



80+/- ACRES FAYETTE COUNTY LAND AUCTION

Wednesday, December 21, 2022 • 1:00 P.M.
Live Auction with Online Bidding



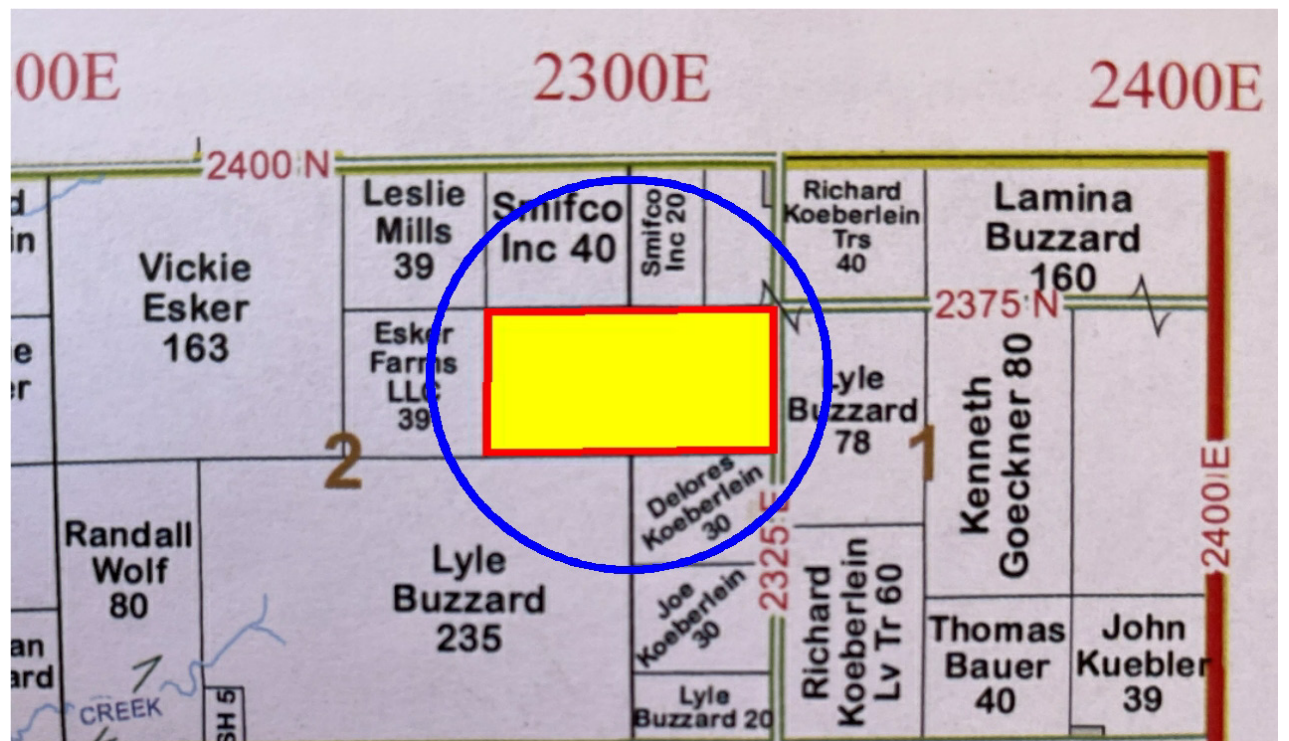
Directions to land: North of St. Elmo go east on 2400 or 2325 1.5 miles (farm is on 2325).
Off Rt. 128 north of U.S. Hwy 40 go west ¾ of a mile on 2375 Ave.

Fayette County, Illinois (IL051)		
Map Unit Symbol	Map Unit Name	Percent of AOI
2A	Cisne silt loam, 0 to 2 percent slopes	52.4%
48A	Ebbert silt loam, 0 to 2 percent slopes	47.6%
Totals for Area of Interest		100.0%

Auction Site:
St. Elmo American Legion
250E 9th St • St. Elmo, IL 62458

80+/- Acres, 77.22+/- FSA tillable acres Soil PI 127.57, 47.6% Ebbert Silt Loam & 52.4% Cisne Silt Loam, Located in Fayette Co. IL Avena Township, Sec 1 & 2. Farming rights granted at closing.

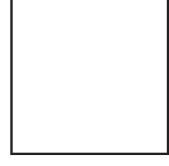
Sellers: Vicky Haslett and Don Buzzard



Terms & Conditions: Real Estate is sold "As Is". 10% down the day of sale remainder due at closing in 30 days. The property will be sold in a manner resulting in the highest sale price subject to sell conformation. All markers on maps are simply to be used as guidelines. The successful bidders will be required to enter into a purchase agreement at the auction site following the close of the auction. It is the potential bidder's responsibility to conduct his or her own independent inspection inquiries & due diligence concerning the property. The information contained herein is believed to be accurate but is subject to verification by all parties relying on it. Announcements day of sale take precedence over printed material. Schmid Auction is not responsible for accidents



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Teutopolis, IL 62467



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TrentSchmid.com
(217) 857-1507



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