

REAL ESTATE

AUCTION

Thursday, April 25, 2024

**Beginning at
7:00 PM**

Auction Location at the Ashley City Park



TERMS OF SALE

1. 19.81 total acres +/- (16.67 acres +/- tillable) located in Sections 27 and 22, Ashley Twp. (West side of Ashley on Highway 15)
2. Ten percent (10%) down payment required at close of bidding. Balance to be paid at Closing within 30 days.
3. Possession of premises will be delivered at closing.
5. All mineral rights owned by Seller are included.
6. Seller to provide owner's title insurance policy. Other expenses as per local custom
7. Property is being sold "as is".
8. Announcements made on day of sale take precedence over printed advertisements.
9. Sale must start at \$8,000 per acre, then become absolute.

Ashley City Limits

This property has many possible uses

***Prime Investment . . .
has city water & sewer available***

**For title information call:
Barkau, Unverfehrt & Forth, P.C.
618-327-4301**

**Owners:
Lyle Kirgan Trust**

SALE CONDUCTED BY

**LOYD
RIECHMANN**
Illinois License #440000349

RIECHMANN
AUCTION SERVICE
LLC 044000108

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

KEITH RIECHMANN
Illinois License #440000350

MIKE RIECHMANN
Illinois License #440000348

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