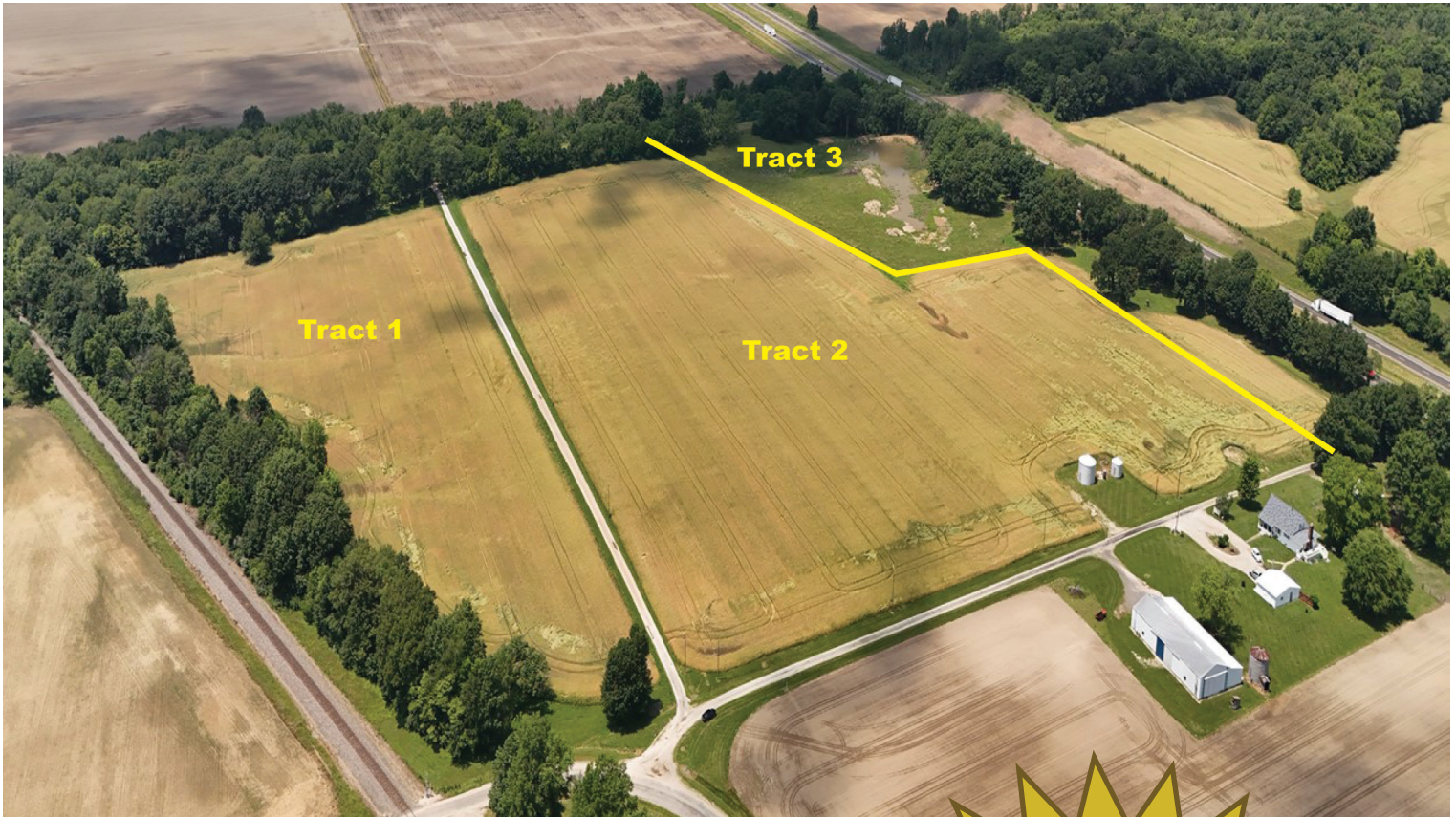


FAYETTE COUNTY ILLINOIS FARMLAND AUCTION

NEAR 1638 N. 1125 ST. VANDALIA, IL 62471

Bidding Now Through Wednesday, July 30, 2025 • 6 PM (CST)
Bid Now at www.langhamauctioneers.com • Selling Regardless of Price



Inspection/Property Tour

Near 1638 N. 1125 Street, Vandalia, IL 62471

Sunday, July 13, 2025 • 2 - 4PM (CST)

Saturday, July 19, 2025 • 10AM - NOON

Sunday, July 27, 2025 • 2 - 4PM (CST)

Or Thereafter by Appointment.

