

Richland Co, IL 158.48+/- acres offered in 2 tracts

SALE DAY FLYER

AUCTION DETAILS

8/1/23 at 3:00 PM CDT

Live And Online

Best Western Plus

367 N West St

Olney, IL 62450

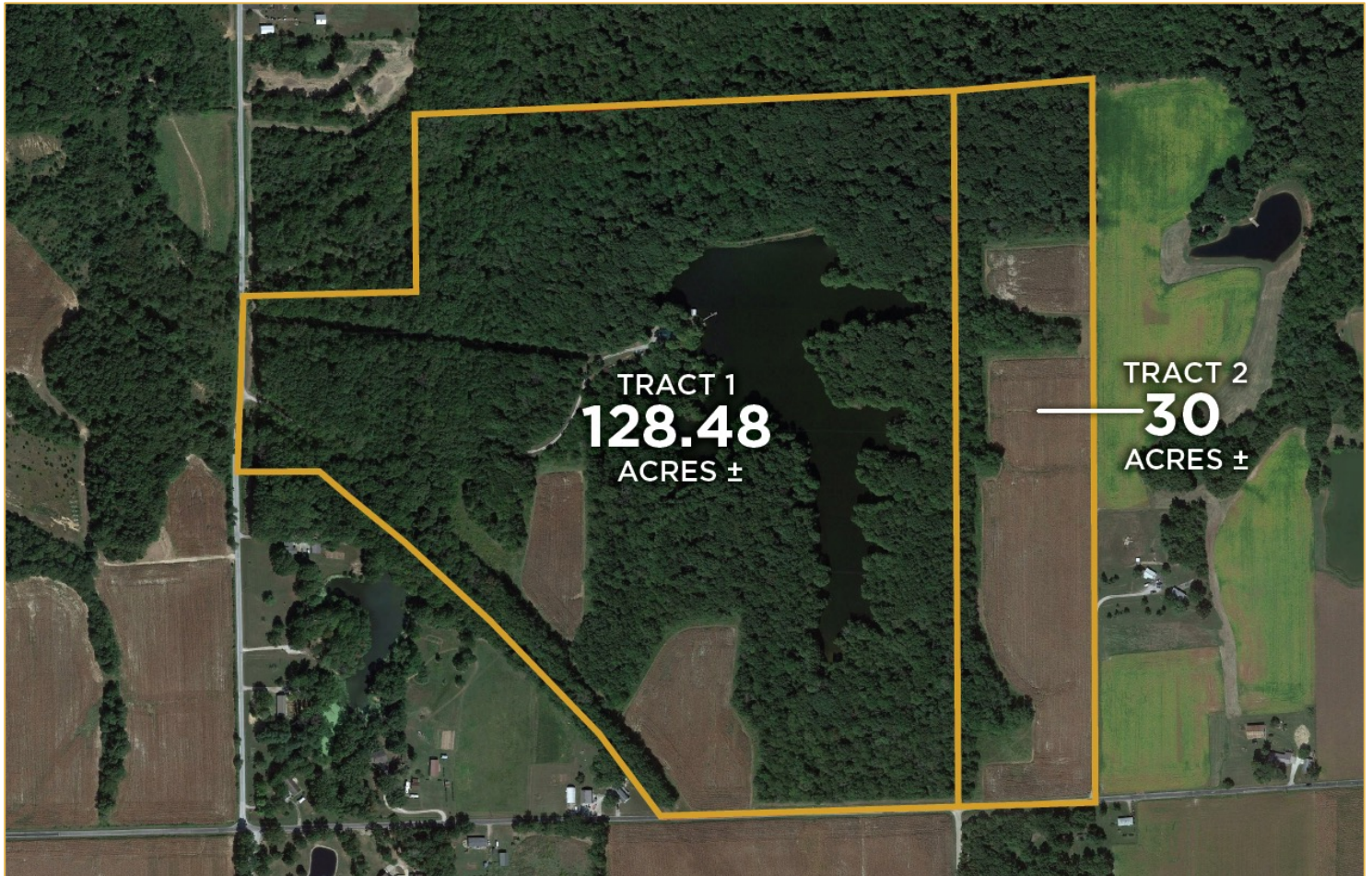
PROPERTY DETAILS

Total Acres: 158.48+/- acres offered in 2 Tracts

Method: Bid By The Acre T 2/whole dollar T 1

Seller: Hahn

Agent: Josh Malone



ENTIRE FARM DESCRIPTION:

158.48 acres with a 15-acre private stocked lake and lake house in the heart of Richland County up for auction. This exceptional property boasts several remarkable features that make it an excellent opportunity for outdoor enthusiasts and nature lovers alike. Mature timber, tillable acres, gated entrance, great hunting and fishing and total privacy provide for the ultimate getaway property.



