

ONLINE ONLY LAND AUCTION

123 +/- ACRES TO BE OFFERED IN 4 TRACTS. THIS LAND IS LOCATED AT THE CORNER OF DUSTMAN ROAD AND POSSUM HILL ROAD EAST OF WORDEN, IL. THIS BEAUTIFUL ROLLING PROPERTY OFFERS ROAD FRONTAGE ON TWO SIDES. SEVERAL MATURE TREES, A COMBINATION OF ROLLING LAND, CREEK AND TIMBER. EACH TRACT WILL OFFER MULTIPLE BUILDING SITES WITH WALKOUT LOT POSSIBILITIES. CITY WATER AND POWER ARE AT THE ROAD.

BID DEADLINE SUNDAY, APRIL 7TH ~ 1 PM

FOR BIDDING, PHOTOS & ADDITIONAL INFORMATION GO TO:
LEGACYSELLS4U.HIBID.COM

TRACT 1

20.135 +/- ACRES LOCATED ALONG DUSTMAN RD. THIS LAND IS APPROXIMATELY HALF TILLABLE LAND, HALF TIMBER CURRENTLY. TERMS: \$10,000 DOWN PAYMENT PER TRACT. BALANCE DUE IN 30 DAYS. 5% BUYER'S PREMIUM WILL BE ADDED TO THE FINAL BID PRICE TO ESTABLISH THE TOTAL CONTRACT PRICE PER ACRE.

TRACT 2

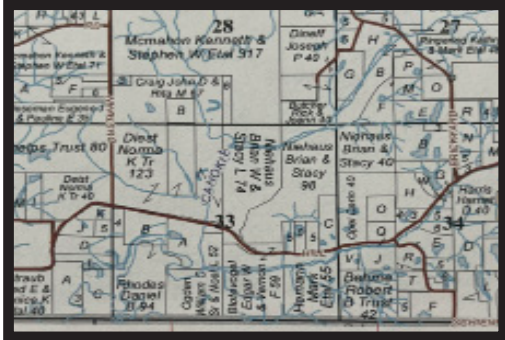
28.962 +/- ACRES LOCATED ALONG DUSTMAN RD. THIS LAND OFFERS APPROXIMATELY 15 TILLABLE ACRES WITH THE BALANCE IN TIMBER. TERMS: \$10,000 DOWN PAYMENT PER TRACT. BALANCE DUE IN 30 DAYS. 5% BUYER'S PREMIUM WILL BE ADDED TO THE FINAL BID PRICE TO ESTABLISH THE TOTAL CONTRACT PRICE PER ACRE.

TRACT 3

18.211 +/- ACRES LOCATED AT THE CORNER OF DUSTMAN ROAD AND POSSUM HILL RD. APPROX 13 ACRES OF TIMBER AND CREEK, 7 ACRES OF TILLABLE LAND. TERMS: \$10,000 DOWN PAYMENT PER TRACT. BALANCE DUE IN 30 DAYS. 5% BUYER'S PREMIUM WILL BE ADDED TO THE FINAL BID PRICE TO ESTABLISH THE TOTAL CONTRACT PRICE PER ACRE.

TRACT 4

56.233 +/- ACRES LOCATED ALONG POSSUM HILL RD. HALF OF THIS LAND IS TILLABLE ACRES & THE OTHER HALF IS TIMBER AND CREEK. SOME OF THIS LAND IS LOCATED IN THE 100 YEAR FLOOD PLAIN. THERE IS A BEAUTIFUL BUILDING SPOT ON THE WEST SIDE OF THE PROPERTY. THIS PARCEL OFFERS TREMENDOUS HUNTING AND RECREATIONAL OPPORTUNITIES AS WELL AS A STEADY INCOME FROM THE TILLABLE FARMLAND. TERMS: \$10,000 DOWN PAYMENT PER TRACT. BALANCE DUE IN 30 DAYS. 5% BUYER'S PREMIUM WILL BE ADDED TO THE FINAL BID PRICE TO ESTABLISH THE TOTAL CONTRACT PRICE PER ACRE.



AUCTIONEER'S NOTE: CONTACT GARY NIEMEIER (618) 781-3814 FOR A PRIVATE SHOWING.



GARY NIEMEIER, AUCTIONEER
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ONLINE ONLY LAND AUCTION
NORMA DEIST TRUST
TERMS: \$10,000 DOWN PAYMENT PER TRACT. BALANCE DUE IN 30 DAYS.
5% BUYER'S PREMIUM. **ACREAGE AMOUNTS MAY VARY. TRACT ACREAGE & CONTRACT PRICE WILL BE DETERMINED BY FORMAL SURVEY.**
ALL SALES ARE FINAL!