

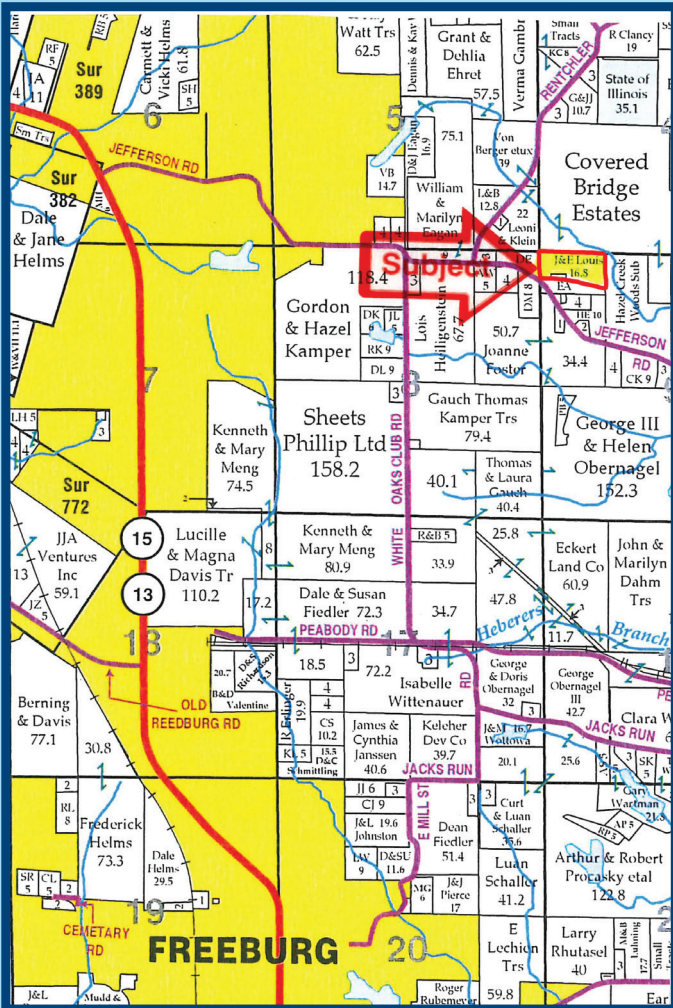
# FREEBURG LAND AUCTION

16.5 ACRES • OLD FARM HOUSE • 2 CAR GARAGE

SATURDAY, DECEMBER 10, 2016 AT 1 PM

8055 Jefferson Road • Freeburg, IL

Dir: S. Green Mount Rd. to Rt. 15 (Eckert's Orchard) then left 1 mile to Jefferson Rd., then left 1.8 miles to property on left or from Mascoutah, 3 miles South on Rt. 4 to Jefferson, then right 6 miles. Watch for signs.



The property has an older 1,728 sq. ft. farmhouse in need of some repairs. The home has a FA propane furnace, central air & a partial basement. Also included with the property is a newer 2-car detached garage, an older barn and a smaller shed. This property has many possibilities and is located in the Freeburg School District.

**OPEN HOUSE: SATURDAY, DECEMBER 3, FROM 1 TO 3 PM OR ONE HOUR PRIOR TO THE AUCTION**

Lot Size: +/- 16.5 Acres • Parcel ID#: 14-09.0-100-001

2015 Taxes: \$3637.98 (prorated at closing)

**Legal Description:** Freeburg Twp, Sec 9, Twp 1 S, Rng 7 W, Pt Lot 10B, Pt NW, 16.5 Acres

**Real Estate Terms:** 10% non-refundable down payment is due on day of auction, balance due at closing in approximately 30 days. Possession available for the 2017 spring planted crops. Real Estate taxes will be prorated to the day of closing based on the last known tax figure. We are selling the property in AS-IS present condition with no warranties expressed or implied. Any announcements made on Auction Day will take precedence over all previous advertising. FSA information, soil types & plat maps will be available at the Open House. Please stop by our office at 16 Old Rt. 50, Aviston, IL for additional information.

**LOTS OF POSSIBILITIES HERE!**



**Auctioneer's Note:** If you're in the market for an old farmstead, with a small amount of timber and farmland, don't miss this opportunity. **Thanks - John, Jim, Jerry & Jared.**

**OWNER: ESTATE OF ELIZABETH LOUIS - JUDY HOFFMANN, EXECUTOR**

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

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SINCE 1964



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