RANCH & FARM AUCTIONS LLC

TRACT INFO



Tract 1 Description: 128.48+/- acres

Don't miss out on the incredible opportunity to own 128 acres of pristine land in the heart of Richland County, Illinois, being offered through an exciting real estate auction. This exceptional property boasts several remarkable features that make it a true gem for outdoor enthusiasts and nature lovers alike.

With private gated access, this expansive property offers the utmost privacy and security, creating your own secluded oasis. The centerpiece of this remarkable estate is a beautiful lake house overlooking a fully stocked 15-acre lake, complete with picturesque cypress trees lining its shores. Whether you enjoy fishing, boating, or simply savoring the tranquility of the water, this stunning lake provides endless opportunities for relaxation and recreation.

The remainder of this property consists of mature timber that has remained untouched for over 80 years, encompassing a diverse range of very large softwoods and mast producing hardwoods on north half of this tract while the south half consist of thick cover and a dense understory . This thriving woodland ecosystem not only adds to the scenic beauty of the property but also provides a habitat that supports a rich array of wildlife. The property is home to a healthy population of deer and turkey, making it an ideal haven for hunting enthusiasts or wildlife enthusiasts seeking to observe and appreciate the natural world.

Further enhancing the appeal of this property are the 12.7 acres of tillable land, strategically situated for the creation of food plots. These areas offer the opportunity to attract and sustain wildlife, ensuring a thriving population and enhancing the overall hunting experience.

Located in Richland County, Illinois, this property provides a rare combination of natural beauty, recreational opportunities, and potential for agricultural endeavors. Whether you're seeking a peaceful retreat, an outdoor playground, or looking to sub divide a versatile land investment, this auction offers a chance to own a truly remarkable piece of real estate.

Don't miss your opportunity to bid on this exceptional 128-acre property in Richland County, Illinois. With private gated access, a lake house overlooking a fully stocked 15-acre lake, mature timber, diverse habitats, and an abundance of wildlife, this estate is a nature lover's dream. Additionally, the tillable land provides opportunities for agricultural pursuits. Prepare to bid and secure your piece of this enchanting property during this highly anticipated auction.



RANCH & FARM AUCTIONS LLC

TRACT INFO



Tract 2 Description: 30+/- acres

30 +/- -acre combination Tract. This parcel boasts convenient road frontage, ensuring easy access and excellent visibility and great building opportunity. With a remarkable blend of natural beauty and agricultural potential, this land offers a balance between 18.66 acres of prime tillable soil and 11.34 acres of majestic mature timber.

The 18.66 tillable acres provide a fertile canvas for your agricultural ambitions. With an average soil Productivity Index (PI) of 97.34, this land is primed for bountiful harvests year after year. Whether you cultivate crops, grow vegetables, raise livestock or are interested more in chasing whitetail and prefer warm season grasses and food plots, the possibilities are as vast as the acreage itself.

Adding to the allure of this property is the presence of 11.34 acres of mature timber, offering both aesthetic charm and valuable resources. The towering trees provide a serene and tranquil atmosphere, ideal for those seeking a peaceful retreat or outdoor enthusiasts looking to explore the wonders of nature. The timber can also be utilized for potential timber harvesting, adding an additional dimension of investment potential.

In summary, this 30-acre property in Richland County, Illinois, presents an exceptional opportunity for individuals seeking a versatile landholding. With road frontage, a significant portion of tillable acres with a PI of 97.34, and mature timber providing both beauty and potential resources, this property is an inviting canvas for various endeavors. Don't miss your chance to own this remarkable piece of land in a highly desirable location.

Tract #:	Tract 2
Deeded acres:	30 +/- acres
FSA Farmland Acres:	18.66+/- acres
Soil Types:	Bluford silt loam, Ava silt loam, Blair silt loam
Soil PI/NCCPI/CSR2:	PI 97.8
CRP Acres/payment:	No CRP
Taxes:	\$261.06
Lease Status:	Open Tenancy for 2024 crop year
Possession:	Immediate possession subject to current tenants' rights for 2023
Survey needed?:	No survey needed
Brief Legal:	W ½ SW ¼ S13 T3N R10E Richland Co, IL



Terms of Sale

Thank you for participating in this Auction with Ranch & Farm Auctions and Whitetail Properties Real Estate. It is important that you familiarize yourself with the terms and conditions as all sales are final and irrevocable. The terms of sale are non-negotiable. Good luck bidding!

