

THURSDAY, AUGUST 11, 2022 • 10:00 AM

AUCTION TO BE HELD AT MICHELLE'S COUNTRY CAFE, TENNESSEE, ILLINOIS



LOCATION & GENERAL INFORMATION

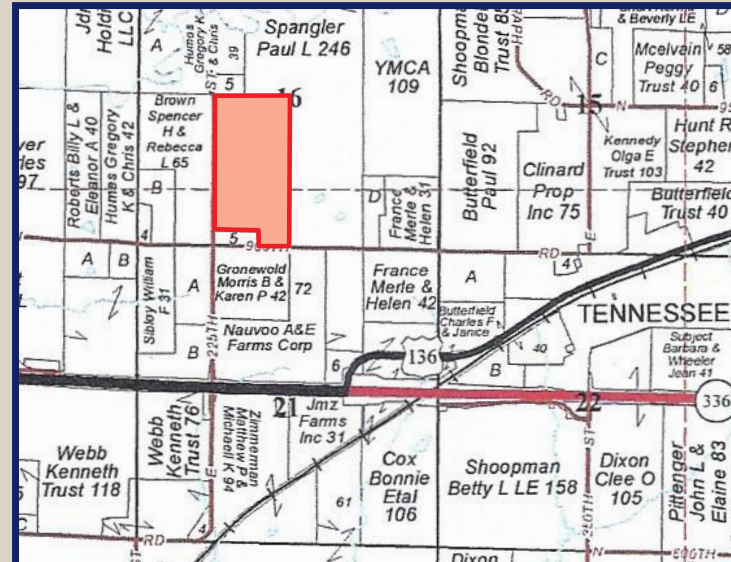
The Louderman farm is located one mile west of Tennessee, IL on Road N900, or approximately 21 miles west of Macomb, IL on Highway 336 to Road E225, then 1/2 mile north. It is situated in the E1/2 of the SW1/4 of Section 16, Tennessee Township, McDonough County, IL. It contains 50 acres of level to gently rolling tillable farmland with Rozetta, Clarksdale and Keomah soils and a 116 PI. The balance of the farm is timber which offers very good deer, turkey and small game hunting. There is a small pond on the timber edge. West Prairie Rural Water is available along the south side. Access is by Blacktop N900 on the south and Road E225 on the west side. Interested buyers have permission to inspect this property.



METHOD & TERMS OF SALE

Bidding will be on a price per acres basis and will be based on 78.60 surveyed acres. Ten percent of the bid price is to be paid on the day of sale with the balance being due upon delivery of deed on or before September 12, 2022. Title Insurance in the full amount of the purchase price will be provided by the Seller. The 2022 real estate taxes which are due in 2023 will be paid by the Seller with the Buyer to be responsible for the 2023 and subsequent taxes. Immediately following the auction, the Buyer will be required to enter into a written purchase agreement. To inspect this contract prior to the auction contact Carissa Bryant, attorney for Seller at 217-357-3121. Possession will be given upon completion of the sale terms, subject only to a farm tenancy for the remainder of the 2022 farming season.

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



RACHEL K. LOUDERMAN, SELLER

ATTORNEY FOR SELLER, CARISSA BRYANT

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