

**HANCOCK COUNTY, IL  
 REAL ESTATE AUCTION  
 30 ACRES WITH COUNTRY HOME**

**SATURDAY, APRIL 15, 2023 • 1:00 PM**

AUCTION TO BE HELD AT THE CARTHAGE EAGLES CLUB, 519 NORTH MADISON, (HWY 94N) CARTHAGE, IL.



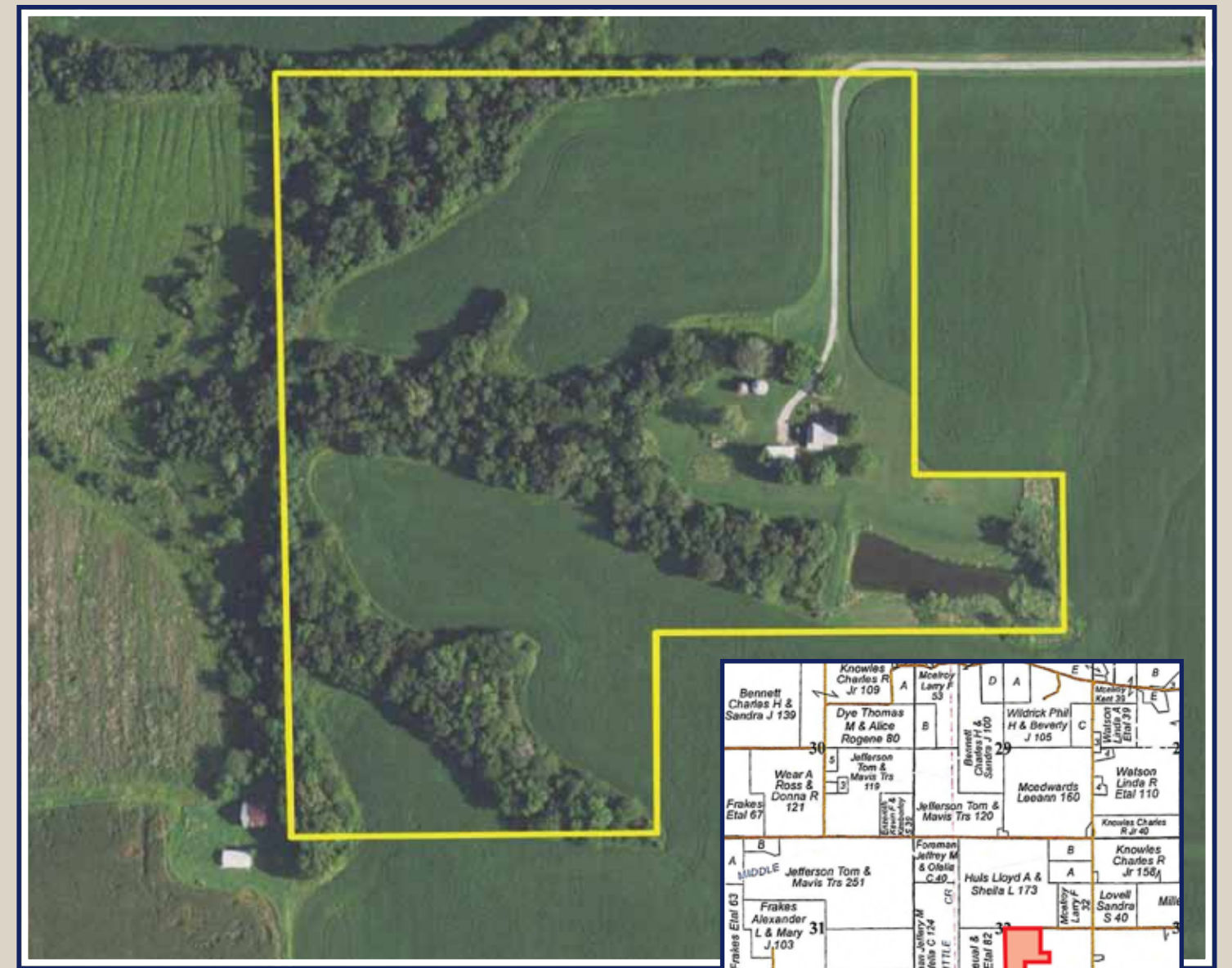
**LOCATION & GENERAL INFORMATION**

30 acres located 9 miles Southeast of Carthage, IL in the NW¼ of the SE¼ of Section 32, Hancock Township, Hancock County, IL. From Carthage - 4 miles east on Highway 336 to Road 2450E, then 2 miles south, 2½ miles east and ½ mile south to Roads 1250N - 2700E, then ½ mile west. Additionally it is 9 miles NE of Bentley or 8 miles NW of Plymouth. Physical address - 2661E CR 1250, Plymouth, IL.

Improvements include a 1½ story house with 3 bedrooms, 1 bath, kitchen, dining room, living room, utility room and partial basement. This is a very well maintained home with electric heat and a supplemental LP gas heater and gas fireplace. The siding and roof are only 2 years old. It is serviced by Dallas Rural Water. Other improvements include an older 30' x 46' detached shop/garage with 2 overhead doors and 2 grain bins.

If you're looking for a very private "Country Home", be sure to check out this beautiful 30 acres with rolling timber, tillable farmland, open grass area with a very nice pond and improvements, all privately located at the end of a public blacktop road. This is in the Carthage Elementary and Illini West High School Districts.

There will be an Open House on Sunday, February 19th & Sunday, March 19th from 11:00 am - 1:00 pm both days. For a private showing or permission to enter the property, please contact Mike Sullivan 217-357-5252.



**METHOD & TERMS OF SALE**

Bidding will be on a total dollar amount and not on a price per acre. Ten percent of the final bid price will be due at the conclusion of the auction with the balance due on or before May 26, 2023. Full possession, including the house and all of the land will be given at time of closing. Title Insurance in the full amount of the purchase price will be provided by the Seller. The 2023 real estate taxes due in 2024 will be prorated to the date of closing. Immediately following the auction, the successful Buyer will be required to enter into a written purchase agreement with the Seller. A copy of said contract may be inspected prior to the sale by contacting Eric Icenogle, 217-357-2107, attorney for Seller.

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

**PATRICIA WHITE, SELLER**

ATTORNEY FOR SELLER - ERIC ICENOGLLE

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**MIKE SULLIVAN LAND SALES, LLC**

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