

CRANE CREEK GOLF COURSE

Less than 1 Hour from Springfield, Peoria & Bloomington, IL

An Investment You Can Truly Enjoy!

ABSOLUTE AUCTION

REAL ESTATE SELLS REGARDLESS OF PRICE!

Kilbourne, Illinois

347± Acres

Offered in 5 Tracts

Mason County



MW MURRAY WISE
ASSOCIATES LLC

POWERED BY
SCHRADER

800.607.6888

MurrayWiseAssociates.com

Crane Creek Golf Course
24205 E Co Rd 700 N Kilbourne, IL 62655



- Golf Course Investors
- Farmers
 - Possible conversion back to farmland

- Developers/Builders
- Recreational Buyers
 - Possible hunt or sportsman's club

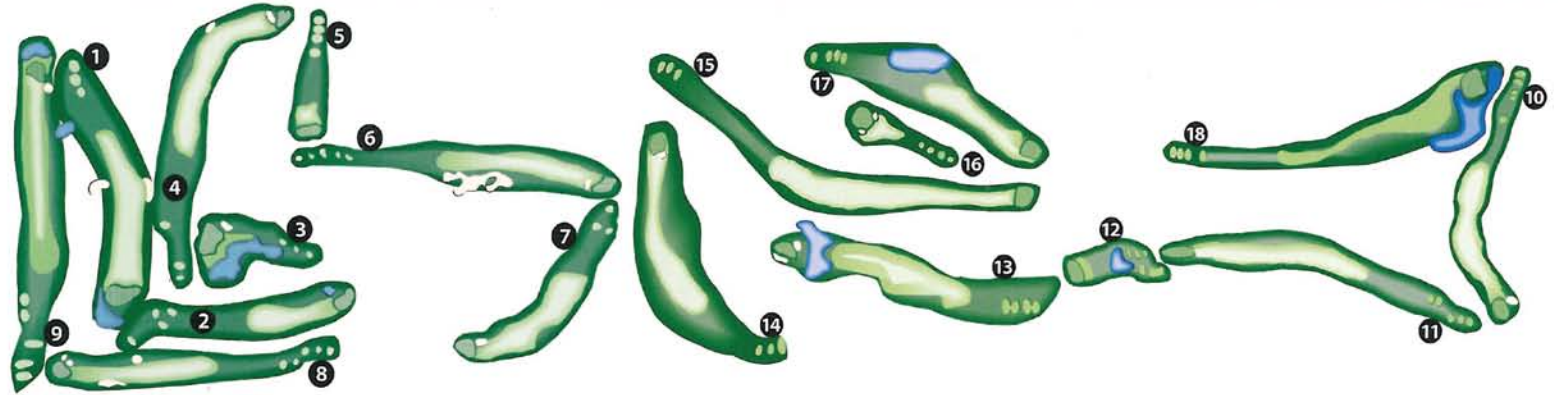


Tuesday, February 21 • 1pm

Auction Held at the Crane Creek Golf Course Clubhouse.



Thank you for playing
Crane Creek
Today!



HOLE	1	2	3	4	5	6	7	8	9	OUT
PAR	4	4	3	5	3	4	4	4	5	36
HANDICAP/WHITE	5	9	15	3	7	1	11	17	13	
RED	327	258	101	400	130	333	274	312	444	2579
YELLOW	335	260	105	418	135	335	280	320	450	2638
WHITE	390	335	144	504	162	419	338	358	492	3142
BLUE	408	360	165	531	200	429	349	379	507	3328
BLACK	428	414	183	574	232	447	368	398	521	3565

	10	11	12	13	14	15	16	17	18	In	Tot.	Hcp.	Rating	Slope
	4	5	3	4	4	5	3	4	4	36	72			
	12	6	18	4	8	2	10	16	14					
	315	430	100	290	325	450	120	335	315	2680	5259		72.1	128
	320	435	105	320	330	455	125	340	320	2750	5388		72.1	128
	385	495	115	355	380	510	150	385	365	3140	6282		72.1	129
	410	515	130	405	435	560	180	415	415	3465	6793		72.9	134
	435	540	145	445	465	655	205	470	465	3825	7390		74.7	138



CRANE CREEK GOLF COURSE

Kilbourne, Illinois

Mason County

ABSOLUTE AUCTION

REAL ESTATE SELLS REGARDLESS OF PRICE!

