

Sale Name: Norman V. Clough Estate 74 + or – Acres Prime Fayette County Land

LOT 2 - Tract 2: 24 + or – acres



Description

Tract 2: 24 + or – acres, 11.85 + or – FSA tillable acres, 1/2 acre fishing pond, deer, and turkey hunting, 2023 spring farming rights, 11.48 + or – acres woods, large trees. Income producing recreation land. Parcel: 10-08-16-200-002 Located in Sec. 16, Loudon Township, Fayette County, IL Soil PI 108.0 using University of Illinois Soil Management book. 2021 taxes payable in 2022 were \$217.94.

Fayette County, Illinois (IL051) Tract 2		
Map Unit Symbol	Map Unit Name	Percent of AOI
13A	Bluford silt loam, 0 to 2 percent slopes	91.1%
13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	8.9%
Totals for Area of Interest		100.0%

New owner will not receive any mineral rights! Land offered by the acre.
Final bid price will be multiplied x the acreage.

Executor: Karen Laue

Richard J. Day

413 N Main St, St Elmo, IL 62458

618-829-5546

TERMS & CONDITIONS: Online Only Auction: Whenever there is a bid on any lot all lots will extend for an additional 4 minutes. Farming rights granted at closing. Real Estate is sold "As Is". 10% down the day of sale remainder due at closing in 30 days. The property will be sold in a manner resulting in the highest sale price subject to sell conformation. All markers on maps are simply to be used as guidelines. The successful bidders will be required to enter into a purchase agreement at the auction site following the close of the auction. It is the potential bidder's responsibility to conduct his or her own independent inspection inquiries & due diligence concerning the property. The information contained herein is believed to be accurate but is subject to verification by all parties relying on it. Announcements day of sale take precedence over printed material. Schmid Auction is not responsible for accidents.

Quantity: 1



<https://www.bidschmid.com/>