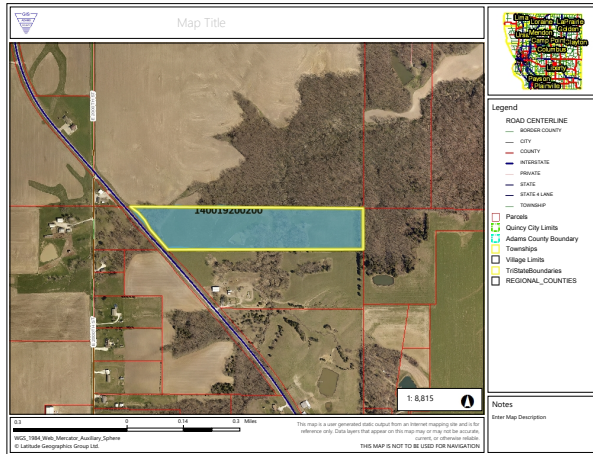


Ormond Family Trust Land Auction
Thursday August 30th at 6:00 p.m.
 Held at the Liberty Christian Church 102 N. Park Liberty, IL.

Tract # 1: 21.73 acres currently planted to hay/grass. Parcel # 14-0-0192-002-00

**Located .2 of a mile southeast of Road E. 2000th on Hwy. 104
 Taxes: 2017 \$143.40**



Tract #2: Parcel # 14-0-0204-000-00, Address 997 E. 2000th Street Liberty, IL. 62347. Located 1 tenth of a mile south of State Highway 104 on E. 2000th street. 2017 taxes \$2749.30 on the entire parcel. This tract is selling as 71.18 acres per survey, surveyed off of the 10 acres m/l. Soil types consist of #257 Clarksdale/Virden, #515 Bunkum and #538 Emery Silt loams, #651 Keswick Loam, and #855 Timewell /Ipava soils: The land has been improved with approximately 12 dry dams and is not fenced.



Tract #3: 997 E. 2000th Street Liberty, IL. 62347. Located 1 tenth of a mile south of State Highway 104 on road E. 2000th

A tract of land consisting of 10 acres m/l (subject to survey), house, 2 machine sheds, barn, and lean to garage that is fenced on mostly 4 sides, on rural water, electric supplier, and gas near by. This tract has been surveyed to be sold as Tract #3 off of the original 80 acre tract with Parcel #



14-0-0204-000-00. The machine sheds contents, any hay or grain, and equipment does not convey with the property and will be removed by November 1st, 2018. The home and structures are being sold in "AS IS" condition. **PLEASE CLOSE ALL GATES AND SECURE THEM!!** Some tracts still have cattle on them. **Selling as 10.39 acres per survey.**

Tract#4: 868 E. 1900th Street Liberty, IL. 62347 Selling as 114.66 acres per survey planted to corn and beans.

Tillable acres with the balance waterways, brush, and timber. This tract is being surveyed off of Parcel # 14-0-0217-000-00.



Soil Types: #257 Clarksdale/Virden, #515 Bunkum and # 538 Emery Silt Loams, and #855 Timewell/Ipava Soils. 2017 taxes before survey \$2322.88

Tract #5: 868 E. 1922 th Street Liberty, IL. 62347 Parcel # 14-0-217-000-00 surveyed off the original 120 acres.

Consisting of several buildings, 50x87 Pole type machine shed-21x70x6 concrete silage pit, 20 x

30 wood frame garage/storage shed with metal roof, concrete floor and overhead door, fenced pasture, 2 small ponds, automatic livestock drink, frost free hydrant, and home site with septic system, water, and electric. Natural gas and public water are available with a shallow dug well on the tract. Selling as **8.02 acres per survey**. The mobile home on this Tract does not convey. **PLEASE CLOSE ALL GATES AND SECURE THEM!!** This tract has livestock grazing on it.



Tract #6: Parcel # 17-0-0174-000-00 Selling as 76.58 acres per survey. Located west of 925 E. 1900th Street Liberty, IL. 62347



Tract #6 is currently planted in corn, beans, wheat, and some pasture ground with brush and waterways. 2017 taxes \$1004.72 Soil Types: #16 Rushville, #17 Keomah, #257 Clarksdale/Virden, #477 Winfield, #515 bunkum, #538 Emery and #3333 Wakeland Silt Loams, and #651 Keswick Loam:with the majority of the tillable soil being Kewmah,

Clarksdale/Virden, and Winfield. Tract #6 lies west of road 925 E. 190th Liberty, IL. 62347. Electric is available, water and gas are not available.

Tract #7: Parcel #s 17-0-0165-000-00 20 acres m/l 2017 taxes \$ 28.96 and 17-0-0170-000-00 44 acres m/l 2017 taxes \$ 265.66.



Located west of 925 E. 1900th Street Liberty, IL. 62347. Tract #7 combines the 2 named parcels above into one tract selling as **66.53 acres per survey**. It has some of the same soils as Tract #6 but is rolling pasture, hay ground, timber, and brush with 2 small ponds. Most of the tract is fenced with electric available but no water or gas. This is a small livestock corral on the tract. The Lane that begins at Road 1900th street and winds westward will be surveyed with this tract for access. **PLEASE CLOSE ALL GATES AND SECURE THEM!** This tract still has cattle grazing on it.

TERMS: The 7 tracts will be sold separately to the highest bidder. Immediately following the auction, the successful buyer(s) will enter into a written purchase agreement with the seller and pay ten percent (10%) of the sale price. The sale of the real estate is not contingent upon financing, appraisal, or inspections. Title insurance in the full amount of the purchase price will be provided by the seller. The balance of the purchase price will be due at closing on or before October 1, 2018. The 2018 crops on all tracts belong to the tenant farmer and the tenant will be allowed to harvest all crops. Seller to receive all 2018 cash rent. Buyer to be credited at closing for 2018 real estate taxes due in 2019 based on previous year amounts due. Mobile home on tract #5 does not convey and will be removed by 11/1/18. All equipment, feed stock, and hay on tract #3 & #5 will be removed by seller by 11/1/18. The tracts will sell on a per acre basis according to the completed survey. Potential buyers are encouraged to inspect all tracts prior to the auction and close and secure any and all gates they go through on those tracts. The real estate sells “as is” with no warranties.

All sale day announcements shall take precedence over any prior advertising either written or oral. This information is believed to be accurate, but no liability for its accuracy, errors or omissions is assumed. Buyers should verify information to their satisfaction.

Seller: The Ormond Family Trust, Larry and Bernie Ormond Executors, Bill Siebers Attorney for the Trust. 217-223-3444

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