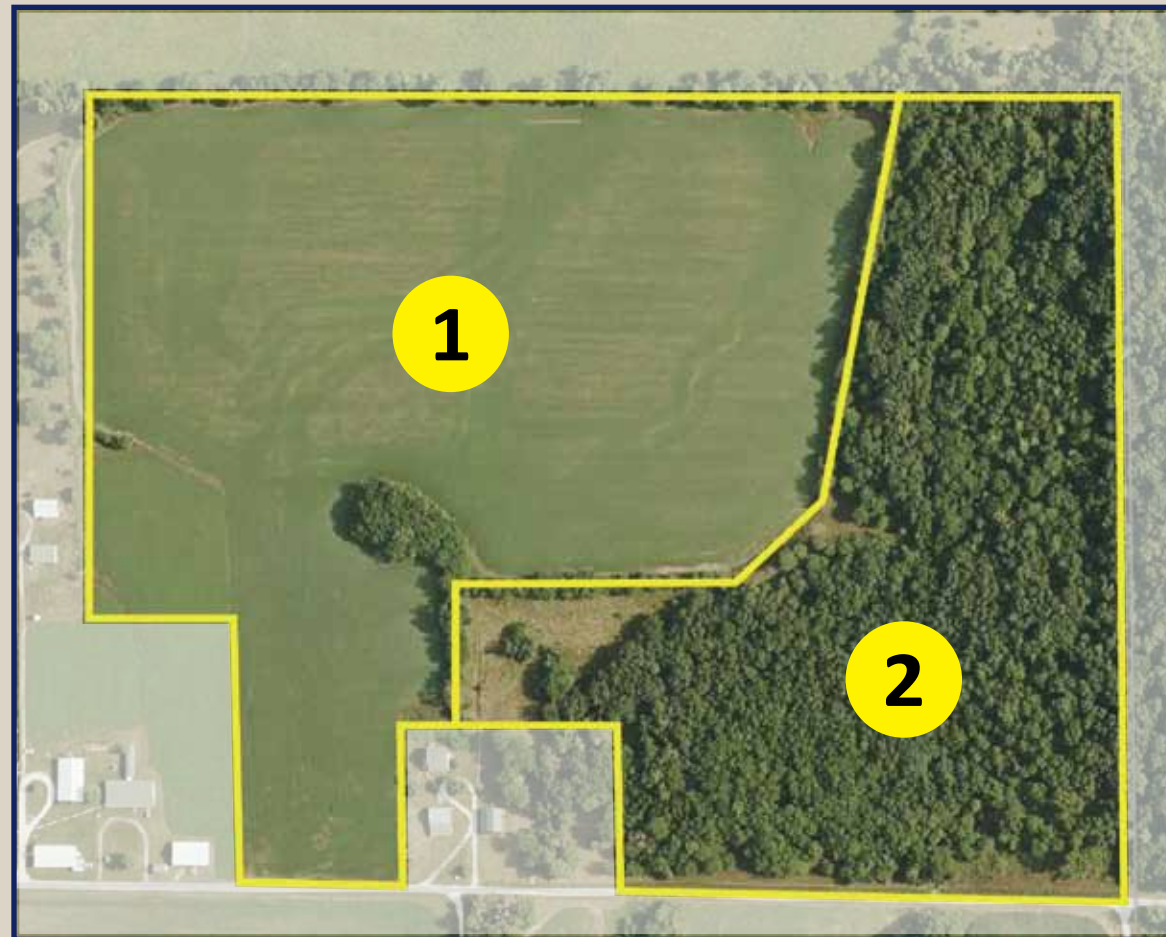


SATURDAY, MAY 11, 2024 • 1:00 PM

AUCTION TO BE HELD AT THE LEGION BUILDING, 104 W. MAIN, PLYMOUTH, IL.

