

# VERNON LAND AUCTION

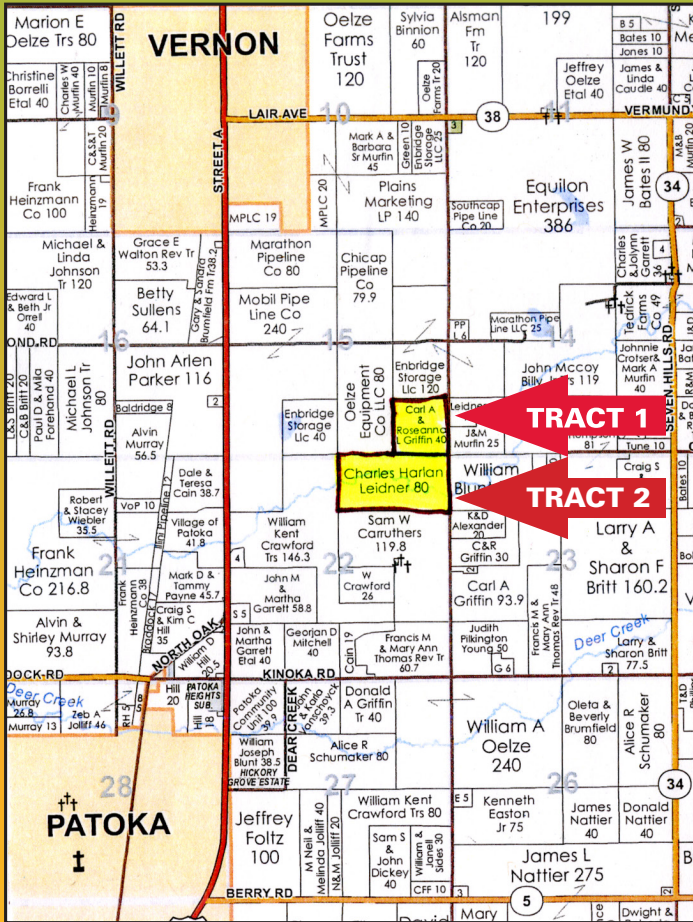
## 120 ACRES TO BE SOLD IN 2 TRACTS

**WEDNESDAY, NOVEMBER 9, 2016 AT 7 PM**

**AUCTION HELD AT: PATOKA AMERICAN LEGION  
405 N. WASHINGTON • PATOKA, IL**

**LOCATION OF FARMLAND: 8461 FARTHING ROAD • VERNON, IL**

Dir: 1/2 mile North of Patoka on Rt. 51 to Kinoka Rd., then 1 mile East to Farthing Road, then North 1 mile to property. Watch for markers.



**Tract 1:** A 40 acre tract of land with +/-36 acres tillable with the remainder in trees.

**Parcel ID#:** 01-15-400-003

**2015 Taxes:** \$79.08 (prorated at closing)

**Tract 2:** An 80 Acre tract of land with +/- 40 acres tillable with the remainder in trees.

**Parcel ID#:** 01-22-200-001

**2015 Taxes:** \$516.92 (prorated at closing)

**Legal Description:** Patoka Township, N 1/2 NE, Sec 22 & SE, SE, Section 15

**Real Estate Terms:** 10% down day of sale, balance due upon delivery of merchantable title. FSA info & soil types will be available at the Open House. Please stop by our office for additional information.

**OPEN HOUSE: SUNDAY, OCTOBER 30 FROM 1 TO 3 PM**

**or by calling auctioneers for appointment**

**Auctioneer's Note:** A great opportunity to add farmland to your existing farm or to purchase recreation land. The property adjoins the Tank Farm on 2 sides. Please call for more info. **Thanks - John, Jim, Jerry & Jared**



**OWNER: CHARLES LEIDNER**

Not Responsible for Accidents.

All Announcements Made Sale Day Take Precedence Over Printed Material.

Auction Conducted by:

**KUES BROS. AUCTION CO.**

**"NO SALE TOO BIG OR TOO SMALL"**

SINCE 1964

IL. AUCTION LIC. #444000162

SINCE 1964

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