Call Hal (618) 410-6286



Buyer Will Have 2026 Farming Privileges!
Seller: John D. Hagy



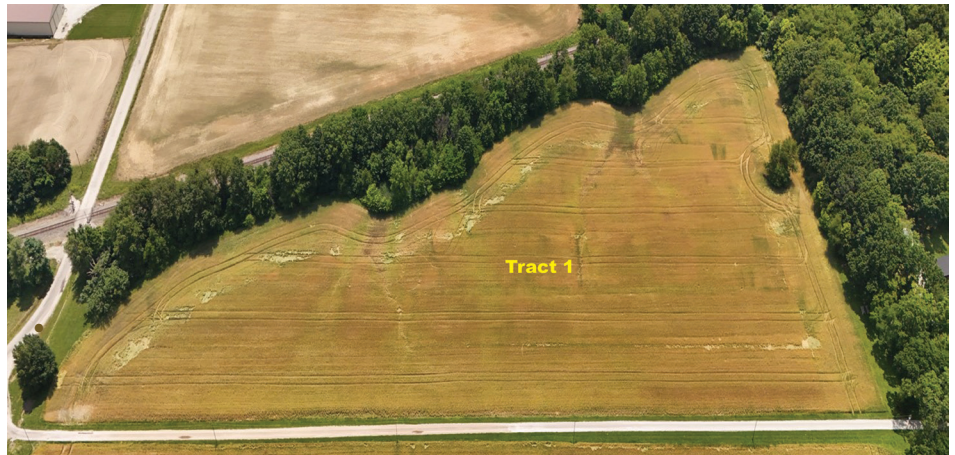
Hal, Ty & Nate Langham - Auctioneers
Greenville, Illinois • Call Hal: 618-410-6286
www.langhamauctioneers.com

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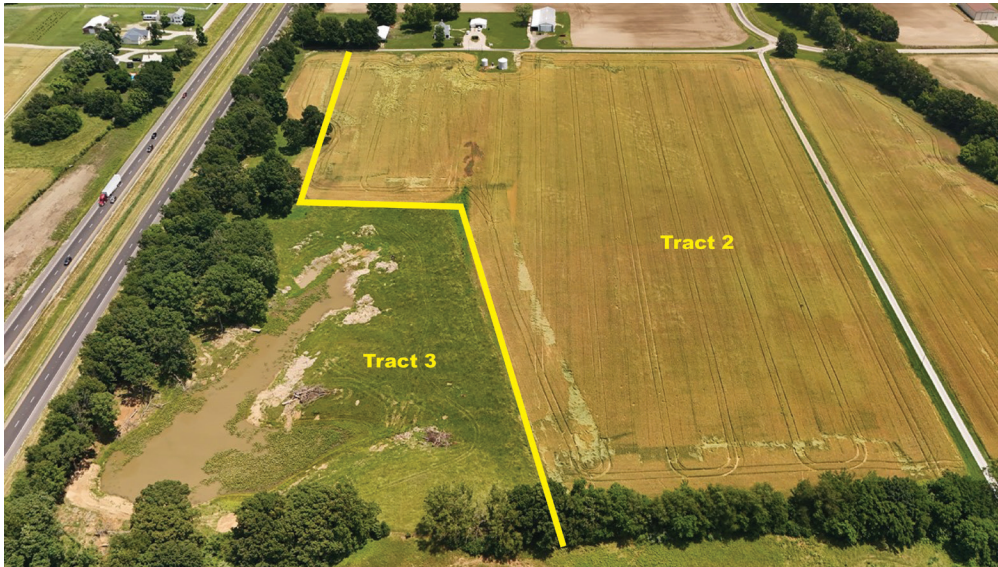
Bid Now at www.langhamauctioneers.com • Selling Regardless of Price

Tract 1

- South of E 1625 Avenue and North of RR Tracks • 12.234 +/- Acres total
- 9.62 acres Tillable with some wooded Acres.



44.77 +/- Acres
PT NW ¼ of SW ¼ and N PT of SW ¼ of SW ¼ (N of RR) in Section 12 T6N R1E in Fayette County, IL.
Parcel ID# 18-14-12-300-012
Real Estate Taxes \$683.14
Sells in (3) Tracts.



Tract 2

- 20.5 Acres Tillable portion North of E 1625 Avenue/West of N 1125 Street including two older bins.
- 23.24 +/- Acres total.

Tract 3

- Surveyed South of I-70 which includes pond, building site, grassland and some woods-access from N. 1125 Street • 9.300 +/- Acres total.

THIS IS AN INTERNET ONLY AUCTION, there will be no live/in-person bidding. If you prefer to turn in an absentee bid in person, please call Hal at 618-410-6286 to make arrangements. Bidder registration is required. Everything sold AS-IS, Where-Is, with no warranty or guarantee expressed or implied. The date of the online only/no reserve auction is scheduled to conclude: **Wednesday, July 30, 2025 at 6 PM (CST)**. Following the completion of the auction (Thursday, July 31, 2025) Buyer(s) will enter into a real estate contract with a non-refundable down payment deposit of \$5000 per tract plus payment to Langham Auctioneers for the 4% Buyers Premium. Closing will be conducted by Certified Title Company, LLC • (618) 664-4100 • 122 S. Second Street, Greenville, IL 62246.
Closing: On or before Thursday, September 4, 2025. Buyer will have 2026 farming privileges.

- This property is selling without reserve to the highest bidder.
- Each potential bidder is responsible for conducting his or her own independent inspections, inquiries and due diligence concerning the property.
- This property sells without contingencies.
- This sale is not contingent on the buyer's ability to obtain financing.
- Any inspections needed by the buyer must be made before the auction at the buyer's expense.
- Sale of the property is subject to any and all easements of record.



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