

THURSDAY, DECEMBER 14, 2023 • 10:00 AM

AUCTION TO BE HELD AT "TELLERS ON MAIN", 408 MAIN, BUSHNELL, IL

This will be an in-person auction with live on-line bidding available through Proxibid with no Buyer Premium.
Please register at least 24 hours prior to the auction to be guaranteed acceptance on the bidding platform.

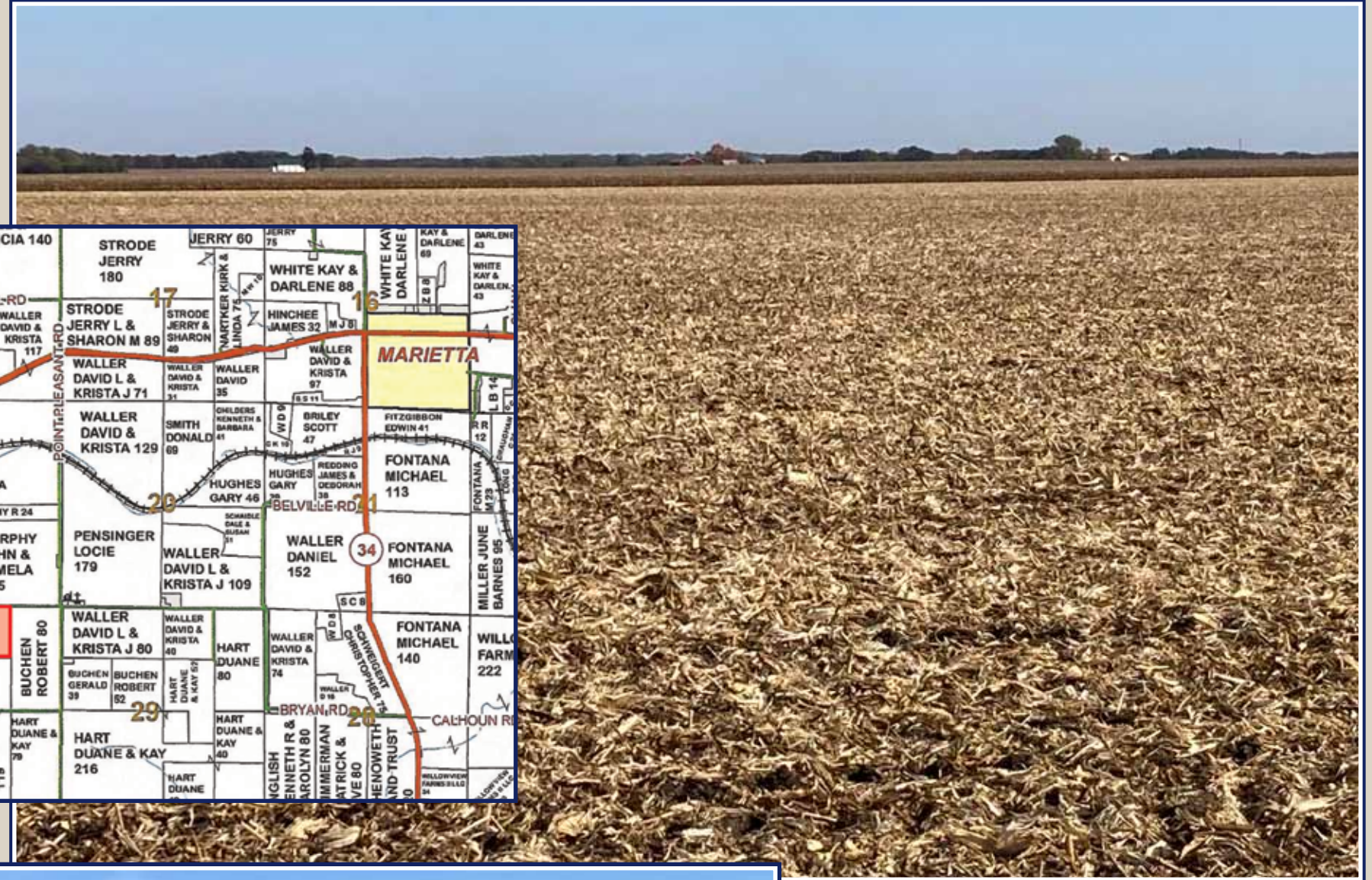
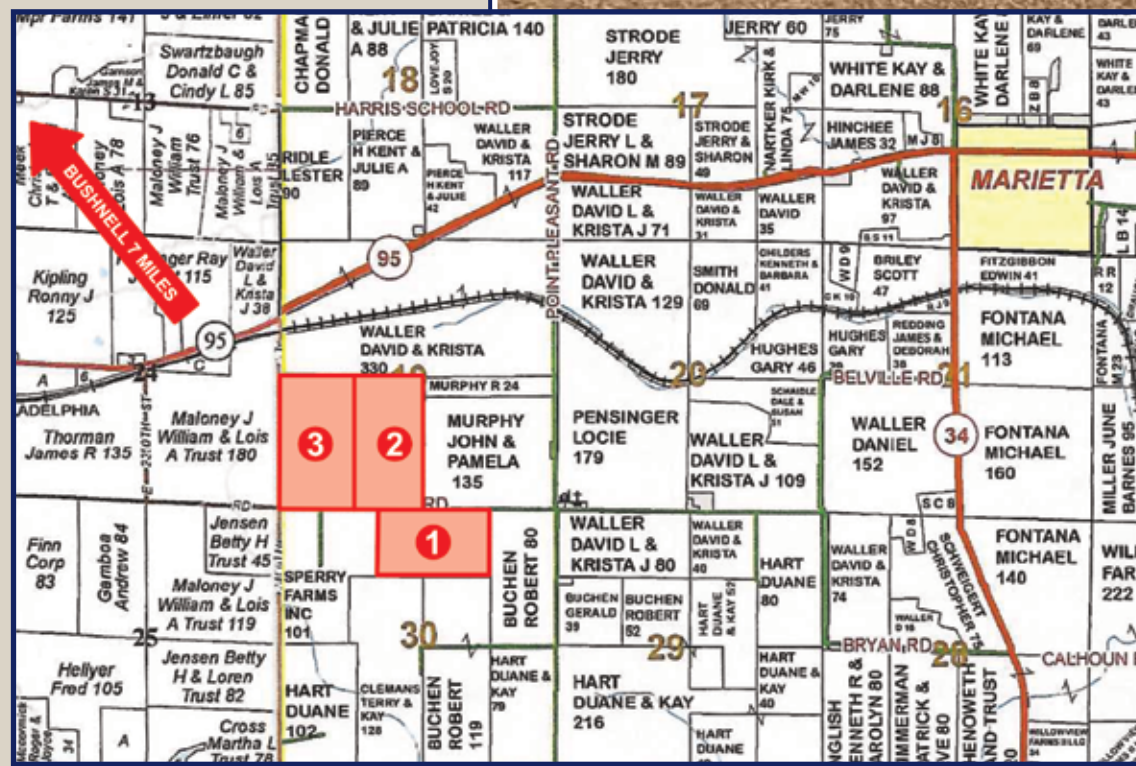
LOCATION & INFORMATION

