

LANDAUCTION

Saturday, August 17, 2024
10:00 AM

18473 N. Duke Lane • Bluford, IL 62814

4 BEDROOM HOME &
55± acres

in 3 Tracts & Combinations

17± Acres of Tillable Farmland on Tract 3
Mini Farm Potential Excellent Building Sites

TRACT 1: 5± Acres With A Two-Story House And A Two-Car Detached Garage. The House Is A 4 Bedroom, 2.5 Bath Brick Home With Full Basement. The House Is Furnished And Move In Ready. Hardwood Floor In Master Bedroom. Large Kitchen And Living Room. Two Large Bedrooms Upstairs With Bunk Beds And ½ Bath. Can Currently Sleep 15+ People With Multiple Sets Of Bunk Beds. Covered Front And Back Porch. The Home Will Be Sold As Is And Has City Water.

TRACT 2: 9.5± Acres With Electric And City Water On Site. There Are Currently 2 Camper Pads, A Fire Pit And An Out House Already Set Up And Ready To Use. The Remainder Of The Property Is Brushy Cover That Would Be Great For Hunting.

TRACT 3: 40± Acres With Road Access On 3 Sides Comprised Of Roughly 17± Acres Of Tillable Land That Was Previously Farmed. The Rest Of The Tract Is Rolling Draws That Filter Out To The Tillable Land. With A Little Work This Property Has The Potential To Produce Some Good Whitetail Deer And Turkey Hunting.



PREVIEW DATES:
Sat., August 3rd &
Sat., August 10th - 2-4PM!



AUCTION HELD AT
FARM CREDIT
ILLINOIS
410 Potomac Blvd.
Mt. Vernon, IL 62864

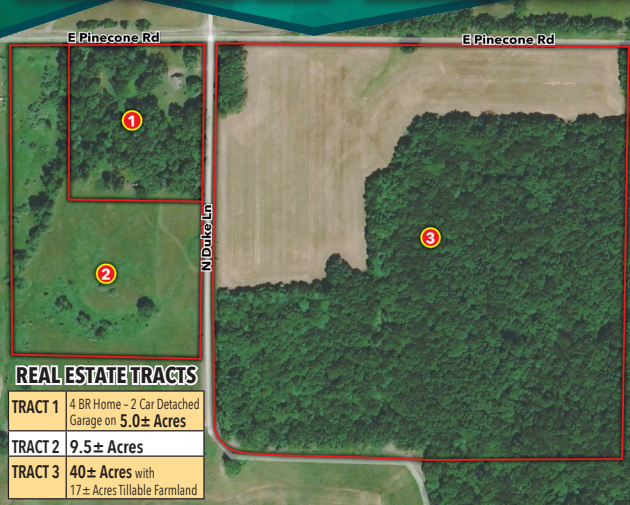


270-247-3253 / 800-380-4318 / harrisauctions.com

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Real Estate & Auction

LANDAUCTION

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REAL ESTATE TRACTS

TRACT 1	4 BR Home - 2 Car Detached Garage on 5.0± Acres
TRACT 2	9.5± Acres
TRACT 3	40± Acres with 17± Acres Tillable Farmland

4 BEDROOM HOME & HOME

55±

acres

in 3 Tracts

& Combinations

17± Acres of

Tillable Farmland on Tract 3

Mini Farm Potential

Excellent Building Sites

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REAL ESTATE TERMS: A 7% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. **DOWN PAYMENT:** 15% as down payment on the day of the auction with balance in cash at closing on or before 30 days. The down payment may be in the form of cashier's check, personal check, or corporate check. Buyer will be required to sign a Lead Based Paint Disclosure waiving the opportunity to a 10 day post sale inspection. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

SURVEY: The property will be sold by current deed. In the event that property sells in tracts, BUYER will be responsible for 50% of the survey costs.

ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.

Harris Real Estate & Auction

3855 State Route 45 North

Mayfield, KY 42066



IN PARTNERSHIP WITH



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Premier Farm

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Principal Broker/
Principal Auctioneer

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