

LAND AUCTION

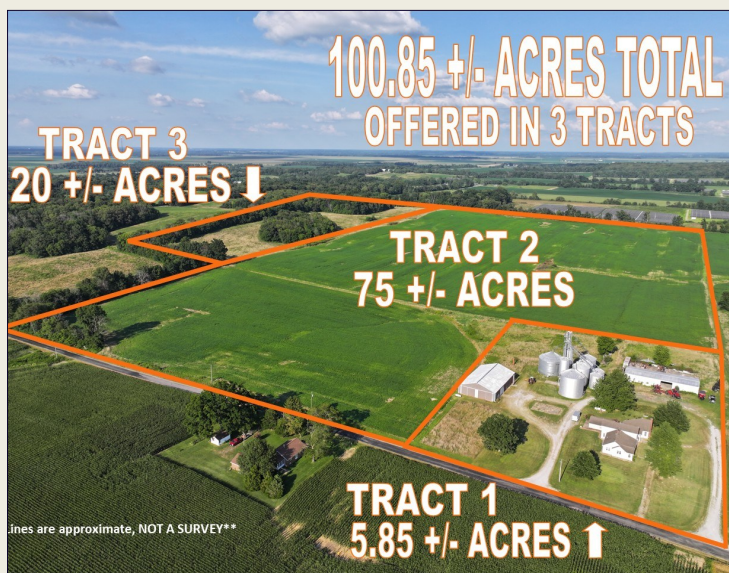
100.85 +/- ACRES

IN WHITE COUNTY OFFERED IN 3 SEPARATE TRACTS (WITH RESERVE)

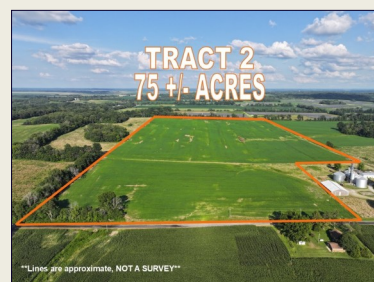
THURSDAY, SEPTEMBER 11TH, 2025 @ 6PM

AUCTION LOCATION: "THE LIONS DEN" - 305 1ST ST., CARM, IL 62821
(CARM LIONS CLUB LOCATED ACROSS FROM FIRST PRESBYTERIAN CHURCH)

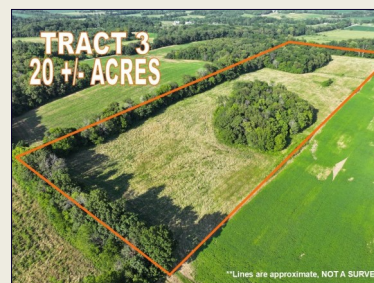
LIVE, IN-PERSON, PUBLIC AUCTION WITH ONLINE PRE-BIDDING AVAILABLE!!!



**TRACT 1: 5.85 +/- ACRES
HOME/GRAIN BINS/BUILDINGS**



**TRACT 2: 75 +/- ACRES
PRODUCTIVE FARMLAND**



**TRACT 3: 20 +/- ACRES
FARMLAND/WOODS/CRP**

LAND LOCATION: 2326 CR 800 E, BURNT PRAIRIE, IL 62820 (WHITE COUNTY)

From "Chuck Wagon Charlie's" near the I-64 (Exit 117) on/off ramp, East of Burnt Prairie, drive South on CR 750 E for a short distance, then take the first left to the East onto CR 2550 N. Follow CR 2550 N as it curves to the Southeast becoming CR 800 E. Continue South on CR 800 E for approximately 1.9 miles. The auction property (2326 CR 800 E, Burnt Prairie, IL 62820) is situated along the East side of the road. (SIGNS POSTED)

GPS COORDINATES: LATITUDE 38.21757, -88.22521 LONGITUDE

AUCTIONEER'S NOTE...

INTEGRITY REALTY & AUCTIONS is pleased to present the **WINTER LAND AUCTION** featuring 100.85 +/- acres of productive, White County, Illinois farmland, rural residence, large capacity grain storage, and outbuildings located in Burnt Prairie Township, south of Interstate 64! The property will be offered in three separate tracts, live and in-person, with online pre-bidding available until Noon on auction day. Visit our website for additional details.

