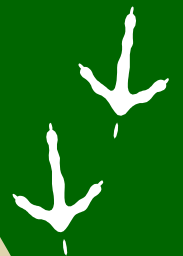




LAND AUCTION

40 ACRE 1 Tract

EXCELLENT HUNTING



Mercer County, Illinois

Saturday, April 7, 2012 10:00 A.M.

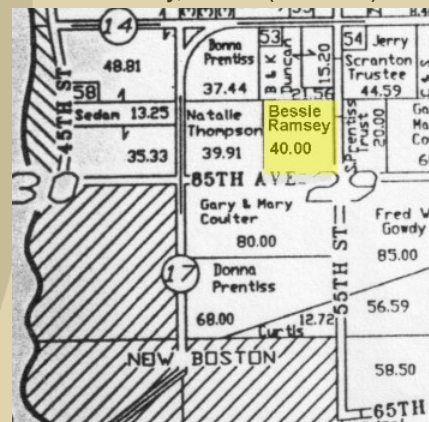
**Sale held at The Aledo Depot Meeting Room
204 SE 2nd Ave, Aledo, IL**

LAND LOCATION: Land located on the NW corner of 75th Ave and 55th Street, New Boston, IL -- 1/4 mile off of Rt. # 17 (only 1/2 mile from New Boston, IL). Land is posted with auction signs.

DESCRIPTION: This 40 acre parcel of land has not been farmed for some time and has grown up with timber throughout which makes for hunting habitat supreme.



Plat Location: SE 1/4 of the NW 1/4 of Section 29, New Boston Township, Mercer County, Illinois. (T14N R5W)



Taxes: The 2011 calendar year taxes due and payable in 2012 will be paid by the seller. The 2012 calendar year taxes and all subsequent taxes shall be paid by the buyer(s). The 2011 tax was \$67.80

Auction Terms: Ten percent (10%) of the purchase price to be paid down at time of sale with the balance due on or before May 7, 2012. Full possession to be given at closing. Seller(s) shall furnish the buyer(s), at seller's expense, an abstract of title brought to date, or seller's option, an Owner's Policy of Title Insurance in the amount of the purchase price, and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer(s). Your bidding is not conditional upon financing. The final bid prices are subject to approval or rejection by the seller(s).

Disclaimer: DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. 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 the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or the auction company. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

SELLER -- Bessie C. Ramsey Estate
Tom Nelson, Betty Thompson -- Co-Executors
Karl Bredberg -- Attorney Aledo, IL 309-582-5327

STEVE RELANDER
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309/582-5681
Broker-Auctioneer
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