

Toledo, IL ~ Cumberland County
Farm Land Auction

Sun., Dec. 16, 2012 @ 1:00 PM

Auction Held at: 886 County Road 700 North, Toledo, IL 62468

Viewing: Sun., Dec. 9, 2012 ~ 12:00 PM - 2:00 PM

Register at www.adamsauctions.com for Live Online Bidding!!!

Approximately 40 Acres

13.43 Acres Tillable ~ 11 + Acres Woods ~ 15.1 Acres in CRP Program

CRP Totals \$1,666 and Expires Oct. 2015

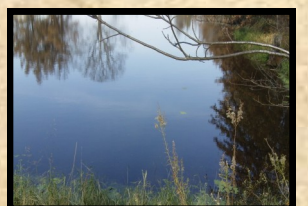
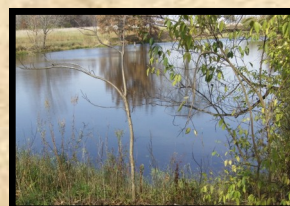
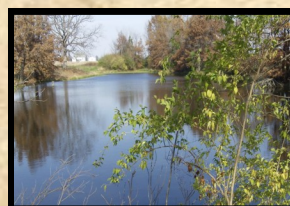
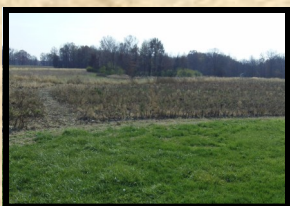
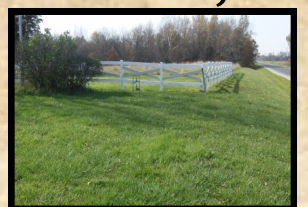
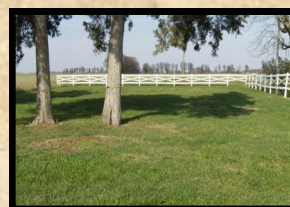
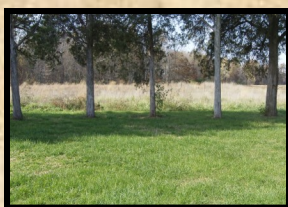
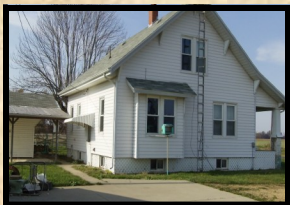


Stocked Pond



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8D3	Hickory clay loam, 10 to 15 percent slopes, severely eroded	1.2	2.8%
8F	Hickory loam, 15 to 30 percent slopes	2.1	5.1%
12	Wynoose silt loam	22.0	53.1%
13A	Bluford silt loam, 0 to 2 percent slopes	0.3	0.7%
13B2	Bluford silt loam, 2 to 5 percent slopes, Eroded	2.4	5.7%
844B2	Ava-Blair complex, 2 to 7 percent slopes, Eroded	10.5	25.2%
889A	Bluford-Darmstadt complex, 0 to 2 percent slopes	0.9	2.2%
896	Wynoose-Huey complex	0.3	0.8%
W	Water	1.9	4.5%

Horses Allowed!!



Great Mixture of Tillable Ground & Woods
Pole Barn ~ Approximately 30' x 50'
City Water Available on Property
Currently Well Water
Leach Field Sewer
Smoke House w/
Attached Patio Built 1996
New Roof on House & Garage ~ 7/96
Natural Gas for Heat, Dryer, &
Hot Water Heater

5 Bedroom, 1 Bath, 1.5 Story Home
2 Car Detached Garage & Full Basement
Aluminum Siding
Replacement Tilt In Windows
Hot Water Baseboard Heat
w/ New Boiler in 1999

Professional Real Estate Auctions by:

www.adamsauctions.com



Toll Free: 1-877-566-8751

Adam Jokisch
618-530-8751 (mobile #)



THE ENCLOSED INFORMATION WAS OBTAINED FROM SOURCES CONSIDERED RELIABLE, HOWEVER, THE AUCTION COMPANY DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION. SAID INFORMATION IS SUBJECT TO CHANGE AVAILABILITY OR UPDATE WITHOUT NOTICE. SELLER/LANDLORD AND AUCTION COMPANY MAKE NO REPRESENTATION AS TO THE ENVIRONMENTAL CONDITION OF THE PROPERTY AND RECOMMENDED THAT THE PURCHASER/TENANT OBTAIN AN INDEPENDENT INVESTIGATION.



Owner: Patrick McPhail

TERMS:

\$15,000 DOWN DAY OF SALE
ON REAL ESTATE
BALANCE DUE IN DAYS
7% BUYERS PREMIUM
ANY ANNOUNCEMENT MADE
DAY
OF SALE TAKES PRECEDENCE
OVER
ANY PRINTED MATERIAL.
LIST SUBJECT TO
CHANGE WITH OUT NOTICE.
LIC # 044000169