

MURDOCK LAND AUCTION

- * 112.68 Acres m/l * 37.01 Acres m/l Cropland * Offered in 4-TRACTS * Recreational & Waterfront Land *
- * 44'x60' Metal Type Pole Building * 3) Ponds & 1) Lake w/Boat Ramp Access * Swimming Access *
- * Ideal Hunting Property w/ Deer, Migratory Waterfowl, Game Birds & Fishing *
- * RV Sites * Interior Gravel Roads * Electricity * Vacation Sites *

HELP YOURSELF, DON'T LET THIS ONE PASS YOU BY, POSSESSION GIVEN AT CLOSING!!

EnerStar Power Corp is offering this land at a Public Absolute Live Auction ONLY.

Tract #1 - 23 Acres m/l of land - Tract #2 - 18 Acres m/l of land

Tract #3 - 35.5 Acres m/l of land - Tract #4 - 33.78 Acres m/l of land

Seller: EnerStar Power Corp.

Property Locations: S34 T16 R10 in Murdock Twp & S35 T16 R10 in Newman Twp - Douglas County-Murdock, IL 61941

Auction Date & Time: Saturday, October 22, 2016 at 10:00AM (CDT)

Auction Location: Camargo Community Building, 200 E Issacher Street, Camargo, IL 61919

REAL ESTATE PREVIEW BY APPOINTMENT ONLY

This property is located approximately 25 miles SW of Champaign, IL., an ideal central location.

Just 2 ½ hours from Chicago, IL, Indianapolis, IN & St. Louis, MO and approximately 1 ½ from Springfield, IL. GPS Location: 39.799774, -88.046521



112.68 Acres m/l in DOUGLAS COUNTY - MURDOCK, ILLINOIS 61941
Murdock Township - S34 T16 R10 & Newman Township - S35 T16 R10
GPS Location: 39.799774, -88.046521

LEGAL DESCRIPTION:

The Surface Only of the Following Described Property:

Township 16 North, Range 10 East of the 3rd P.M.

Section 35:

All that part of the West Half of the Southwest Quarter lying North of the right-of-way of the Baltimore and Ohio Railroad Company.

The Southwest Quarter of the Northwest Quarter.

All that part of the West Half of the Southeast Quarter and all that part of the East Half of the Southwest Quarter, lying North of the right-of-way of the Baltimore and Ohio Railroad Company.

The Southeast Quarter of the Northwest Quarter.

Section 34:

All that part of the East Half of the Southeast Quarter, lying North of the right-of-way of the Baltimore and Ohio Railroad Company, containing 7 acres, more or less.

All that part of the Northwest Quarter of the Southeast Quarter, lying North of the right-of-way of the Baltimore and Ohio Railroad Company, EXCEPT the West Five Hundred And Twenty Five Feet (525') of that part of the Northwest Quarter of the Southeast Quarter of Section 34, in Township North, Range Ten East of the 3rd P.M., which lies North of the North right-of-way of the Baltimore and Ohio Railroad Company.

SUBJECT, however, to all existing restrictions, reservations, easements, encumbrances, conditions, covenants, leases, rights of parties in possession, zoning ordinances, and all taxes, levies and assessments imposed by an governmental agency, situated in the County of Douglas and State of Illinois.

PROPERTY DESCRIPTION:

TRACT #1 - Consists of 23.0 Acres m/l is located at the northwest corner and has several established pine trees approx. 8' tall and has been in a CRP program for the last 15 years. There is road accessibility from CR 2250/County Hwy 23.

TRACT #2 - Consists of 18.0 Acres m/l is located at the northeast corner of the property consisting of a small pond and has several established pine trees approx. 8' tall and has been in a CRP program for the last 15 years. There is road accessibility from CR 2250/County Hwy 23, through Exhibit A, which will be an undivided deeded interest between the Buyers of Tracts # 2,3 & 4.

TRACT #3 - Consists of 35.5 Acres m/l located at the southwest corner of the property a 44' x 60' metal type pole building, gravel lot and 2 ponds. A gravel road borders the larger pond & lake on Tract #4. There is access to E County Rd 1000 N Township Rd and CR 2250 and borders CSX Railroad. This also includes a strip of land west of the Pole Building. There is road accessibility through Exhibit A, which will be an undivided deeded interest between the Buyers of Tracts # 2,3 & 4.

