

**Uhland LLC REAL ESTATE**

# AUCTION

**Thursday, March 27, 2025**

**Beginning at  
7:00 PM**

**In the Okawville Community Club Building  
511 S. Hanover St. • Okawville, IL • 60 Acres to be sold in 2 tracts**



### **Tract 1**

20 acres +/- approximately 16.5 acres tillable with balance in timber. This tract is located along Waterworks Rd. 1 mile north of Okawville Golf Course, with a waterline in the roadway.



### **Tract 2**

40 acre +/- approximately 39.5 acres tillable. This would make a beautiful country homesite. 1 mile north of I-64 at the Okawville exit. This tract is a very nice square 40 with road frontage and a waterline in the roadway.

### **TERMS OF SALE**

1. Ten percent (10%) non-refundable down payment. Balance to be paid at Closing within 30 days.
2. Bids must reach a seller-specified reserve price and then auction becomes absolute.
3. Possession immediately upon closing.
4. All mineral rights owned by Sellers to become property of buyers (Seller knows coal rights on Waterworks Road were sold in 1971).
5. Real Estate sells as is.
6. All announcements day of sale take precedence over ads.

**Owner: Uhland LLC**  
**Attorney for the LLC is Ian Holzhauer**  
**of Campbell Holzhauer Law**

**SALE CONDUCTED BY**

**KEITH  
RIECHMANN**

Illinois License #440000350

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**MIKE  
RIECHMANN**

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**AUCTION SERVICE**

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to the Community!*

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