This will be an in-person auction with live on-line bidding available through Proxibid with no Buyer Premium.
 REGISTER AT LEAST 24 HOURS PRIOR TO THE AUCTION TO BE GUARANTEED ACCEPTANCE ON THE BIDDING PLATFORM.

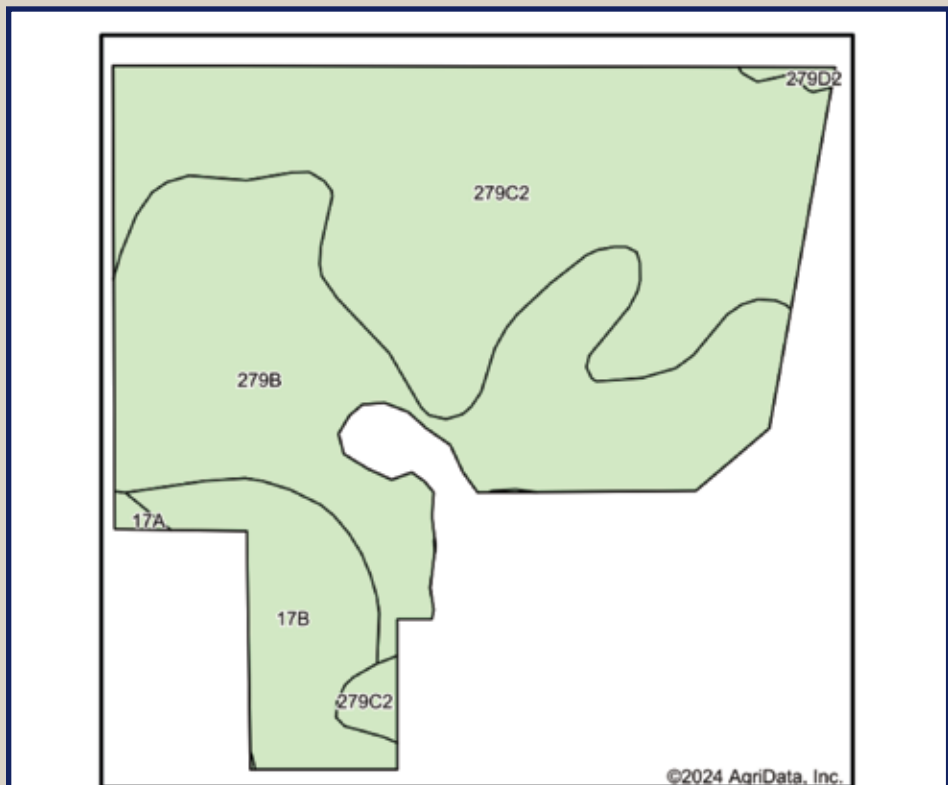
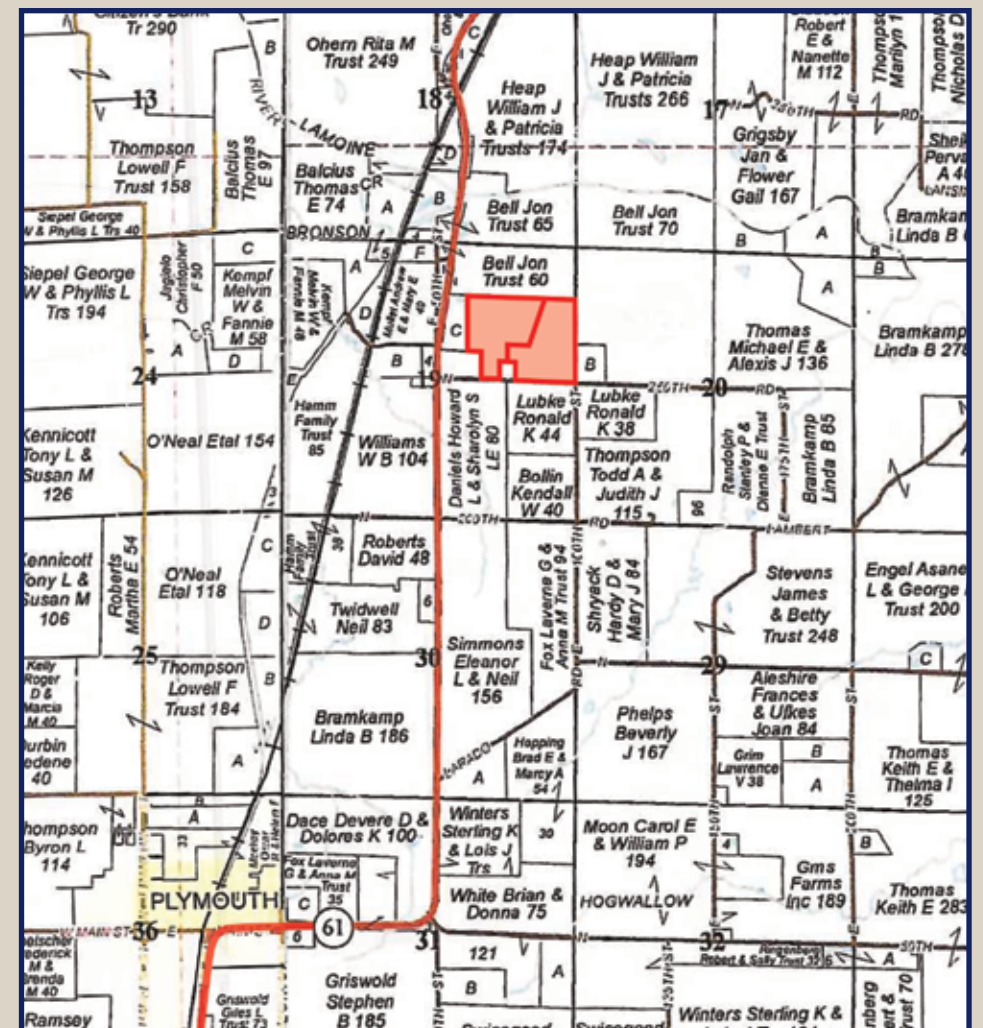


