Lawrence Co. IL, Land Auction Home & Land - 58.5+/- Acres

Busy In The Field? Call or click in advance to register to bid online or by phone,



Lawrence County, Illinois Land Auction Live In Person at The Property

Home & Outbuilinds on 2.5+/- Acres, Tillable, Wooded Recreational Buy One Traact -or- All Tracts (Please Note: No Combinations will be Offered)

Sunday, October 29th, 12NOON Central

Auction Location: At the Property

10898 Raccoon Creek Lane, Saint Franscisville, IL 62460

Donna Phillips - Seller

PERSONAL PROPERTY TO FOLLOW SALE OF REAL ESTATE

TRACTOR WITH LOADER - COLLECTIBLES - FURNITURE - FARM RELATED & MORE

See www.sellafarm.com for absentee bidding!

TRACT 1 - HOMESTEAD ON 2.5+/- AC.



TRACT 1

Home on 2.50+/- Acres

<u>Tract 1 – Homestead on Blacktop Road with 2.5+/- Acres 10934 Racoon Creek Lane, Saint Francisville, IL 62460</u>

<u>Latitude:</u> 38.572003 **<u>Longitude:</u>** -87.708206

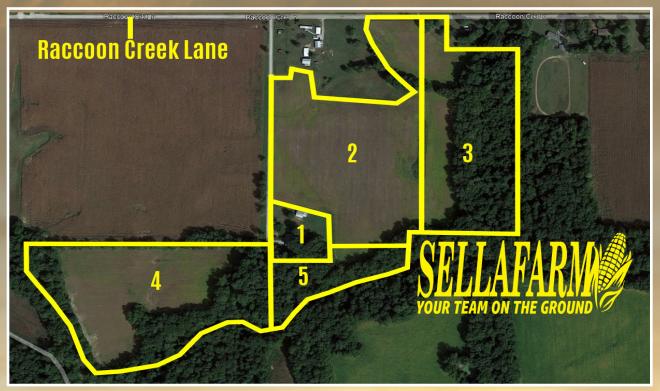
<u>Location:</u> 1 Mile South of Sand Barens Corner to Racoon Creek Lane (Co. Rd. 050N), West .6 Mile to Property Entrance / Exisitng Lane. Blacktop Roads to the Drive!

2 Bed, 2 Full Bath Home, Open Concept Home, 2 Large Closets in Master Bedroom, 1 Large Closet in Guest Bedroom, Ceiling Fans, Tilt Out Windows Through-Out, Propane Heat, Central Air, Concrete Flooring, Guttering is Approximately 2 Years Old, Well Water & Septic Tank, Large Closets, Grays Cabinetry in Kitchen & Utility Room, Spicket Around House & Barn, Electric & Water to Barn, 2 Car Attached Garage, Carport, Shop, Livestock Barn 5-6 Stalls & Large Hay Loft, Fenced Pasture! Excellent Property for Horse & Livestock! Easement in Place for Lane Access and Future City Water Access

R.E. Estimated Taxes (Tract 1 / Homestead): Lawrence County Parcel Index Number 05-000-864-20. Estimated at \$1100 with Owner Occupied. 2023 taxes, due & payable 2024 to be paid by SELLAFARM to buyer(s) as estimated credit on date of closing, Buyer(s) thereafter.

Final Bid Price:

SATELLITE AERIAL



4 Additional Tracts Being Offered!

<u>Tract 2 - 18.69+/- Acres, Most All Tillable, Weighted Productivity of 110.3.</u>
Direct Access to Raccoon Creek Lane, also access front Lane.

<u>Tract 3 - 14.5+/- Acres, 5+/- Acres Tillable, Weighted Productivity of 114.1.</u>
Remainder / Majority Excellent Recreational,
Direct Access to Raccoon Creek Lane (See Aerial for Location)

<u>Tract 4 - 18.26 +/- Acres, 10.20+/- Tillable Acres, Weighted Productivity of 107.4.</u>
Remainder Excellent Recreational / Wooded Land
Access to Property via Exisiting Lane. Raccoon Creek is the South boundary of this Tract.

<u>Tract 5 - 4.5+/- Acres, Most All Wooded, Adjoins Tract 1 / Homestead Directly to the South</u> Expand the Homestead from 2.5+/- Acres to Nearly 7+/- If Purchased Together! Access to Property via Exisiting Lane. Raccoon Creek is the South boundary of this Tract.

