

# STASER PUBLIC AUCTION

## GERMANTOWN FARM AUCTION

### 16.88 ACRES, HOUSE & LAND SELLING IN 3 TRACTS

**THURSDAY, DECEMBER 6, 2018 AT 7 PM**

**9615 Drive In Road • Germantown, IL**

Dir: West of Germantown on Rt. 161 to Drive In Rd., then N 1/2 mile to property on left.



**TRACT 1:** A 1,390 sq. ft. brick ranch home on 4.38 acres with a 42' x 65' horse barn with 7 stalls and a 30' x 60' lean. Also an 18' x 20' shed and a 1.5 acre lake are included with the property. The home has 3 bedrooms, 1.5 baths, a full basement, hot water heat furnace, central air, well water, a septic system, and has been recently remodeled.

**Parcel ID#:** 12-11-05-200-020

**2017 Taxes:** \$3,460.17 (prorated at closing)

**Legal Description:** Staser Subdivision, Lot 1



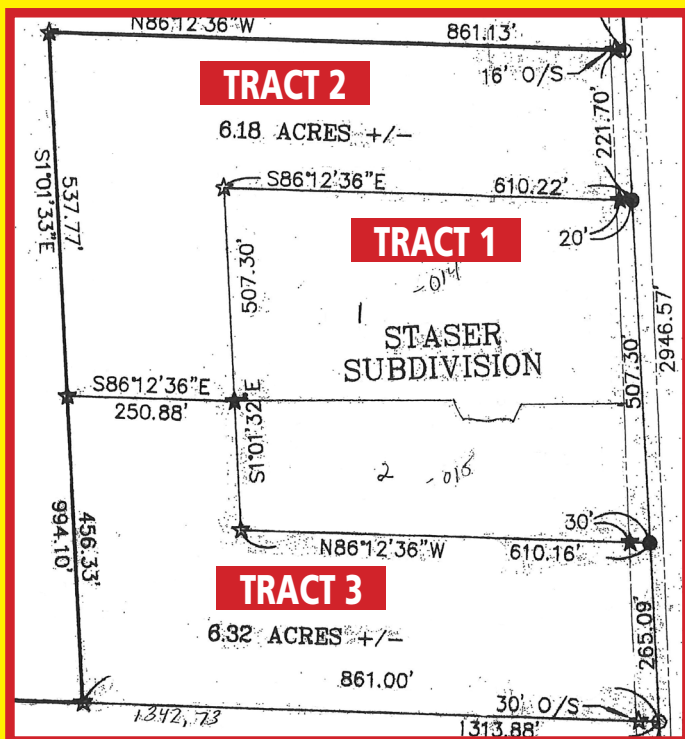
**TRACT 2:** 6.18 acres of level land adjoining Tract 1 with frontage to Drive In Road.

**TRACT 3:** 6.32 acres of level land with frontage to Drive In Road.

**Parcel ID#:** 12-11-05-200-021

**2017 Taxes:** \$288.65 (prorated at closing)

**Real Estate Terms:** 5% down day of sale, balance due upon delivery of merchantable title.



**OPEN HOUSE:**

**WEDNESDAY, NOV. 28**  
FROM 4 TO 6 PM OR BY CALLING  
AUCTIONEERS FOR APPOINTMENT

**Auctioneer's Note:** If you are in the market for a nice home in the country or a small tract of farmland, don't miss this opportunity. Just bring the horses and move right in.

Thanks - John, Jim, Whitey & Jared

**OWNER: PAMELA M. & GARY S. STASER**

Not Responsible for Accidents.

All Announcements Made Sale Day Take Precedence Over Printed Material.



Auction Conducted by:

**KUES BROS. AUCTION CO.**

**"NO SALE TOO BIG OR TOO SMALL"**

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