

Wayne Co, IL 186.73 +/- acres

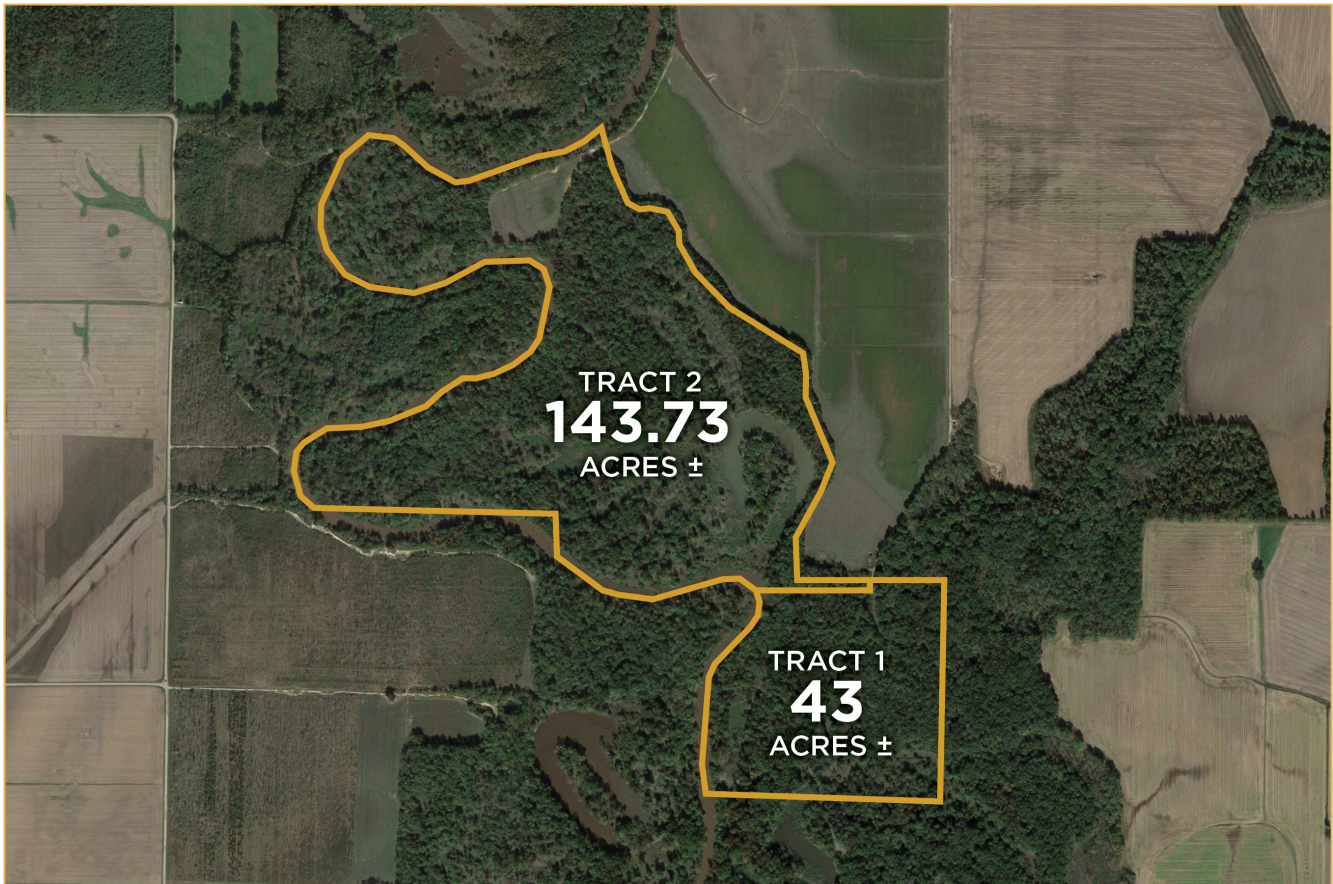
SALE DAY FLYER

AUCTION DETAILS

12/05/23 at 3:00 PM CDT
Live And Online
Farm Bureau Office
15 South 5th St
Albion, IL 62806

PROPERTY DETAILS

Total Acres: 186.73+/- acres offered in 2 Tracts
Method: Bid By The Acre/Buyers choice
Seller: Weaver
Agents: Josh Malone



ENTIRE FARM DESCRIPTION:

Welcome to 186.73 surveyed recreational acres in Wayne County! This exceptional property offers a wealth of recreational opportunities that will surely captivate outdoor enthusiasts.

