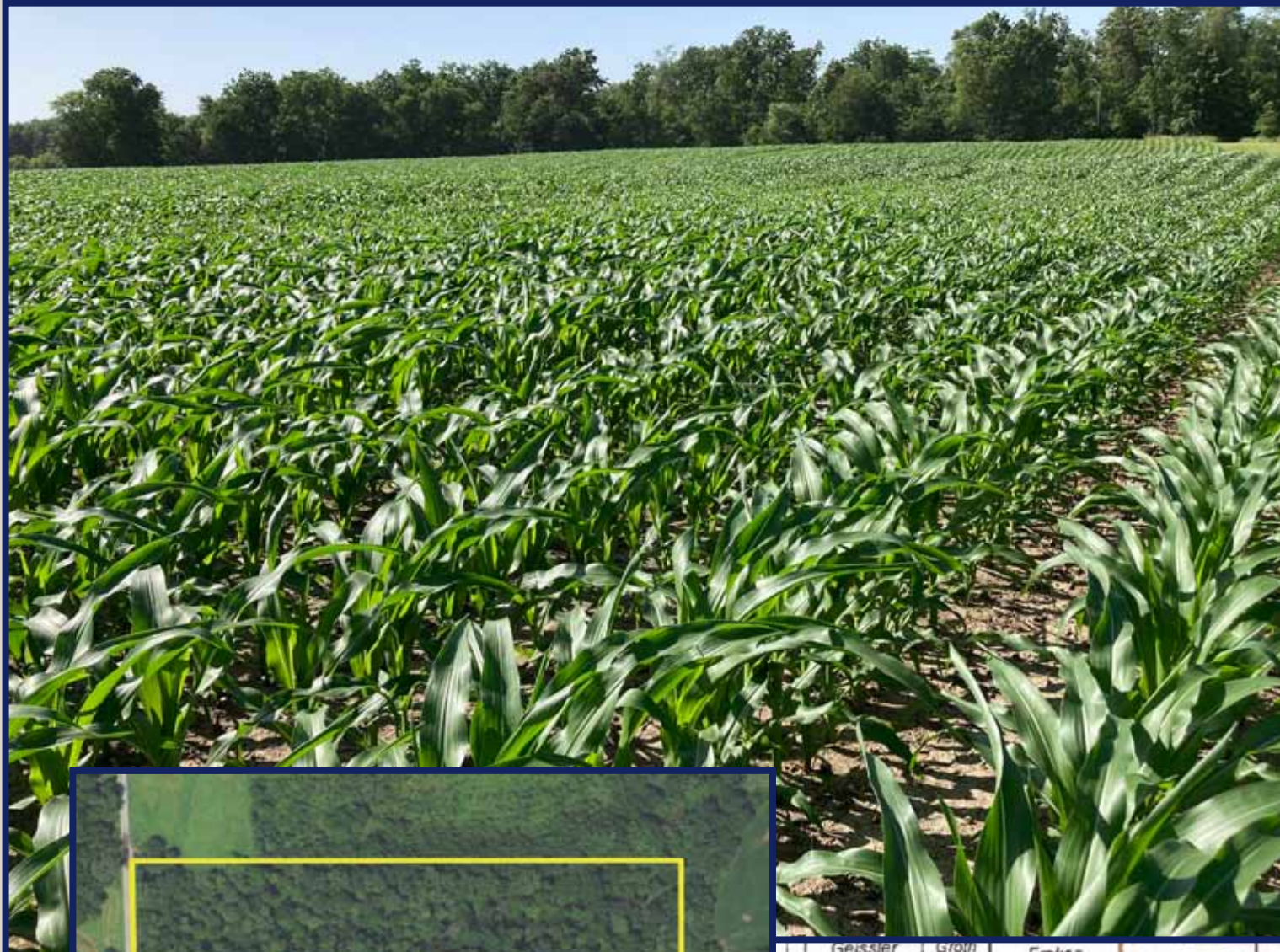


THURSDAY, AUGUST 4, 2022 • 10:00 AM

AUCTION TO BE HELD AT THE EAGLES CLUB, 519 N. MADISON, CARTHAGE, ILLINOIS



LOCATION & GENERAL INFORMATION

The Richardson property is located 4 miles south of Carthage, IL on Highway 336 Expressway to Road 1000N (Bentley Blacktop), then 4 mile east to Road 2400E, then 1 mile north. It is situated in the SW1/4 of the SW1/4 of Section 1, Harmony Township, Hancock County. This unimproved tract of land has 8 acres of level to gently rolling tillable farm land with the balance being beautiful rolling timber with several ATV trails and 2 creeks running through it as well as a stocked pond. Road 1100N borders the south side and 2400E is on the west side, both being good hard surface roads. Dallas Rural Water is available. If looking for a very desirable new home building site or just want a beautiful country recreational property, be sure to check it out. Potential buyers have permission to inspect this land by ATV or walking.



Geissler Donald W 44	Gronwald Douglas D & Eva M 80	Frakes William K & Beverly J 80	Galloway Dale J & Edin J 135	Moms LP 150	Frakes Alexander L & Mary J 223
Geissler Andrew J 123	Gronwald Morris B & Karen P 116	Kimmel Norman K & Lyella M 40	Johnson Family Farms LLLP 92	Johnson Family Farms LLLP 86	Gibbons Marilyn C 75
Mize Donald K & Rebecca A 80	Mize Donald K & Rebecca A 80	Dickinson Matthew & Rebecca A Trust 20	Hutchison Robert G & Mildred 50	Neuman Donald & Angela N 20	Gibbons Marilyn E 100
Bollin Diana J 80	Brunn Rodney G 80	Gronwald Morris B & Karen P 200	Johnson Family Farms LLLP 225	Kaj LLLP 180	Swank Erma E 99
Klover John J Trust Etal 86	Hildebrand Kayla D 78	Collman Kenneth L 80	Bercher Christopher D Etal 76	Brown James & Shuman Linda 64	Fecht Helen I Tr 77
Huston Peter L 149	Bercher Christopher D Etal 156	Flack Jerry 80	M Pleasant Church 80	Thomas Verne J 70	Mrs-Daniels Francis 78
Klover Ewing Roma R Trust 77	Fink Norma R Etal 60	M Pleasant Church 80	Marlet Myron M Trust 70	Gronwald Morris B & Karen P 137	Coffman Kenneth L & Lynette E 80
					Beverly William F & Kathryn J 80
					Swank Erma E 160

METHOD AND TERMS OF SALE

Bidding will be on a price per acre basis and will be based on 29.75 surveyed acres. Ten percent of the bid price is to be paid on the day of sale with the balance due at closing on or before September 6, 2022. Title Insurance in the full amount of the purchase price will be provided by the Sellers. The 2022 real estate taxes which are due and payable in 2023 will be paid by the Sellers with the Buyers being responsible for the 2023 and all subsequent taxes. Full possession will be given at time of closing subject only to a farm tenancy on the tillable acres for the current crop year. There are no hunting leases attached to this property. Immediately following the auction, the successful Buyer will be required to enter into a written contract with the Sellers. A copy of said contract may be inspected prior to the auction by contacting the Sellers' attorney, Thomas F. Hartzell, 217-357-3121.

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



GARRY & JUNE RICHARDSON

ATTORNEY FOR SELLER - THOMAS F. HARTZELL
 TUCKER, HARTZELL & BRYANT • 608 WABASH, CARTHAGE, IL • 217-357-3121

MIKE SULLIVAN LAND SALES, LLC

414 Main, Carthage, Illinois 62321 • Phone 217-357-5252

www.MikeSullivanLandSales.com • IL LIC. #440-000469