

TUESDAY, AUGUST 31, 2021 • 10:00 AM

AUCTION TO BE HELD AT THE KNIGHTS OF COLUMBUS HALL IN NAUVOO, IL.



TRACT 1



TRACT 2



TRACT 3



TRACT 3



TRACT 3

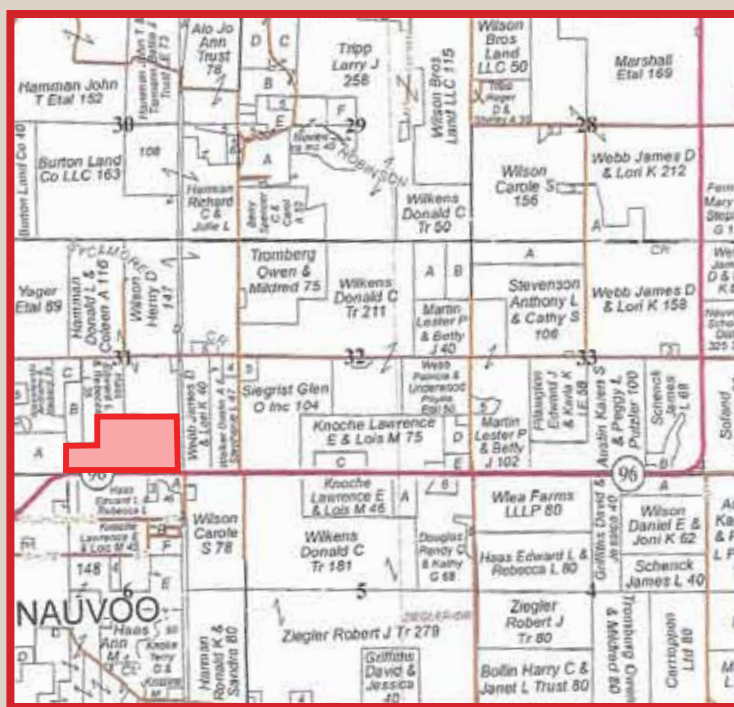
LOCATION & GENERAL INFORMATION

The Hamman farm, which contains approximately 70 acres, is located along the north side of IL Highway 96 at the east edge of Nauvoo, IL. All 3 tracts are situated in the south half of Section 31 of Appanoose Township, Hancock County. Tracts 1 and 2, which will be sold Buyer's Choice, are prime, tillable farmland and Tract 3 consists of an acreage with a Beautiful Country Home.

TRACT 1 - 30 acres (subject to survey) of mostly level, top producing farmland with a 135 Productivity Index. Soil types are Ipava, Clarksdale, Buckhart and Virden. It borders Highway 96 on the south side and Tract 2 on the east.

TRACT 2 - 37 acres (subject to survey) of mostly level, high producing farmland with a 130 Productivity Index. Soil types are Ipava, Clarksdale and Virden. The south borders Highway 96, with Tract 1 on the west side. CIPS Power Company borders the east side which offers approximately 3 additional acres between the towers that can be farmed.

TRACT 3 - 3 acres (subject to survey) with house and machine shed. This 2,232 sq. ft. single story brick home has a full basement and 28'x32' garage with tool room. House features: 3 bedrooms; 2 full baths; large kitchen; dining room and family room with a double sided, see through, wood burning fireplace; and a utility laundry room with ¾ bath. It has electric heat. The lawn has some very nice trees including several spruce and some large, beautiful oak shade trees. The pole and metal machine shed is 48'x72'. Being only ½ mile from town and situated 300' off the highway, makes this a well located and very private property. There will be an Open House on Sunday, July 25th and Sunday, August 8th, from 11 a.m. to 1 p.m., or contact the auctioneer for a private showing.



METHOD AND TERMS OF SALE

All 3 tracts will be surveyed prior to the auction. Tracts 1 and 2 will be sold on a price per acre basis and will be sold "Buyer's Choice" with the successful bidder having the opportunity to take either or both tracts. Tract 3 will be sold for a total dollar amount. Ten percent of the bid price to be paid on sale day with the balance due on or before October 15, 2021. Title Insurance in the amount of the purchase price will be provided by the Seller. The 2021 real estate taxes due in 2022 will be paid by the Seller on Tracts 1 and 2, with Tract 3 taxes to be prorated to the date of closing. Possession will be given at time of closing, subject only to a farm tenancy on the land. Immediately following the auction, the Buyers will be required to enter into a written purchase agreement with the Seller. A copy of said contracts may be inspected prior to sale day by contacting Albert V. Ancelet, Attorney for Seller.

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

AERIAL & SOIL MAPS • PHOTOS ON REVERSE SIDE

OPEN HOUSE
 SUNDAY,
 JUL 25 & AUG 8
 11 AM - 1 PM

FREDERICK J. HAMMAN TRUST AGREEMENT

ATTORNEY FOR SELLER - ALBERT V. ANCELET

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HAMMAN TRUST AUCTION 8-31-21

