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LAND AUCTION

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WAYNE COUNTY, IL

PASTURE HOMESITES

Location of Auction: Flora Kiwanis Club, Flora, IL.

Location of Land: 4.5mi S. of Flora on Blue Mound Rd then 1mi W. on CR 2250N

Saturday, April 12, 2014 Beginning at 1:00 PM

112.5 ACRES

TRACT 1 25 acres more or less of even width off of the west side of the SE 1/4 of the SW 1/4 of Sec. 26, T2N, R6E of the 3rd P.M., Wayne County, IL. This acreage has over 1/8 mile asphalt road frontage on its northern border and lays level to slightly rolling. This tract contains approximately 15.82 acres tillable currently in native grass. The balance of the property consists of a pasture area and a home site improved with multiple farm buildings and a residence. This location would make an ideal country building location with all utilities in place and blacktop frontage. Soil types are Bluford, and Blair Silt Loam.

TRACT 2 38.5 acres more or less described as the W 1/2 of the SW 1/4 of the SW 1/4 less and excepting 25' of even width off the east side of Sec. 26 and the W 1/2 of the NW 1/4 of the NW 1/4 less and excepting 25' of even width off the east side of Sec. 35, T2N, R6E of the 3rd P.M., Wayne County, IL. This acreage has 1/8 mile road frontage on its northern border and lays level to slightly rolling. This tract contains approximately 35.03 acres tillable currently in row crop production (91%). The balance of the property is in hardwood timber along the eastern border of the south half of the property. Soil types are primarily Bluford and Wynoose Silt Loam.

TRACT 3 49 acres more or less described as 25' of even width off the east side of the W 1/2 of the SW 1/4 of the SW 1/4 of Sec. 26 and 25' of even width off the east side of the W 1/2 of the NW 1/4 of the NW 1/4 of Sec. 35; the E 1/2 of the SW 1/4 of the SW 1/4 of Sec. 26; the E 1/2 of the NW 1/4 of the NW 1/4 of Sec. 35; and 7 1/2 acres off the west side of the NE 1/4 of the NW 1/4 of Sec. 35, all the above in T2N, R6E of the 3rd P.M., Wayne County, IL. This acreage has 1/8 mile road frontage on its northern border and lays level to slightly rolling. This tract contains approximately 13.39 acres of open pasture land currently in native grasses with the balance of the property being in hardwood timber and a creek which bisects the property. The timber on this property has not been harvested in many years and there is a good amount of mature trees. Soil types are Bluford, Belknap, and Blair Silt Loam. This is a very diverse tract with excellent homesites, lake sites, pasture, and recreational timber land.

TRACT 4 112.5 acres - Combination of Tracts 1, 2, & 3

TERMS ON REAL ESTATE: 15% of the purchase price placed down day of sale and the balance due at closing within 30 days. Possession of Tracts 1 & 3 at closing. Possession of Tract 2 following the 2014 crop harvest. Buyer(s) of Tract 2 will receive the landlord's share of the 2014 harvest. Seller guarantees good and merchantable title. Seller will pay the 2013 taxes due and payable in 2014. Buyer(s) paying all subsequent taxes. **Sellers retains no minerals but subject to any prior mineral reservations.** Sellers and Buyer(s) will enter into a Sales Contract day of sale. All announcements day of sale take precedence over any previously printed materials or advertisements.

No Buyers Premium

OWNERS: THE ESTATE OF BERNICE E. PHILLIPS

Georgia A. Phillips - Independent Administrator

ATTORNEYS FOR THE SELLERS: AARON LEONARD OF TAYLOR LAW OFFICE - FLORA, IL 618-662-6022

SALE CONDUCTED BY: CARSON AUCTION, REALTY & APPRAISAL CO.

COL. BILL CARSON #0440.000347 & COL. JUSTIN CARSON #441.001711

Justin Carson, Real Estate Managing Broker, Certified General Appraiser, & Auctioneer 618-838-6759

Bill Carson, Auctioneer & Real Estate Broker 618-838-8917 or 618-662-4911

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