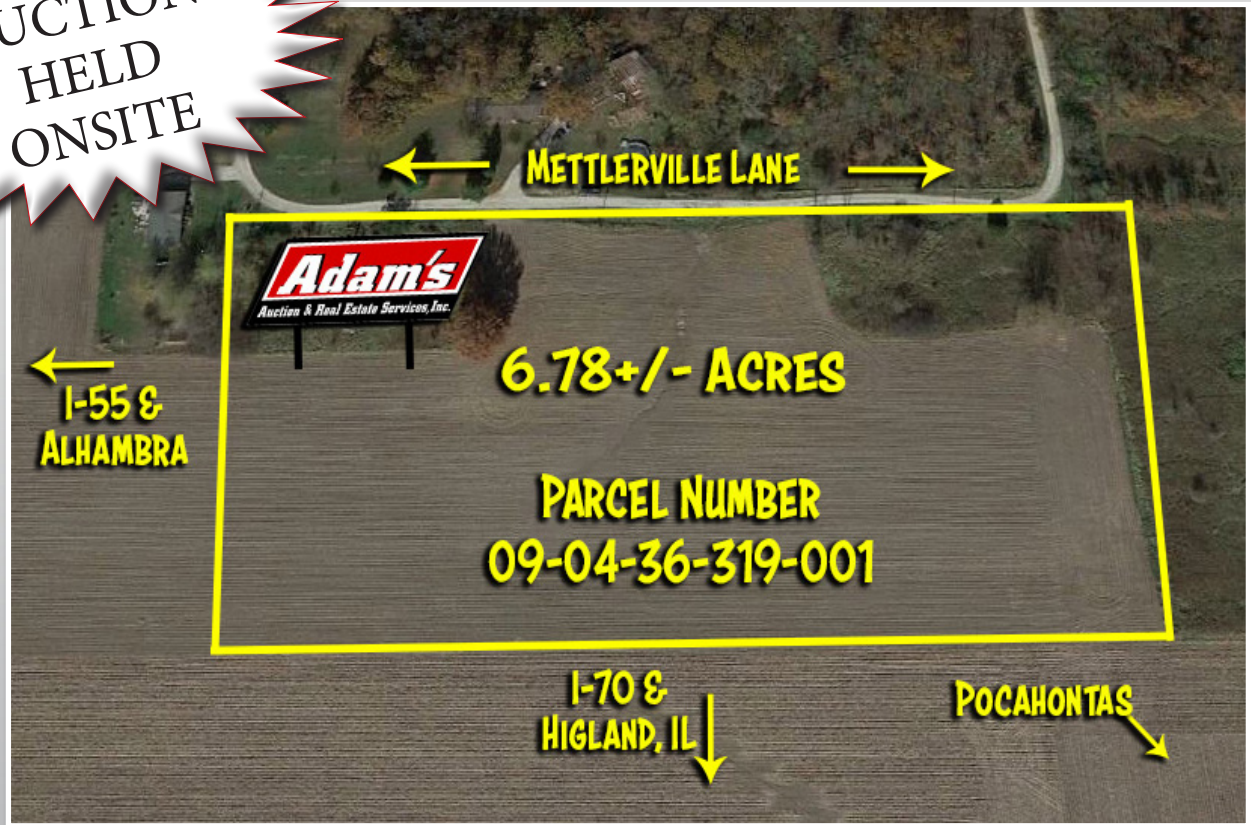


VACANT LAND AUCTION

THURSDAY, FEB. 21, 2019 at 12 p.m.

**AUCTION
HELD
ONSITE**



6.78+/- ACRES METTLERVILLE LANE, NEW DOUGLAS, IL 62074
5.5+/- Tillable Acres & 2 Home Sites Available

- Income Producing Ground
- 2 Home Sites Available (1) 1/2 Ac. & (1) 1 Ac. Site; 1/2 Ac. Site has an Old House On It w/ a Well & Septic Available; 1 Ac. Site Has Septic; Both Sites Zoned Residential
- City Water Available by Three County Water
- Property Best Suited for Private Sewer
- Highland School Dist. w/ School Bus Service Available
- Horses Allowed
- Spring Planting Available

County: Bond ♦ **Total Acres:** 6.78+/- (County Records)

Parcel No.: 09-04-36-319-001

2017 Taxes: \$353

Zoning: Agricultural (Farm Ground) & Residential

Utilities: All Utilities Available Near Property

It is the responsibility of the buyer to independently verify all rules & regulations with the proper city & county authorities with regard to any possible or future development plans.

For Live Online Bidding Visit: www.AdamsAuctions.com

Professional Real Estate Auctions By:



Toll Free: 1-877-566-8751
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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.



SOIL TYPES:

113A: OCONEE SILT LOAM, 0-2% SLOPES

517B: MARINE SILT LOAM, 2-4% SLOPES

914C3: ATLAS-GRANTFORK SILTY CLAY LOAMS,
4-10% SLOPES, SEVERELY ERODED

Terms: \$3,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 7% Buyers Premium
Any announcement made day of sale takes precedence over any
printed material ♦ List subject to change without notice
LIC# 044000169