

**HANCOCK COUNTY, IL**  
**LAND AUCTION**  
**78 ACRES • 2 TRACTS**

**THURSDAY, JANUARY 26, 2023 • 10:00 AM**

AUCTION TO BE HELD AT THE CARTHAGE EAGLES CLUB, 519 NORTH MADISON, (HWY 94N) CARTHAGE, IL.

This will be a live, in-person auction. However, if you are unable to attend or prefer internet auctions, live on-line bidding will be available through Proxibid with no Buyer's Premium.



**LOCATION & GENERAL INFORMATION**

These tracts are located ½ mile west of Adrian, IL to Roads 2200N-1700E, then 2 miles north to 2400N, or ½ mile west of Colusa, IL to 1700E then 1 mile south. Tract 2 being on the southwest corner, and Tract 1 being an additional 1½ miles west on the south side of 2400N. Adrian is approximately 8 miles north of Carthage, IL. This is an opportunity to purchase some of the top producing farmland with a very high PI rating.

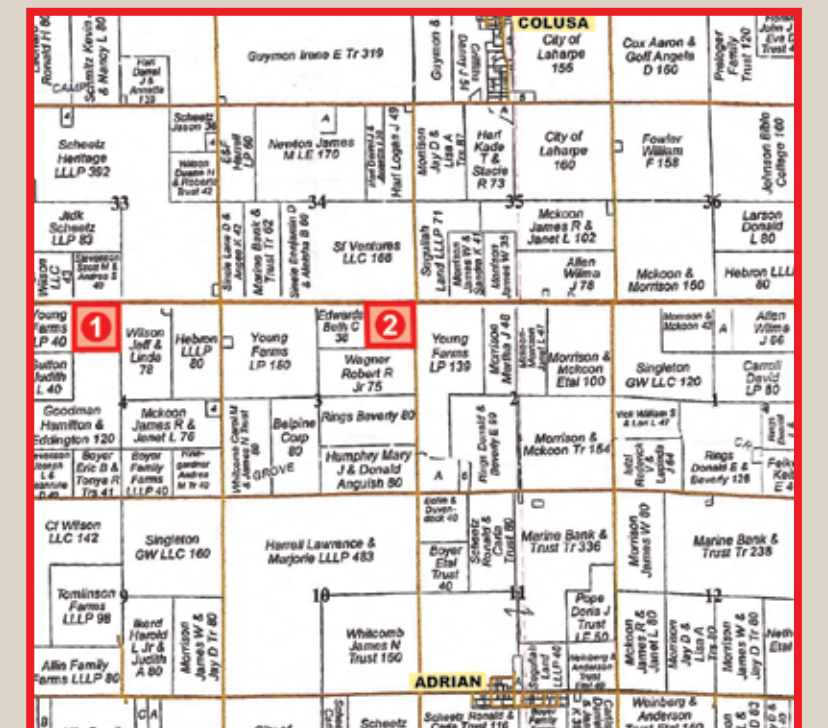
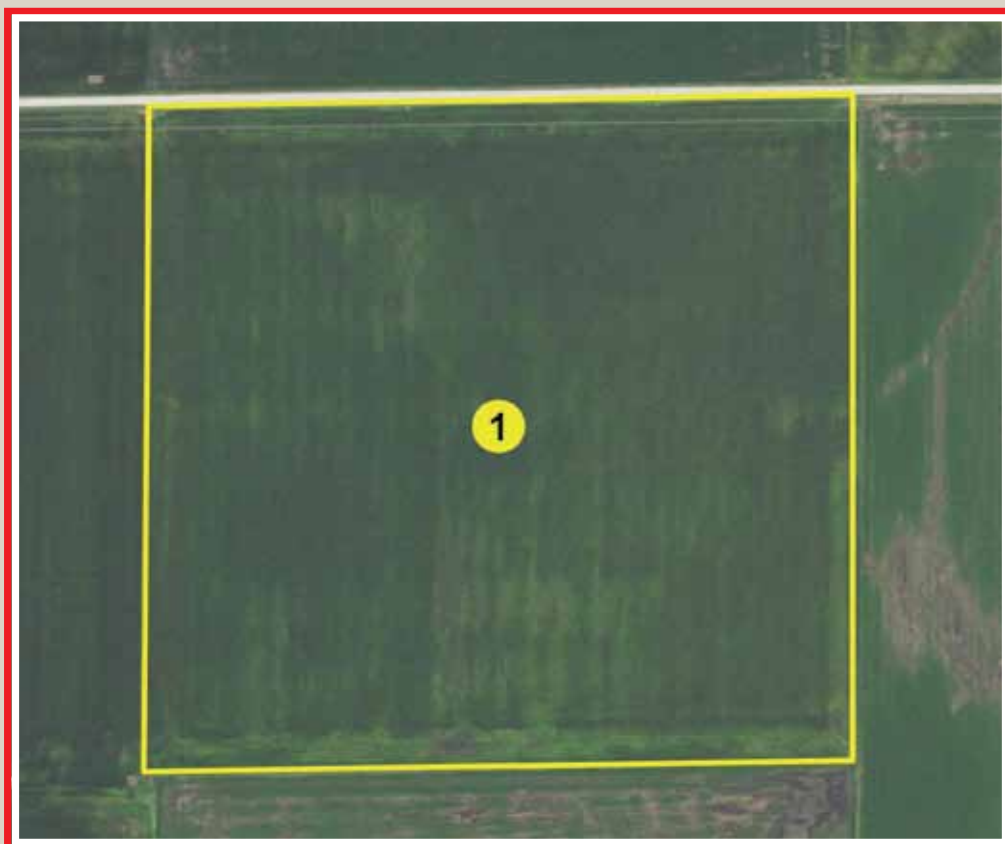
**TRACT 1** - 40 acres (subject to survey). The NE¼ of the NW¼ of Section 4, Rock Creek Township, Hancock County, IL. This level, Class A farm is all tillable, pattern tiled and contains 100% Sable and Muscatine soils with a 144.2 Productivity Index. Road 1700E borders the north end.

**TRACT 2** - 38 Acres (subject to survey). The NE¼ of the NE¼ of Section 3, Rock Creek Township, Hancock County, IL. This level, Class A farm is nearly all tillable except for an old building site in the northwest corner. It contains 100% Muscatine and Sable soils with a 145.2 Productivity Index. Road 1700E borders the east and 2400N borders the north.

**METHOD & TERMS OF SALE**

These tracts will be sold "Buyer's Choice" with the successful bidder having the opportunity to take either or both tracts. If only one tract is selected, the remaining tract will then be sold. Bidding will be on a price per acre basis, based on the surveyed acres. Ten percent of the bid price is to be paid at the conclusion of the sale with the balance due on or before March 10, 2023. Title Insurance in the full amount of the purchase price will be provided by the Sellers. Possession will be given at time of closing, subject to a farm lease for the 2023 crop year with the purchasers receiving the cash rent. Contact auctioneer for details. The 2023 real estate taxes which are due and payable in 2024 are to be paid by 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 sale day by contacting representing and closing attorney, Albert Ancelet, 217-357-2107.

ALL ANNOUNCEMENTS MADE AT THE AUCTION SHALL SUPERSEDE ANY PRIOR ADVERTISING.



TILE & SOIL MAPS ON REVERSE SIDE

**THE DON & ILA ANGUISH HEIRS, SELLERS**

ATTORNEY FOR SELLERS, ALBERT V. ANCELET

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**ANGUISH HEIRS 1-26-23**

**PRIME, CLASS A, ILLINOIS FARMLAND**