347± Acres

Offered in 5 Tracts



- Golf Course Investors
- Farmers
- Recreational Buyers
- Developers/Builders

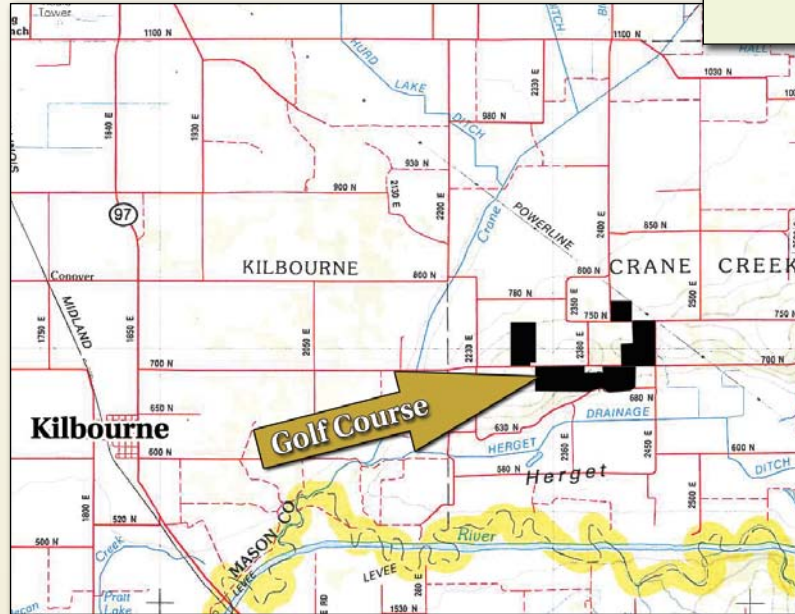
Tuesday, February 21 • 1pm

Auction Held at Crane Creek Golf Course Clubhouse.

Crane Creek Golf Course is located in scenic Mason County, Illinois situated only 28 miles from Springfield and 50 miles from Peoria. The former Christmas tree farm turned golf course is ranked in the top 20 public and private Illinois golf courses by GolfLink.com's Best Illinois Golf Courses. The course spans 246 acres across auction Tracts 3, 4 and 5 and boasts five sets of tees with the championship tees measuring just less than 7,400 yards with a course rating of 74.7. The 3,200 square foot clubhouse on Tract 5 features a pro shop, kitchen with bar area, a banquet room, and a manager's efficiency apartment.

Additional development potential lies in Tract 3 where 26 potential building sites have been recorded in a platted subdivision that compliments the course layout. Each site offers stunning views of the course.

Hunters and farmers should also take note of the 101+/- acre mix of tillable ground, CRP and timber. Gently rolling Tract 2 offers a mixture of open grasses and timber and is currently enrolled in the CRP program. Tract 1 boasts 24+/- acres of tillable farmland along with some timber and grasses. **Don't rule out the possibility of converting the course back to productive farmland**, pasture ground, or a premium recreational/hunting property. Come and place your bid on this exclusive and unique property!



AUCTION & PROPERTY LOCATION:
Crane Creek Golf Course Clubhouse. 24205
E 700 N, Kilbourne, IL 62655

- Just 11 miles from Havana, IL
- 28 miles from Springfield, IL
- 50 miles to Peoria, IL

TRACT DESCRIPTIONS

TRACT 1: 40+/- acres with 24+/- tillable acres and partially wooded

TRACT 2: 61+/- acres of pasture and timber currently enrolled in CRP program

TRACT 3: 97+/- acres with the front 9 holes of the golf course and 26 surveyed building sites

TRACT 4: 133+/- acres with the back 9 holes of the golf course including an out building and additional potential home sites

TRACT 5: 16+/- acres including the clubhouse, maintenance building and driving range



INFORMATION DATE:
Wednesday, February 1st
10:00AM - 12:00PM

Be sure to attend the auction preview date at the Crane Creek Golf Course Clubhouse to meet with a Murray Wise Associates representative, discuss the auction process, and view this fine offering.



