

SHAWNEE NATIONAL FOREST | CABIN/HOMESITE READY

40±
ACRES

ONLINE ONLY

LAND AUCTION

HARDIN COUNTY, IL

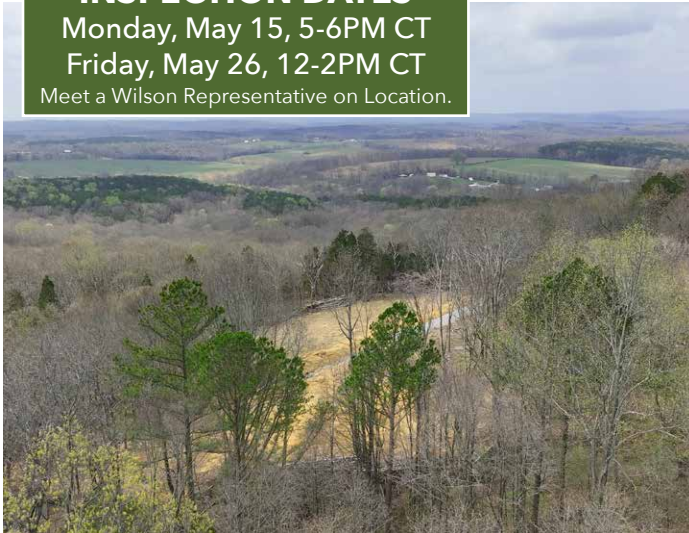
BIDDING ENDS: WED, MAY 31ST AT 5:30PM CT

INSPECTION DATES

Monday, May 15, 5-6PM CT

Friday, May 26, 12-2PM CT

Meet a Wilson Representative on Location.



AUCTIONEERS NOTE: William Wilson Auction Realty is pleased to offer this exceptional retreat property located in the Shawnee National Forest. Plan to attend one of the property inspection dates to view this property in person and register to bid in the online auction.

- 40 +/- AC in Middle of Shawnee National Forest
- Adjoining River to River Trail and High Knob Overlook
- Cabin/Homesite ready
- Remote Location, Off the Grid
- Easily Accessed Near Major Roads
- Outstanding Retreat and Recreational Property
- 1.5 Hours from Evansville, IN
- 1-Hour from Paducah KY and Marion, IL


William Wilson
AUCTION • REALTY, INC.
AUCTIONS • REAL ESTATE • APPRAISALS

812.682.4000

Register & Bid Online @

wilsonauctions.com

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PROPERTY LOCATION: Off High Knob Road, Hardin County, IL
[GPS LOCATOR: 37.598379, -88.328558]

DIRECTIONS: From Illinois I/Ohio River Scenic Byway south of Junction, IL, turn West on Pounds Hollow/Karbers Ridge Road then North on CR 2 towards High Knob Campground then east into the Campground on Knob Hill Lane. Watch for signs.

AUCTION LOCATION: ONLINE ONLY. Visit www.WilsonAuctions.com to register and bid.

PROPERTY DESCRIPTION: Tract 1: 40+/- Total Acres, Wooded and Recreational Land

For the recreational land buyer, these tracts feature diverse terrain and topography with rock formations, overlooks and shallow ponds. They represent an ideal wildlife habitat.

For the cabin/homesite buyer a large site has recently been cleared in preparation for your dream retreat location in the Shawnee National Forest just east of the Garden of the Gods. Located 1-hour from Paducah, KY and Marion, IL and only 1.5-hours from Evansville, IN

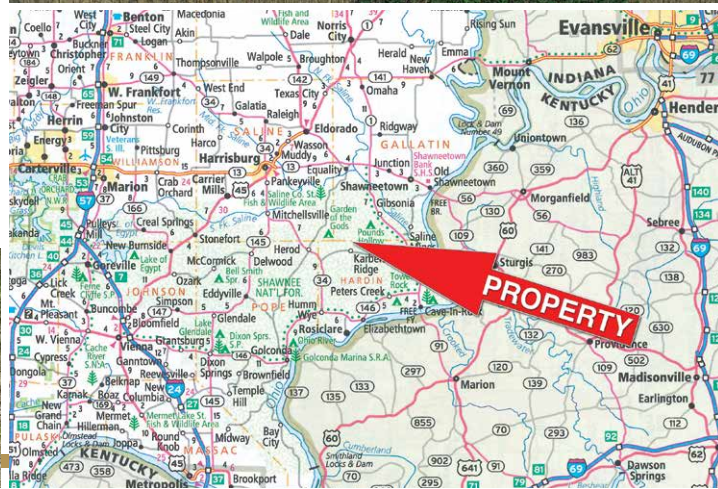
TERMS:

MINERALS: Seller will convey all minerals owned, if applicable.

POSSESSION: Buyers will receive possession to the property at closing. 6% buyer's premium

TAXES: The real estate taxes will be prorated to the date of closing.

ESTATE OF JOHN L ROBERTS



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