TERMS OF REAL ESTATE AUCTION:

A non-refundable earnest money deposit equal to ten percent (10%) of the purchase price shall be required on the day of the auction. The balance of the purchase price shall be due and payable at closing, which shall occur on or before October 31, 2025. Seller shall be responsible for payment of 2024 real estate taxes and all prior years. Purchaser shall receive a credit at closing for the prorated share of 2025 real estate taxes, calculated based upon the most recent available tax figures. Possession of the farmland shall be delivered upon completion of the 2025 harvest. Seller/Tenant shall retain possession and use of all grain storage facilities (including bins, legs, and related equipment) until May 15, 2026, and shall remain responsible for all necessary repairs and maintenance of said facilities through that date. The grain dryer is sold strictly "AS-IS, WHERE-IS" with no warranties, express or implied. *Purchaser shall allow Seller access during this term.* Possession of the residence and all other improvements shall be delivered at closing. Purchaser shall be entitled to all farming rights for the 2026 crop year. Auction is subject to all Farm Service Agency (FSA) programs, including but not limited to Conservation Reserve Program (CRP) or other contracts/programs. Purchaser shall assume and continue the existing CRP contract through its expiration date. Seller and Tenant Farmer shall retain all income derived from the 2025 crop year and all prior crop years. Seller and Tenant Farmer shall be solely responsible for all costs and liabilities associated with the 2025 crop year and all prior crop years. Seller shall convey to Purchaser all oil, coal, natural gas, and other mineral rights owned of record, if any, without warranty or guarantee as to the extent or validity of such rights. Property shall be offered in three separate tracts, with bidding conducted on a lump-sum, total-dollars-per-tract basis. Auction shall be subject to a RESERVE (undisclosed minimum price) and shall be conducted in the manner that results in the highest total sale price. The RESERVE shall apply to the total purchase price for the entire property, not to individual tracts. Seller reserves the right to convey individual tracts based upon final bids received for such tracts. Property shall be offered without a completed survey, with reliance placed upon acreage totals, estimated boundary lines, and information of public record. NOTE: Preliminary survey work has been completed to determine approximate tract boundaries and acreage totals. In the event tracts are sold separately, Seller shall provide a boundary survey as needed to establish final tract sizes and legal descriptions. *All auction prices shall be final.* An easement shall be granted across Tract 2, near the northwest corner (see HLR Aerial), for ingress and egress to Tract 3 in the event Tracts 2 and 3 are sold to separate purchasers. *No easement shall be provided if Tract 3 is purchased by an adjacent landowner.* Online pre-bidding shall be available until 12:00 p.m. (Noon) on the day of the auction. All additional bidding thereafter shall take place live and in person, unless alternative arrangements have been made with the Auctioneer. Closing costs and settlement fees shall be divided between the parties in the customary manner at closing. Seller shall provide Purchaser with a commitment for title insurance at closing. Title work shall be prepared and closing conducted by Hawthorne Title & Abstract, LLC. All transfer documents shall be prepared by Seller's attorney, Matt McArthy. The real estate, together with all improvements and any personal property located thereon, shall be conveyed and accepted in "AS-IS, WHERE-IS" condition, with all faults, if any, and without any warranties, express or implied. Auctioneer shall act solely as the agent of the Seller. Neither Auctioneer nor Seller shall be responsible for accidents occurring on the premises. NO BUYER'S PREMIUM. All announcements made by the Auctioneer on the day of the auction shall take precedence over any prior written or verbal statements. *Auction Terms are subject to change up to the commencement of the live, in-person auction on Thursday, September 11, 2025.* SEE OUR WEBSITE FOR ADDITIONAL TERMS AND CONDITIONS.

NO BUYER PREMIUM!!!

SELLER: RICHARD D. AND JANICE ANN WINTER
VIEWINGS AND INSPECTIONS BY APPOINTMENT

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



REALTY & AUCTIONS
RESIDENTIAL • COMMERCIAL • FARM • LAND • ESTATES • LIQUIDATIONS

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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AuctionZip ID #36363



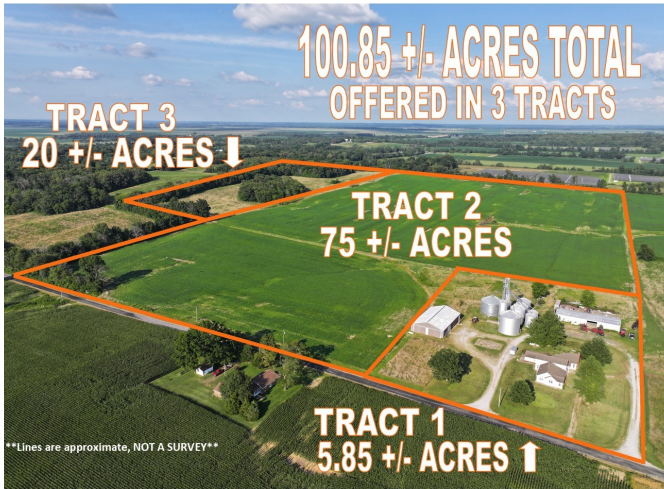


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Dustin Hawkins, Designated Managing Broker/Auctioneer
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WINTER LAND AUCTION
100.85 +/- ACRES IN WHITE COUNTY
OFFERED IN THREE (3) SEPARATE TRACTS

THURSDAY, SEPTEMBER 11TH, 2025 @ 6PM

AUCTION LOCATION:

