

TUESDAY, SEPTEMBER 24, 2024 • 5:00 PM

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

This will be an in-person auction with live on-line bidding available through Proxibid.

IMPORTANT - If you are thinking about bidding on-line, register at least 24 hours prior to the auction. We may not be able to verify your information in the few hours prior to the auction.

LOCATION & GENERAL INFORMATION

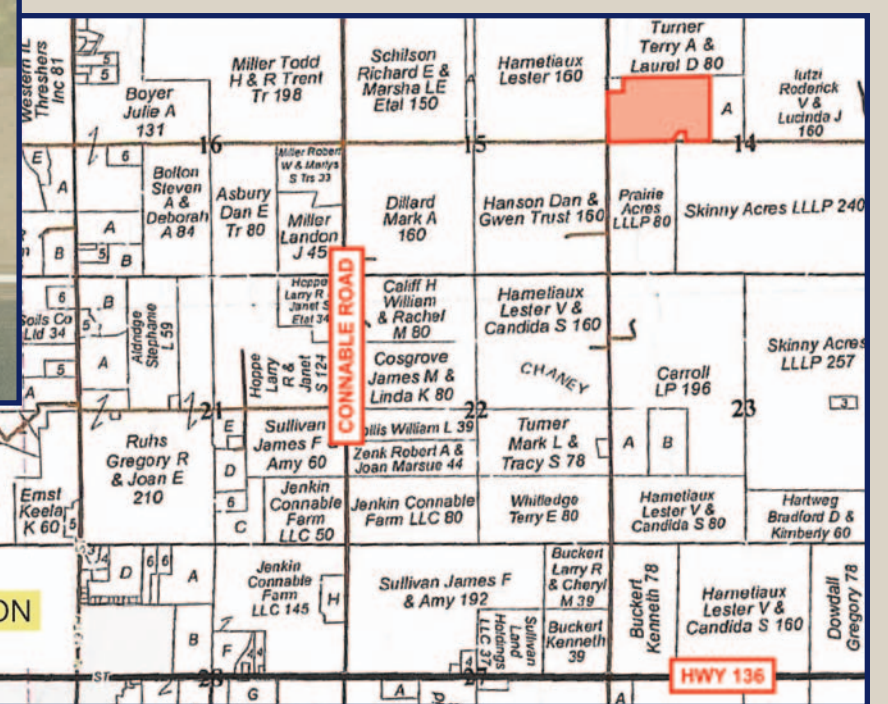
The McMillen real estate is located 2 miles east of Hamilton, IL on Highway 136 to Road 1100E then 2 miles north. Road 1550N borders the south side and Road 1100E borders the west side. All 3 tracts are situated in the S½ of the NW¼ of Section 14 of Montebello Township, Hancock County, IL.

TRACT 1 - 28 acres (subject to survey). This all tillable, nearly level "Class A" farm ground has mostly Ipava silt loam soil with a Productivity Index of 135.6. Access is by public roads on the west and south.

TRACT 2 - 29 acres (subject to survey). There are approximately 15 acres of level to rolling tillable farm ground with Assumption, Ipava and Clarksdale soils and a 121.6 Productivity Index. The balance of this tract is timber and grass waterways making this an ideal recreational property. There are also several great building sites. Access is by a public road along the south side.

TRACT 3 - 3 acres (subject to survey). This property is serviced by Dallas Rural Water, Nicor natural gas, and WIEC electric. It is a very unique property with the following improvements:

- New 72'x45' building with stained and heated concrete floor. It has (5) commercial overhead doors with commercial grade openers including a 12'x16' glass door with 28 panes, (2) 12'x16' insulated, and (2) 9'x9' insulated. The north end has several rooms that have been framed up but not completed including kitchen, office, bathrooms, and utility room. All plumbing including water and sewer are installed, as is 200-amp electric. Some materials to complete this project which will be included but not installed are LED lights for entire building and insulation, flooring and plywood for the unfinished rooms. There is a large attached under-cover outdoor patio area with electricity and gas lines installed in the concrete floor for fire pit and grilling. It has a 9-camera security system and a 14' concrete pad around the entire building. Also new 3,500 gal septic tank with field.
- New 45'x24' building with stained and heated concrete floor. It has (2) 9'x9' commercial insulated overhead doors with commercial openers. This building has 100-amp service, lights, water, gas and sewer all in the building.
- Other improvements and features - Pond with large vinyl deck with side rails; 10'x15' garage with overhead door, concrete floor and 100-amp service; 24' diameter x 18' grain bin. All building down spouts are connected to underground drain tiles.



TERMS & CONDITIONS OF SALE

Tracts 1 & 2 will be sold on a price per acre basis with the exact acres to be determined by a survey which will be completed prior to the auction. Tract 3 will be sold for a total dollar amount. Ten percent of the selling price is due at the completion on the sale with the balance due at closing, on or before October 24, 2024. Tracts 1 & 2 will be sold subject to a farm lease for the remainder of this year and sell free of any tenancy for the 2025 farming season. The 2024 real estate taxes due in 2025 will be paid by the Seller on tracts 1 & 2 and prorated to the date of closing on tract 3. Title Insurance in the full amount of the purchase price will be provided by the Seller. Immediately following the auction the Buyer(s) shall enter into a written contract with the Seller. A copy of said contract may be inspected prior to the auction by contacting attorney for Seller, Eric Icenogle, 217-357-2107.

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

ANDREW McMILLEN, OWNER

ATTORNEY FOR SELLER, ERIC ICENOGLLE

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ANDREW MCMILLEN AUCTION 9-24-24

