

# River Bend Farm

AUCTION • NOVEMBER 28  
1,148<sup>±</sup> Acres | 3 Tracts | Fayette County, IL

- Prime Waterfowl, Whitetail Deer & Upland Bird Hunting - Turkey, Quail, Pheasants & Dove
- Income Producing Farmland
- A Premier South Central Illinois Agricultural and Recreational Retreat
- Nearly Two Miles of Kaskaskia River Frontage

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*A Trophy Waterfowl Property*

  
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# River Bend Farm

AUCTION • NOVEMBER 28

Fayette County, Illinois

1,148<sup>±</sup>  
Acres  
Offered in 3 Tracts

*Auction Location*

Wednesday, November 28, 2018 • 6pm  
Held at the Vandalia Moose Lodge  
328 South 3rd Street, Vandalia, IL 62471

Prime Waterfowl, Whitetail Deer and Upland Bird Hunting • Income Producing Farmland

A Premier South Central Illinois Recreational Retreat • Nearly Two Miles of Kaskaskia River Frontage

## *Info Dates*

Join our representatives to tour the property and learn more about our unique auction process.

**Saturday, October 27 • 2pm - 4pm**

**Monday, November 5 • 10am - 12pm**

Held at the hunting lodge on Tract 1, located a ¼ mile north of the intersection of CR 2500 N and CR 1200 E along CR 1200 E

GPS Coordinates to the entrance of Tract 1:

Lat: 39.1067° N, Lon: 89.0271° W





## Tract 1 - 871± Acres

The heart of the property being offered at auction is the 871± acre hunting retreat. For nearly 20 years this property has been developed to become one of the Midwest's outstanding duck and goose and trophy deer hunting properties.



816± acres of the property are enrolled in the Wetlands Reserve Program. A 4.5 mile main levee surrounds 462± acres creating four large, manged wetland impoundments with two additional adjoining units. Another two miles of smaller levees are used for controlling water and accessing the hunting fields. In total, the WRP area can provide nearly 600 acres of waterfowl habitat with food plots interspersed throughout the area. The property and WRP acreage was professionally designed for optimal waterfowl, deer and wildlife management. There is gravity flow water management throughout. Altogether, there are nine water-control structures, and 14 gate and pipe systems for managing optimal water levels.

Built in 2000, the 2,000± sq. ft. log cabin welcomes hunters as they approach up the secluded ¼ mile gravel drive. Inside, the cabin features three bedrooms, three bathrooms and two sleeping lofts. A large central area includes the kitchen, dining room and living room with a cozy stone fireplace. An enclosed porch runs the entire length of the back of the cabin offering sweeping views of the hunting area in the valley below. The large "mud room" offers plenty of storage for hunting supplies.

Additional structures include an open air pole barn and a heated 2,400± sq. ft. metal building, built in 2017, with a poured concrete floor – perfect for storing gear, decoys, ATV's and blinds.



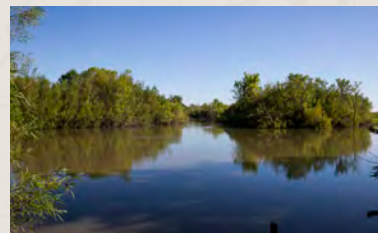
## Tract 2 - 62± Acres

Located just east of Tract 1, this property features 62± total acres, of which 55± acres are income producing farmland typically planted to corn or soybeans. Access is provided by CR 1375 E running along the west side of the property. The Tract features approximately 525 feet of Kaskaskia River frontage in the southeast corner. The small wooded lot is strategically located for deer hunting along the Kaskaskia River.



## Tract 3 - 215± Acres

This is a diverse property totaling 215± acres. Of the 215± acres, 143± acres are productive river bottom farmland, typically planted to corn and soybeans. The remaining balance of the property is wooded and includes approximately 1.8 miles of Kaskaskia River frontage serving as a major wildlife corridor. The property sits directly south of Tract 1 across CR 2500 N, which provides access. This is an excellent opportunity to have both income producing farmland and recreational hunting land for enjoyment. Whitetail deer and turkey are numerous, and additional duck hunting areas could be added with the development of waterfowl impoundments. The tillable farmland on Tracts 2 and 3 has historically been leased to a local farmer.





