

SATURDAY, APRIL 17, 2021 • 1:00 PM

AUCTION TO BE HELD ON-SITE AT 3070E STATE HWY 101, AUGUSTA, IL.



LOCATION & GENERAL INFORMATION

This attractive Country Home is situated on 4.03 surveyed acres and is located 1 mile east of Augusta, IL along the north side of Highway 101. The home features 1462 sq. ft., tri-level design, partial brick, 3 bedrooms with walk-in closets, 1 1/2 baths, kitchen with dining area, family room, large utility room, and 24'x10' finished and heated garage. It has a newly installed Tempstar High Efficient LP gas furnace and Tempstar 3-ton central air-conditioning unit. This house is very clean and "move-in" ready. Additional improvements include a 40'x80' machine shed with shop, (3) 7,000 bu. grain bins, barn, and other outbuildings.

TO INSPECT THIS PROPERTY, THERE WILL BE AN OPEN HOUSE - SUNDAY, APRIL 4TH, 11 AM - 1 PM, OR SCHEDULE A PRIVATE SHOWING BY CONTACTING MIKE SULLIVAN, 217-357-5252.



METHOD AND TERMS OF SALE

Ten percent of the bid price to be paid on day of sale with the balance due upon delivery of Warranty Deed, on or before May 17, 2021. Title Insurance in the full amount of the purchase price will be provided by the Sellers. The 2021 real estate taxes will be prorated to the date of closing. Immediately following the auction, the successful bidder will be required to enter into a written purchase agreement with Sellers. To examine said contract prior to sale day, contact Larry Kwacala, attorney for Sellers, 309-837-5000.

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

**DONALD C. BEARD & WILLIAM C. BEARD, CO-TRUSTEES OF
 THE BEARD & HATFIELD TRUSTS**

ATTORNEY FOR SELLERS - LAWRENCE KWACALA
 FLACK, MCRAVEN & STEPHENS • 32 W. SIDE SQ., MACOMB, IL 61455 • 309.837.5000

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