

ABSOLUTE AUCTION

40 +/- ACRES

WAYNE COUNTY FARMLAND AND WOODS

ONLINE ONLY REAL ESTATE AUCTION WITH INTERNET BIDDING!!!

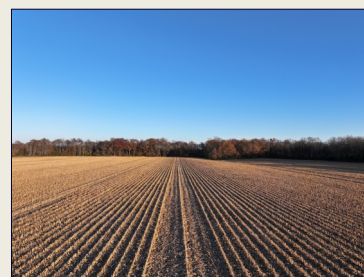
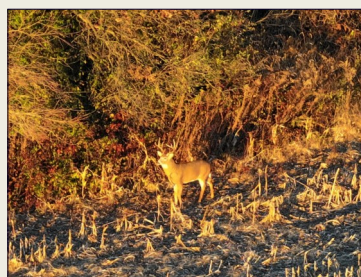
BIDDING OPEN: SATURDAY, MARCH 22ND @ 8AM

SOFT CLOSE: SATURDAY, APRIL 12TH @ 7PM



GPS COORDINATES:
38.546752, - 88.446104

**ADDITIONAL PROPERTY
INFORMATION, DETAILS,
AND MAPS AVAILABLE
UPON REQUEST!!!**



LAND LOCATION:

The auction property is located northwest of Cisne near the intersection of CR 2000 N and CR 1325 E (See GPS Coordinates). From US Highway 45, north of Cisne, head west on CR 1950 N and drive 0.8 mile. Turn north onto CR 1325 E and drive for an additional 0.6 mile. The auction property is located just east of the neighboring parcel along which access is currently granted. See "Auctioneer's Note" for further explanation regarding access to the auction property. (SIGNS POSTED)

LEGAL DESCRIPTION:

The Southwest Quarter of the Southeast Quarter of Section 5, Township 1 North, Range 7 East, of the Third P.M., Wayne County, Illinois. (PIN: 03-05-005-011)

AUCTIONEER'S NOTE:

INTEGRITY REALTY & AUCTIONS is pleased to present the **TAYLOR TRUST LAND AUCTION** featuring a single tract, 40 +/- acres in size, of rural Wayne County land located northwest of Cisne in Bedford Township. The parcel includes productive farmland with income potential and woods for hunting and recreation! While this tract is "landlocked" with NO FORMAL EASEMENT, the neighbor immediately west of the property has been allowing access via a "field path" running east and west along the north edge of her wood line. CR 2000 N appears to end near the southwest corner of the auction tract, so a formal/permanent easement for ingress/egress MAY be an option at this point, or one may be sought from another adjacent landowner. **THIS PROPERTY IS BEING SOLD WITH NO FORMAL EASEMENT FOR INGRESS/EGRESS.**

TERMS OF REAL ESTATE AUCTION:

Ten percent (10%), non-refundable earnest deposit required day of auction. Balance due at closing on or before May 16th, 2025. Seller shall pay 2024 and all prior real estate taxes and give credit to Purchaser for pro rata share of 2025 real estate taxes based on the most recent figures available at time of closing. Possession shall be granted at closing. Per Seller and FSA, there are NO current contracts for CRP or other such programs. Seller shall convey all oil, coal, natural gas, and other mineral rights owned of record, if any (NO GUARANTEES, NO WARRANTIES). Purchaser shall receive 2025 farming rights. Seller and Tenant retain all income from 2024 (if any) and all prior growing seasons. This auction is on an ABSOLUTE basis with NO RESERVE or minimum price, and the property shall be sold in the manner resulting in the highest total sale price. Offered as one tract with all bidding in "lump sum" pricing for the entire property to determine the final purchase price. ALL BIDDING SHALL BE CONDUCTED ONLINE ONLY. Offered in lieu of survey with reliance upon acreage totals, estimated boundary lines, and other information found in the public record. All closing costs and settlement fees shall be split/paid by the parties in the customary fashion at closing. The real property and any/all improvements are being sold "AS-IS, WHERE-IS, WITH ALL FAULTS, IF ANY." All announcements made final day of auction take precedence over all written or verbal statements. Auctioneer is agent of Seller only. Not responsible for accidents. **THIS PROPERTY IS BEING SOLD WITH NO FORMAL EASEMENT FOR INGRESS/EGRESS. BUYER SHALL BE RESPONSIBLE FOR PURSUING A FORMAL/PERMANENT EASEMENT, IF SO DESIRED AND/OR REQUIRED BY A POTENTIAL LENDER. SELLER SHALL NOT PROVIDE FORMAL/PERMANENT EASEMENT.**

NO BUYER PREMIUM!!!

SELLER: LORRAINE VIRGINIA TAYLOR TRUST (BRADFORD R. TAYLOR AND LISA T. CLUM)

VIEWINGS AND INSPECTIONS BY APPOINTMENT

Contact Dustin at (618) 445-2267 or email: dustin@integritylistings.net

BIDDING DETAILS AND PICTURES ONLINE



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301 ILLINOIS ROUTE 15 (WEST)
ALBION, IL 62806 (618) 445-2267

"See the difference *INTEGRITY* makes!"
Dustin Hawkins, Designated Managing Broker/Auctioneer, Illinois License #471.000893/441.002027

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“See the difference **INTEGRITY** makes!”

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Albion, IL 62806 (618) 445-2267

Dustin Hawkins, Designated Managing Broker/Auctioneer
dustin@integritylistings.net Mobile: (618) 302-0325



TAYLOR TRUST LAND AUCTION

**40 +/- ACRES WAYNE COUNTY FARMLAND AND WOODS
OFFERED AS ONE TRACT IN LUMP SUM PRICING**

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WITH INTERNET BIDDING!!!**

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GPS COORDINATES: Latitude 38.546752, -88.446104 Longitude

PROPERTY DETAILS

County	Wayne (Bedford Township)
Parcel Number(s)	03-05-005-011
Tract Size m/l	40 +/- Taxed Acres
Property Type	Farmland/Timber/Recreation
Property Taxes m/l	\$517.30 (no exemptions)
Cropland m/l	<i>See Below</i>

ADDITIONAL INFORMATION

Common Address: CR 2000 N, Cisne, IL 62823

Legal Description: The Southwest quarter of the Southeast quarter of Section 5, Township 1 North, Range 7 East, of the Third P.M., Wayne County, Illinois

Additional Information...40+/- taxed acres (per public record); 25.11 +/- tillable acres (per FSA); 18.10 base acres, corn/wheat/soybeans (per FSA); FSA measures the woods at approximately 16.04 acres; GIS and FSA do NOT agree on acreage—FSA map has total acres at 41.15 +/- acres, BUT this property is being sold as 40 +/- Acres; currently, there are no CRP or other contracts (per Seller and FSA); current cash rent: n/a (this tract was NOT farmed in 2024); 2025 farming rights are open; SEE “AUCTIONEER’S NOTE” AND “TERMS OF REAL ESTATE AUCTION” FOR NOTES REGARDING ACCESS...NO FORMAL/PERMANENT EASEMENT FOR INGRESS/EGRESS

**ADDITIONAL PROPERTY INFORMATION, DETAILS,
AND MAPS AVAILABLE UPON REQUEST.**

**For a guided tour of the property, please contact Dustin by calling
(618) 302-0325 or by email: dustin@integritylistings.net**

Information herein is considered accurate, but is not warranted. All measurements, taxes, utilities, and age are approximate. Appliances not warranted. **m/l = more or less**

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