TRACT #4 - Consists of 33.78 Acres m/l located at the southeast corner of the property. There is a lake and boat ramp access and a gravel road all the way around the lake. There is road accessibility from CR 2250/County Hwy 23, through Exhibit A, which will be an undivided deeded interest between the Buyers of Tracts # 2,3 & 4. There is also a strip of land that runs east along the CSX Railroad tracks along the southern border of the property.

For Terms, Photo's, Sale Flyer & Property Information Packet go to: www.ucmarshall.com

Auctioneers Note: We are honored to conduct this land auction for EnerStar Power Corp. This property is located approximately 25 miles SW of Champaign, IL., an ideal central location-just 2 ½ hours from Chicago, IL, Indianapolis, IN & St. Louis, MO and approximately 1 ½ from Springfield, IL. GPS Location: 39.799774, -88.046521

Terms: Accepting Cash, Credit Cards (MasterCard, Visa, American Express & Discover) with an additional 3% clerical fee for credit cards or Check with proper ID at day of sale. The Buyer(s) will pay a 6% Buyer's Premium which will be added to the bid price to arrive at the contract price (high bid + 6% BP = Contract Price). The Buyer(s) is only required to pay 10% down, of the contract price, day of sale. The real estate is being offered as ABSOLUTE, Sells to the Highest Bidder(s). The Real Estate will be sold WHERE-IS, AS-IS, with no warranties expressed or implied. So bring a friend and enjoy your auction experience. WATCH FOR SIGNS!!!

Real Estate Buyer's Premium: The buyer will pay a 6% buyers premium which will be added to the bid price to arrive at the contract price (high bid + 6% BP = Contract Price) The buyer is only required to pay 10% down, of the contract price on day of sale.



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David Shotts, Jr., Auctioneer / Agent / Appraiser

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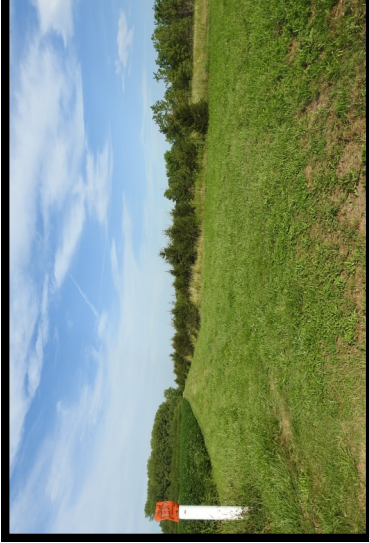
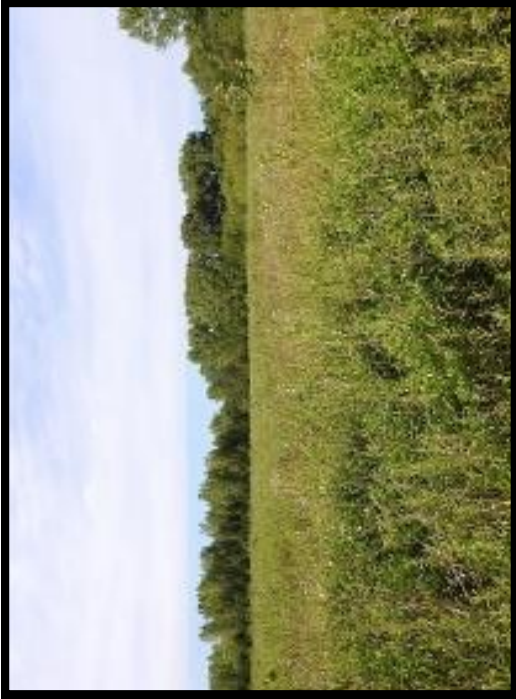
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"Specializing in Marketing YOUR Property, No One Knows the Country Like We Do"



**Food & Drink
will be available**

**Restrooms
will also
be available**



★
There is road
accessibility from CR 2250/
County Hwy 23
for TRACTS 1-4
★

★
This property is located
approximately 25 miles SW
of Champaign, IL.,
an ideal central
location -
just 2 ½ hours
from Chicago, IL,
Indianapolis, IN
&
St. Louis, MO
and approximately
1 ½ from Springfield, IL.
**GPS Location:
39.799774, -88.046521**
★

★
For the last 13 years, all 4
TRACTS have been
groomed and managed by
Douglas County's
Pheasant's Forever
★

★
To Preview Property Call
Dave at 812-243-1303

