

WEDNESDAY, AUGUST 11TH • 1PM CT

wilsonauctions.com

William Wilson
AUCTION • REALTY, INC.
AUCTIONS • REAL ESTATE • APPRAISALS

Offered in 12 Tracts

332±
ACRES

ILLINOIS
WHITE COUNTY
LAND AUCTION

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332±
ACRES

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LAND AUCTION

332±
ACRES

Offered in 12 Tracts

FSA 249± Tillable Acres
Productive Farmland
Farmhouse & Barns
Close Proximity to Grain Terminals

WEDNESDAY, AUGUST 11TH • 1PM CT

Held at the Westwood RV Park Banquet Hall - Grayville, Illinois

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WHITE COUNTY ILLINOIS LAND AUCTION

332[±] ACRES
Offered in 12 Tracts

WEDNESDAY, AUGUST 11TH • 1PM CT

AUCTIONEERS NOTE: William Wilson Auction Realty is pleased to offer the Owen and Pearl Matz Heirs property at public auction. These tracts have been held by the family for 70+ years. Plan to take a look at this investment opportunity and participate in this auction.

AUCTION LOCATION: Westwood RV Park banquet hall, 200 Koehler Street, Grayville, IL just north of Interstate 64.

PROPERTY LOCATION: Located in Section 8 of Mill Shoals Township, White County, Illinois; Sections 28 and 29 of Burnt Prairie N Township and Section 3 of Burnt Prairie S Township, White County, Illinois

DIRECTIONS TO THE BURNT PRAIRIE/CENTERVILLE FARMS (TRACTS 1-9): From Interstate 64 at the Burnt Prairie Exit 117, proceed south on CR 750 E to East on CR 2550. Turn East onto CR 2450 for Tracts 1-6. Continue on CR 800 for Tracts 7 & 8 at the intersection of CR 800 and 775. **For Tract 9**, proceed East on CR 2400 then South on CR 950. Watch for signs.

DIRECTIONS TO THE SPRINGERTON FARM (TRACTS 10-12): From Interstate 64 at Exit 110, exit South on US 45 and proceed approximately 5-miles to Springerton. Watch for signs.

FOR THE FARMLAND BUYER: With nearly 250 tillable acres, these tracts offer a good mix of soil types with easy access and transport to grain terminals.

TRACTS 3-6: The homeplace farm features 115 +/- tillable acres with an average productivity index of 97.4. Located just south of Interstate 64 at the Burnt Prairie exit, the tracts offer frontage along two sides for easy access.

TRACT 8: 10.29 tillable acres with frontage along with CR 775 with a productivity index of 93.

TRACT 9: The Centerville farm features almost 62.25 tillable acres having an average productivity index of 105.3. Located just 4-miles southeast of the homeplace farm tracts 3-6.

TRACTS 10 & 12: The Springerton farm features 58.55 tillable acres with a productivity index ranging from 92-104. The tract is easily accessible just West of US 45, north of Springerton and 5-miles south of Interstate 64.

FOR THE HOMEBUYER: Tracts 1 and 2 feature 18-acres and are improved with a 1280 SF frame home consisting of 3 bedrooms, 1 bathroom, living room, eat-in kitchen, office, utility room, and full unfinished basement. Additional improvements include a shed, recent constructed 30'x 40' equipment shed on Tract 1. Tract 2 is improved with a 37'x46' equipment shed and 30'x 72' building currently used as a shop. Nicely located at the end of CR 2450 N, these tracts offer privacy and plenty of potential for a farmstead or small hobby farm.

INSPECTIONS:
WED, JULY 28, 5-6 PM
SUN, AUGUST 8, 2-3 PM
Meet a Wilson Representative
at Tract 1.



