

**HANCOCK COUNTY, IL
 LAND AUCTION
 40 ACRES • 1 TRACT**

THURSDAY, FEBRUARY 11, 2021 • 10:00 AM

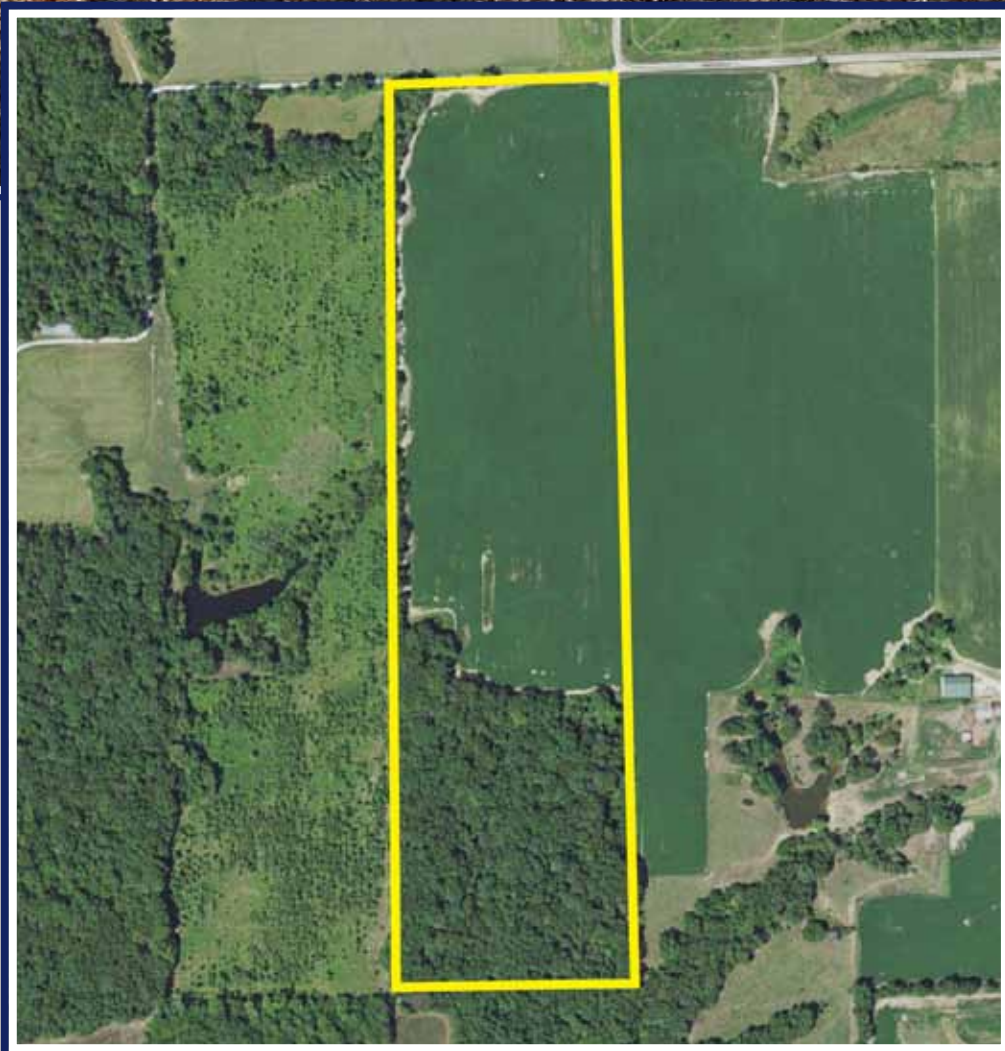
AUCTION TO BE HELD AT THE EAGLES CLUB, 519 N. MADISON, CARTHAGE, IL

LOCATION & GENERAL INFORMATION

The Long 40 acres is located 6 miles east of Carthage, IL on Highway 336 to Road 2700E then 1 mile north and west. It is in the West Half of Section 17, Hancock Township, Hancock County. The farm has 25 acres of level to gently rolling tillable cropland with a 113 Productivity Index, and 15 acres of timber with excellent hunting. The farm sells subject to a tenancy on the tillable acres for the 2021 crop season with the purchaser to receive the cash rent. This is a very nice smaller country property on a blacktop road with much to offer including new home building site. Feel free to inspect it at your convenience. Please be respectful and keep the road gate closed as there are cattle currently on the property.



COVID INFORMATION - Seating will be arranged for social distancing and face masks will be required. Anyone who feels uncomfortable attending may contact Mike Sullivan prior to sale day and arrange for live phone bidding.



SOIL MAP ON THE 25 ACRES OF TILLABLE CROPLAND

Code	Soil Description	Acres	Com Bu/A	PI
**17B2	Knoxville silt loam, 2 to 5 percent slopes, eroded	9.70	**153	**113
17A	Knoxville silt loam, 0 to 2 percent slopes	6.67	**151	**119
257A	Clarksdale silt loam, 0 to 2 percent slopes	3.68	**174	**128
**02C	Fishhook silt loam, 5 to 10 percent slopes, eroded	3.83	**119	**87
**27B6	Rozetta silt loam, 2 to 5 percent slopes	0.67	**162	**119
**97103	Fishhook-Atlas silty clay loams, 10 to 16 percent slopes, severely eroded	0.13	**87	**66
Weighted Average		163.2	112.9	



TERMS OF SALE

Bidding will be on a per acre basis and will be based on 40 acres. Ten percent of the bid price is to be paid immediately following the auction at which time the purchaser will be required to enter into a written contract with the Sellers. The balance of the purchase price will be due on or before March 25, 2021. Title Insurance in the full amount of the purchase price will be provided by the Sellers. The 2020 real estate taxes due in 2021 will be paid by the Sellers with the 2021 taxes being the responsibility of the Buyer. To inspect the purchase agreement, contact Sellers' attorney Albert Ancelet at 217-357-2107.

ALL ANNOUNCEMENTS MADE AT THE AUCTION
 SUPERSEDE ANY PRIOR ADVERTISING.

THE JOAN L. LONG HEIRS, SELLERS

ATTORNEY FOR SELLERS - ALBERT V. ANCELET

CAPPS, ANCELET, ICENOGL & WALLACE • 55 S. ADAMS, CARTHAGE, IL 62321 • 217-357-2107

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