

SATURDAY, SEPTEMBER 16, 2023 • 1:00 PM

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

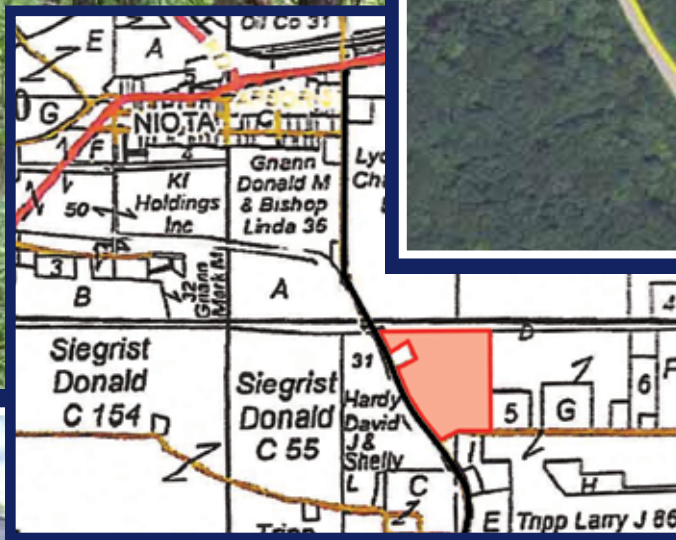
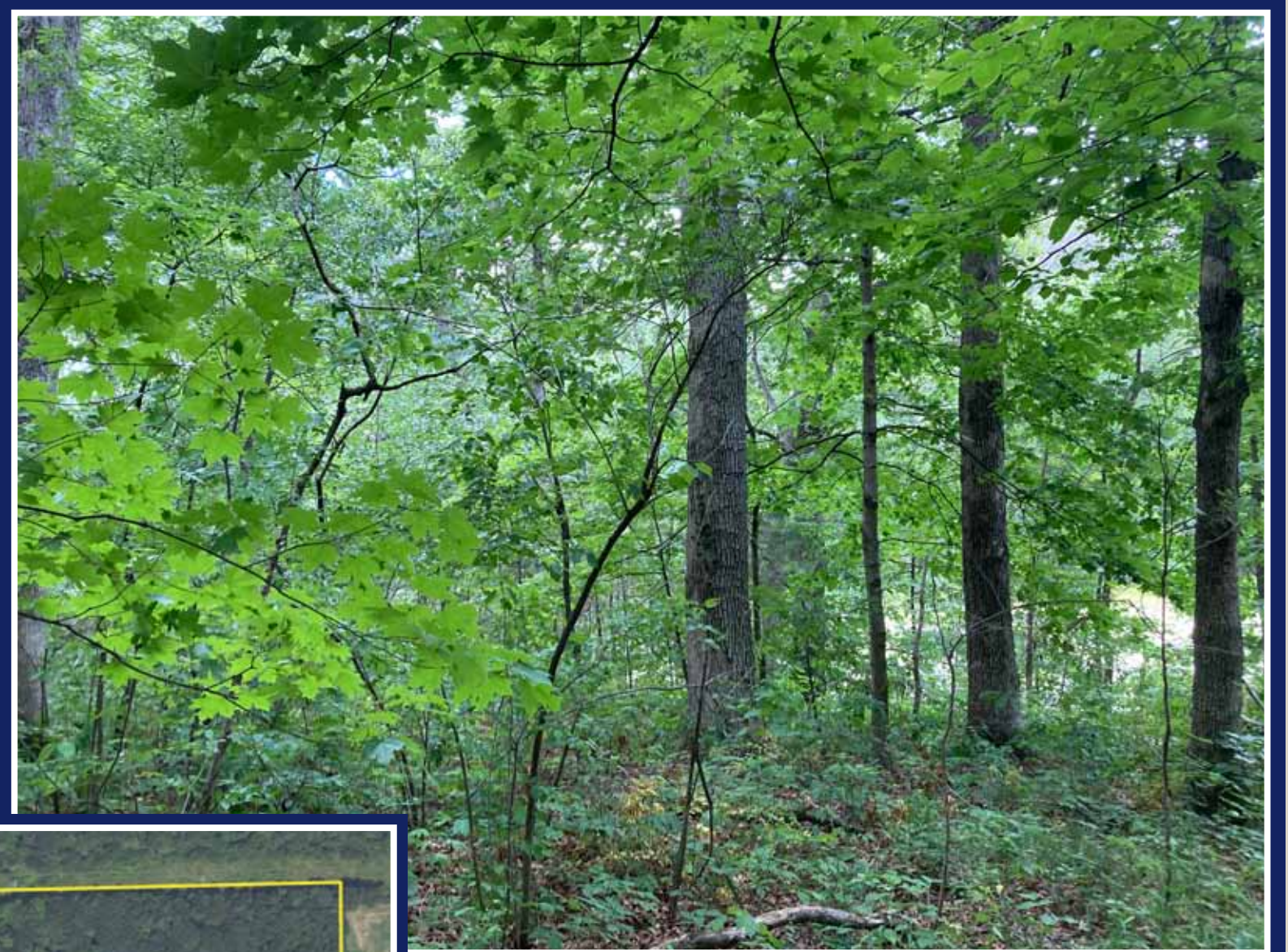
This will be an in-person auction, with live on-line bidding available through Proxibid with no Buyer's Premium. Please register at least 24 hours prior to the auction to be guaranteed acceptance on the bidding platform.

LOCATION & GENERAL INFORMATION

The Shanks property is located 1 mile south of Niota, IL on County Road 1120E (Niota, IL is directly across the Mississippi River from Fort Madison, IA). It is situated in the North Half of Section 14 of Appanoose Township, Hancock County.

TRACT 1 - 26 acres (subject to survey) consisting of beautiful, rolling, hardwood timber with some marketable trees. It also has a small pond. This property offers excellent deer and turkey hunting as well as some attractive, potential new home building sites with Dallas Rural Water available. County Blacktop 1120E borders the west side and 2770N borders the south side. Prospective buyers have permission to walk over and inspect this tract.

TRACT 2 - 2 acres (subject to survey), improved with a 3 bedroom home which is in need of some major repairs. The full basement includes a single car garage. It is serviced by Dallas Rural Water. County Blacktop 1120E borders the west side. To inspect the interior of this home, contact Mike Sullivan 217-357-5252.



METHOD & TERMS OF SALE

These 2 tracts will be sold individually and will not combined. Tract 1 will be sold on a price per acre basis, based on the surveyed acres. Tract 2 will be sold for a total dollar amount. Ten percent of the bid price is to be paid immediately following the auction with the balance due on or before October 16, 2023. The Sellers will provide Title Insurance in the full amount of the purchase price. The 2023 real estate taxes which will be due in 2024 are to be prorated to the date of closing. Buyer(s) will be required to enter into a purchase contract with the Sellers. Full possession will be given at closing. There are no hunting leases associated with the property and the Buyer will have permission to hunt on this land after signing the contract and paying the down payment.

ALL ANNOUNCEMENTS MADE AT THE AUCTION SHALL SUPERSEDE ANY PRIOR ADVERTISING

ELI & JUANITA SHANKS ESTATES

ATTORNEY FOR SELLERS - TYLER E. PHILLIPS

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