

REAL ESTATE
SELLS @ NOON

NO BUYERS
PREMIUM!

LUGINBUHL LAND AUCTION

Saturday, June 30th @ 11am

2212 Rutz Road, Trenton IL 62293

From the 4-way in Trenton go North 1.4 miles, turn right onto Otter Rd, go 1 mile, turn left onto Sportsmen Rd, go 1.9 miles, turn left onto Rutz Road, farm is 1st driveway on left.

*Household items ~ Lawn Tractor ~ Appliances ~ Antiques ~
Tools ~ Hay Wagon & Furniture sells @ 11 am*



Farmhouse, Out buildings, & 60 +/- acres being sold in 3 tracts!

Tract 1: 5 +/- acres includes an 8 room farmhouse with 2 machine sheds & 2 other out buildings. Approx. 4 +/- acres tillable

Tract 2: 5 +/- acres that sits directly east of Tract 1 includes approx. 3.3 acres tillable & a pre-existing home site

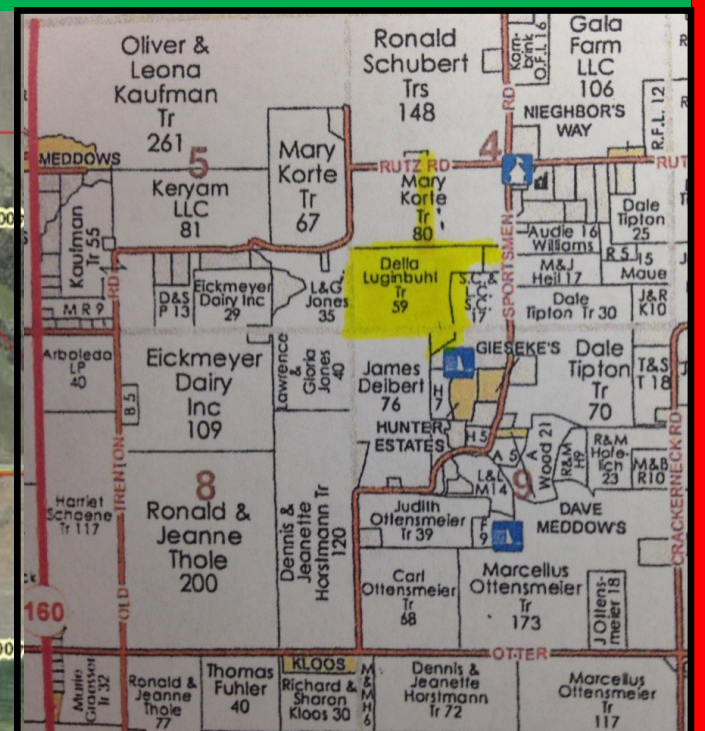
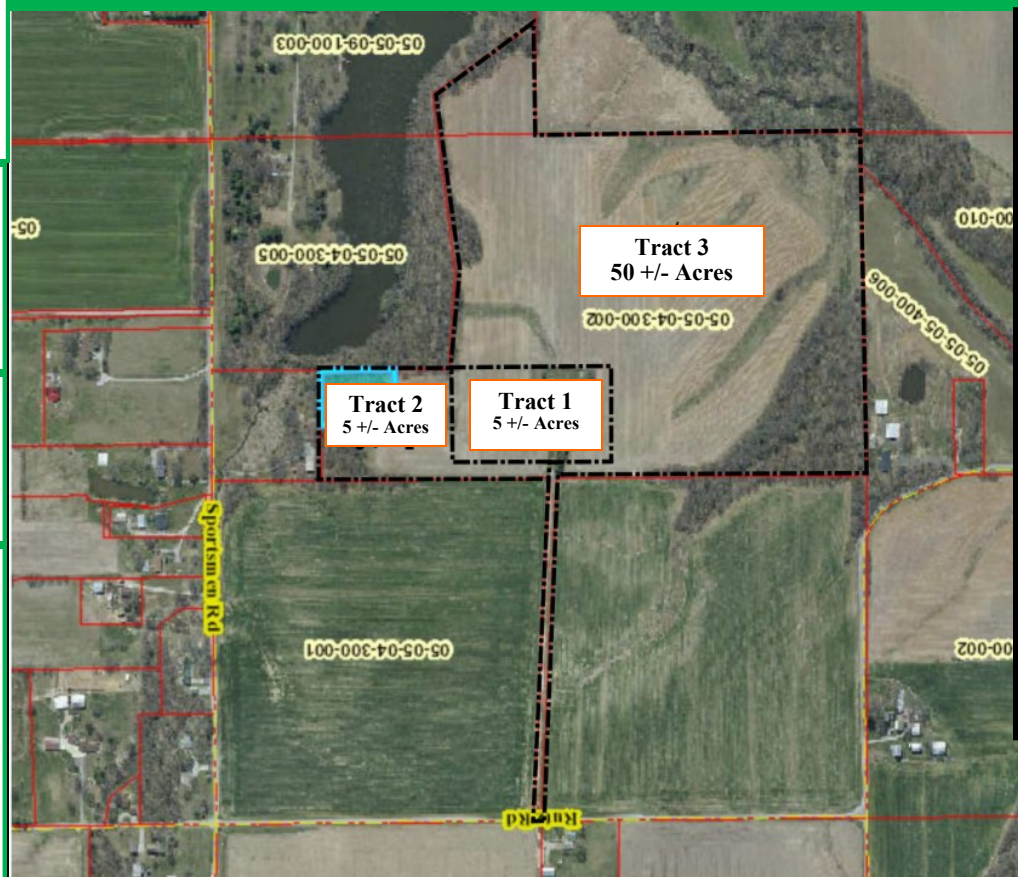
Tract 3: 50 +/- acres that includes 40 +/- acres tillable & approx. 10 +/- acres of timber.

Parcel # 05-05-04-300-002
(2016 taxes \$666.58)

Parcel # 05-05-04-300-003

Parcel # 05-05-09-100-002
(2016 taxes \$12.35)

SPECIAL VIEWING & GUIDED TOUR ON THURSDAY, JUNE 14TH, 6-7 PM



Surveys, USDA information, Fema maps, & county zoning information available at special viewing.

Terms: 10% down non-refundable payment due day of sale. Balance due at closing within 30 days. All items sold AS-IS where is. Buyer is responsible for his/her own due diligence of the property. Cash or Check w/ Proper ID, & guaranteed bank letter of funds for real estate. Buyer to take possession of tillable land after the current 2018 corn crop is harvested. Not Responsible for Accidents. All Announcements made Day of Sale take Precedence over Printed Material. Don't miss this sale! Thanks Anthony!

Herbert, decd. & Della Gene Luginbuhl Trust ~ Attorney for seller: Carrie Keller



ANTHONY'S AUCTIONS

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Anthony
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