

LAND AUCTION

26 +/- ACRES

IN WABASH COUNTY OFFERED AS ONE TRACT IN LUMP SUM PRICING WITH RESERVE

**ONLINE ONLY REAL ESTATE AUCTION
WITH INTERNET BIDDING AND SOFT CLOSE!!!**

**BIDDING OPEN: SATURDAY, OCTOBER 12TH @ 8AM
SOFT CLOSE: SATURDAY, NOVEMBER 9TH @ 7PM**



Lines are approximate, NOT A SURVEY



GPS COORDINATES:
Latitude 38.516142,
Longitude -87.873060

**ADDITIONAL PROPERTY
INFORMATION, DETAILS,
AND MAPS ARE AVAILABLE
UPON REQUEST!!!**



LAND LOCATION: E 600 RD, MT. CARMEL, IL 62863 (LANCASTER)

From County Highway 11, just West of Lancaster, drive South on E 600 RD for approximately 2.2 miles. The auction property is located on the West side of E 600 RD, South and West of Mesa Lake in Lancaster "Township" in northern Wabash County. **(SIGNS POSTED)**

LEGAL DESCRIPTION: Twenty-six acres, more or less, of the South part of the Northeast Quarter of Section 17, Township 1 North, Range 13 West of the Second P.M., Wabash County, Illinois. (Parcel Number: 06-17-400-003)

AUCTIONEER'S NOTE...

INTEGRITY REALTY & AUCTIONS is pleased to present the CATHY NEIKIRK ESTATE land auction featuring 26 +/- acres in Wabash County, Illinois! In addition to continued crop production with nearly nineteen acres of cropland, this tract has extraordinary potential as a future homesite with some utilities available in the surrounding area! Plus, with approximately seven-and-a-half wooded acres and plenty of wildlife traffic, this rural retreat is sure to become one of your favorite hunting and recreation spots!

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. Per Seller and FSA, there are NO current contracts for CRP or other such programs. Seller shall convey all oil, coal, natural gas, and other mineral rights owned of record, if any (NO GUARRANTIES, NO WARRANTIES). Purchaser shall receive 2025 farming rights. Seller and Tenant retain all income from 2024 growing season. Subject to RESERVE (undisclosed minimum price) and sold in the manner resulting in the highest total sale price. Offered as one tract with all bidding in "lump sum" pricing for the entire property to determine the final purchase price. ALL BIDDING SHALL BE CONDUCTED ONLINE ONLY. Offered in lieu of survey with reliance upon acreage totals, estimated boundary lines, and other information found in the public record. All closing costs and settlement fees shall be split/paid by the parties in the customary fashion at closing. The real property and any/all improvements are being sold "AS-IS, WHERE-IS, WITH ALL FAULTS, IF ANY." All announcements made on final day of auction take precedence over all written or verbal statements. Auctioneer is agent of Seller only. Not responsible for accidents.

NO BUYER PREMIUM!!!

SELLER: CATHY NEIKIRK ESTATE
(Karise Roberson, Executor/Trust Officer, Trust Bank)

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

"See the difference INTEGRITY makes!"
Dustin Hawkins, Managing Broker/Auctioneer, Illinois License #471.000893/441.002027

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AuctionZip ID #36363





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Mobile: (618) 302-0325



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Information About Listing

County	Wabash
PIN	06-17-400-003
Lot Size m/l	26 +/- Acres
Property Type	Farmland/Timber/Recreation/Building Sites
Property Taxes m/l	\$268.22 (no exemptions)
School District	Wabash CUSD #348
Water	n/a
Sewer	n/a

Notes

- 26 +/- Taxed Acres (per public record)
- 18.60 +/- Tillable Acres (per FSA)
- Consult FSA-156EZ for Base Acres, wheat/corn/soybeans (per FSA)
- Typical Yields: com, 135-140 bu./ac.; soybeans, 45-50 bu./ac. (per previous tenant farmer)
- Currently, there are no CRP or other contracts (per FSA)
- Current Cash Rent: n/a (2025 farming rights open)
- Weighted Avg. PI: 82.2 (Hickory clay loam, Blair silty loam, Bluford and Belknap silt loams; see soils map)
- Some utilities are available in the area for potential development/building sites

NO BUYER PREMIUM!!!

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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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