



Auction Site: St. Elmo American Legion 250E 9th St, St. Elmo, IL 62458
Directions to land: West of St. Elmo, IL or east of Brownstown, IL on U.S. Hwy 40 go south on 1850th St. 1 mile.

Tract 1 - 34.14+/- Acres, 33.27+/- tillable acres, located in Sec 6 Wheatland Township, Fayette County, IL Road frontage on 1850th N St. Soil PI of both tracts together 114.22

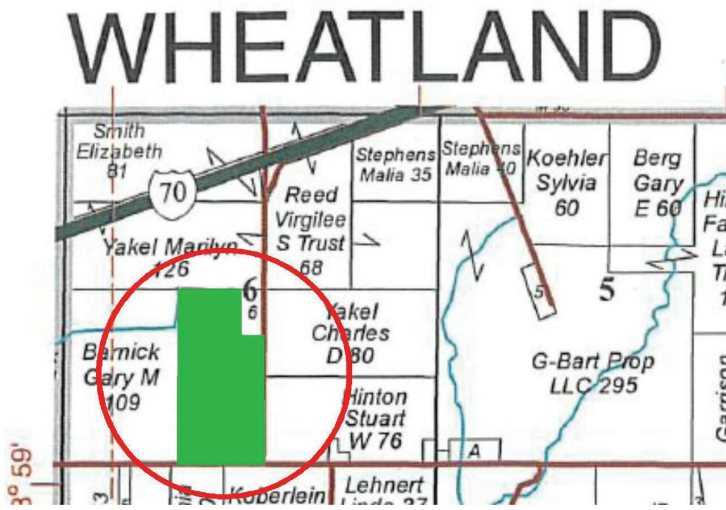
Tract 2 - 40+/- Acres, 39.13+/- tillable acres, located in Sec 6 Wheatland Township, Fayette County, IL Road frontage on 1700N. Soil PI of both tracts together 114.22

Land has had past oil production. Individual that owns the mineral rights does **NOT** anticipate new oil production on the land. New owner’s will not be receiving mineral rights and there is an injection oil well located on Tract 1. Bidding is by the acre. Tracts offered privilege. High bidder may choose either tract, or both tracts



Sellers: Roger Barnes and Connie Barnes
Sellers Attorney: Richard J. Day
413 N Main St, St Elmo, IL 62458 • 618-829-5546

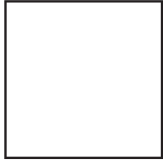
Fayette County, Illinois (IL051)		
Map Unit Symbol	Map Unit Name	Percent of AOI
2A	Cisne silt loam, 0 to 2 percent slopes	40.1%
3A	Hoyleton silt loam, 0 to 2 percent slopes	26.5%
218A	Newberry silt loam, 0 to 2 percent slopes	3.6%
620B	Darmstadt silt loam, 2 to 5 percent slopes	5.9%
912A	Hoyleton-Darmstadt silt loams, 0 to 2 percent slopes	24.1%
Totals for Area of Interest		100.0%



Terms & Conditions: Current Crop belongs to farm tenant. New owners will receive farming rights after closing and after the completion of fall harvest 2022 . New owner will receive all the seller’s interest in the land and that does not include the mineral interest. The sellers do not own the mineral rights. Land offered by the acre. Live auction with internet bidding available. Real Estate sold "As Is." 10% down sale remainder due at closing in 30 days of the completion of the auction. Property will be sold in a manner resulting in the highest sale price subjection to seller confirmation. Maps, borders, on brochure, website and markers in the field are estimates and are simply used as guidelines. It is the potential bidder’s responsibility to conduct his or her own independent inspection inquiries & due diligence concerning the property. Information contained herein is believed to be accurate but is subject to verification by all parties relying on it.



909 E Main St.
Teutopolis, IL 62467



MAYBELLE BARNES ESTATE LAND AUCTION 74.14+/- ACRES

Rural St. Elmo, IL • Live Auction w/ Online Bidding
Tuesday, October 25, 2022 • 1:00 P.M.

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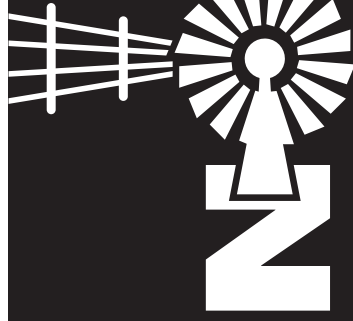
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SchmidAuction.com
(217) 857-1507



Trent D. Schmid – Auctioneer
IL Auction Firm License No.: 444.000399

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AUCTION**

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