

ABSOLUTE Real Estate AUCTION

FARMHOUSE & BARN

130.69 ACRES

in 2 Tracts & Combinations in FREEBURG, IL - ST. CLAIR CO.

November 16th, 2003 @ 11 am



TRACT 1



TRACT 1

Public Preview Dates: Wednesday, Nov. 1st from 2-4 PM and Sunday, Nov. 12th from 1-3 PM



TRACT 2



TRACT 2

TRACT 1: A Country Farmhouse & Barn In A Peaceful Setting. This 6 Room Farmhouse Is Waiting For Your Family To Enjoy. Has Well Water And Situated on **5.20 Acres**.

TRACT 2: 125.49 Acres Of Picturesque Farmland - Private Lake & Timberland For Outdoor Enthusiasts. The Farm Is Level To Gentle Rolling. There Is Unlimited Potential For Building A Home By The Lake, Or Hunting Large & Small Wildlife Game & Fishing In The Beautiful Lake. Situated 30 Minutes South Of Downtown St. Louis in Freeburg, Illinois.



AUCTION HELD AT:
SMITHTON
Senior Center Hall
711 South Main Street
Smithton, IL 62285

REAL ESTATE TERMS: A 6% buyer's premium will be added to the final bid price & included in contract price. A 15% deposit is due day of auction, balance due in 30 days. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections investigations, inquires, and due diligence concerning the property. Buyer Will Be Required To Sign A Lead Based Paint Disclosure Waiving The Opportunity To A 10 Day Post Sale Inspection. Make Inspections Prior To Date Of Sale.

HARRIS
Real Estate & Auction

MICHAEL HARRIS
Principal Broker/
Principal Auctioneer
270-247-3253

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IN PARTNERSHIP
WITH



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