

Sullivan & Son

AUCTION



ADAMS COUNTY, IL LAND AUCTION 97 ACRES • 8 TRACTS

AUCTION TO BE HELD AT THE HOLIDAY
INN EAST, 4821 OAK STREET, QUINCY, IL

TUESDAY, OCTOBER 3, 2017 • 6:00 PM



**BUILDERS • INVESTORS
EXCELLENT OPPORTUNITY
VERY NICE BUILDING SITES
COLUMBUS RD LOCATION
4 MILES FROM AIRPORT
3 MILES FROM 172**



**OPEN HOUSE
SUNDAY, AUGUST 27
11 AM - 1 PM**



LOCATION & GENERAL INFORMATION

The Mast farm is ideally located at 9803 Columbus Road, Quincy, IL. From Interstate 172 and Columbus Road go east 3½ miles, or from the Quincy Regional Airport take Highway 104 west 3 miles to Lake Shore Hills Road then 2 miles north. The acreages listed are approximate with the exact size of each tract to be determined by a survey which will be completed prior to the auction. This is an opportunity to purchase a fantastic new home building site or just a getaway acreage. Mill Creek Water is available to all tracts and runs along the south side of Columbus Road.

SALE ORDER MAY POSSIBLY BE DIFFERENT THAN LISTED.

TRACT 1 - 12 acres with 2½ acres of open field and the balance being rolling timber. This tract borders the north side of Columbus Road.

TRACT 2 - 12 acres. This tract is nearly all open field which is currently in hay. Columbus Road borders the south side with Tract 1 to the west and Tracts 3 and 4 to the east.

TRACT 3 - 2 acres improved with a 2-story house, 2-car garage, open front livestock building and open end quonset building. Columbus Road is on the south, Tract 2 on the west and Tract 4 on the north and east. There will be an open house on Sunday, August 27 from 11:00 a.m. to 1:00 p.m.

TRACT 4 - 17 acres of rolling pasture and timber with 2 ponds. This nice parcel borders Columbus Road on the south and Tract 5 on the east.

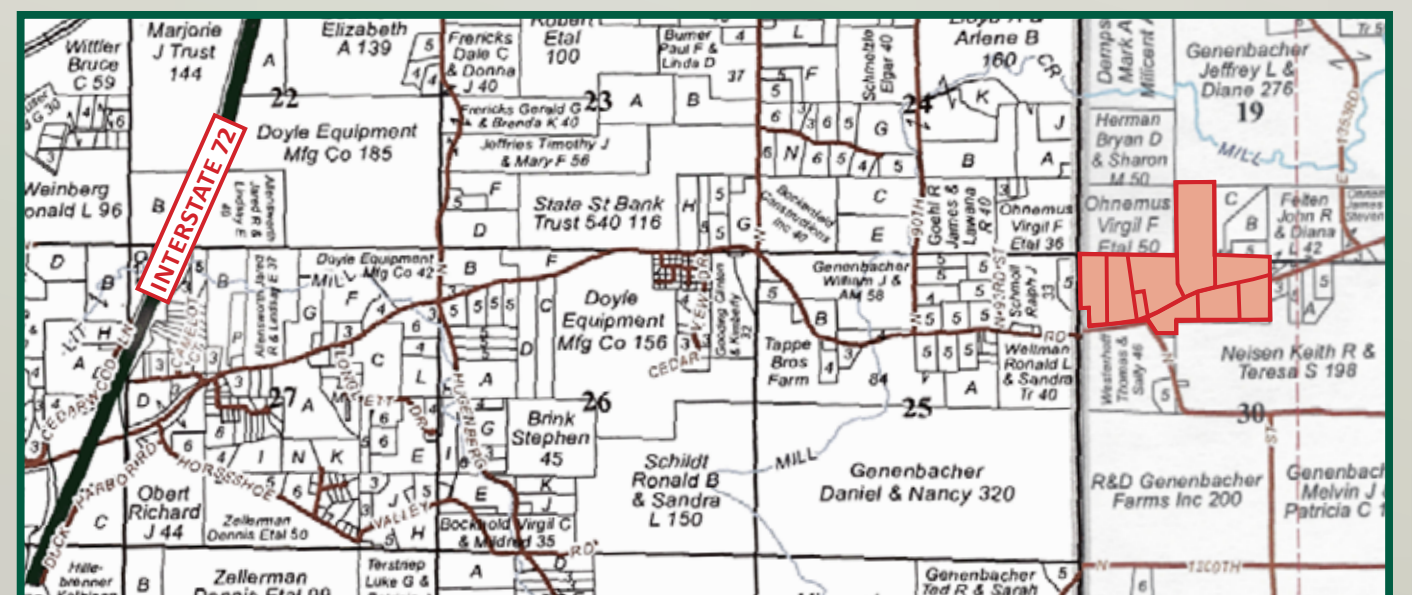
TRACT 5 - 30 acres which includes 6 acres of tillable land which borders the blacktop road along with 6 acres of pasture and 18 acres of timber. This is a very appealing tract of land with excellent building sites and some very good hunting and recreational land.

TRACTS 6, 7 & 8 - These three parcels, which are approximately 8 acres each, are mostly rolling open tillable land which is currently in hay. They are located on the south side of Columbus Road (CR1403 N). Tract 7 has a waterway with trees. They are also excellent building sites and will be sold choice with the successful bidder having the opportunity to take any or all three tracts.

Prospective buyers have permission to walk over and inspect any of the tracts. Please be respectful of the tenant and keep gates closed on tracts which have cattle.

METHOD & TERMS OF SALE

This 97 acre farm will be surveyed and sold in eight tracts. The bidding will be on a price per acre basis on all tracts except Tract 3 (house and buildings) which will be for a total dollar amount. A survey which will be completed prior to the auction will constitute the exact acres of each tract. Fifteen percent of the bid price to be paid on the day of sale with the balance due on or before November 3, 2017. Title Insurance in the full amount of the purchase price will be provided by the Seller. Possession will be given at time of closing. The 2017 real estate taxes due in 2018 will be paid by the Sellers with the 2018 and all subsequent taxes being the responsibility of the Buyers. Immediately following the auction, the successful Buyers will be required to enter into a written purchase agreement with the Sellers. A copy of said contract may be inspected prior to the auction by contacting Attorney for Seller, John R. Longlett, (217) 224-1240. All announcements made at the auction shall supersede any prior advertising.



DOROTHY E. MAST ESTATE

MARIA ECKERT & STEPHEN MAST - CO-EXECUTORS

JOHN R. LONGLETT - ATTORNEY FOR SELLERS

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