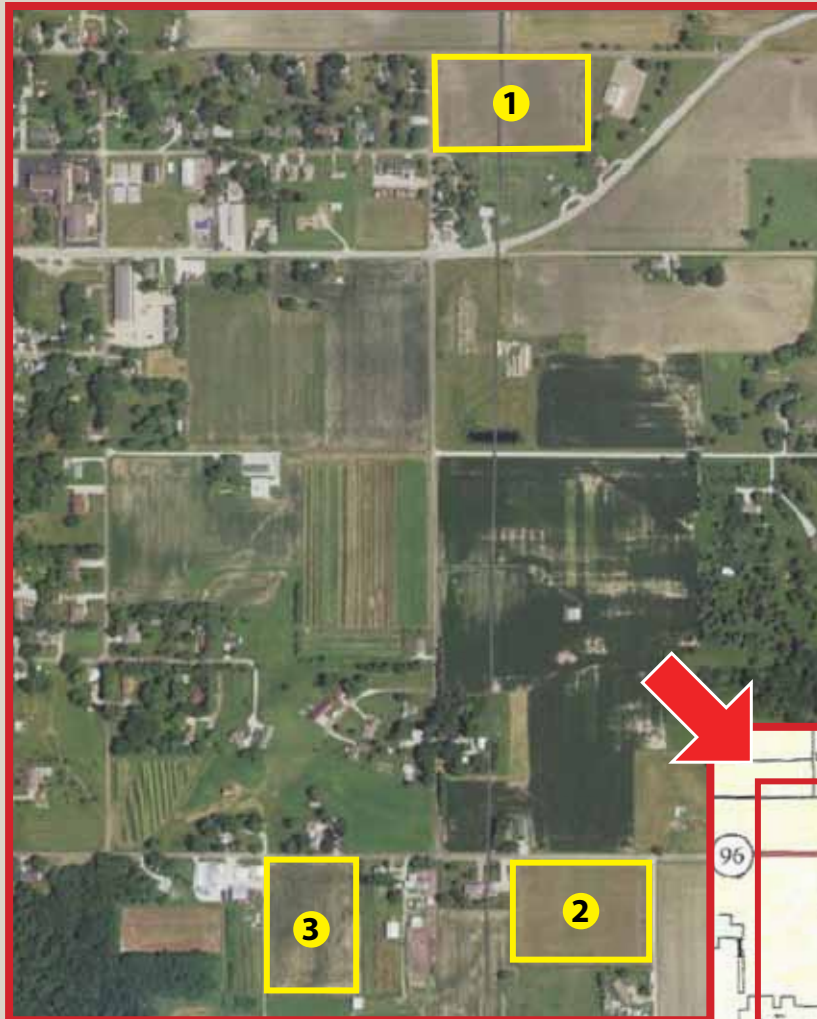


THURSDAY, JULY 15, 2021 • 10:00 AM

AUCTION TO BE HELD AT THE KNIGHTS OF COLUMBUS HALL, NAUVOO, ILLINOIS



LOCATION & GENERAL INFORMATION

This auction includes 3 unimproved parcels of land which are located within the Nauvoo City Limits. They will be offered individually and not by choice or combination. They are currently rented for farming purposes and will be sold subject to the tenancy.

Tract 1 - 5½ acres located at the northeast edge of Nauvoo, IL. Winchester Street borders the west side and Young Street is on the north side. This parcel is all level with the very best Muscatine soil and 147 Productivity Index. It is well located with Highway 96 being a short distance to the south and east.

Tract 2 - 5½ acres located at the southeast edge of Nauvoo, IL. Parley Street borders the north side and S Bagby Street is on the east side. This is also a level parcel with Greenbush and Atterberry soils and a 133 Productivity Index. Presently it is being used for grass hay. This would also make an ideal home building site.

Tract 3 - 5 acres located on the south edge of Nauvoo, IL along the south side of Parley Street. This level to gently rolling parcel, although being used for row-crop farming, is very well situated for numerous uses. Baxter's Vineyards & Winery borders the west side of this property. It has Greenbush and Rozetta soils and a 125 Productivity Index.



METHOD & TERMS

Each tract will be sold by the acre, based on the above indicated acres. They will be sold in the order listed and will not be offered in combination. Ten percent of the bid price to be paid on sale day with the balance due on or before August 16, 2021. Title Insurance in the amount of the purchase price will be provided by the Sellers. Possession will be given at time of closing subject to the current farm tenancy with the Sellers retaining this year's rent and paying this year's real estate taxes which are due in 2022. As the crops are removed, the Buyers will be given immediate access and full possession. Immediately following the auction, the successful purchasers will be required to enter into a written contract with the Sellers. A copy of the purchase agreement may be inspected prior to the auction by contacting Sellers' attorney Stephen Morris, 217-847-3711.

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

YAGER, BISCAN & ARTHUR - SELLERS

ATTORNEY FOR SELLERS - STEPHEN B. MORRIS

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