

LAND AUCTION

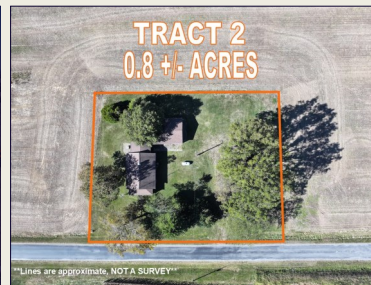
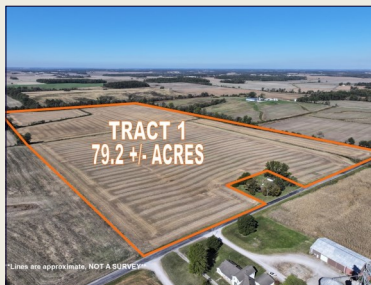
80 +/- ACRES

IN WHITE COUNTY OFFERED IN 2 SEPARATE TRACTS (WITH RESERVE)

THURSDAY, NOVEMBER 21ST, 2024 @ 6PM

AUCTION LOCATION: "THE LIONS DEN" - 305 1ST ST., CARM, IL 62821
(CARM LIONS CLUB LOCATED ACROSS FROM FIRST PRESBYTERIAN CHURCH)

LIVE, IN-PERSON, PUBLIC AUCTION
WITH ONLINE PRE-BIDDING AVAILABLE!!!



TRACT 1

79.2 +/- ACRES OF PRODUCTIVE FARMLAND
SEE INFORMATION SHEET FOR DETAILS

TRACT 2

0.8 +/- ACRE HOMESITE, HOUSE AND GARAGE
SEE INFORMATION SHEET FOR DETAILS

LAND LOCATION: 2333 CR 800 E, BURNT PRAIRIE, IL 62820 (WHITE COUNTY)

From "Chuck Wagon Charlie's" near the I-64 (Exit 117) on/off ramp, East of Burnt Prairie, drive South on CR 750 E for a short distance, then take the first left to the East onto CR 2550 N. Follow CR 2550 N as it curves to the Southeast becoming CR 800 E. Continue South on CR 800 E for approximately 1.9 miles. The auction property (2333 CR 800 E, Burnt Prairie, IL 62820) is situated along the West side of the road. (SIGNS POSTED)

GPS COORDINATES: LATITUDE 38.218387, -88.225576 LONGITUDE

AUCTIONEER'S NOTE...

INTEGRITY REALTY & AUCTIONS is pleased to present the WINTER LAND AUCTION featuring 80 +/- taxed acres of productive White County, Illinois farmland and residential property in Burnt Prairie Township, South of Interstate 64! The property will be offered in two separate tracts, live and in-person with online pre-bidding available until Noon on auction day. Visit our website for additional details.

TERMS OF REAL ESTATE AUCTION:

Ten percent (10%), non-refundable earnest deposit required day of auction. Balance due at closing on or before December 31st, 2024. Seller shall pay 2023 and all prior real estate taxes and give credit to Purchaser for pro rata share of 2024 real estate taxes based on the most recent figures available at time of closing. Possession shall be granted at closing. Purchaser shall receive 2025 farming rights. Per Seller and FSA, there are NO current contracts for CRP or other such programs. Seller and tenant farmer shall retain all income for 2024 and all prior growing seasons. Seller and tenant farmer shall pay all costs and retain all liabilities for 2024 and all prior growing seasons. Seller shall convey all oil, coal, natural gas, and other mineral rights owned of record, if any (NO GUARRANTIES, NO WARRANTIES). Offered in two separate tracts with all bidding in lump sum, total dollars per tract pricing. Subject to RESERVE (undisclosed minimum price) and sold in the manner resulting in the highest total sale price. RESERVE amount based on total selling price for the entire farm, NOT per tract price. Offered in lieu of survey with reliance upon acreage totals, estimated boundary lines, and other information found in the public record. Total acreage: 80 +/- TAXED Acres. ONLINE ONLY PRE-BIDDING SHALL BE AVAILABLE UNTIL NOON DAY OF AUCTION. ALL OTHER BIDDING DAY OF AUCTION SHALL BE LIVE AND IN-PERSON UNLESS OTHER ARRANGEMENTS ARE MADE WITH AUCTIONEER. PLEASE NOTE: If TRACT 2 sells to a different Purchaser than TRACT 1, a boundary survey of TRACT 2 shall be provided by Seller to generate a legal description and determine the final size and boundary lines of TRACT 2 ONLY. All closing costs and settlement fees shall be split/paid by the parties in the customary fashion at closing. A commitment for title insurance shall be provided by Seller and issued to Purchaser at closing. Hawthorne Title & Abstract, LLC shall prepare title work and act as closing agent. Transfer documents shall be prepared by Seller's attorney, Matt McArthy. The real property with any/all improvements and/or personal property items are being sold "AS-IS, WHERE-IS, WITH ALL FAULTS, IF ANY." All announcements made day of auction take precedence over all other written or verbal statements. Auctioneer is agent of Seller only. Not responsible for accidents. SEE OUR WEBSITE FOR ADDITIONAL TERMS AND CONDITIONS.

