

No
Buyers
Premium

RARE
OPPORTUNITY

RANZ LAND AUCTION

WEDNESDAY, MARCH 21st @ 7pm

**AUCTION TO BE HELD AT AVISTON AMERICAN LEGION,
601 South Clinton Street, Aviston, IL 62216**

Located Northwest of Aviston on Ranz Rd.

**20 +/- ACRES OF FARMLAND THAT SITS
ADJACENT TO EXISTING DEVELOPMENT**

BEING SOLD IN 1 TRACT

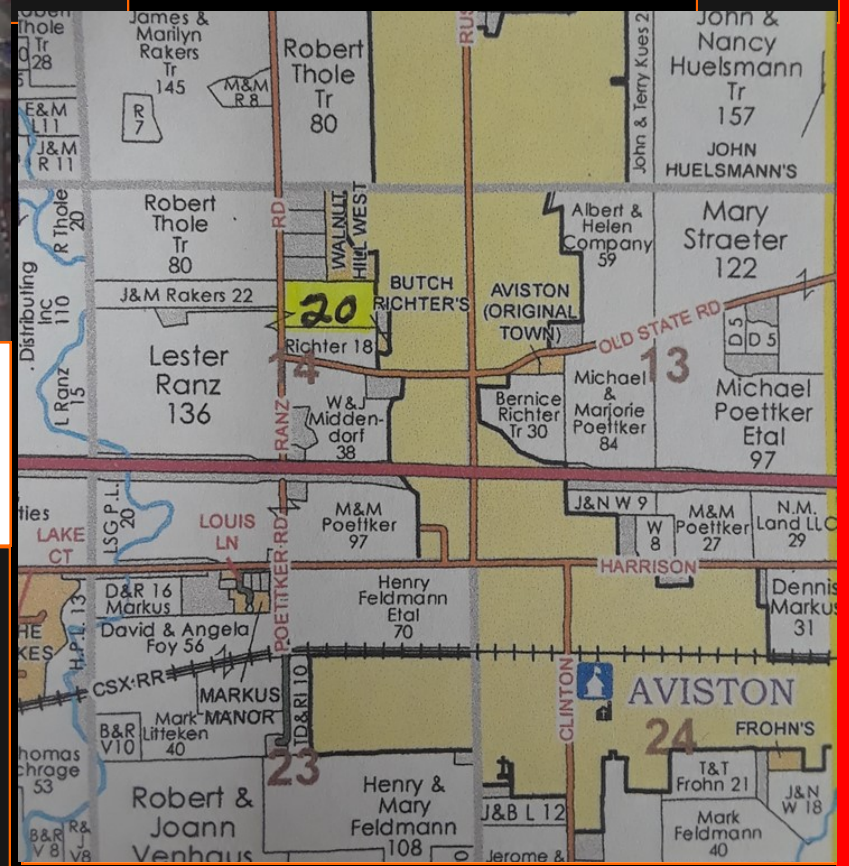
SPECIAL VIEWING: SUNDAY, MARCH 11th, 1-2 pm



TRACT INCLUDES:

20 +/- acres Consisting of Approx.
15 acres current tillable Farm Land, 4
acres of CRP, & some timber with
level to rolling hills and endless pos-
sibilities that currently sits adjacent to
developed land.
utilities & water available.

PARCEL # 05-05-14-200-002



**Land is currently zoned agriculture and available for
spring 2018 planting with possession at closing .**

**FSA maps, soil types, CRP, & mineral rights info
available at special viewing on the 11th
www.anthonysauctions.com**

Terms & Conditions: 10% non-refundable down payment is due on day of auction, balance due at closing in Approx. 30 days. Possession available for 2018 spring Planting.
The real estate taxes will be prorated to the day of closing based on the last known tax figure. We are selling the property in it's AS-IS present condition with no warranties
expressed or implied. Buyer is responsible for his/her own due diligence. Cash or Check w/ Proper ID. Not Responsible for Accidents. Any announcements made on Auction Day
will take precedence over all previous advertising. FSA info, soil types & maps will be available at the Special Viewing. Please call our office for additional information.

Auctioneer's Note: A great investment opportunity for farmers or investors. Don't miss a great opportunity to purchase hard to find land close to Aviston. **Thanks -Anthony**

OWNER: JAMES RANZ



ANTHONY'S AUCTIONS



(618) 224-9800

www.anthonysauctions.com

Trenton, IL~REAL ESTATE BROKER LIC# 475.119149

ILLINOIS STATE AUCTIONEER CHAMPION

**Anthony
Emig
AUCTIONEER
LIC# 441.001319**

**Real Estate
Managing
Brokers
LIC# 471.003590**