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Buy-A-Farm
Land & Auction Co.
PO Box 128
Sparta, IL 62286

SOLD!



**Mark Twain
Real Estate**

Andy Clarke, Agent
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SHOWING DATES

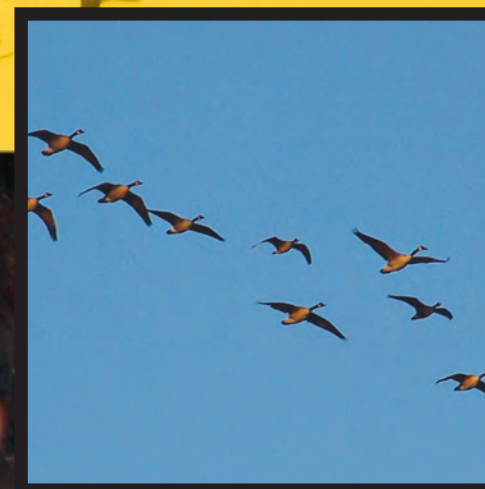
NOVEMBER 14 FROM DAYLIGHT - 11 AM
NOVEMBER 15 FROM 2 PM - 4 PM

LAND 76^{+/-} acres AUCTION

Turn-key Duck Club
3 Phase Power • 6" Water Well
Great Access • Three Blinds



Tuesday, November 17th at 7 P.M.
buyafarm.com 800.443.1998



LAND 76^{+/-} acres AUCTION

*Exceptional waterfowl property located
between Horseshoe Lake and the Mississippi
River in Alexander County, IL near Olive Branch*

Productive grain farm and turn-key duck hunting!

Tuesday, November 17th at 7 P.M.
800.443.1998 buyafarm.com

Tuesday, November 17th at 7 P.M. at the Olive Branch Community Center

buyafarm.com 800.443.1998

CJ Worthington's property has been a staple amongst waterfowl hunters for years. Starting in the early 50's with his parents, Ben and Ruth Worthington, when the Zone opened, and up through the 90's, it was known for extraordinary goose hunting. Since those days, the once goose capitol of the world has transformed into one of the premier duck hunting spots in the country. For the most part, the area is comprised of privately owned hunting clubs. Generally this entire area between the 2400-acre Horseshoe Lake and the Mississippi River is very well managed. For the past few decades, this area between the Mississippi River and Horseshoe Lake has had a private rest area in amongst this block of close to 1,000 acres of flooded timber and cornfields as well as the Waterfowl Refugee the lake offers. An opportunity like this does not happen very often in this area and we are pleased to be offering it to the public. Here is what our intent is for this hunting and farming season. Obviously, after this year, the new owner will have total say in what they do but for this season, here are the stipulations:

- The beans will be harvested and they belong to the seller.
- The corn will be left until after duck season is over and the seller prior to April 1st, 2016 will harvest what is left and that crop belongs to the seller.
- The Seller has 2 of the 3 pits / blinds leased out for this year and that income will go to the seller. The "Center" pit will be the buyer's to hunt for the upcoming season. The Seller will maintain liability insurance for the entire season on the property.
- After April 1st, 2016 the Seller will be completely off the premises unless the Seller and the Buyer reach an agreement on farming or hunting.



Some of the improvements for the farm

include: There is a 6" well that has been in use since the 80's and never has had an issue at all. A new pump installed 3 years ago. Just flip the switch and by the end of the week, the fields are flooded. There is 3-phase power to the property and all the hunting pits / blind has power to them. In addition, the 2 pits have water piped to them to assist in keeping water open however ice eaters can be plugged in. The pits are made from 10,000 gallon tanks and the blind is a 5-man wooden structure. Access to the farm via public road all but the last ½ mile which then is a 25' easement to the center of the property on the south side. The easement is gravel. One pit last year hunted about every other day, killed 432 ducks and 10 geese, however we do not have a count on the other 2 pits as CJ has other pits in his count. Additionally, there is at least 25 additional acres that could be developed into duck hunting with the only expense being a few short levees and a blind or two.



TERMS AND CONDITIONS

Procedure: Farm will be sold as one single unit. **Down Payment:** 10% of sale price is required immediately in the form of personal check and a Purchase agreement will also be signed at that time. **Financing:** Your bidding is not conditional on financing. **Condition of sale:** All bids are subject to seller(s) approval. **Taxes:** 2015 and prior paid by seller(s) 2016 and beyond paid by new owner. **Easements:** Sale is subject to an existing easement of 25 feet. (As seen on aerial photos as a red dotted line) **Closing Date:** At the sellers discretion the closing will take place between December 28th, 2015 and January 8th, 2016. We will have a definite date by auction day. **Mineral Rights:** all owned to transfer. **Title:** The seller(s) will provide marketable title in the form of an Owners Policy of Title Insurance. **Survey:** The tract has been surveyed **Prior Sale:** This Auction is subject to prior sale. **If you cannot make the Auction:** We like things to be on the up and up so if you cannot make the sale you will be required to either have someone at the auction in your place and have an earnest money check with them or you can contact either Todd or Mark at least 1 week prior and we will assign you an agent to act on your behalf. However a signed check equal to 10% down must be received by the Agent prior to the auction. If you have any questions about this ask now not the day before please. **Agency:** Buy A Farm Land & Auction Company, Mark Twain Real Estate and their Agent's are Agents for the seller(s). **Disclaimer and Absence of Warranties:** All information in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. Announcements made by the Auctioneer at the Auction podium during the time of the sale will take precedence over any previously printed material or any other oral statements made. This includes website information. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller(s) or Auction Company. Each potential bidder is responsible their own independent inspections, investigations, inquiries, and due diligence concerning this property. This information, either in this brochure, words spoken, or from the website is not guaranteed accurate. All lines and or sketches are approximate and in no way guaranteed accurate. The Auctioneer reserves the right to preclude any person from bidding if there is any question as to the person's fitness, credentials, etc. **Lease:** This property is available to be farmed in the 2016 crop year. **Please check the website out for additional pictures and information.** **Location:** Alexander County, T.16S.-R.2 W Section 6

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Directions: From the intersection of Illinois Rt. 3 and the Miller City Road in Olive Branch travel on Miller City Road 2 miles to Clarke Road, turn onto Clarke Road and go 3/10th of a mile and the road turns North follow it for 6/10th and the property is straight ahead.

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