

**FRIDAY, NOVEMBER 29, 2024 • 5:00 PM**

AUCTION TO BE HELD AT THE LEGION BUILDING IN PLYMOUTH, IL.

This will be an in-person auction with live on-line bidding available through Proxibid.

**IMPORTANT - If you are thinking about bidding on-line, register at least 24 hours prior to the auction. We may not be able to verify your information in the few hours prior to the auction.**

**LOCATION & GENERAL INFORMATION**

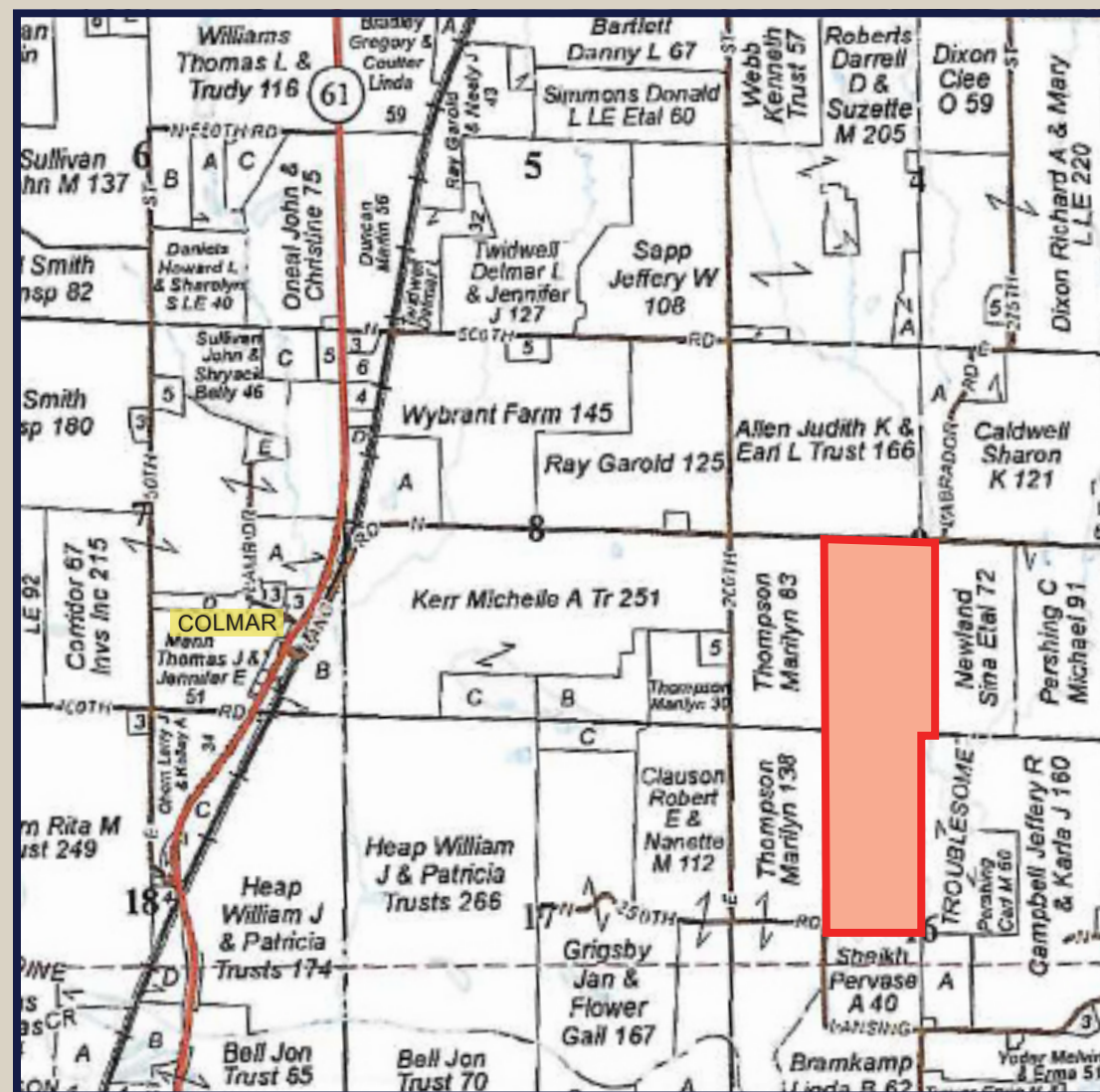
The Thompson land containing 173.48 surveyed acres is located 2 miles east of Colmar, IL. From Macomb, IL., take Hwy 336 west to the 61 Junction, then 4 miles south to Colmar. Take the Colmar Blacktop (Lang Rd) 2 miles north and east, or 6 miles northeast of Plymouth, IL. Road N450 borders the north end and N350 borders the southwest corner. Both tracts are in LaMoine Township, McDonough County, IL.

