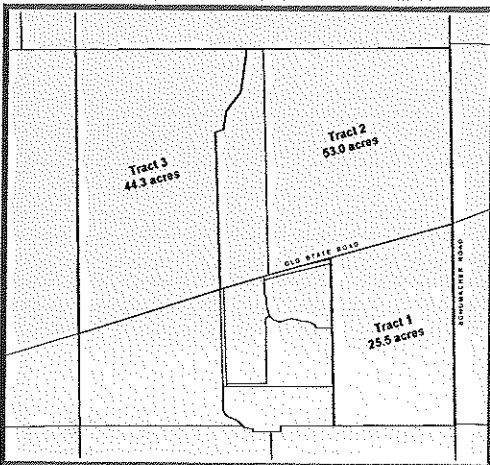
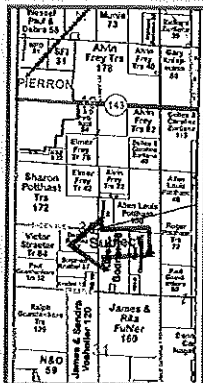
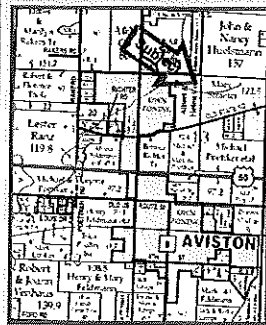


STRAETER LAND AUCTION

241 ACRES TO BE SOLD IN 5 TRACTS

WEDNESDAY, NOVEMBER 23, 2016 AT 7 PM



AUCTION HELD AT ST. ROSE DEVELOPMENT CLUB
8004 S. 1st Street • St. Rose, IL 62230

TRACTS 1, 2 & 3

SCHUMACHER & OLD STATE RD. • AVISTON, IL

Tract 1: +/- 25.5 acres of level tillable farmland on corner of Schumacher Rd & Old State Rd.

Dir: 1 mi east of Aviston on Old Rt 50, then North 1 mile on Schumacher Rd. Parcel ID#: Part of 05-05-13-200-002

Tract 2: +/- 53 acres of level tillable farmland on corner of Schumacher Rd & Old State Rd. This tract is just north of Tract #1.

Dir: 1 mi east of Aviston on Old Rt 50, then North 1 mile on Schumacher Rd. Parcel ID#: Part of 05-05-13-200-001 and 002

2015 Taxes for Tracts 1 & 2: \$735.42 (prorated at closing)

Tract 3: +/- 44 acres of level tillable farmland on Old State Rd. This tract shares the east line with tract #2.

Dir: 1 mi east of Aviston on Old Rt 50, then North 1 mile on Schumacher Rd. to Old State Rd, then west 1/2 mile.

Parcel ID#: Part of 05-05-13-200-001 • 2015 Taxes: \$249.57 (prorated at closing)

Legal Description for Tracts 1, 2 & 3: Sec 13, Twp 2 N, Rng 5 W, Part NE 1/4

TRACT 4 – 15536 BADEN AVENUE • PIERRON, IL (HIGHLAND)

Dir: 1 mi S. of Pierron on Bauman Rd.

Tract 4 is +/- 63.51 acres of rolling to level farmland on corner of Bauman Rd and Baden Ave. Legal Description: Part N 1/2, SW, Sec 30, Twp 4 N, Rng 4 W • 2015 Taxes: \$418.02 (prorated at closing) • Parcel ID#: 07-12-30-310-001 and 07-12-30-311-001

TRACT 5 – 1105 CEDAR RD. • ST. JACOB, IL

Dir: 1 mi South of St. Jacob IL. on S. Douglas St (Summerfield Rd) to Cedar Rd, then R. for 1 mi to property.

Tract 5 is +/- 55 acres of gently sloping tillable farmland with access along Cedar Road. Legal Description: St Jacob Twp, Sec 21, E 1/2 NW • Parcel ID#: 05-1-23-21-00-000-002 • 2015 taxes: \$374.80 (prorated at closing)

OPEN HOUSE: SUNDAY, NOVEMBER 6 FROM 1 TO 3 PM

OR BY CALLING AUCTIONEERS FOR APPOINTMENT

Real Estate Terms & Conditions: 10% non-refundable down payment is due on night of auction, balance due at closing in approximately 30 days. Possession available for the 2017 spring planted crops. Real Estate taxes will be prorated to the day of closing based on the last known tax figure. We are selling the property in AS-IS present condition with no

warranties expressed or implied. Any announcements made on Auction Day will take precedence over all previous advertising. FSA information, soil types, plat maps and any survey information will be available at the Open House. Please stop by our office at 16 Old Rt. 50, Aviston, IL for additional information.

Auctioneer's Note: This is prime farmland and investment property near Aviston, Pierron and St. Jacob. Please stop by and see us at the Open House. John, Jim and Jerry.



OWNER: VICTOR STRAETER TRUST & MARY E. STRAETER ESTATE

Not Responsible for Accidents.

All Announcements Made Sale Day Take Precedence Over Printed Material.



Auction Conducted by:

KUES BROS. AUCTION CO.

"NO SALE TOO BIG OR TOO SMALL"

IL. AUCTION LIC. #444000162



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 Farmland & Machinery
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 Aviston, IL

Col. Jim Kues
 State Licensed Appraiser
 Phone: (618) 973-5688
 Aviston, Illinois



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Tract 3
44.3 acres

Tract 2
53.0 acres

Tract 1
25.5 acres

OLD STATE ROAD

SCHUMACHER ROAD

