

**Sale Name:** Jasper County IL Land Auction - Farmland & Hunting Land

**LOT 2 - Tract 2: 18 + or – acres, 9.13 + or – Acres Tillable & 8.87 wooded hunting acres.**



**Description**

Tract 2: 18 + or – acres, 9.13 + or – Acres Tillable & 8.87 wooded hunting acres. Prime Jasper County Farmland with small wooded piece connected to a large tract of woods.

Prime whitetail deer and turkey. Located in Section 3 Willow Hill Township Jasper County, IL(east sec. 3 in township).

Immediate spring farming rights on April 11<sup>th</sup>, 2023. 10% down payment check will be held in Escrow at title company. David reserves the right to remove scrap metal on tract 2 until Labor Day 2023.

Tract 2 has fiber internet going by property.

Seller: David Smith (Due to the death of his wife Larissa Smith he will be selling 2 tracts of Jasper County Land.

Whenever there is a bid in the last 4 minutes on either tract closing 4 minutes will be added. Bidding will be x acre and \$25.00 increments.

Jasper County, Illinois Tract 2 Soils		
Map Unit Symbol	Map Unit Name	Percent of AOI
2A	Cisne silt loam, 0 to 2 percent slopes	4.1%
7C2	Atlas silt loam, 5 to 10 percent slopes, eroded	27.5%
13A	Bluford silt loam, 0 to 2 percent slopes	17.2%
14B	Ava silt loam, 2 to 5 percent slopes	15.2%
3071A	Darwin silty clay, 0 to 2 percent slopes, frequently flooded	10.2%
3288A	Petrolia silty clay loam, 0 to 2 percent slopes, frequently flooded	25.8%
<b>Totals for Area of Interest</b>		<b>100.0%</b>

Terms & Conditions: 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 brochure, website 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. Information contained herein is believed to be accurate but is subject to verification by all parties relying on it. Announcements sale day take precedence over printed material. Schmid Auction is not responsible for accidents.

**Quantity: 1**



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