R.E. Estimated Taxes (Tracts 2, 3, 4 & 5): Lawrence County Parcel Index Number 05-000-864-00. Estimated at \$1500 withTrailers and Buildings Removed. Courthouse / County to Divide Accordingly. 2023 taxes, due & payable 2024 to be paid by SELLAFARM to buyer(s) as estimated credit on date of closing, Buyer(s) thereafter.

SEE WWW.SELLAFARM.COM!

Visit <u>www.sellafarm.com</u> for complete information including:

4K High Resolution Drone Flyover Tour Additional High-Resolution Ground Photos Additional High-Resolution Aerial Photos Satellite Aerials - Farm Service Agency Maps Farm Service Agency 156EZ Forms Full Color, Printable or Downloadable Brochure Soil Maps - Topography Maps - Plats Brief Legal Descriptions - Tax Bills

QUESTIONS / GUIDED TOUR

Land can be Viewed at Your Convenience!

For Private Tour of Home:

Please call Listing Broker and Land Specialist Gregg Parrott at 217-599-0000 for answers to any questions you may have!

BUSY IN THE FIELD? 2 WAYS TO BID!

Auction Type: Live In Person Auction!

Option #1: Live In Person

At the Property, 10898 Raccoon Creek Lane, Saint Francisville, IL

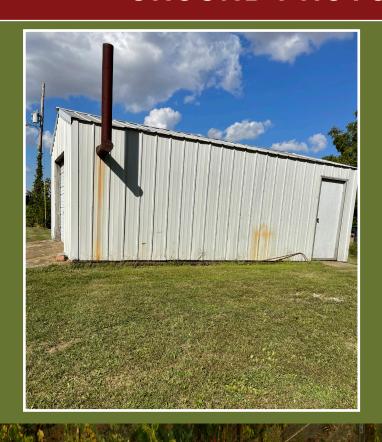
OPTION #2: Absentee Over the Phone Bidding!

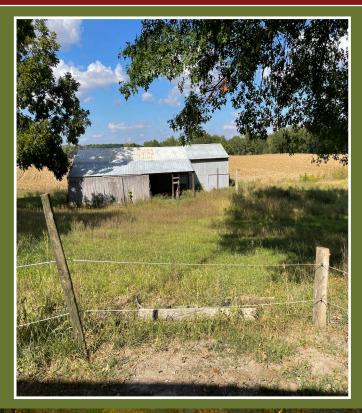
Phone Bidders Must Call and Register Prior to Auction Date!

Please call our Lawrenceville Office at 618.943.4905 to pre-register!

Auction Date: Sunday, October 29th, 12NOON Central

GROUND PHOTOS OF TRACT 1





TERMS AND CONDITIONS

<u>Farm Rights:</u> Current tenant to complete 2023 farm rights. Buyer(s) to have 2024 Farm Rights. Tenancy Termination has beem completed by seller's attorney.

<u>Mineral Rights:</u> Buyer to receive all interest in all oil, gas, hydrocarbons & any other minerals owned by sellers if any.

Survey: See www.sellafarm.com for previous survey completed by Dallas. Actual surveyed acres may change. Any survey cost to be paid by buyer(s). Any acreage difference greater than half (½) acre plus or minus from the advertised acreage discovered in survey will be reflected in price adjustment based upon original bid price per acre & original buyer's premium per acre.

<u>Online Bidders:</u> No Online Bidding Offered on this Auction. Please Attend in Person -or- call 618-943-4905 to pre-register, if absentee.

<u>Terms</u>: 10% down day of sale non-refundable escrow. 6% Buyer's Premium. Closing to occur as soon as necessary documents are prepared. Have financial arrangements made prior to the auction as the sale is not contingent upon the Buyer(s) ability to obtain financing.

<u>Possession:</u> Possession date of closing, subject to the existing farm tenant for the 2023 season.

<u>Title:</u> Seller shall furnish the buyer(s) at Seller's expense an Owners Policy of Title Insurance in the amount of the purchase price for surface rights only, and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer(s).

Agency: SELLAFARM and its representatives are acting as Agents for the Seller.

Approval of Bids: Being sold subject to Owner Confirmation.

<u>Bidding:</u> All Bidding will be on a per acre basis from beginning to end. All bidding will be in increments of \$1,000, \$500, \$250, \$100 or \$50 per acre. No other increments will be acknowledged by auctioneer.

Other Announcements: All information provided is from sources deemed reliable however not guaranteed. Parties relying on such are urged to perform due diligence and base their decisions upon that information. Announcements made on the podium day of the auction take precedence over any previous information.

Donna Phillips - Seller



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