

# LAND AUCTION

**152+- Acres - Frontage on LL & Maus Rds, Fults IL**  
**Monroe County / 6 Tracts / No Buyer's Premium**

**SALE DATE: THURS, JANUARY 18, 2018**  
**6:30 p.m. at Acorns Golf Links — Waterloo IL**  
(Acorns Address: 3933 Ahne Road)  
**Building Sites - Wooded - Tillable - Ponds**



PROPERTY VIEWING

Sat, Jan 6, 10 am to 12 Noon  
OR By Appointment

**Part of Sec 2 T2S-R10W**

TRACT DESCRIPTIONS

Tract 1: 5.53 Acres. Building Site.

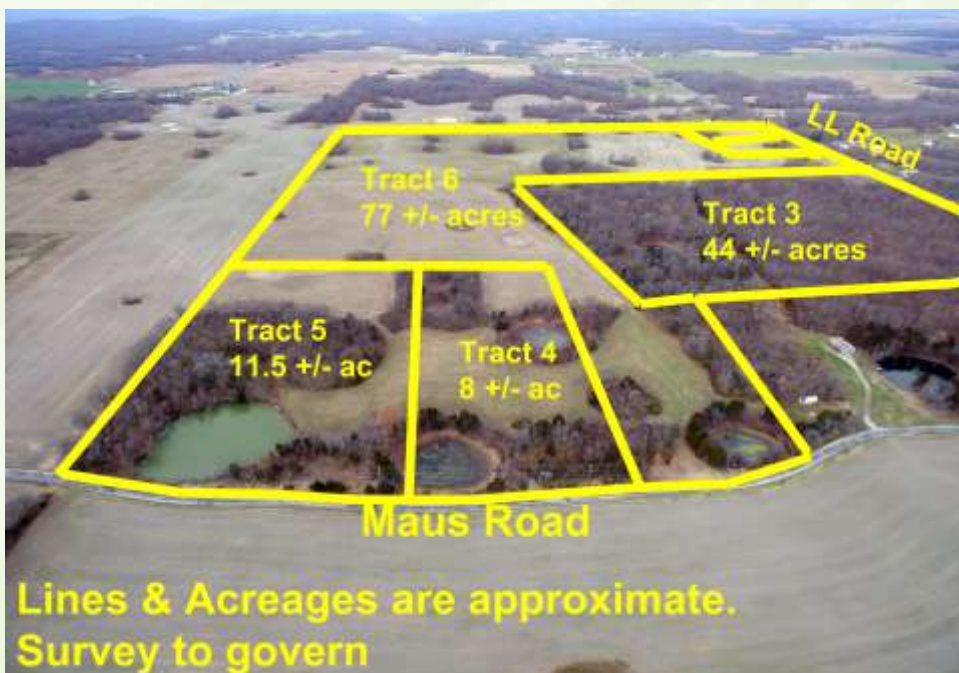
Tract 2: 5.49 Acres. Building Site.

Tract 3: 44+- Acres. Wooded, Building Sites.  
Nice Rec Tract.

Tract 4: 8+- Acres. Building Site. 3 Ponds.

Tract 5: 11.5+- Acres. Building Site. 2 Ponds.

Tract 6: 77+- Acres. 67+- Tillable. PI 120.  
Class B Soils.



**REAL ESTATE AUCTION TERMS: 10% down, balance at closing. Subject to prior sale. No buyer's premium.**  
**Auctioneer Brad Chandler, IL Lic #441.002105. Complete terms, conditions, photos, etc. on buyafarm.com.**  
**All statements made day of the sale take precedence over all printed advertisements.**

**buyafarm.com**

**Specializing in Rural Real Estate Sales and Auctions**



1403 Hillcrest Drive - Sparta IL 62286 / 800-443-1998

**buyafarm.com**

**MANAGING BROKER**

**Brenda Chandler**

**Cell 618-201-3947**

**brenda@buyafarm.com**



**BRANCH OFFICE: 126 N. Main St. - Hecker IL 62248**