

3 TRACTS – 171.64 acres + or -

LAND AUCTION

TUESDAY, NOVEMBER 15, 2011

10:00 A.M.

AUCTION LOCATION: Gordyville Auction Arena
2205 CR 3000 N
5 mi. E. of Rantoul, IL on US Rte. 136

LAND LOCATION:
Tract 1: 1 mile N. of Penfield, IL on County Road 22
Tract 2 & 3: 1 ¼ miles N of Penfield, IL on County Road 22 to CR 3075 N, then ½ mile East.

LEGAL DESCRIPTION:
Part of Sections 28 and 33, Township 22N, Range 14 W, of the 2nd P.M., Kerr Township, Champaign County, IL.

DESCRIPTIONS:
Tract 1: 70 acres, 69.78 acres tillable, primarily Elliot, Ashkum soil types. 2010 taxes = \$683.02
Tract 3: 94.795 acres, 54.07 acres tillable, primarily Sawmill, Rossburg soil types. Balance is pasture and wooded land, Middlefork River frontage. 2010 taxes = \$925.00. Lots of deer and turkey hunting area.
Tract 2: Building site, 6.845 surveyed acres, adjoins Tract 3, consisting of 48' X 45' machine shed with 30' lean-to, old barn, chicken house, garage, approx.. 3 ½ acres pasture. 2010 taxes = \$410.90

TERMS: 10% down payment on the day of the Auction, upon signing contract to purchase. Balance payable at closing on or before December 15, 2011. Possession will be given at closing, or after harvest, should harvest be later. Seller will pay the 2011 property taxes due in 2012, or give credit for same at closing based on the 2010 property taxes. Buyer will be responsible for all taxes thereafter; Seller reserves the right to reject any and all bids. Announcements sale day take precedence over all previous advertising.

PARRISH FAMILY FARMS, SELLER

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