

SCHMID
AUCTION



IL Auction Firm License No.: 444.000399
909 E Main St., Teutopolis, IL 62467

31.72+/- ACRES – JEWETT, IL
JOE & HELEN COX TRUST
ONLINE ONLY LAND AUCTION

Begins to close on
Tuesday, November 29, 2022 at 1:00 P.M.



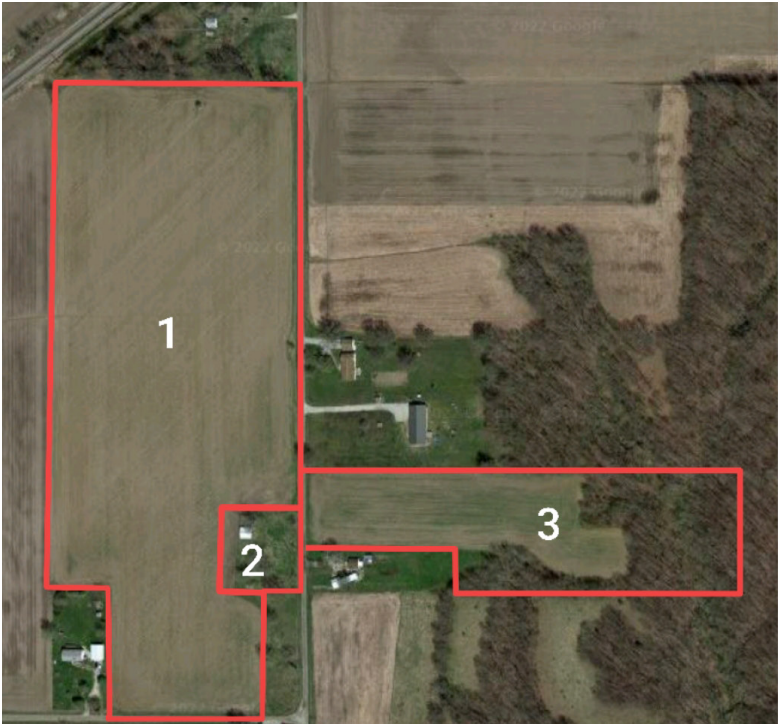
Directions: Just west of Jewett, IL turn south on off U.S. 40 and ground is on both sides of the road.

Tract 1 – 21.72+/- acres, mostly tillable farmland. Located in Sec 19 Woodbury Township, Cumberland County, IL

Tract 2 – 1+/- acre (28’x 28’ pavilion) Located in Sec 19 Woodbury Township, Cumberland County, IL
Approximate property dimensions 208.5’ east and west x 208.92 (1+/- acre)

Tract 3 – 9+/- acres, 4.57+/- tillable, 4.43+/- wooded hunting land w/large trees. Located in Sec 20 Woodbury Township, Cumberland County, IL

Trust’s Attorney: McDevitt Osteen Chojnicki & Deters, LLC • Dale Wolff -Attorney
127 W Jefferson Ave, Effingham, IL 62401 • 217-342-8060

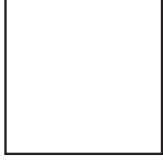


Terms & Conditions: No buyer premium. Real Estate is sold "As Is". 10% down sale remainder due at closing approx 30 days. Sellers are retaining ½ of the mineral rights of what they own for 20 years and production thereafter. Maps, borders, on brochure, website and markers in the field are estimates and 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.

Tract 1 Cumberland County, Illinois (IL035)		
Map Unit Symbol	Map Unit Name	Percent of AOI
12A	Wynoose silt loam, 0 to 2 percent slopes	68.4%
109A	Raccoon silt loam, 0 to 2 percent slopes	31.6%
Totals for Area of Interest		100.0%
Tract 3 Cumberland County, Illinois (IL035)		
Map Unit Symbol	Map Unit Name	Percent of AOI
12A	Wynoose silt loam, 0 to 2 percent slopes	54.9%
844B2	Ava-Blair complex, 2 to 7 percent slopes, eroded	45.1%
Totals for Area of Interest		100.0%



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SchmidAuction.com
(217) 857-1507



Trent D. Schmid – Auctioneer
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