



170+/- ACRES CLAY CO. LAND - WATHAN FAMILY LAND AUCTION

Rural Flora, Illinois • Live & online bidding
Tuesday, November 22, 2022 • 6:00 P.M.



Auction Site: The Outpost 107E North Ave. Flora, IL 62839 (Formerly Anthony's Wild West)

Tract 1 - 40+/- Acres, 33.4 FSA tillable acres, pond & hunting land. There will be a 40ft wide surveyed easement on the west side of Tract 2 on the southwest corner of Tract 3 if the same person does not purchase tracts 1,2 & 3. Located in Sec. 14 Xenia Township, Clay County, IL

Tract 2 - 40+/- Acres, 22.3 FSA tillable acres, 17.7+/- timber & fence row. Large Trees! Logging potential and incredible deer hunting. Walking the land, we spotted whitetail deer & wild Turkeys! Located in Sec. 14 Xenia Township, Clay County, IL

Tract 3 - 60+/- Acres, 15.69 FSA tillable acres, 44.31+/- acres of timber. Large Trees! Logging potential and incredible deer hunting. Walking the land, we spotted whitetail deer & wild Turkeys! Located in Sec. 14 Xenia Township, Clay County, IL

Tract 4 - 26+/- Acres, 23+/- tillable acres. Located in Sec 8 Harter S. Township, Clay County, IL

Tract 5 - 3 acre homesite brick ranch home. 1628 Sq. Ft brick ranch home, 1230 Sq. Ft. dry basement, 3 bedroom, 1 ¾ bathroom, 2 car large garage, city water, high speed internet available, propane heat (tank is leased), central air & heat, good well for gardening, septic system is currently routed to a lagoon located on tract 4. If there are different purchasers of tract 4 & 5 the new owner will have 12 months to reroute the pipes out of septic to ditch. Large pole building ideal for livestock, horses, or storage. Flora School district. Open House on Tract 5 is Tuesday, Nov 1st 3-6pm & Wed Nov 2nd 2pm-5pm or by appointment. More info on website on home. Located in Sec 8 Harter S. Township, Clay County, IL (will be surveyed if different buyer for tract 4 & 5) 30 Coon Creek Ln Flora, IL 62839

Tract 6 - 1 Acre w/old house. There will be no disclosures on home. Selling is as a tear down. Ideal building site. Located in Sec 8 Harter S. Township, Clay County, IL (will be surveyed if different buyer for tract 4 & 6)

Directions to Tracts 4,5 & 6: On new 50 between Xenia & Flora go south on Lincoln Rd. 1 mile. Keep straight on south on Hanging Rock Road 2.5 miles then west on Coon Creek Rd 1.8 miles

Directions to Tracts 4,5 & 6: West of Charlie Brown St. Park on Old 50 go south on Mahogany follow curves property is on corner of Mahogany and Coon Creek.

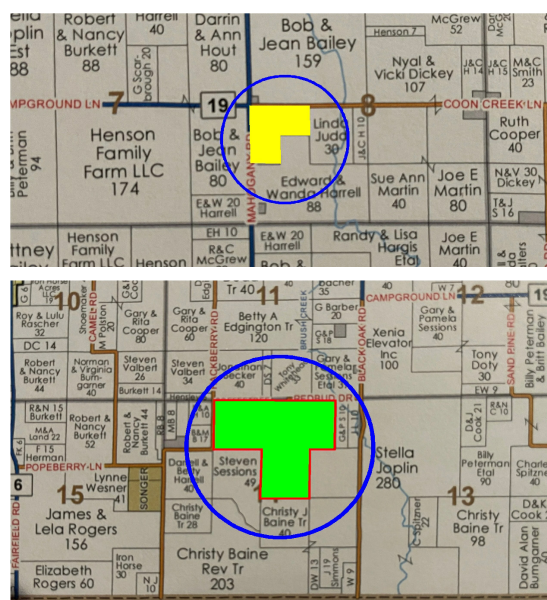
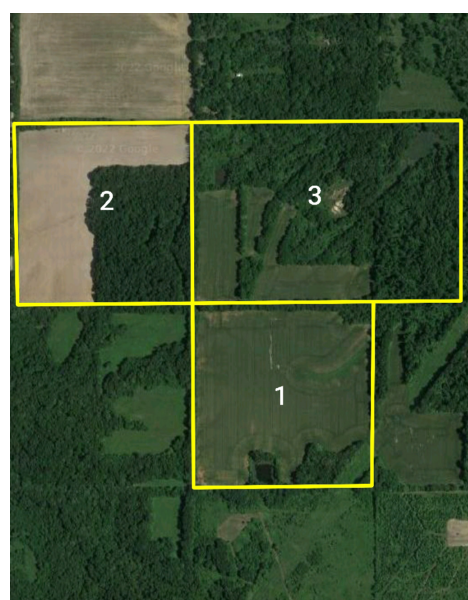
Directions to Tracts 1,2, & 3: In Xenia go south thru town on Church Road and go east on East St. 1.2 miles then south on Hackberry and Coffee Tree Dr.

*Directions to Tracts 1,2 & 3: On new 50 between go south on Ironwood Rd 2/10's. (At machine shop). Go across Old 50 on Ironwood go south 1 mile to Campground then go west.
Go South on Hackberry.*

*Taylor Law Offices P.C.; Aaron Leonard – Attorney
217-342-2925 • 122 East Washington Ave • P.O. Box 668
Effingham IL 62401
100 West 6th Street Flora, IL 62839*

*Sellers of Tracts 1,3,4,5 & 6 :
Rhonda Garrett, Randy Wathan, Ronnie Wathan.*

Seller of Tract 2: Ronnie Wathan



Terms & Conditions: Real Estate is sold "As Is". 10% down sale remainder due at closing approx 30 days. Sellers are retaining ½ of the mineral rights of what they own for 20 years and production thereafter. Maps, borders, on brochure, website and markers in the field are estimates and are simply to be used as guidelines. Successful bidders will be required to enter into a purchase agreement the following day after the auction. 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. Announcements sale day take precedence over printed material. Schmid Auction is not responsible for accidents.

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909 E Main St.
Teutopolis, IL 62467



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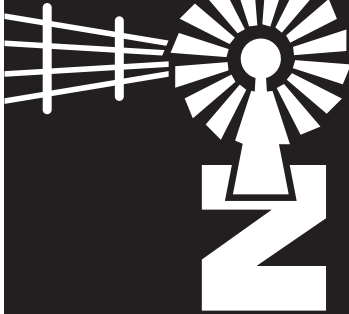
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100 West 6th Street Flora, IL 62839*

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Seller of Tract 2: Ronnie Wathan

SchmidAuction.com
(217) 857-1507

Trent D. Schmid – Auctioneer
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