

Sullivan & Son

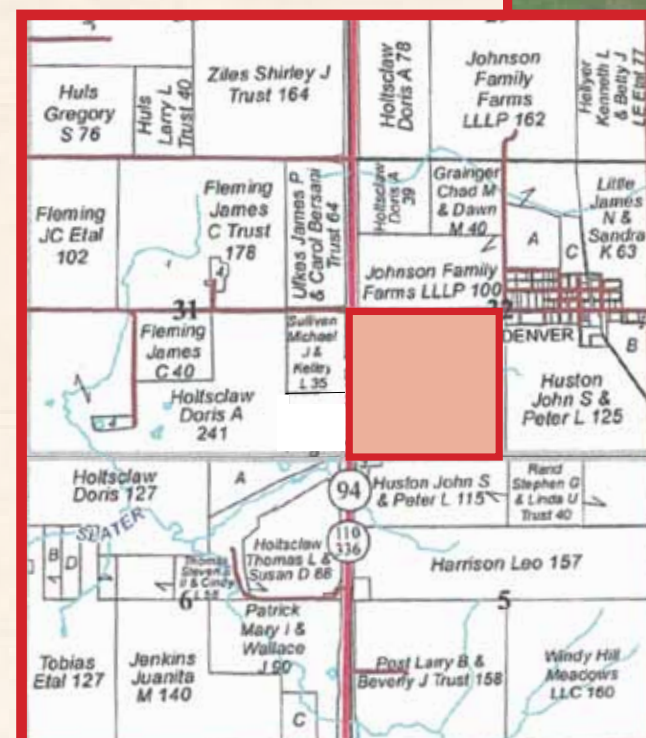
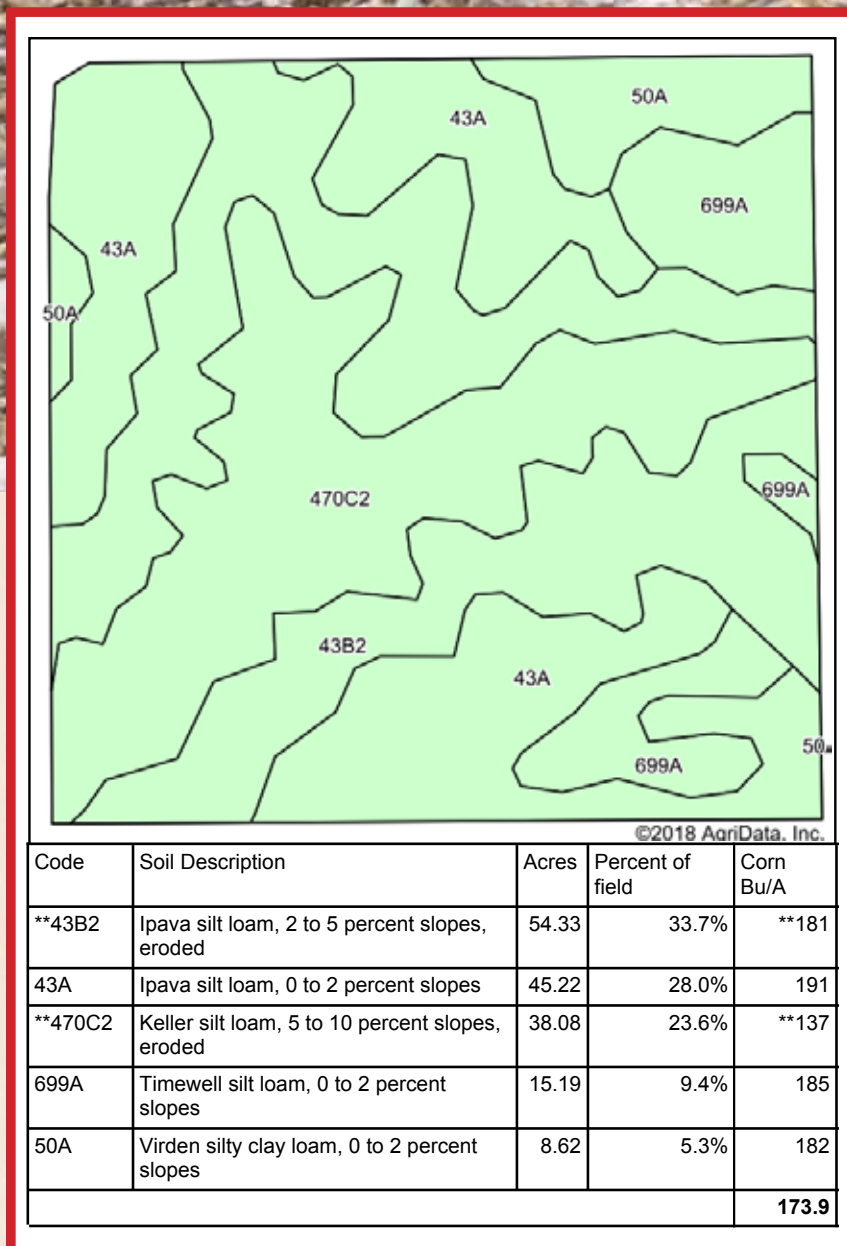
AUCTION



HANCOCK COUNTY, IL LAND AUCTION

AUCTION TO BE HELD AT SULLIVAN & SON AUCTION,
8 MILES SOUTH OF CARTHAGE, IL ON 336 EXPRESSWAY

WEDNESDAY, MARCH 28, 2018 • 10:00 AM



GENERAL INFORMATION

159 acres (subject to survey) selling in one tract and located 8 miles south of Carthage, IL in the Southwest Quarter of Section 32, Harmony Township, Hancock County. The west side borders IL 336 Expressway and County Road 650N (Denver, IL Blacktop) borders the north. This level to gently rolling farm has excellent producing Ipava, Keller, Timewell and Virden soils with a PI of 130. FSA figures indicate 152 acres tillable. The farm sells with immediate possession including 2018 farming rights.

NOTE - Fall tillage work has been completed, anhydrous and dry fertilizer have been applied and upon deposit of the down payment permission will be given to enter onto the property for farming purposes making this an excellent opportunity for the buyer.

Reimbursement for tillage and fertilizer will be due at closing.

TERMS OF SALE

Bidding will be on a price per acre basis with the exact acres to be determined by a survey of the farm. Ten percent of the bid price to be paid on day of sale with the balance due on or before April 30, 2018. Title Insurance in the amount of the purchase price will be provided by the Sellers. The 2017 real estate taxes due in 2018 will be paid by the Sellers with the 2018 taxes which are due and payable in 2019 to be the responsibility of the Buyer. Reimbursement for tillage work and fertilizer will be due at closing. Contact Sullivan & Son for details. Immediately following the auction the successful bidder shall 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 contact Attorney for Sellers, Thomas Hartzell, 217-357-3121. All announcements made at the auction supersede any prior advertising.

ALICE ANN VAWTER & MARY SULLIVAN

ATTORNEY FOR SELLER - THOMAS F. HARTZELL
Tucker, Hartzell, & Bryant • 608 Wabash Avenue, Carthage, IL 62321 • 217-357-3121

SULLIVAN & SON AUCTION LLC.

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