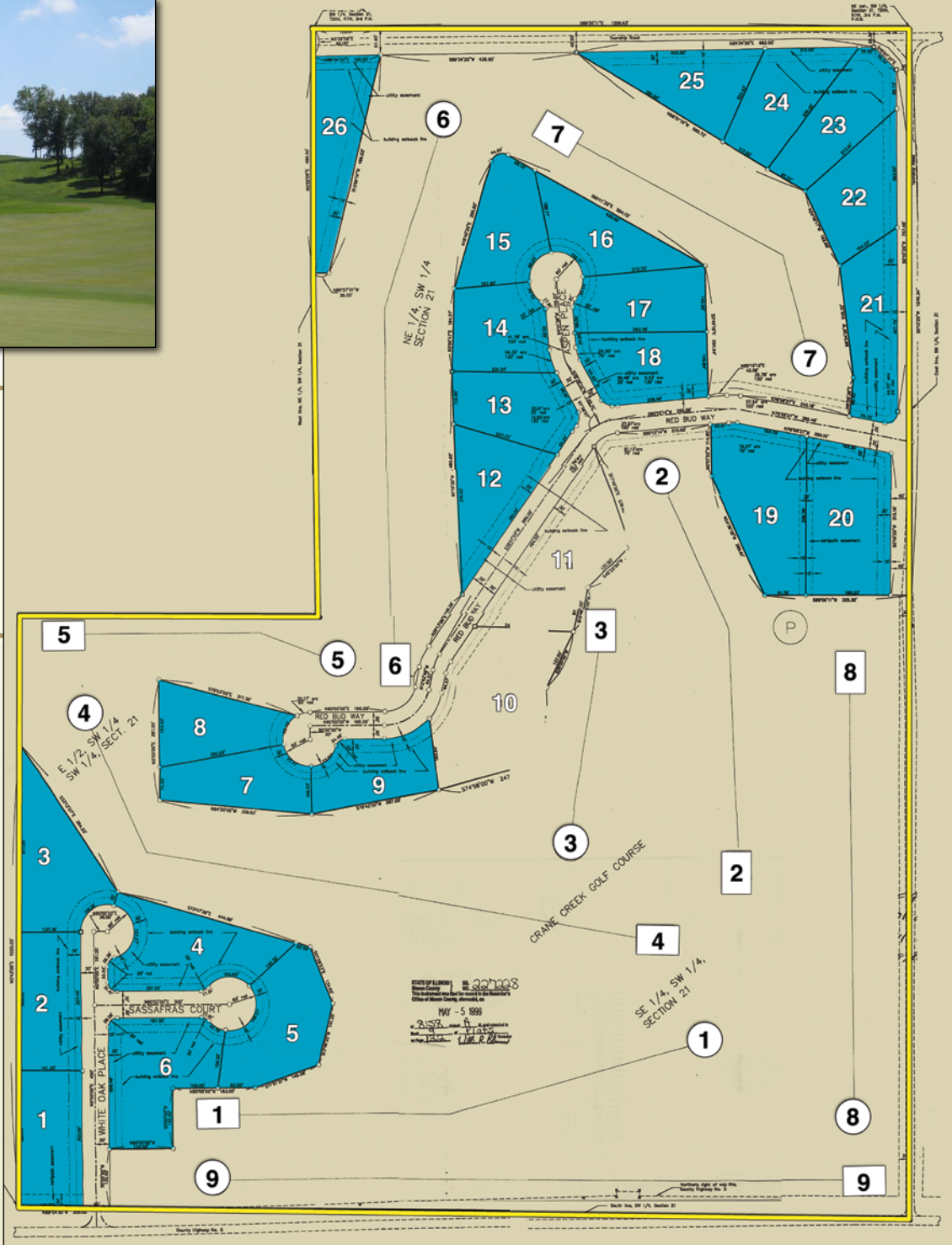
TRACT 3 - Platted Subdivision



MURRAY WISE ASSOCIATES LLC

800-607-6888

MurrayWiseAssociates.com



CRANE CREEK GOLF COURSE

Kilbourne, IL

Mason Co.

ABSOLUTE AUCTION

REAL ESTATE SELLS REGARDLESS OF PRICE!

347± Acres
Offered in 5 Tracts

Less than 1 Hour from Springfield,
Peoria & Bloomington, IL

- Golf Course Investors
- Farmers
 - Possible conversion back to farmland
- Developers/Builders
- Recreational Buyers
 - Possible hunt or sportsman's club

Tuesday, February 21 • 1pm

Auction Held at the Crane Creek Golf Course Clubhouse.



MURRAY WISE
ASSOCIATES LLC

800.607.6888

MurrayWiseAssociates.com

AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts, or as a whole property. The auction will be absolute and the property will be sold in the manner resulting in the highest bidder or combination of bidders, regardless of final sale price. All successful bidders will sign a purchase agreement at the auction site immediately following the close of bidding.

DOWN PAYMENT: A 10% non-refundable down payment of the total contract purchase price will be due immediately after being declared the buyer. The down payment may be paid in the form of personal check, business check, or cashier's check. The balance of the contract purchase price is due in cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.**

POSSESSION: Possession will be given at closing, subject to the remaining rights of the current tenants, if any.

BUYER BROKER PARTICIPATION: A commission will be paid to any properly licensed Buyer Broker who registers a successful buyer according to the Broker Participation Guidelines. Broker Registration Forms are available from the Auction Information Office.

CLOSING: Closing shall occur 20 days after auction.

TITLE: Seller shall provide, through Attorneys' Title Guaranty Fund Inc., an Owner's Policy of Title Insurance in the amount of the purchase price, and shall execute a proper deed conveying the real estate to the Buyer(s). Seller shall pay the premium of the title insurance policy.

REAL ESTATE TAXES AND ASSESSMENTS: The 2011 calendar year taxes payable in 2012 on said Property shall be paid by the Owner. The 2012 calendar year taxes payable in 2013 shall be prorated to the date of closing. Prorations will be based on the most recent attainable tax receipts. Buyer(s) will be responsible for all subsequent taxes.

EASEMENTS AND LEASES: Sale of said property is subject to any and all easements of record and any and all government leases. The farm lease on tract one is open for 2012.

SURVEY: AT THE SELLER'S OPTION, the seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller. The Seller will pay 100% of the cost if a survey is needed. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if the new survey is determined to be necessary by the Seller.

MINERAL RIGHTS: The sale shall include all mineral rights owned by the Seller, if any.

AGENCY: Murray Wise Associates LLC and its representatives are Exclusive Agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. **ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final.

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

SELLER: Crane Creek Limited Partnership

