

REAL ESTATE AUCTION

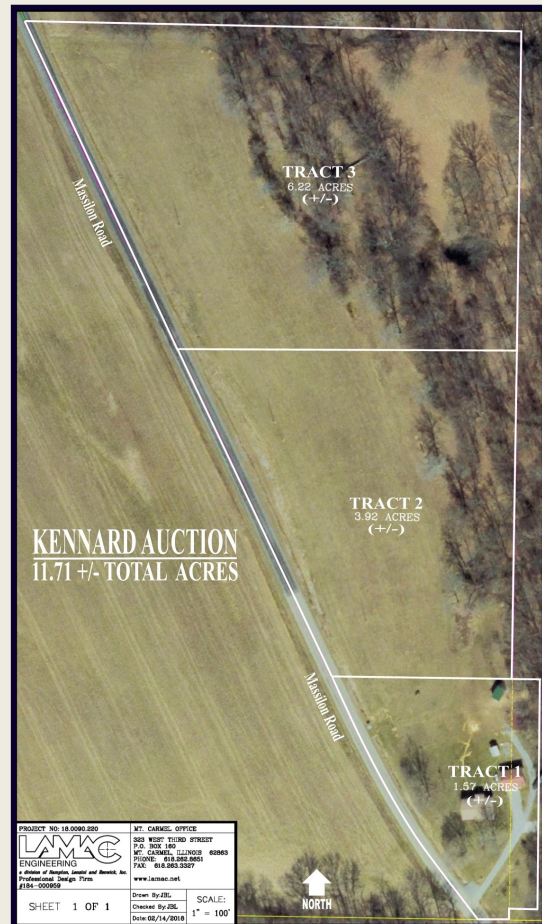
11.71 +/- ACRES

OF EDWARDS COUNTY REAL ESTATE OFFERED IN 3 TRACTS, COMBINATIONS, & THE ENTIRETY

SATURDAY, MARCH 31ST, 2018 @ 12NOON

AUCTION LOCATION: 900 MASSILON ROAD, ALBION, IL 62806 (ON-SITE)

DIRECTIONS: From Albion, drive West on Highway 15 for approximately 1.3 miles, then turn North onto Massilon Road. Continue North on Massilon Road for approximately 0.7 mile. The auction property is situated on the East side of the road. **(SIGNS POSTED)**



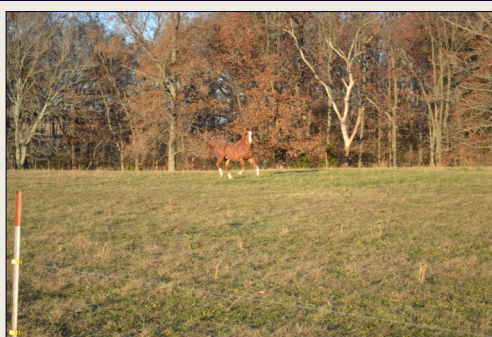
THE BEST OF COUNTRY LIVING

- Offered in three affordable tracts, including home, two excellent building sites, and/or pasture for livestock...**Already fenced!!!**
- Two-to-three-bedroom home with basement, detached garage, and many recent updates (*see information sheet for details*)
- Proximity to Albion on an excellent, well-maintained hard road
- ***THIS AUCTION IS SUBJECT TO PRIOR SALE...CALL DUSTIN TODAY, SO YOU DON'T MISS OUT!!!***

AUCTIONEER'S NOTE...

Here's an incredible opportunity to purchase a beautiful, well-maintained, country home on nearly 12 acres in Edwards County!!! Perhaps you're looking for the perfect site to build your dream home? Maybe you need pasture for your horses or other livestock? Whatever you're searching for, this is the rural property you've been dreaming of! If you think about it, when was the last time you saw a piece of property like this come up for public sale in Edwards County? Opportunities like this don't come along very often, so get ready to bid, and we'll hope to hear from you soon!!!

GPS Coordinates: 38°23'10.92" N - 88°05'54.31" W



TERMS OF REAL ESTATE AUCTION:

Offered with reserve. Ten percent (10%), non-refundable earnest deposit required day of auction. Balance due at closing within 45 days of fully executed purchase agreement. Seller to pay 2017 property taxes in full. 2018 property taxes pro-rated to day of closing. Possession at closing. Property is being sold "AS-IS, WHERE-IS, WITH ALL FAULTS, IF ANY". Survey fees, including recording fee for plat, will be divided evenly between Seller and Purchaser(s). All announcements made day of auction take precedence over all written or verbal statements. Auctioneer is agent of Seller only. **SUBJECT TO PRIOR SALE. NO CO-BROKERING.**

NO BUYER'S PREMIUM!!!

For more information, please contact Dustin at (618) 302-0325 or email: dustin@integrityauctions.net

PROPERTY PREVIEWS: TUESDAY, MARCH 13TH, 4 - 6PM

AND SATURDAY, MARCH 24TH, 10AM - 12NOON

ALL OTHER VIEWINGS AND INSPECTIONS BY APPOINTMENT — BUSINESS HOURS PREFERRED

SELLER: JANICE A. KENNARD — ATTORNEY: G. MICHAEL WITTERS



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"See the difference *Integrity* makes!"

Dustin Hawkins, Managing Broker/Auctioneer, Illinois License #471.000893/441.002027

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