

WILL SULLIVAN

AUCTION



ADAMS COUNTY, IL

LAND AUCTION

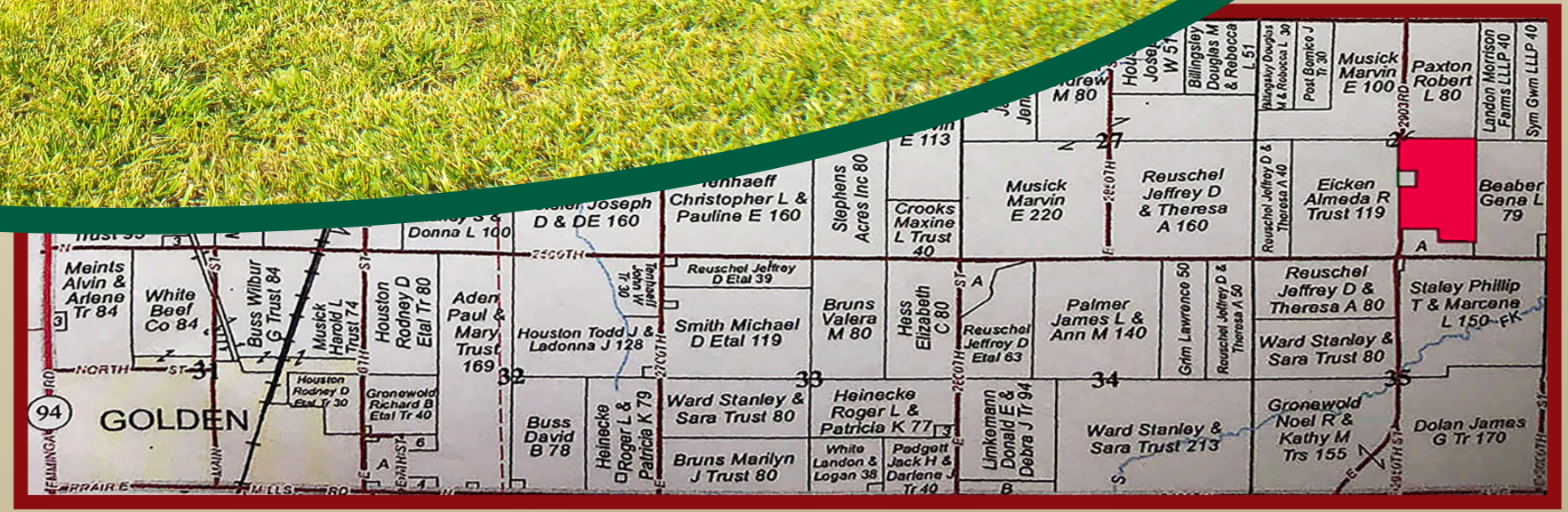
62.12 ACRES

TUESDAY, AUGUST 21, 2018 • 10:00 AM

AUCTION TO BE HELD AT THE "WINDMILL" 902 PRAIRIE MILLS RD, GOLDEN, IL



**MOSTLY
GOOD PRODUCING
TILLABLE FARMLAND
PI 127**



LOCATION & GENERAL INFORMATION

Selling 62.12 surveyed acres situated in the W ½ of the SE ¼ of Section 26 of Northeast Township, Adams County, IL. From Golden, IL take Road 2400N east 3 ½ miles to the stop sign then 1 mile north or north of Golden at the intersection of Road 2600N and Hwy 94 go east 4 ½ miles to Road 2950E (Boyles Corner) then ½ mile south. FSA figures indicate approximately 52 acres tillable with the balance being timber. There are no improvements on the property. The majority of the farmland contains Virden, Timewell and Ipava soils with smaller amounts of Clarksdale and Rubio (PI 127). The west side borders County Blacktop 2950E. The farm sells subject to a lease for the remaining 2018 farming season.

METHOD & TERMS OF SALE

The Harper farm which contain 62.12 acres will be sold on a price per acre basis. Ten percent of the selling price to be paid on day of sale with the balance due at closing, on or before September 21, 2018. Title Insurance in the full amount of the purchase price will be provided by the Seller. The 2018 real estate taxes which are due in 2019 will be paid by the Seller with all subsequent taxes being the responsibility of the Buyer. Possession will be given at time of closing subject only to the 2018 tenant's rights. 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 auction by contacting Attorney John Longlett, 217-223-3030. All announcements made at the auction shall supersede any prior advertising.



FOR MORE INFORMATION CONTACT MIKE SULLIVAN • (217) 357-5252 • IL LIC. #440.000469

ELLEN HARPER

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