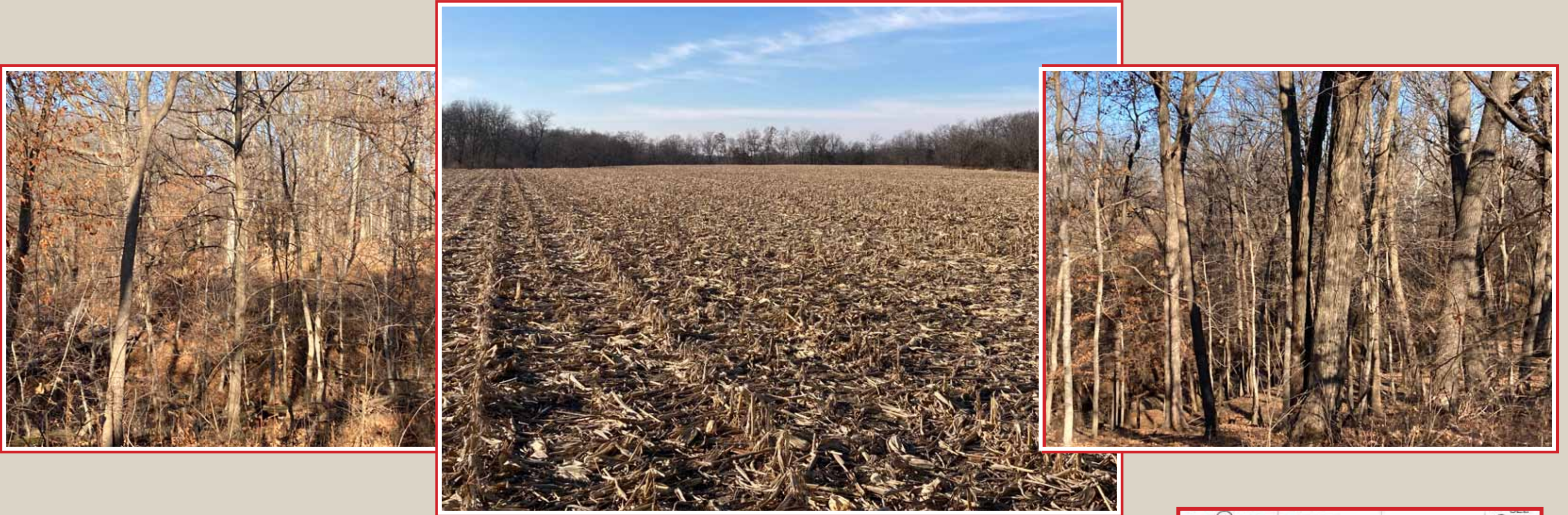


TUESDAY, FEBRUARY 8, 2022 • 10:00 AM

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



LOCATION & GENERAL INFORMATION

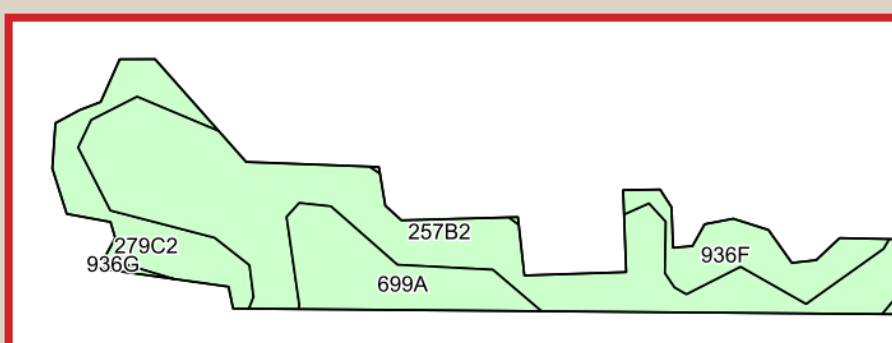
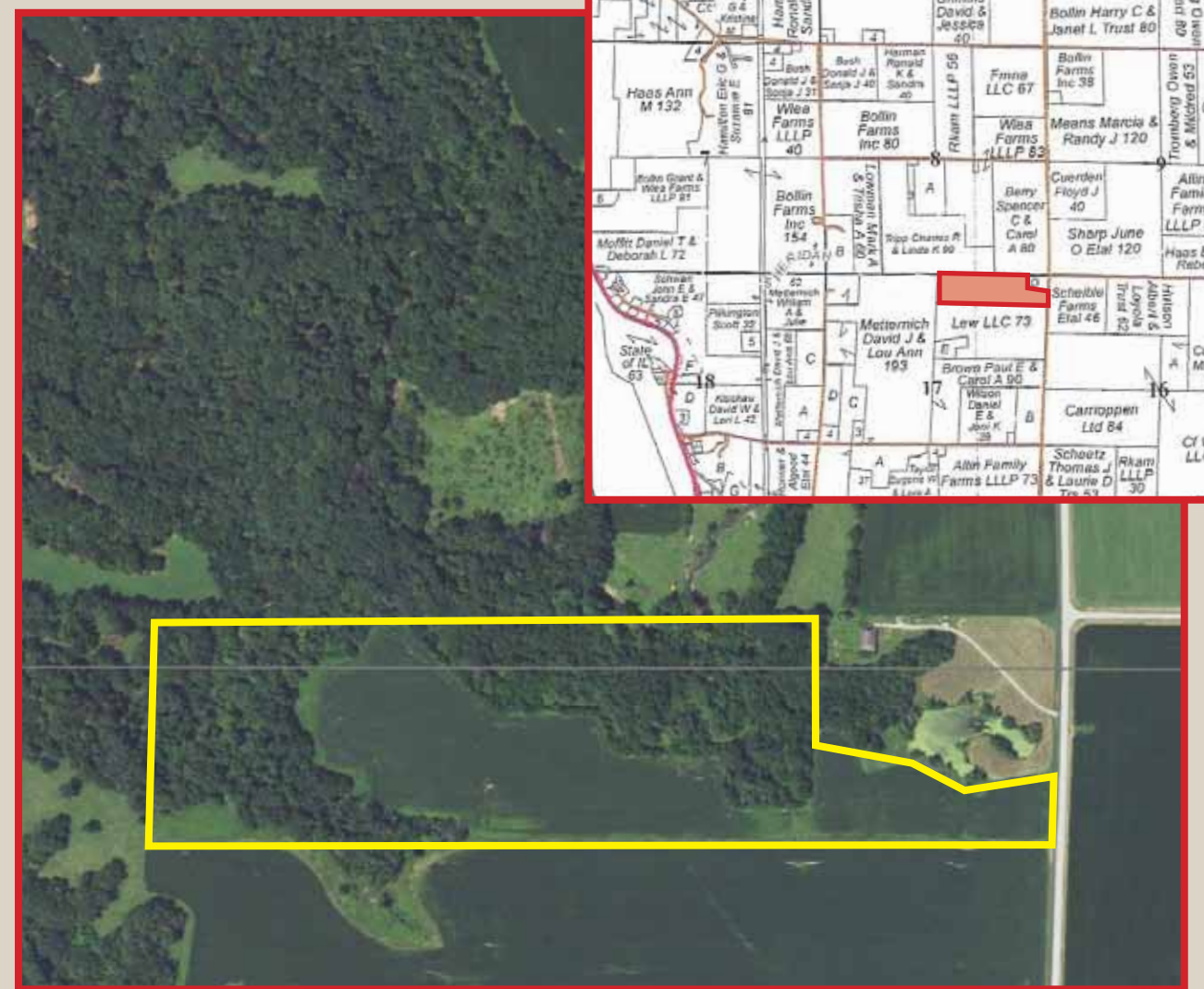
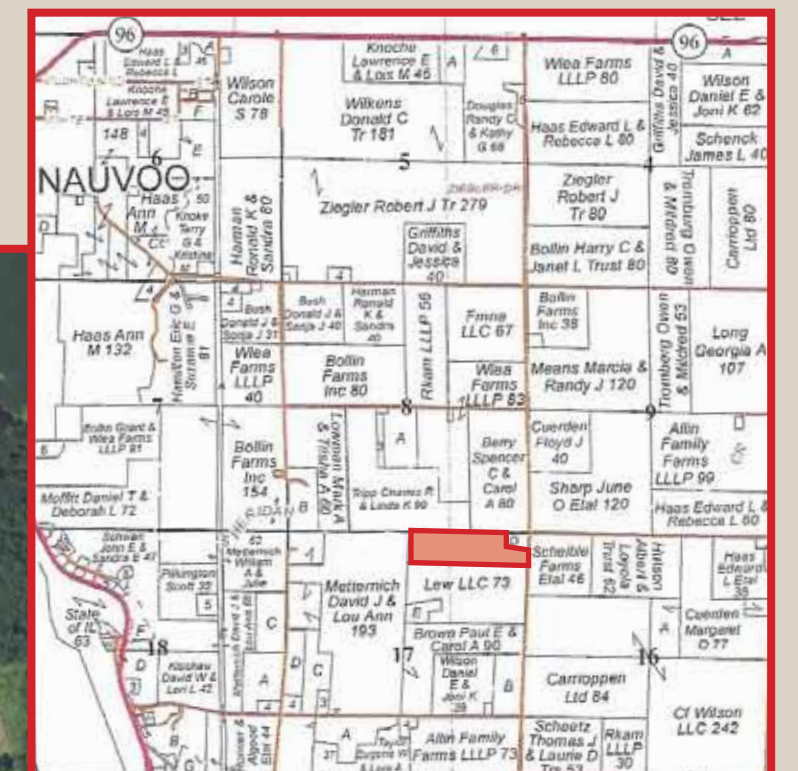
The Langford Property is located 2 miles east of Nauvoo, IL on Highway 96 to Road 900E then 2 miles south. It is situated in the N1/2 of the NE 1/4 of Section 17, Sonora Township, Hancock County, IL. There are approximately 14 acres of level to gently rolling, tillable farmland with the remaining 19 acres being timber with an abundance of wildlife. Full possession will be given at time of closing for the upcoming farming season as well as all hunting rights.

