

LAND AUCTION

HENRY COUNTY, ILLINOIS

Saturday, October 12, 2019 – 10:00 AM

AUCTION LOCATION:

(Entrance of Property) 2732 N. 1700 Ave., Orion, IL 61273



65
ACRES
(m/l)

Larry and Linda Newberry have decided to offer their property located off 200E. and 1700N in Orion, IL (2732 N. 1700 Ave) at public auction.

View Additional Info by Clicking on the following links:

[View Aerial Video Here](#) [Plat](#) [*Aerial](#) [*Soil Information](#) [*Survey Doc](#)

Tract: 65 Acres (m/l). Approx 15 acres (m/l) tillable – currently being leased by adjoining farm (lease will remain in effect until current crop is harvested – New owner will have to negotiate new lease for 2020 Crop – current property owner is maintaining the proceeds from current year's lease), the remaining 50 acres (m/l) timber has various uses, such as several residential building site options, hobby farm potential, or recreational /Hunting. Large herd of Deer, Turkey and various other wildlife on the property.

Terms: The successful bidder will be required to enter into a real estate purchase agreement contract with \$5,000 Earnest money due immediately following the auction. The balance will be due and payable on or before closing approx. 30 days after conclusion of the auction. Buyer will enter into an access easement agreement with other Parcel 1 and 2 Owners. The 2019 real estate taxes will be prorated to the date of closing. The seller shall provide a title insurance policy in the amount of the purchase price of the property. The property is being sold in an "As Is" condition, with no warranties of any kind. Stenzel Auction Co, serves solely as agent for the Sellers and assumes no liability of any kind in connection with any property being sold. All information is believed to be accurate. However, all prospective buyers are strongly urged to thoroughly research all pertinent data to draw their own conclusions. Any of the above terms of sale may be modified by announcements made on the day of sale. For additional information, review a copy of the purchase agreement, or viewing the property contact Rich Holman, Ruhl&Ruhl REALTORS by email at richholman@ruhlhomes.com or by phone at 309-781-5634.

*For informational purposes only and in no way shall be interpreted or construed to create any warranties of any kind, either expressed or implied regarding the information contained herein.

STENZEL AUCTION SERVICE, INC.



AUCTIONEERS: AL & JASON STENZEL

JANA (STENZEL) GUINN, RICH HOLMAN

135 W Center St., Cambridge, IL 61238

309.944.3808 | info@stenzelauction.com

www.StenzelAuction.com