

**Sale Name:** 30 + or - acre Effingham County Land Auction

**LOT 1 - 30 + or – Acre Prime Effingham County Land**



**Description**

30 + or – Acre Prime Effingham County Land

Online Only Land Auction

Wednesday, Sept 13th 6:00PM

Directions: Off U.S. Hwy 40 west of Effingham go north on 900<sup>th</sup> St. 2 miles ten west on 1400<sup>th</sup> Ave. 7/10's of a mile.

30 + or – acre + or – acres. 28.2 + or – tillable acres located is Sec 28 Summit Township, Effingham County, IL. Bidding is by the acre final bid price multiplied x 30. The current crop belongs to current farm tenant. Tax estimate on 30 acres 2022 payable in 2023 is \$993.00. Soil PI is 116.7 using University of Illinois Soil book.

Effingham County, Illinois (IL049)	
Map Unit Name	Percent of AOI
Cisne silt loam, 0 to 2 percent slopes	76.9%
Atlas silt loam, 5 to 10 percent slopes, eroded	13.3%
Bluford silt loam, 0 to 2 percent slopes	9.8%
<b>Totals for Area of Interest</b>	<b>100.0%</b>

**Seller: Jill Boone**

Terms & Conditions: Bidding is by the acre. No buyer premium. Bidding is by the acre. Real Estate is sold "As Is". 10% down sale remainder due at closing approx 30 days. Maps, borders, on brochures, websites and markers in the field are estimates and are simply to be used as guidelines. Successful bidders will be required to enter into a purchase agreement the following day after 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 on sale day take precedence over printed material. Schmid Auction is not responsible for accidents.

**Quantity: 1**



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