“THE LIONS DEN” — 305 1ST ST., CARMi, IL 62821
(CARMi LIONS CLUB LOCATED ACROSS FROM FIRST PRESBYTERIAN CHURCH)

LAND LOCATION: From “Chuck Wagon Charlie’s” near the I-64 (Exit 117) on/off ramp, East of Burnt Prairie, drive South on CR 750 E for a short distance, then take the first left to the East onto CR 2550 N. Follow CR 2550 N as it curves to the Southeast becoming CR 800 E. Continue South on CR 800 E for approximately 1.9 miles. The auction property (2326 CR 800 E, Burnt Prairie, IL 62820) is situated along the East side of the road. **(SIGNS POSTED)**

PROPERTY DETAILS

County	White
Parcel Number(s)	02-33-100-011, 012; 02-33-300-001, 002, 003
Tract Size m/l	100.85 +/- Acres (TOTAL)
Property Type	Farmland, Home, Grain Storage, Buildings, Woods
Property Taxes m/l	See Below
Cropland m/l	See Below

Current Property Taxes (by parcel number): \$4,240.10 (02-33-300-001); \$202.22 (02-33-300-002); \$531.72 (02-33-300-003); \$131.88 (02-33-100-011); \$149.82 (02-33-100-012); **Tax amounts are likely to change depending on how the tracts are sold.**

Soil Information: Overall PI = 91.4 (weighted avg.); Overall Soil Types (primary) = Ava, Bluford, Hickory-Ava, Kell-Hickory, Bonnie

ADDITIONAL INFORMATION

TRACT 1—House/Grain Bins/Buildings

Room Dimensions—Entry Way: 11’3”x5’8”; Eat-In Kitchen: 13’5”x20’7”; Dining Room: 13’1”x15’7”; Living Room: 13’5”x15’8” (w/ 8’9”x8’6” sitting area); Family Room: 15’9”x23’6”; Sitting Room: 15’9”x7’8”; Office: 15’9”x23’6”; Bathroom 1 (full): 7’9”x10’8”; Bedroom 1: 11’7”x9’11”; Bedroom 2 (currently Laundry Room): 11’7”x7’5”; Bathroom 2 (full): 4’9”x8’2”; **Upstairs**—Bedroom 3: 15’7”x16’7”; Bedroom 4 15’5”x12”; Bathroom 3 (Three-Quarters): 4’10”x7’8”; Transitional Room w/ Butler’s Staircase: 10’4”x11’6”

Items Included—Refrigerator; Range; Microwave; Dishwasher; Garbage Disposal; Washer; Dryer; Pellet Stove

More Features...200-amp electrical service on breakers; architectural shingle roof (south half of house re-roofed in 2025); hardwood, carpet, vinyl, linoleum, and laminate flooring throughout; cathedral ceilings in living room; fireplace in living room; 40-gallon electric water heater; covered porch; 96’x60’ building with 40’x60’ concrete floor and 12’x12’overhead door; 110’x50’ building with 3 sliders, partial concrete floor, and lean to area

Grain Storage...100,000 bu. grain capacity (legs-7,000 bu. cap. and 3,000 bu./hr.); MC grain dryer (no warranties, no guarantees, “AS-IS”); separate electric meter; grain storage and dryer reserved until 5/16/2026 for 2025 crop storage with driveway access for grain trucks

LP and Fuel Tanks...LP Tanks: 1,000 gallon tank w/ house (owned), 3,000 gallon tank w/ grain bins (owned), 500 gallon tank w/ brown barn (leased); Liquid Fuel Tanks: 500 gallon tank and 1,000 gallon tank (both owned)

Year Built	Unknown	County	White
Type of Constuction	1.5-Story Frame	PIN	Part of 02-33-300-001 (Tract 1)
Square Footage m/l	4,192 (approximately)	School District	Carmi-White County CUSD #5
Total Rooms	10	Heat	Gas FA (Trane)
Bedrooms	4	A/C	Central
Bathrooms	2 Full, 1 Three-Quarter	Water	Burnt Prairie Water
Foundation	Partial, Unfinished	Sewer	Septic
Garage	2-Car, Detached (24’x30’)	Average Utilities m/l	Elec: Wayne-White; Propane: market value
Lot Size m/l	5.85 +/- Acres	Property Taxes m/l	See Above

TRACT 2—Productive Farmland

75 +/- acres w/ 72.34 +/- acres cropland; Balance in waterway, non-cropland, some trees; partially terraced/tiled (see pictures)

TRACT 3—Farmland/CRP/Woods

20+/- acres w/ 17.82 +/- acres in CRP; Balance wooded;/non-cropland; CRP = 17.82 +/- acres enrolled w/ \$1,877.00 annual contract payment, contract expires on 09/30/2031

For a guided tour of the property, please contact Dustin by calling (618) 445-2267 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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