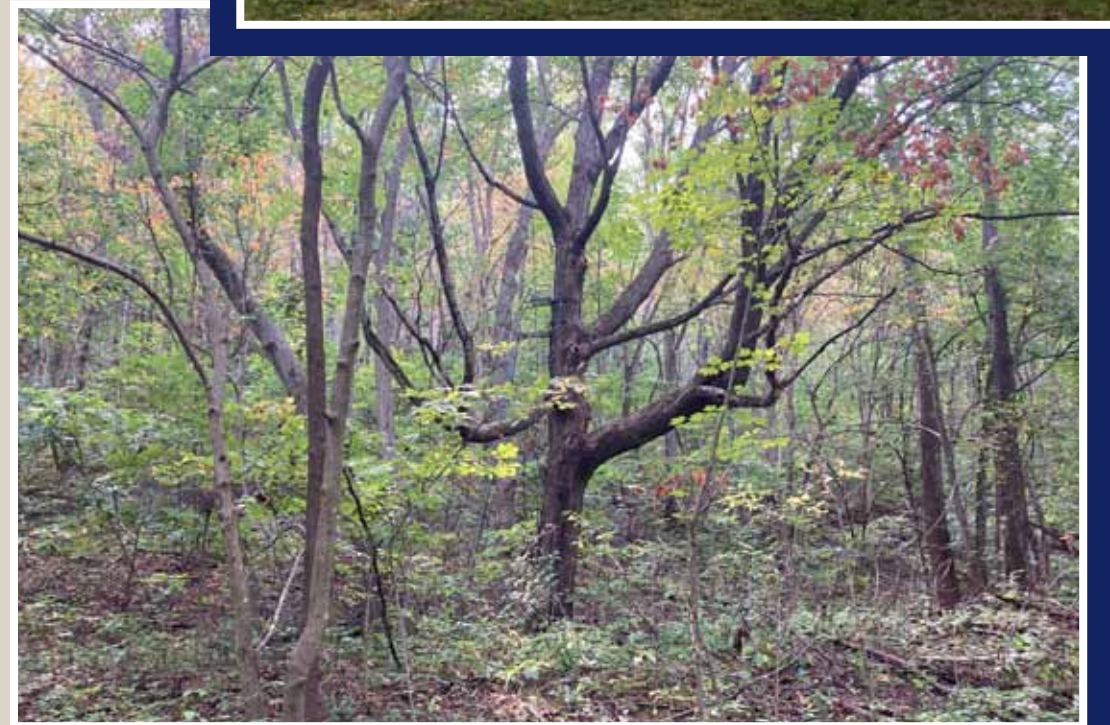


SATURDAY, NOVEMBER 4, 2023 • 1:00 PM

AUCTION TO BE HELD AT THE KNIGHTS OF COLUMBUS HALL, 1275 MULHOLLAND STREET, NAUVOO, IL

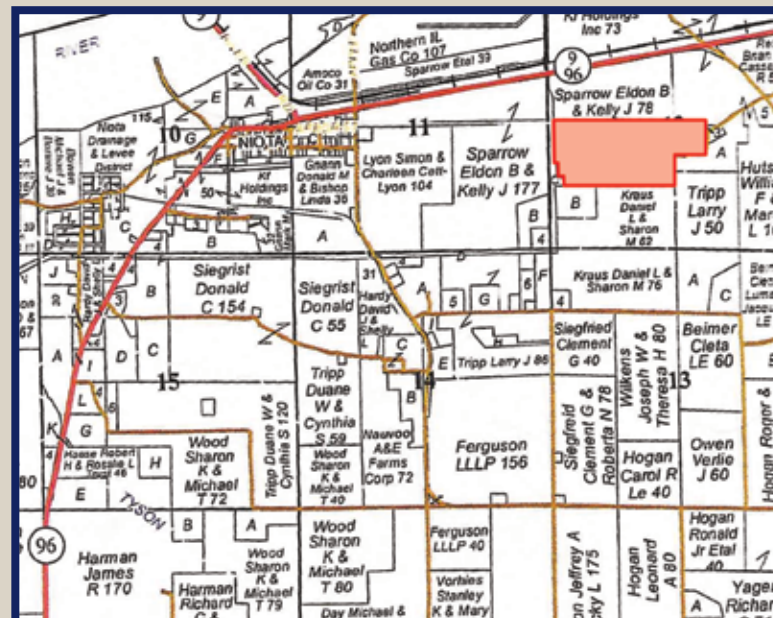
This will be an in-person auction, with live on-line bidding available through Proxibid with no Buyer's Premium. Please register at least 24 hours prior to the auction to be guaranteed acceptance on the bidding platform.



LOCATION & GENERAL INFORMATION

This very unique property contains 87 acres and is located at 1246E CR 2860, Niota, IL. (8 miles Northeast of Nauvoo, IL or just across the Mississippi River from Fort Madison, IA) From Niota take Highway 9-96 east 1 mile to Road 1270, then ½ mile south to Road 2860 and then west to the end of the road. It is in Section 12 of Appanoose Township, Hancock County. The land is mostly wooded with approximately 13 acres of level open ground. There are 24 acres enrolled in CRP (tree program) through 9-30-28 with the annual payment of \$6,369.00 going to the buyer. Electricity and Dallas Rural Water are on this property, which along with the very private, end of the road location, make this a great place for a new home or weekend cabin. Immediate possession, including all hunting rights, will be given at closing.

If you're looking for excellent hunting land, a beautiful place to build, or somewhere to run the 4-wheelers, you should check out this property. Potential buyers have permission to walk over or take an ATV ride to inspect this land.



METHOD & TERMS OF SALE

Bidding will be on a price per acre basis and will be based on 87 taxable acres. Ten percent of the bid price to be paid on day of sale with the balance due on or before December 4, 2023. Title Insurance in the full amount of the purchase price will be provided by the Sellers. The 2023 real estate taxes due in 2024 will be paid by the Sellers with the Buyer being responsible for the 2024 and all subsequent taxes. Immediately following the auction the successful Buyer 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 Tom Hartzell, 217-357-3121, attorney for Sellers.

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

NAUVOO REAL ESTATE INC, SELLER

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

MIKE SULLIVAN LAND SALES, LLC

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