

# 80 +/- Acres Farm Land

Section 34 Pilot Knob Township Washington County

Due to the Death of Theodore Stern, this tract is to be sold at auction

# REAL ESTATE AUCTION

## Thursday, March 3, 2022

Beginning at  
7:00 P.M. Sharp

*Auction Held at Oakdale Village Hall, Oakdale, Illinois*



*Perry County Line Road*

**Section 34, Pilot Knob Township  
Washington County**

*Land located 4 miles East of Oakdale on Oakdale Blacktop Road. Then Take Garfield Rd. South 2 miles to Perry Co. Line Rd. - Then East 1/2 mile to - The Stern Farm*

*80 +/- acres Appox 75 +/- acres tillable, Balance in old farmstead and wooded waterway, 1/2 mile Frontage on County Line Road Rural Water on County Line Rd. in Nashville School Districts.*

**Auctioneers Note:** *This would make a nice addition to any farm or great investment for any family. Possible nice country home sites.*

### TERMS:

- An Opening Bid of \$5,500.00 or more per acre is required. If opening bid is received auction becomes absolute. If no opening bid of \$5,500.00 or greater per acre is received, the auction is canceled.
- 10% down immediately following auction and balance due in 45 days or less
- Possession immediately upon closing
- All mineral rights owned by seller will become property of buyer.
- Property sells As Is
- All announcements at auction take precedence over printed advertisements.

**Sallie Stern**  
**Owner**

*For Title information call:*  
**Stuart E. Morgenstern**  
**Attorney for Owner 618-357-5315**

SALE CONDUCTED BY

**LOYD**

**RIECHMANN**

Illinois License #440000349

**RIECHMANN**

**Auction Service**

LLC 444000108

**KEITH RIECHMANN**

Illinois License #440000350

**MIKE RIECHMANN**

Illinois License #440000348

**Okawville, Illinois**  
**Cell 618 246-3042**