

ONLINE ONLY LAND AUCTION

Saline County, IL 66 +/- Acres Bidding Open Now - Closes Dec. 19th

SOLD!

\$99,437.68

5/8/20



Property lays along South Street at the NW edge of Muddy, IL, North of Harrisburg, IL



buyafarm.com

1403 Hillcrest Dr. PO Box 494
Sparta, IL 62286

ONLINE ONLY LAND AUCTION: Saline County, IL 66+- Acres

(2506A)

Bidding Open Now at buyafarm.com!
Closes December 19, 2019 8:00 PM CST

Presort Standard
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Permit 4678

Property Inspection: Saturday, December 7, 11 a.m. to 2 p.m. OR by appointment.

Location: Property lays along South Street at the NW edge of Muddy, IL, north of Harrisburg, IL.

66 wooded and wetland acres north of Harrisburg and west of Muddy, Illinois. Access will be by a 30' wooded roadway into the property. It will be surveyed by the Seller and final bid will be adjusted to reflect surveyed acreage. The property to the north and part of the east and west sides are wooded with cropland on the NE, NW and SE sides. You can see by the trails and creek crossings this is a whitetail high traffic area. The wetland area provides cover, again lots of trails heading in and out of this area. At times this wetland area will provide cover for ducks.

If you need help bidding, please consult someone with bidding experience or computer knowledge to help you with this. This auction is being sold "with owners consent" at auction end. We will notify the winning bidder if bid is accepted or not.

Real Estate Taxes: Co-mingled, \$8.49 per acre (2018 paid 2019), prorated to closing date.

Terms and Conditions: 10% down, balance at closing. Closing 30 days after auction.

No buyers premium. See buyafarm.com for complete terms and conditions.

For more information, give us a call, text, or look us up on the web at www.buyafarm.com.

Auctioneer: Wayne Keller 618-407-1679 IL Lic # PENDING

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Licensed in Illinois and Missouri