Situated behind gated easement access, this property ensures privacy and seclusion, allowing you to escape the hustle and bustle of everyday life. At the far north end of the property, you will find a 4 1/2-acre food plot. This well-maintained area can serve as an ideal feeding ground for the local population of whitetail and turkeys.

One of the notable features of this property is the large slough. This water feature not only enhances the aesthetic appeal of the land but also provides exceptional waterfowl hunting opportunities.

For avid hunters, this property is a true paradise. The abundance of whitetail deer presents a thrilling and rewarding hunting experience. The diverse terrain, with its mixture of open fields, dense woodlands, and The adjacent river, offers strategic advantages for pursuing and harvesting a mature buck. Additionally, the presence of small games adds further excitement to your hunting adventures.

Beyond hunting, this property offers a wide range of recreational activities. Whether you enjoy hiking, ATV riding, photography, or simply immersing yourself in the beauty of nature, this vast expanse of land provides endless opportunities for exploration and enjoyment.



RANCH & FARM AUCTIONS LLC

TRACT INFO

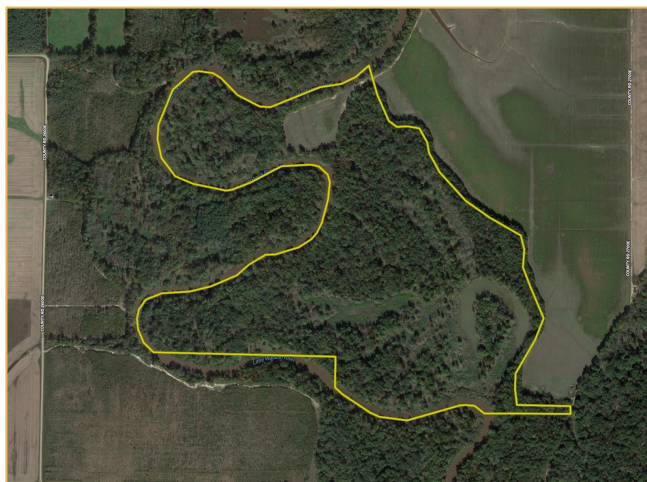


Details:

Tract #:	1
Deeded acres:	43+/- acres
Taxes:	TBD
Survey needed?:	No survey needed
Brief Legal:	Located in NW1/4 S21 T2N R9E
PIDs:	Part of PID# 1521024016
Lat/Lon:	38.3396 -88.2065
Zip Code:	62843

Tract 1 Description: 43+/- acres

Discover this outdoor escape on these 43 acres of Southern Illinois wilderness, conveniently accessed by a well-maintained township road. This tract of land offers a perfect blend of natural beauty and recreational opportunities. With a thriving deer population, it's a hunter's paradise. Plus, its proximity to water sources makes it an ideal spot for waterfowl hunting and fishing. And the property's mature softwood and mast-producing hardwood timber enhance its value and your outdoor experiences. Join us at the auction and seize the chance to own a slice of Southern Illinois' great outdoors!



Tract #:	2
Deeded acres:	143.73
Taxes:	TBD
Survey needed?:	No survey needed
Brief Legal:	Located in S16,21 T2N R9E
PIDs:	Part of PIDs 1521024016 and 1516019005 and all of 1516018016
Lat/Lon:	38.344 -88.2117
Zip Code:	62843

Tract 2 Description: 143.73+/- acres

Don't miss your chance to own this 143.73-acre tract situated along the Little Wabash River. Opportunities for fishing, hunting, camping, riding and many other recreational activities await. Accessed via a maintained township road, this pristine expanse of land offers it all. With a thriving deer population and a prepared open area ready for a food plot, it's a hunter's haven. Add to that a vast slough for waterfowl hunting possibilities, and you've got an outdoorsman's dream. The property is graced with mature softwood and mast-producing hardwood timber, enriching both its value and your recreational experiences. Join us at the auction and secure your piece of Southern Illinois.



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: By the acre/Buyers choice

Sale Method: Selling Subject to seller acceptance

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

Possession: At closing

Taxes: 2023 taxes prorated to date of closing

Tenancy: Farm sells free of any tenancy agreements

Buyers Premium: NONE

Survey: None required

Down Payment: 10% due immediately

Seller: Weaver

CRP and Cash Rents: None

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.