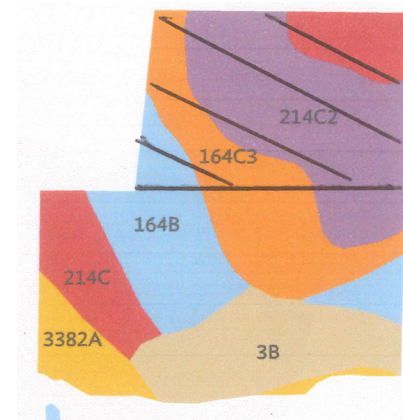
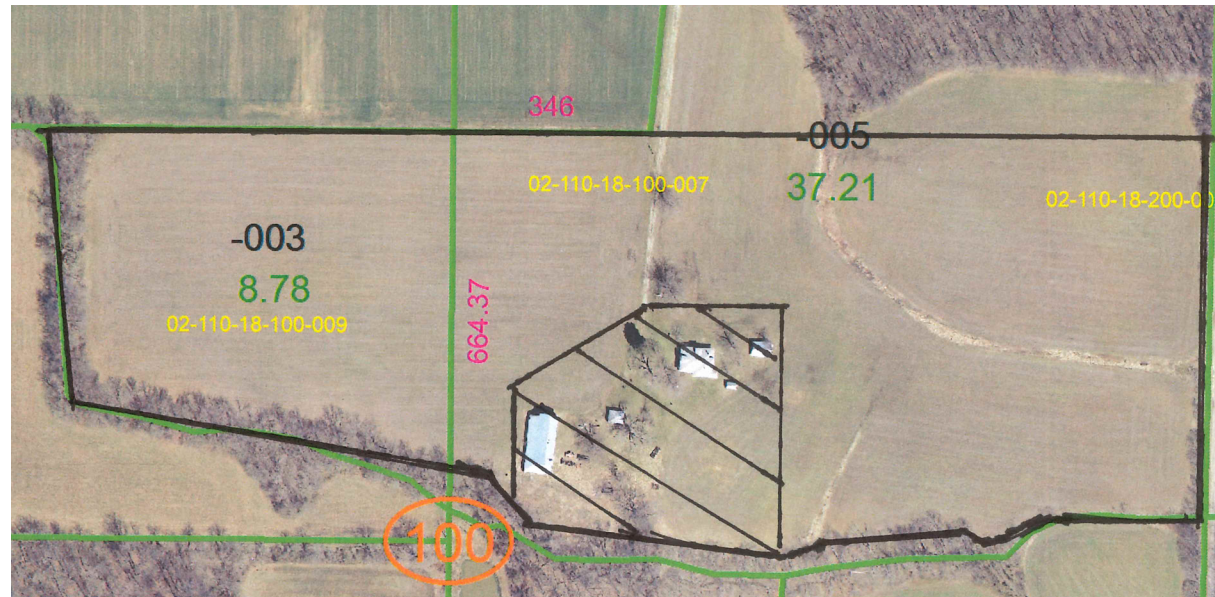




FARM LAND AUCTION

(+/-) 28 ACRES IN 1 TRACT

ALL TILLABLE – WABASH COUNTY, ILLINOIS

★ Go to our Websites - www.mobleygrant.com or auctionzip.com #2499 ★

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Auction Location: 4H Annex Building, Four H Center Lane, Mt. Carmel, IL

Sellers: Glenn and Glenda Berberich

Farm Location: From Bellmont, IL, head North crossing State Hwy 15. Continue North for 3 miles. Turn East on N 1500 Blvd for ¼ mile. Farm entrance will be on the South side of the road.

Auction Date: Fri., Nov. 22nd, 2019
Starting at 9:00 a.m. (CST)

(+/-) 28 TILLABLE ACRES

Farm being offered consists of a total of 28 acres (+/-), with all being deemed tillable, with the exception of the travel road. To be offered on a cash basis, and not on a per acre basis. Good, level topography with primary soils being Belknap, Hosmer, Stoy, and Hoyleton silt loams.

Farm sells currently with all mineral rights being held by previous Grantor. Upon death of previous Grantor, a 15-year period will be satisfied. Once the 15 years has commenced, the owner at that time will receive all mineral rights.

The tract has access off of N 1500 Blvd., and an easement will be granted from property owners to the successful purchaser. Excellent opportunity to add quality acreage to your farming operation!

TERMS & CONDITIONS

10% deposit required down on day of sale, with balance being due within 45 days of auction. Farm to be offered on a cash basis. Seller to assume all 2019 taxes, payable in 2020. Title insurance paid by seller. Possession granted after closing, subject to 2019 crops being removed. No Buyer's Premium! Land sells subject to seller approval.

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