

THURSDAY, SEPTEMBER 15, 2022 • 10:00 AM

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

LOCATION & GENERAL INFORMATION

TRACT 1 - 40 acres (subject to survey) located 3 miles west of Ferris, IL (7 miles northwest of Carthage, IL) on the north side of County Blacktop 1800N. It is situated in the E1/2 of the E1/2 of the SW1/4, of Section 32, Rock Creek Township, Hancock County, IL. This all tillable, level, top producing, Class A farmland has mostly Virden & Ipava soils and 135 PI. Currently it has an airplane sod landing strip along the west side, which the buyer may elect to leave or eliminate.

TRACT 2 - 83.21 surveyed acres located 1 mile southwest of Tract 1 (or 1/4 mile west of Roads 1700N & 1400E). It is situated in the W1/2 of the SE1/4 of Section 6, Prairie Township, Hancock County, IL. It is all tillable, level, top producing, Class A farmland with Virden, Ipava & Shiloh soils and 135 PI. This tract is completely pattern tilled on 30' centers.

METHOD & TERMS OF SALE

Bidding will be on a price per acre basis and will be based on the surveyed acres. They will be sold "Buyer's Choice", with the first successful bidder having the opportunity of taking either tract or both. If only one tract is selected, the remaining tract will then be sold. Ten percent of the bid price is to be paid at the conclusion of the sale with the balance due on or before October 17, 2022. The Sellers will provide Title Insurance in the full amount of the purchase price. Possession will be given at closing, subject only to the right of removal of the current crops. The 2022 real estate taxes which are payable in 2023 will be paid by the Sellers. Immediately following the auction, the Buyers will be required to enter into a written purchase agreement with the Sellers. A copy of this contract may be inspected prior to sale day by contacting attorney Ronald Stombaugh, 309-734-3150.

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



SOIL MAPS ON REVERSE SIDE



MICHELLE REYNOLDS, SELLER OF TRACT 1
SCOTT SCHEETZ ESTATE, SELLER OF TRACT 2

RICHARD E. BURLING & RONALD D. STOMBAUGH, CO-EXECUTORS OF THE SCOTT SCHEETZ ESTATE

ATTORNEY FOR SELLERS - RONALD D. STOMBAUGH, ATTORNEY AT LAW

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SCHEETZ & REYNOLDS LAND 9-15-22