Registration at the auction (online and/or in person) finalizes each bidder's agreement to the terms and conditions of sale as stated in the Contract and its Addenda which are incorporated by reference into your bidding. Do not bid until you have read the terms and conditions. By bidding you are representing to the Auctioneer, Auction Company, Broker and the seller that you have read and agree to be bound by the terms and conditions for this sale as stated herein. DO NOT BID unless you have registered, received a Bidder's Card and Auction Day Notes, and have read and agreed to be bound by the terms of sale in the Contract as they are enforceable against you upon becoming a high bidder.

All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. Broker and Auction Co represent the Sellers only and does not inspect properties on bidder's behalf. Read the Contract and Auction Day Notes to determine the existence of any disclosures, exclusions, representations and disclaimers. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures.

Buyers receive a deed and Title Insurance Policy (or updated Abstract) as provided by the Closer indicated in the Contract (any mobile/manufactured housing not legally affixed to the property shall only be conveyed by a Hold Harmless Agreement or Quit Claim Bill of Sale unless otherwise noted in the Disclosures).

Each high bidder must make a 10% non-refundable deposit immediately following auction. Wire transfer, cash, cashier's checks, personal checks and business checks (electronically processed) are accepted. The balance of the purchase price and all closing costs are due within 30 days.

Bidding starts at the nominal Opening Bid(s) indicated and is open to the public. The Auctioneer reserves the right to group, add to, delete, withdraw, consolidate or break down lots and/or quantities offered, to sell out of scheduled sequence, to reject any bid which is only a fraction advance over the preceding bid, to regulate bidding, to accept or reject any or all bids, and to cancel or re-schedule an auction. The Auctioneer will call the sale and control any increments of bidding. To make a bid, raise your hand or Bid Card to be recognized. The bidding usually takes less than 3 minutes for each property. Absentee bids may be accepted at the discretion of the Auctioneer. The Auctioneer reserves the right to enter bids on behalf of absentee bidders. Any mistakes during bidding as to who has the high bid and/or at what price may be called to the Auctioneer's attention and corrected. The Auctioneer is the sole arbiter and controller of the conduct of the auction and shall be the final and absolute authority without liability to any party.

Your inspection of the property(ies) and attendance at this auction are at your own risk. Broker and Seller, their agents and employees, expressly disclaim any "invitee" relationship and shall not be liable to any person for damage to their person or property while in, on or about these properties, nor shall they be liable for any defects, dangers or conditions on the property(ies). All persons enter the property(ies) and attend the auction at their own risk and shall defend, indemnify, and save harmless Broker and Seller, their agents and employees, from any and all liability attendant thereto.

All auctions are subject to bank, court or seller approval unless otherwise noted as "Absolute". Buyers are not allowed possession until Closing and filing of the deed. If for any reason the court or Seller approval is not granted, the Down Payment shall be returned in its entirety to the high bidder. "Showing" requests from Buyers after the auction may not be able to be accommodated.

If more than one property is being auctioned, the Auctioneer may choose to offer a group of the properties for auction at the same time. This is called "BUYER'S CHOICE" and is to accommodate buyers who have an interest in more than one property and/or have 2nd and 3rd choices if they are out bid for a favorite property. Upon winning the bid, please choose which property, or properties, you want. You pay the high bid price for each property selected. Each sale is final and stands alone. Remaining properties are then offered in another round of bidding. Anyone may bid at any time, including prior High Bidders.

Winning online bidders will immediately be sent a purchase agreement by DocuSign and Wire transfer instructions.

Auction Co, Broker and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for these sales. Please read the Contract and Auction Day Notes for a full and complete understanding of Auction co, Broker and Seller's disclaimers. Bidders are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the Seller or their agents and employees. Property information may change without notice and potential purchasers should investigate all data fully before relying upon it.

Sale Order: Bid By The Acre T 2/whole dollar T 1

Sale Method: Selling Subject to Seller Acceptance

Closing: On or before 30 days from seller acceptance and survey completion

Possession: At closing

Taxes: Prorated to date of closing

Tenancy: Farm sells with tenancy agreement in for 2023/open for 2024

Buyers Premium: None

Survey: Survey will not be required

Down Payment: 10% due immediately

Seller: Hahn

Cash Rents: Seller will retain rent for 2023, open tenancy 2024

Disclosures

- All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale.
- Seller shall pay for all Title search, commitment and insurance premiums. Other standard closing costs split 50/50 with seller.