If you are looking for a very nice recreational property with income producing acres along with a great new home building site, you definitely need to check out this one. Prospective buyers have permission to inspect this land with ATV or vehicle.

METHOD AND TERMS OF SALE

Bidding will be on a price per acre basis, with a survey which will be completed prior to the auction, to determine the exact acres being sold. Ten percent of the bid price to be paid at the completion of the auction with the balance due on or before March 8, 2022. Title Insurance in the full amount of the purchase price will be provided by the Sellers. The 2021 real estate taxes due in 2022 will be paid by the Sellers with the 2022 and all subsequent taxes being the responsibility of the Buyer. Immediately following the auction, the purchaser shall be required to enter into a written purchase agreement, a copy of which may be inspected prior to the auction by contacting Thomas Hartzell, attorney for Sellers.

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



Area Symbol: IL067, Soil Area Version: 15						
Code	Soil Description	Acres	Percent of field	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**257B2	Clarksdale silt loam, 2 to 5 percent slopes, eroded	7.78	56.7%	**165	**53	**122
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	2.17	15.8%	**153	**47	**112
699A	Timewell silt loam, 0 to 2 percent slopes	2.15	15.7%	185	60	138
**936F	Fayette-Hickory silt loams, 18 to 35 percent slopes	1.57	11.4%	**105	**34	**78
**936G	Fayette-Hickory silt loams, 35 to 60 percent slopes	0.06	0.4%	**71	**23	**53
Weighted Average				159	50.8	117.6

DEREK & LESLIE LANGFORD

ATTORNEY FOR SELLERS, THOMAS F. HARTZELL
 TUCKER, HARTZELL & BRYANT • 608 WABASH, CARTHAGE, IL 62321 • 217-357- 3121