TRACT 1



TRACTS 2 & 3



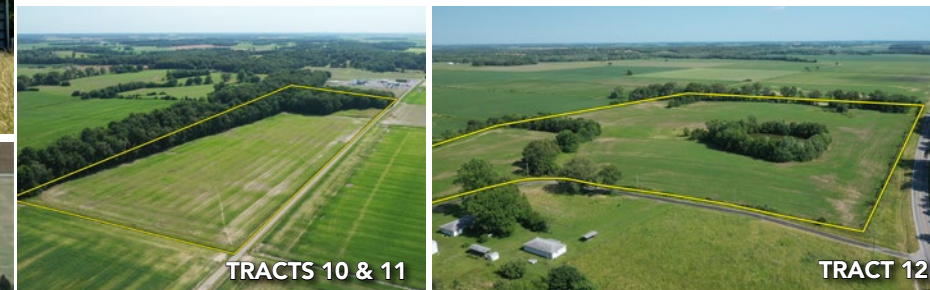
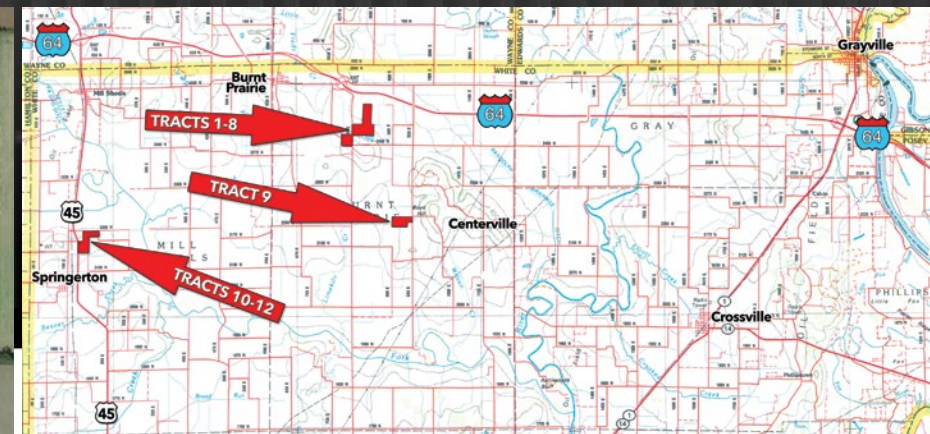
TRACTS 7 & 8



TRACTS 1 - 6

TRACT DESCRIPTIONS:

Tract 1: 8± ac; 1280 SF farmhouse and other improvements
Tract 2: 10 ± ac; 1700 SF equipment shed; 2160 SF building
Tract 3: 50 ± ac; 47.93 tillable ac; easement access
Tract 4: 30 ± ac; 29.63 tillable ac
Tract 5 (swing tract): 14 ± ac; 13.78 tillable ac
Tract 6: 24 ± ac; nearly all tillable
Tract 7: 25.5 ± ac; wooded and pasture acres
Tract 8: 14 ± ac; 10.29 tillable ac
Tract 9: 72.5 ± ac; mostly tillable
Tract 10: 21 ± ac; 19.36 tillable ac
Tract 11: 10 ± ac; mostly wooded
Tract 12: 46 ± ac; 39.19 tillable ac



PROCEDURE: The real estate will be offered in 12 tract(s), combinations, and the entirety. Bids on individual tracts and combinations may compete. There will be open bidding during the auction as determined by the Auctioneer. Conduct of the auction and increments of bidding are at the discretion of the auctioneer. All decisions of the Auctioneer are final.

DOWN PAYMENT: A 10% down payment is due on the day of the auction with the balance due at closing. The down payment may be in the form of cash, cashier's check, personal check or corporate check. Bidding is not conditional upon financing. Bidders should arrange for financing, if needed, and be capable of paying cash at closing.

BUYER'S PREMIUM: A 4% buyer's premium will be added to the high bid to determine the contract sales price.

ACCEPTANCE OF BID: Successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The real estate will be sold subject to the approval of the Seller.

DEED: Seller shall provide a sufficient deed conveying title to the property.

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of the presentation of insurable title.

POSSESSION: Buyers will receive possession to the property at closing.

REAL ESTATE TAXES: The real estate taxes will be prorated to the date of the closing.

ACREAGE: All tract acreages, dimensions, and proposed boundaries outlined on the auction plat and all advertising are approximate and are estimated based on current legal descriptions and/or aerial photos. Purchaser should make his/her own independent determination of acreage prior to bidding.

MINERALS: Seller will retain all minerals for a period of 15-years after closing.

SURVEY: If a survey is deemed necessary to establish a new legal description, the cost of the survey will be shared 50/50 between the seller and buyer.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this ad and all related materials are subject to the terms and conditions outlined in the Purchase Agreement, which shall take precedence. 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 or WILLIAM WILSON AUCTION & REALTY, INC., including, but without limitations to fitness for a particular use, physical condition, any specific zoning classification, title, location of utilities, assurance of building permits, driveway permits, or water and septic permits. All sketches and dimensions are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property.

All announcements the day of the auction take precedence over printed material or any other oral statements made.

OWNER: Owen and Pearl Matz Heirs

William Wilson
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