

# LAND AUCTION: Madison County IL

56.6+- Acres with 51+ Tillable Acres — Offered in 1 Tract

Property Address: 7608 Bethalto Road, Bethalto IL

**SALE: Saturday, April 13 — 10 a.m.**

**SOLD! \$367,900**  
**CLOSED 5/10/13**

**NO BUYERS PREMIUM!**

Buy A Farm Land and Auction Company is pleased to offer at Public Auction 56.6+- acres in Madison County IL. Property is located at 7608 Bethalto Road in Bethalto IL. Great investment for the investor, farmer and hunter. Tract offers great home sites, hunting areas and crop income with 51+- tillable acres. Soils are mostly Marine, Bunkum and Homen. Tract is located on a good road. Taxes: \$106.48.

Terms: 10% down, balance at closing. No buyer's premium. Auctioneer Mark Kennedy, IL Lic #440000202. Complete terms, aerials, maps, etc. on [buyafarm.com](http://buyafarm.com).



Weighted average of 136.6 bushels per acre for corn, 43.9 bushels per acre for soybeans and 52.1 bushels per acre for wheat.

Short Legal Description: Part of Section 25 and 36. T6N-R9W. Foster Township. Madison County IL.



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