LOCATION & GENERAL INFORMATION

The Mullet Estate property is located 2½ miles northeast of Plymouth, IL (1½ mile south of Colmar) on Highway 61 to Road N250 then a short distance east. It is in Section 19 of LaMoine Township, McDonough County, IL. The farm will be sold in 2 tracts with a survey to determine the exact acres. Tract 1 sells subject to a farm lease for the 2024 crop year. There are no leases including hunting on tract 2.

TRACT 1 - 42 acres (subject to survey) of mostly tillable farm ground. It contains Rozetta and Keomah soil types with a 115 Productivity Index. Access is by Road N250 on the south side.

TRACT 2 - 30 acres (subject to survey) of rolling timber land with excellent hunting. This is a very nice, smaller parcel of recreational land. Access is by Road N250 on the south side.



TERMS OF SALE

Both tracts 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. Ten percent of the bid price is to be paid on the day of sale with the balance due on or before June 11, 2024. Title Insurance in the full amount of the purchase price will be provided by the Seller. The 2024 real estate taxes payable in 2025 are to be paid by the Buyer(s). Tract 2 is selling subject to a farm lease for the 2024 farming season with the purchaser to receive this year's cash rent. Immediately following the auction, the successful bidders will be required to enter into a written purchase agreement. To inspect said contract prior to the auction, contact attorney Bruce Biagini at 309-837-5000.

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



VERBA A. MULLET ESTATE

PERRY MULLET, EXECUTOR

ATTORNEY FOR ESTATE - BRUCE BIAGINI

FLACK, MCRAVEN & STEPHENS • 632 W. SIDE SQUARE, MACOMB, IL 61455 • 309-837-5000

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VERBA A. MULLET ESTATE 5-11-24