

# PHILLIPS LAND AUCTION

## 79.41 Acres 10 Miles North East of Carlyle

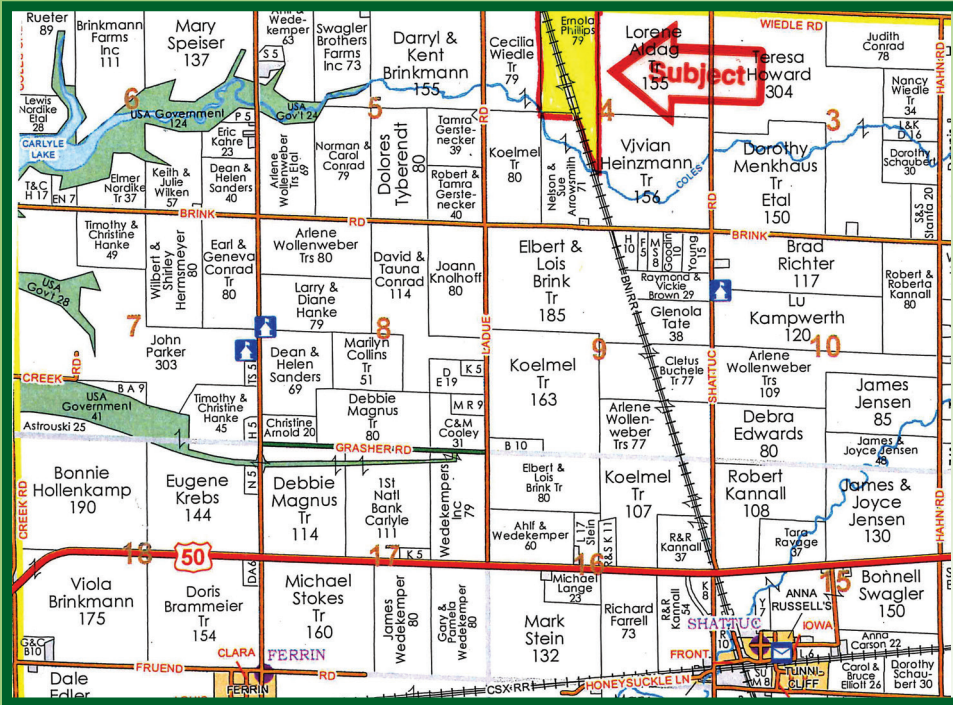
### THURSDAY, JANUARY 19, 2017 AT 7 PM

**Location of Property: 26450 Wiedle Road • Carlyle, IL**

**Dir. to Property:** 7 miles East of Carlyle on Rt. 50 to Boulder Road, then North 2.4 miles to Wiedle Road, then right 1.5 miles to property.

**REAL ESTATE TO BE SOLD AT CARLYLE KC HALL • 1471 FAIRFAX, CARLYLE, IL**

**Dir. to KC Hall:** Rt. 127 to Carlyle, then West 3 blocks on Fairfax to hall. Watch for markers.



A 79.41 acre tract of gently rolling land with +/- 53 acres tillable with the balance in pasture & tree lines. Also included with the property is a 50' x 60' machine shed with a concrete foundation & an 80' x 60' hay shed. There is a Clinton County East water hook up at the property.

**SPECIAL VIEWING: SUNDAY, JANUARY 8 FROM 1 TO 2 PM OR BY CALLING AUCTIONEERS FOR A**

**PRIVATE SHOWING**

**Lot Size: 79.41 Acres**

**Parcel ID#s:** 10-09-04-100-002 & 10-09-04-300-003

**2015 Taxes:** \$493.98 (prorated at closing)

**Legal Description:** Sec 4, Twp 2 N, Range 1 W, E 1/2 NW & Part SW, 79.41 Acres

**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 will be available at the Special Viewing. Please stop by our office for additional information.

**See you at the Special Viewing. Thanks - John, Jim, Jerry & Jared**



**OWNER: ESTATE OF ERNOLA PHILLIPS - DENNIS BUCHELE, EXECUTOR MARVIN MILLER, CENTRALIA, IL • (618) 532-4744 - ATTORNEY FOR 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"**

SINCE 1964

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SINCE 1964



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