

TRENTON LAND AUCTION

40.64 ACRES TO BE SOLD

SATURDAY, DECEMBER 3, 2016 AT 11 AM

15215 Old Trenton Road • Trenton, IL

Dir: 2 miles N. of Trenton on Rt. 160 to Haas Rd., then right 1/4 mile to Old Trenton Rd., then left 1/4 mile to farm.

A 40.64 ACRE TRACT OF ROLLING FARMLAND WITH OLD TRENTON RD. FRONTAGE.



OPEN HOUSE: SATURDAY,

NOVEMBER 26 FROM 1 TO 3 PM

OR BY CALLING AUCTIONEERS FOR A PRIVATE SHOWING

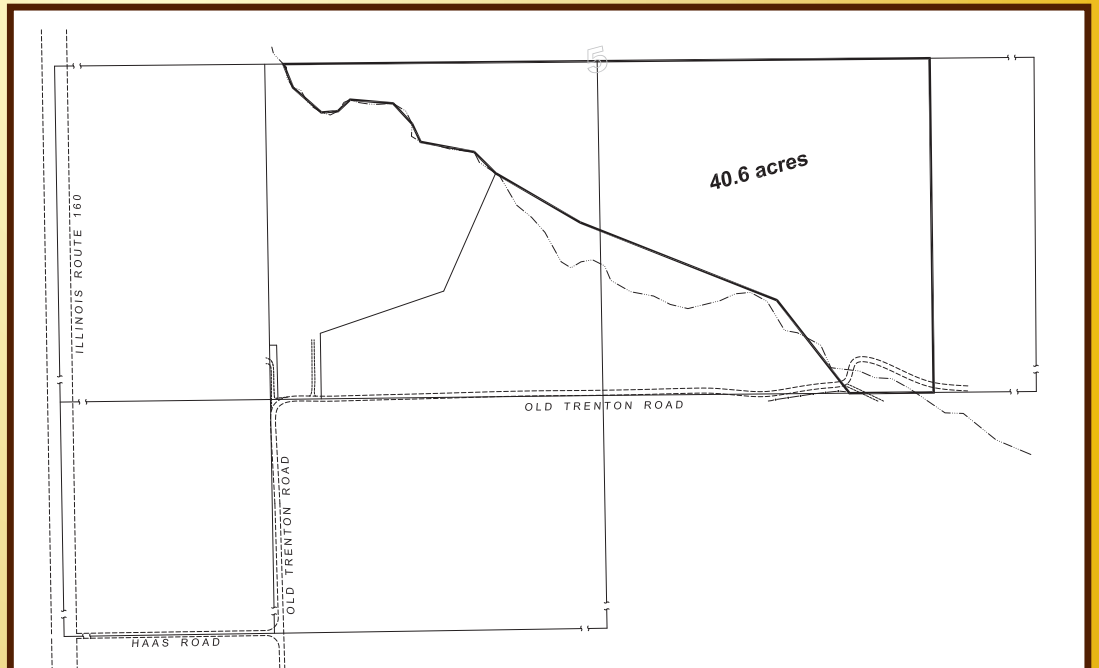
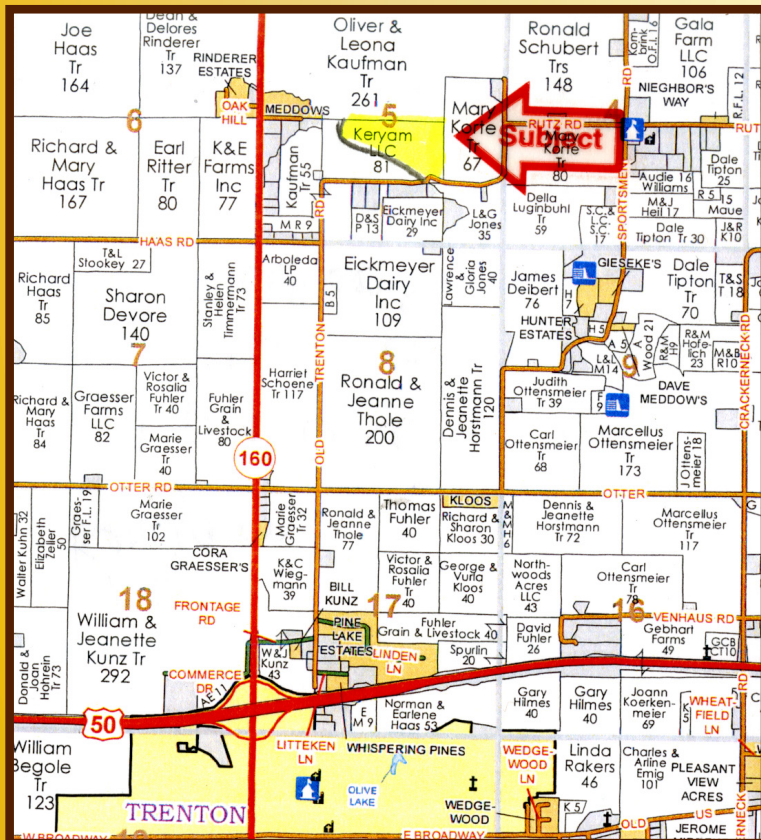
Parcel ID #s: Part of 05-05-300-007 & 05-05-05-400-001

2015 Taxes: \$291.56 (prorated at closing)

Legal Description: Sec 5, Twp 2, Rng 5, Part SW & SE

Note: Don't miss this great opportunity to purchase a small farm. The property is located in the Wesclin School District.

Terms & Conditions: 10% non-refundable down payment is due on day of auction, balance due at closing in 30 days. Possession available after harvest and removal of the crops. Land available for 2017 spring planted crops. The Real Estate Taxes will be prorated to the day of closing based on the last known tax figure. We are selling the property in it's AS-IS present condition with no warranties expressed or implied. Any announcements made on Auction Day take precedence over all previous advertising. A Plat of Survey will be included with this tract. FSA info, soil types, plat maps and survey will be available at the Open House. Please stop by our office for additional information.



OWNER: KERYAM III, LLC

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"

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