**TRACT 1 - 90.11** surveyed acres situated in the E½ of the SW¼ and part of the W½ of the SE¼ of Section 9. Road N450 borders the north end. The south end borders Tract 2. There are 10 acres of level tillable farmland in the northwest corner. The balance is enrolled in the permanent CREP program and consists of mostly rolling hardwood timber.

**TRACT 2 - 83.37** surveyed acres situated in the E½ of the NW¼ of Section 16. Access is by Road N350 at the southwest corner. The north end borders Tract 1. This tract is enrolled in the permanent CREP program with 40 acres in the CRP tree program through 9-30-26 with an annual payment of \$12,189.00. It is half mature hardwood timber and half 15-yr conservation program trees.

The West Central Counties of Illinois have for many years been associated with some of the best Trophy Whitetail hunting in the country. Both tracts offer outstanding deer, turkey & small game hunting.

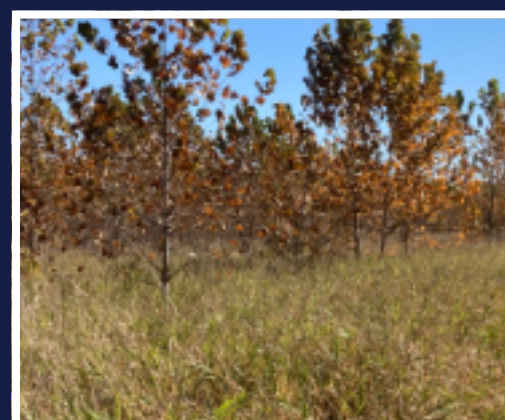
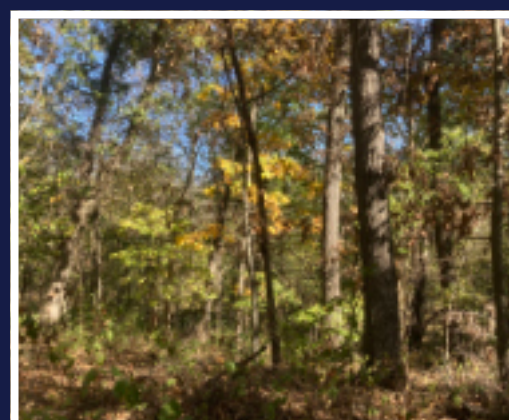
**NOTE -** Due to people currently hunting this property, we ask that you contact the auctioneer before entering. There will be specific days and times designated to inspect it.



**TRACT 1 - 90.11 ACRES**



**TRACT 2 - 83.37 ACRES**



**METHOD & TERMS OF SALE**

The tracts will be offered "Buyer's Choice" with the successful bidder having the opportunity to select either or both tracts. If only one is selected the remaining tract will then be sold. Bidding will be on a price per acre basis, based on the surveyed acres. Ten percent of the selling price is to be paid at the completion of the auction with the balance due on or before December 30, 2024. Title Insurance in the full amount of the purchase price will be provided by the Seller. The 2024 real estate taxes which will be due and payable in 2025 will be paid by the Seller with the 2025 and all subsequent taxes being the responsibility of the Buyers. Possession will be given at time of closing. Immediately following the auction, the successful Buyers shall enter into a written purchase agreement with the Seller. A copy of said contract may be inspected prior to the auction by contacting the attorney for Seller, Kurt Dittmer, 217-659-3312.

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

**LINDA THOMPSON, OWNER**

ATTORNEY FOR SELLER - KURT DITTMER

Rasmussen and Dittmer, LLC • 102 N Center St., P.O. Box 509, La Harpe, IL 61450 • (217) 659-3312