

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

**THURSDAY, APRIL 29, 2021 • 10:00 AM**

AUCTION TO BE HELD AT "THE OFFICE", IN BASCO, IL

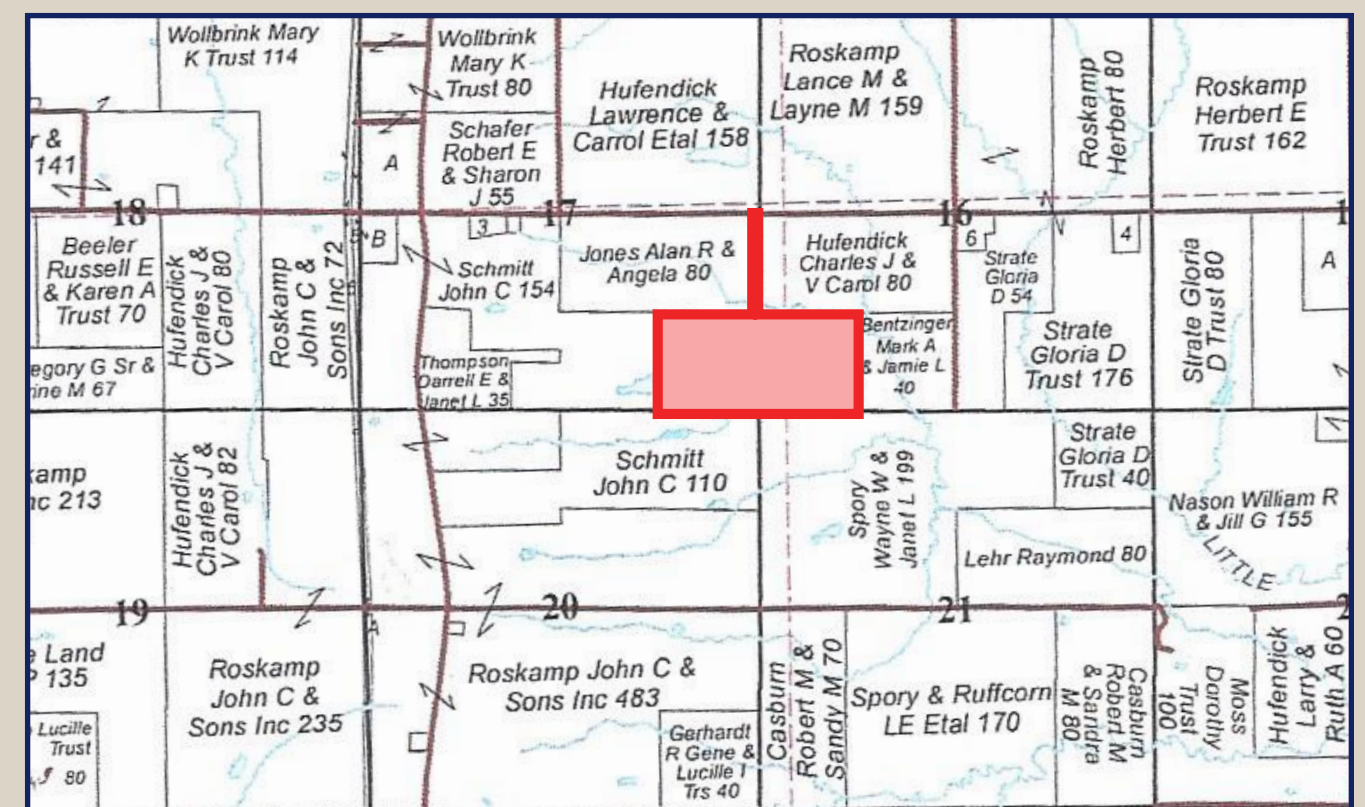


**LOCATION & GENERAL INFORMATION**

The Bentzinger farm which contains 80.5 acres is located approximately 10 miles south of Hamilton, IL at 895E CR 350, Sutter, IL. From Hamilton go south 1 mile on Highway 96 to the Sutter Blacktop (Road 850E), then 8 miles south to the West Point Blacktop (Road 350N), then 1/2 mile east. From the Junction of IL 336 Expressway and Road 400N, go 11 miles west on the West Point Blacktop. The farm is legally described as the SE1/4 of the SE1/4 of Sec. 17 and the SW1/4 of the SW1/4 of Sec. 16, along with 1 rod of even width off the east side of the NE1/4 of the SE1/4 of Section 17, all in Walker Township, Hancock County, IL.

This property is very secluded being situated at the end of a 1/4 mile road south of the Blacktop. This road is privately owned and will be deeded along with the farm. FSA figures indicate 36 acres tillable with an additional 10 acres of open pasture. The balance of the farm is mostly wooded with excellent recreational value including deer, turkey and small game hunting. Improvements include a 30'x78' machine shed, an older farm house which has been unoccupied for several years and a few other farm buildings.

Whether you're looking for a small farm, a place to build or just a great place in the country to relax with privacy, you need to take a look. Prospective buyers have permission to inspect this farm by walking, ATV or, ground conditions permitting, by vehicle.



**TERMS & CONDITIONS**

Ten percent of the bid price to be paid immediately following the auction with the balance due within 30 days and upon delivery of a Warranty Deed. Title Insurance in the amount of the purchase price will be furnished by the Sellers. The 2020 real estate taxes due in 2021 will be paid by the Sellers by way of credit at closing. The 2021 and subsequent taxes are the responsibility of the Buyer. Immediate and full possession including farming rights for 2021 will be given at time of closing. Immediately following the auction, the Buyer will be required to enter into a written purchase agreement with the Sellers. A copy of said contract may be examined prior to the auction by contacting attorney for Sellers, Steve Morris 217-847-3711.

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

**DOROTHY L. BENTZINGER ESTATE**

ATTORNEY FOR SELLER, STEPHEN B. MORRIS

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