

FOR SALE BY SEALED BID CROPLAND & TIMBER

105.8-Acre Farm in Effingham County, IL

BIDS MUST BE RECEIVED BY
4:00 PM MONDAY NOVEMBER 13, 2017.



800-357-4020
buyafarm.com



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4:00 PM MONDAY NOVEMBER 13, 2017.**



DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained herein and all related materials are subject to the terms and conditions outlined in the agreement to purchase. 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 the real estate company or attorney. Potential Buyers are responsible for conducting his or her own independent inspections, investigations, inquires and due diligence concerning the property. The information provided here is believed to be accurate but is subject to verification by all parties relying on it. The Seller(s) or Buy A Farm Land and Auction Company LLC or their agents assume no liability for its accuracy, errors or omissions. Buy A Farm Land and Auction Company and their agents work for the Seller.

To submit an offer, mail or hand deliver to:

Vahling Sealed Bid
c/o McDevitt, Osteen, Chojnicki & Deters, LLC
127 West Jefferson Avenue
PO Box 507
Effingham, IL 62401

UPON APPROVAL OF SALE BY THE SELLER, Buyer will sign a purchase agreement with the Seller. Buyer's earnest money check will be deposited in MOCD Trust Account; balance due at closing within 30 days of sale. All other earnest deposit checks will be voided and returned.

Contact Managing Broker Wayne Keller at 800-357-4020 or wkeller@buyafarm.com



Wayne Keller
Managing Broker
800-357-4020

BUY A FARM
LAND & AUCTION CO.
SPECIALIZING IN RURAL REAL ESTATE
1805 NORTH SPARTA STREET
SPARTA, IL 62286

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SOLD!

\$931,500

CLOSED 12/21/17

RETURN SERVICE REQUESTED

Presort Standard
U.S. Postage
PAID
St Louis MO
Permit 4678

OFFER FORM

Carol Vahling Farm of 105.8+- Acres Sealed Bid Sale

I, _____ submit a bid of
\$ _____ (total dollars, not per acre)
for the Carol Vahling Farm, of 105.8 acres in Section 28, Township 7
South, Range 7 East, Effingham County IL.

Signature

Address

City State Zip

Phone (add more than one number if needed)

Mail or hand deliver to:

(With Earnest Money Check equal to 10% of bid made payable to MOCD Trust Account)

Vahling Sealed Bid
c/o McDevitt, Osteen, Chojnicki & Deters, LLC
127 West Jefferson Avenue
PO Box 507
Effingham, IL 62401

NOTE: Be sure to provide contact information. All submitting bids will be contacted on Tuesday, November 14, 2017 by telephone. Top 5 offers will be invited to compete for the farm at the Law office of McDevitt, Osteen, Chojnicki & Deters, LLC. All others will have their Earnest Money checks "Voided" and returned by mail.

FOR SALE BY SEALED BID

105.8-Acre Farm in Effingham County, IL

Owner: Carol Vahling Farm

The Carol Vahling Farm of 105.8+/- acres is offered for sale by sealed bid.

The property consists of cropland and timber 3 miles South and 2 miles West of Dieterich, Illinois, at the intersection of County Roads 700 N and 2100 E.



PROPERTY DETAILS AND SEALED BID TERMS

- 105.8+/- acres with 84.29 acres tillable.
- 1.53 acres of CRP (CP33) pays \$273 yearly until September 30, 2026. Buyer will hold Seller harmless from recapture costs if Buyer does any act to violate the CRP contract.
- Main soils are Bluford, Hoyleton and Cisne with PI of 105.7 and weighted corn average of 143 bpa.
- Paved roads on south and east, rock road on west side.
- Possession day of closing subject to tenant's rights.
- Any mineral owned will transfer.
- Taxes: \$545.62 (2016 paid 2017) Pro-rated to day of closing. Tax ID #02-14-028-037.
- **Bids must be received by 4:00 pm Monday November 13, 2017.**
- **Bids must include 10% deposit check.**
- **On Thursday, November 16, at 1:00 pm, those with the top 5 offers will be invited to the law office of McDevitt, Osteen, Chojnicki & Deters, LLC, 127 West Jefferson Avenue, Effingham IL 62401. They will have the opportunity to bid for the purchase of the farm.**
- **Final offer subject to approval of Seller.**
- Financing: Your offer is not conditional on financing; make arrangements prior to the sale.
- Tract Acreages: The lines and drawings in the printed material and/or the website are approximate. These figures, estimates, lines and drawings are not guaranteed. Conditions and Easements: Subject to all easements, covenants and restrictions on record.

CONTACT MANAGING BROKER:

Wayne Keller

800-357-4020

or wkeller@buyafarm.com



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