road, East of Prairie du Rocher IL. **The Farm will sell absolute to the highest bidding.** The farm consists of 116 acres of cropland with the balance wooded, overgrown pasture and an abandoned farmstead. The timber was appraised over \$100,000 recently. Soils have a 155.4 bushels weighted corn average and a Crop Production Index of 113.4. The farm lease was canceled. Possession is at closing.

### TRACT DESCRIPTIONS

**Tract #1:** 60 acres with 41.5+- tillable acres. Balance wooded.

**Tract #2:** 82 acres with 54.5+- tillable acres. Balance wooded.

**Tract #3:** 36.3 acres with 19+- tillable acres. Balance wooded and overgrown pasture. There is an older farmstead on this tract with a home and several outbuildings. This tract has a well, cistern and a capped spring with a large capacity water flow. This is a great building site with views of Missouri and the surrounding countryside.

**Taxes:** \$1,056.10 (2010 paid 2011)

**TERMS:** 10% down, balance at closing. No mineral will transfer. Seller will provide a perimeter survey. If the farm is divided, the tracts will be surveyed and the survey bill will be split by the buyers on a per acre basis. Complete terms at BuyAFarm.com.

AUCTIONEER Mark Kennedy, IL License #440000202.



#### CALL AGENTS FOR MORE INFORMATION

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## BuyAFarm.com

### 800-443-1998

Specializing in Rural Real Estate Sales and Auctions



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