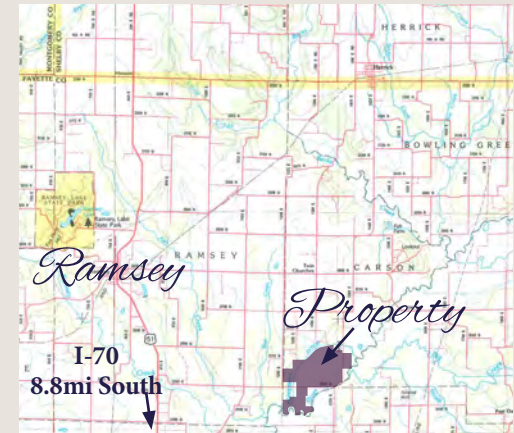
Visit our website for Interactive Map

1.3 hours to St. Louis • 2.5 hours to Indianapolis  
 3.5 hours to Chicago or Louisville • 4.5 hours to Nashville

### Directions

#### TO PROPERTY & INFO DAY:

From the Interstate 70 interchange in Vandalia take Exit 63 for US Highway 51 N/N Kennedy Blvd. Follow US Highway 51 north 8.8 miles to CR 2525 N and turn right. After 0.5 mile on CR 2525 N continue straight onto CR 2500 N and travel 2.9 miles to CR 1200 E. Turn left onto County Rd 1200 E and travel 0.5 mile to the property on your right.



#### TO AUCTION SITE:

From the Interstate 70 interchange in Vandalia take Exit 63 for US Highway 51 N/N Kennedy Blvd. Follow Kennedy Blvd south for 2.3 miles as Kennedy Blvd becomes 3<sup>rd</sup> Street. Continue on 3<sup>rd</sup> Street 0.2 miles to the Moose Lodge on your left.

## Auction Terms & Conditions

**BUYER'S PREMIUM:** A Buyer's Premium of four percent (4%) of the successful bid price will be included in the total Contract Purchase Price.

**PROCEDURE:** The property will be offered in three individual tracts, any combination of tracts, or as the whole property. The property will be sold in the manner resulting in the highest total sales price.

**DOWN PAYMENT:** A 10% down payment will be due immediately after being declared the Buyer(s). The down payment may be paid in the form of personal check, business check, or cashier's check. The balance of the contract purchase price is due in cash at closing. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.

**ACCEPTANCE OF BID PRICES:** The successful bidder(s) will sign a Real Estate Purchase Agreement at the auction site immediately following the close of bidding. Final bid prices are subject to approval or rejection by Seller.

**POSSESSION:** Possession will be given at closing.

**2018 INCOME:** All 2018 farm income shall be retained by Seller and the current tenant.

**WETLANDS RESERVE PROGRAM:** Seller shall transfer all rights and obligations to the Buyer at closing. Buyer shall comply with all terms and conditions of the WRP contracts.

**PERSONAL PROPERTY:** Seller shall retain personal property that are not structures or fixtures - excepting chandeliers. Seller, upon Buyers request, may offer additional personal property for purchase. Contact Auction Company for Details.

**CLOSING:** Closing shall be 30 days following the date of the auction or as soon as applicable closing documents are completed.

**TITLE:** Seller shall furnish the buyer at Seller's expense an Owner's Policy of Title Insurance in the amount of the purchase price, and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer.

**REAL ESTATE TAXES AND ASSESSMENTS:** The 2018 calendar year taxes due and payable in 2019 shall be paid by Seller in the form of a credit at closing. The most recent tax figures available will be used to determine the amount of the credit.

**EASEMENTS:** Sale of property is subject to any and all recorded or apparent easements.

**SURVEY:** Seller shall provide a new survey where there is no existing legal description sufficient to convey title. Any need for a new survey shall be determined solely by the Seller unless such surveys are required by State or local law. The cost of the survey shall be paid by the Seller. The type of survey performed shall be at the Seller's option and sufficient for providing a standard form owner's title insurance policy and the transfer of merchantable title.

**MINERAL RIGHTS:** Sale shall include 100% of the mineral rights owned by the Seller, if any.

**AGENCY:** Murray Wise Associates LLC & Hall and Hall Partners, LLP are the exclusive agents of the Seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are

subject to the terms and conditions outlined in the Purchase Agreement. ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or the Auction Company. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the Auction Company. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auction Company are final.

**NEW DATA, CORRECTIONS AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

**NOTE:** Videotaping, flash photography, and/or public announcements will be allowed on auction day ONLY with prior approval from Murray Wise Associates LLC.

(217) 398-6400

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Scott Shuman: Auctioneer #441.001107 | Managing Broker #471.013040

Kenny Schurr: Auctioneer #441.002214 | Broker # 475.130235

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