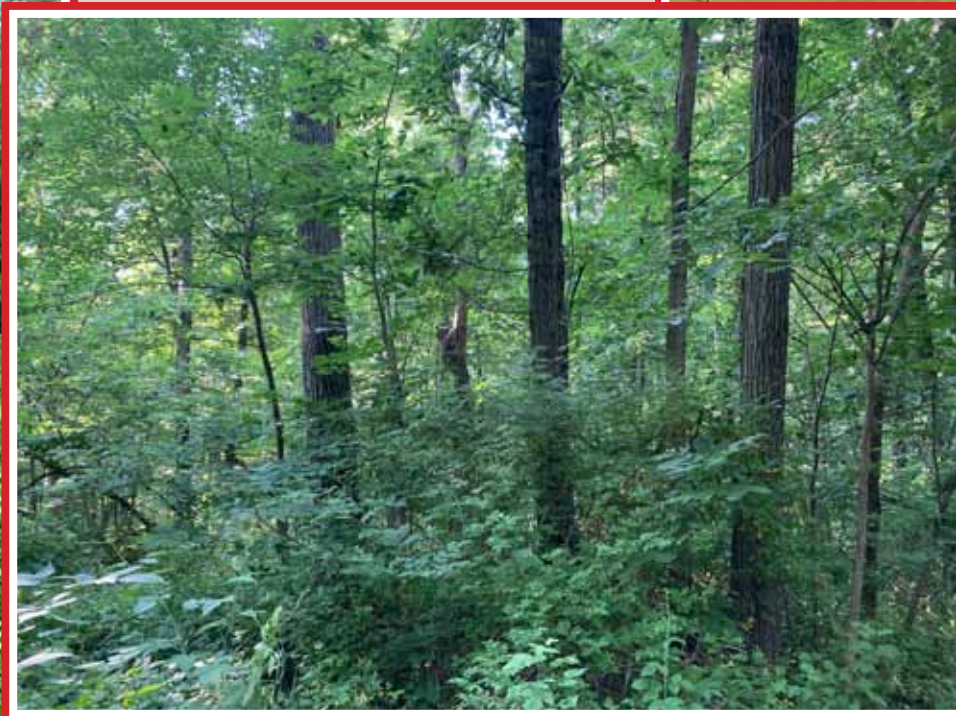


**TUESDAY, AUGUST 2, 2022 • 10:00 AM**

**AUCTION TO BE HELD AT THE K OF C HALL, NAUVOO, ILLINOIS**

**LOCATION & GENERAL INFORMATION**

This property is located 1 mile east of Nauvoo, IL on Highway 96 to Road 800E, then 1½ miles north and is situated in the NW1/4 of the SW1/4 of Section 29, Appanoose Township, Hancock County. There are a few building improvements including a Morton open front barn and a machine shed. These buildings are privately positioned 600' off the public road. The 26.26 surveyed acres contain approximately 6 acres of tillable farm land and 14 acres of beautiful rolling timber. The balance is pasture and the building area. There is a large, very nice pond. This would be an ideal new home building site or just a great recreational property with abundant wildlife including deer, turkey and small game. Roads 800E on the west side and 2550N which borders the north provide a very picturesque drive through rolling wooded timber. If you're looking for a unique smaller property, ideally located only a few miles from Historic Nauvoo, IL, feel free to personally inspect this one.



**METHOD AND TERMS OF SALE**

Bidding will be on a price per acre basis and based on 26.26 surveyed acres. Ten percent of the selling price is to be paid following the auction with the balance due at time of closing, on or before September 16, 2022. Title Insurance in the full amount of the purchase price will be provided by the Sellers and the Buyer(s) will receive a Warranty Deed. The real estate taxes for the year 2022 which are due and payable in 2023 will be paid by the Sellers with the Buyers being responsible for the 2023 and subsequent taxes. Full possession will be given at time of closing subject only to a farm tenancy on the tillable acres for the current crop year only. There are no hunting leases attached to this property. Immediately following the auction, the successful bidder will 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 contacting the Sellers' attorney, Albert V. Ancelet at 217-357-2107.



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

**FR - NAUVOO LLC, SELLERS**

**KYLE WHITNEY, MANAGING MEMBER**

**ATTORNEY FOR SELLER - ALBERT V. ANCELET**

**CAPPS, ANCELET, ICENOGL & WALLACE • 55 S. ADAMS, CARTHAGE, IL • 217-357-2107**

**MIKE SULLIVAN LAND SALES, LLC**

**414 Main, Carthage, Illinois 62321 • Phone 217-357-5252**

**www.MikeSullivanLandSales.com • IL LIC. #440-000469**