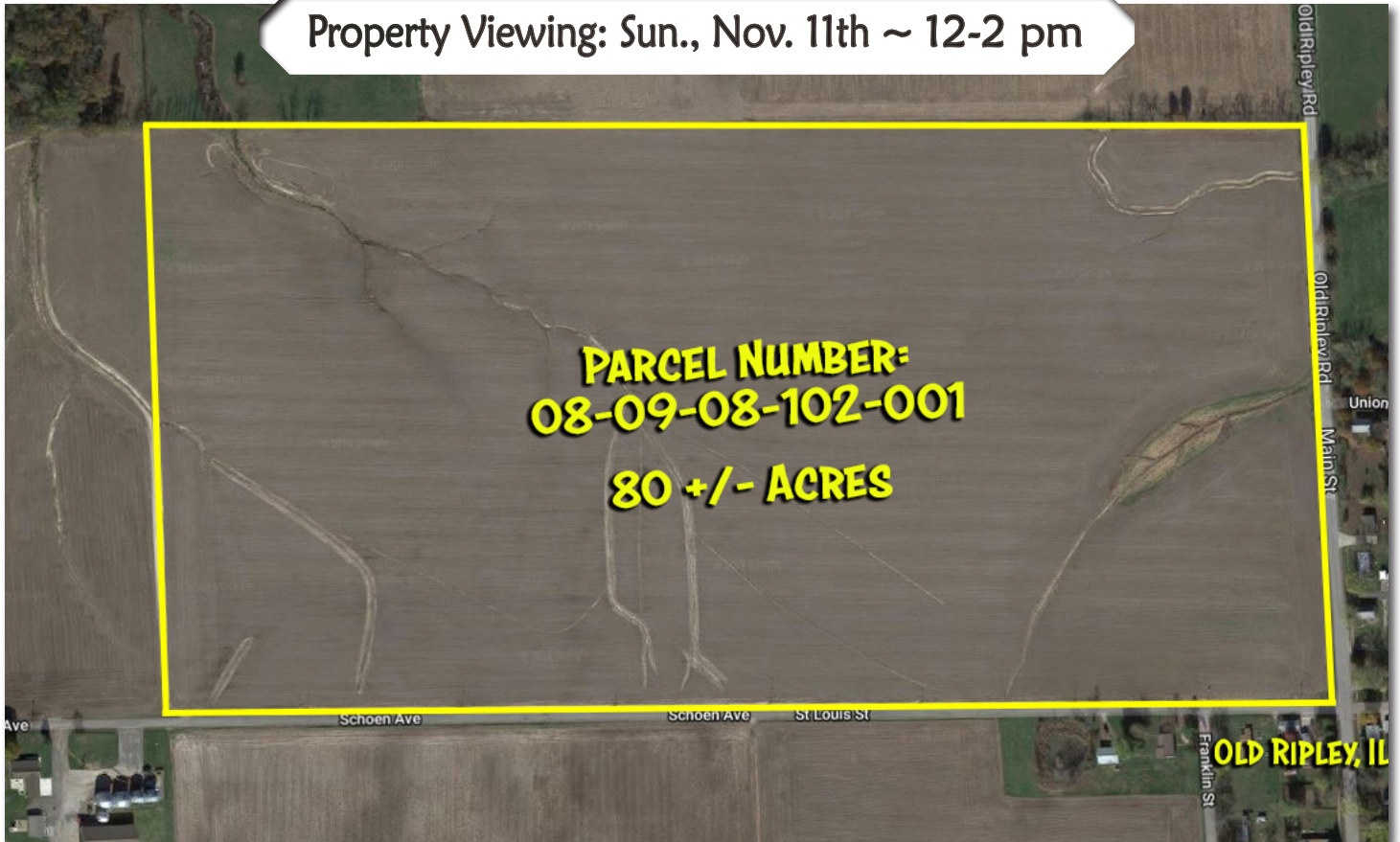


ABSOLUTE FARM LAND AUCTION

SATURDAY, NOV. 17, 2018 at 12 p.m.

AUCTION HELD AT: 864 IL Rte. 127, GREENVILLE, IL 62246

Property Viewing: Sun., Nov. 11th ~ 12-2 pm



XXXX OLD RIPLEY ROAD, POCAHONTAS, IL 62275

Soil Types: 517B: Marine Silt loam 2-4% ♦ 914C3: Atlas Grant-Fork silty clay loams 4-10%
916A: Oconee - Darmstadt silt loam 0-3% ♦ 916B2: Oconee - Darmstadt silt loam 2-5%

County: Bond ♦ **Total Acres:** .80+/-

Schools: Bond District #2

Parcel No.: 08-09-08-102-001

2017 Taxes: \$597 ♦ **Zoning:** Agricultural

Utilities: Electric available near property.

Property is best suited for private water & sewer systems.

These 80+/- Acres will sell to the highest bidder with no reserve. The acreage is situated at the corner of Old Ripley Road & Schoen Avenue just outside of the city limits of Old Ripley, IL in Bond County. The acreage is mostly tillable and offers excellent building sites for your dream home.

For Live Online Bidding Visit: www.AdamsAuctions.com

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Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation.

Terms: \$20,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 5% Buyers Premium
Any announcement made day of sale takes precedence over any printed material ♦ List subject to change without notice
LIC# 044000169