NO BUYER PREMIUM!!!

SELLER: RICHARD D. AND JANICE ANN WINTER

VIEWINGS AND INSPECTIONS BY APPOINTMENT

Contact Dustin at (618) 445-2267 or email: dustin@integritylistings.net



51 West Main Street, Albion, IL 62806
Office: (618) 445-2267 Mobile: (618) 302-0325

"See the difference INTEGRITY makes!"

Dustin Hawkins, Designated Managing Broker/Auctioneer, Illinois License #471.000893/441.002027

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AuctionZip ID #36363





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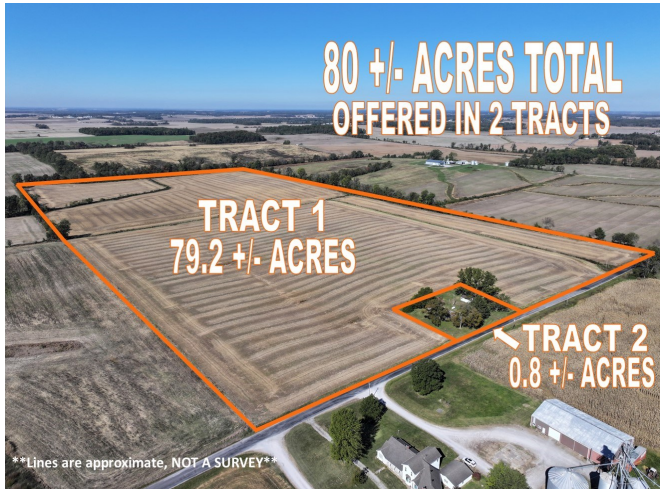
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PROPERTY DETAILS

County	White
Parcel Number(s)	02-32-400-001 and 02-32-400-002
Tract Size m/l	80 +/- Taxed Acres (TOTAL)
Property Type	Farmland, Homesite/Residential
Property Taxes m/l	See Below
Cropland m/l	See Below

ADDITIONAL INFORMATION

TRACT 1—Farmland

79.2 +/- Acres; Parcel ID: 02-32-400-001 and part of 02-32-400-002; RE Taxes: \$1,618.01 (estimated at current assessed value); Cropland/Tillable: 74.45 +/- Acres (per FSA); No current CRP contracts; Primary Soil Type(s): Bonnie, Ava, Belknap, Bluford; Weighted Average Productivity Index: 97.5; Corn Yields: 165 bushels/acre (5 year average per tenant); Soybean Yields: 52 bushels/acre (5 year average per tenant); Previous Cash Rent: \$175.00 per “tillable” acre; Access: County Road 800 East; Notes: Much of the farmland has been tilled (tile map available for review upon request); very productive parcel with great access and excellent drainage

TRACT 2—Homesite (House and Garage)

Year Built	Unknown	County	White
Type of Constuction	1-Story Frame, Brick Veneer	PIN	Part of 02-32-400-002
Square Footage m/l	1,090	School District	Carmi-White County CUSD #5
Total Rooms	5	Heat	Gas FA (age?)
Bedrooms	2	A/C	Central (age?)
Bathrooms	1 Full	Water	Burnt Prairie Water
Foundation	Block Crawlspace	Sewer	Septic
Garage	2-Car, Detached (25'x29')	Average Utilities m/l	Elec.: (Wayne-White); Propane: market
Lot Size m/l	0.8 +/- Acre	Property Taxes m/l	\$792.47 (ESTIMATED w/ no exemptions at curr. assessment)

Room Dimensions—Kitchen: 13'4”x10'6”; Dining Room: 13'3”x10'; Living Room: 13'3”x13'; Bedroom 1: 11'8”x11'9”; Bedroom 2: 10'3”x11'8”; Bathroom (full): 6'10”x10'11”; Enclosed Front Porch: 21'3”x6'6”

Items Included—Refrigerators (2); Range; Microwave; Washer, Dryer (“AS-IS,” no warranties/no guarantees)

More Features...100-amp electrical service on breakers; architectural shingle roof (age ?); carpet, vinyl/linoleum throughout; A.O. Smith 40-gallon, electric water heater; 12'x18' sunroom; 20'x14' shed

Additional information...LP tank leased from Wabash Valley FS (last filled in July 2024, per seller); Utility averages were not available due to vacancy

For a guided tour of the property, please contact Dustin by calling (618) 302-0325 or by email: dustin@integritylistings.net

Information herein is considered accurate, but is not warranted. All measurements, taxes, utilities, and age are approximate. Appliances not warranted. **m/l = more or less**

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