Selling 250 acres located 3 miles west of Marietta, IL (7 miles southeast of Bushnell, IL), on Route 95, to the Fulton - McDonough County Line Road, then 1/4 mile south. It is in Sections 19 & 30 of Harris Township, Fulton County, IL. This all tillable, level, and contiguous farm will be sold in 3 tracts. It sells with full possession at closing including the 2024 farming rights.

- TRACT 1 - 70 acres (subject to survey).**
- Part of N1/2 of N1/2, Section 30, T6N, R1E
 - All NHEL, tillable, Class A cropland
 - Ipava, Sable & Greenbush soils. PI 141.4
 - Pattern tiled with 4" tile on 100' centers
 - Access along North side by E. Byron Road

- TRACT 2 - 90 acres (subject to survey).**
- E1/2 of SW1/4, Section 19, T6N, R1E
 - All NHEL, tillable, Class A cropland
 - Ipava, Osco, Sable & Greenbush soils. PI 141.2
 - Access along South side by E. Byron Road

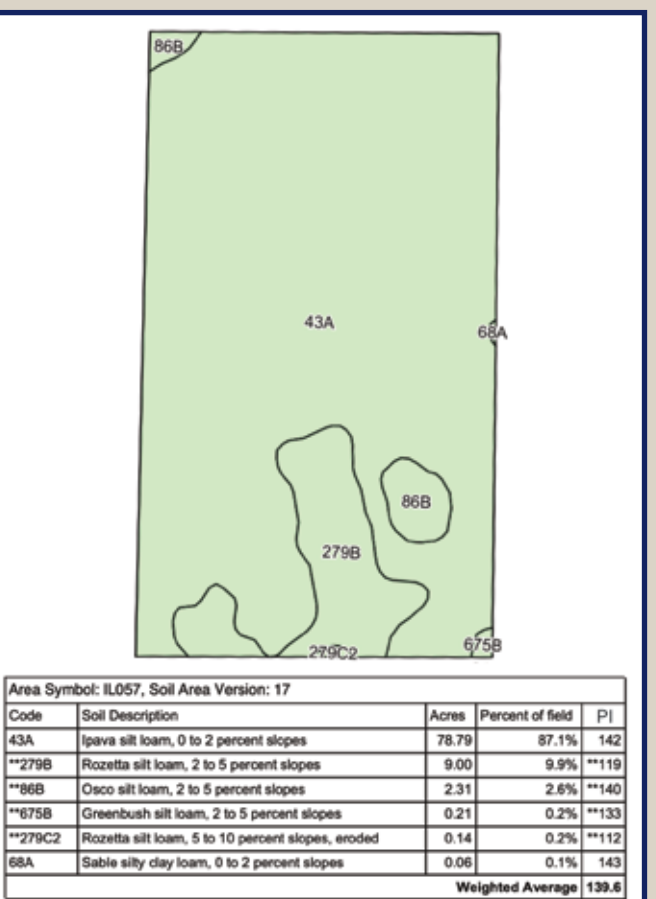
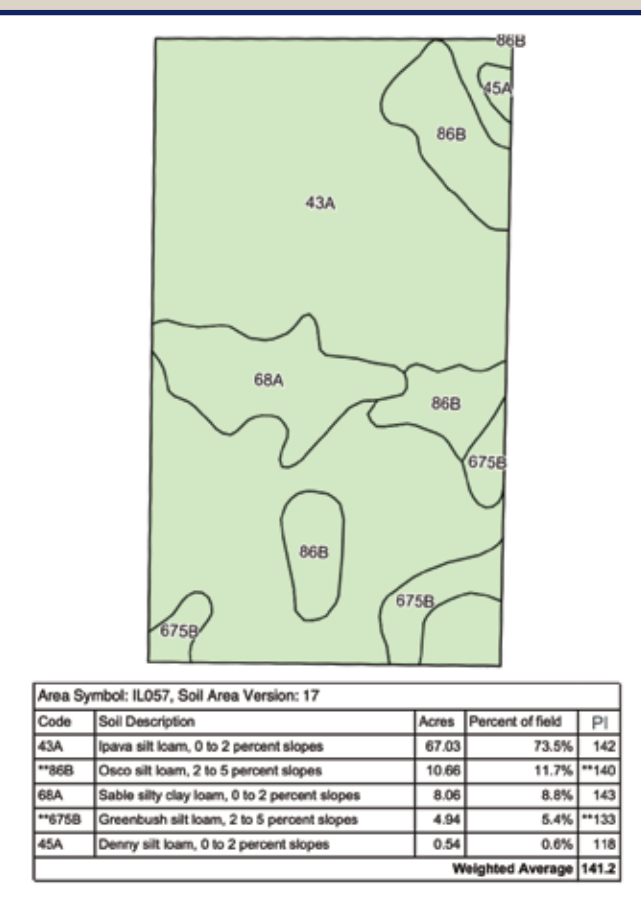
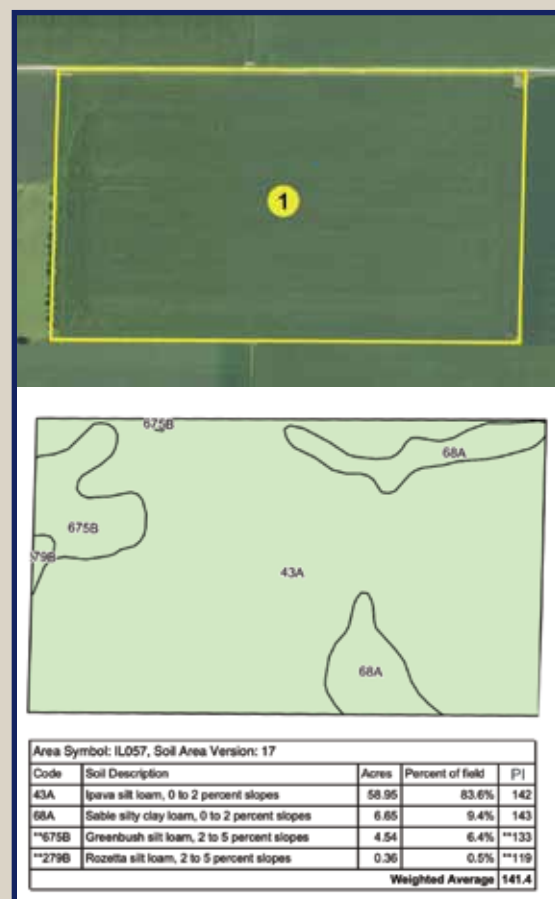
- TRACT 3 - 90 acres (subject to survey).**
- W1/2 of SW1/4, Section 19, T6N, R1W
 - All NHEL, tillable, Class A cropland
 - Ipava & Rozetta soils. PI 139.6
 - 60 acres are pattern tiled with 4" tile on 100' centers
 - Byron Road on South & County Line Rd on West



METHOD & TERMS OF SALE

Bidding will be on a price per acre basis with the exact acres of each tract to be determined by a survey which will be completed prior to the auction. They will be sold "Buyer's Choice" with the successful bidder having the opportunity to select any or all tracts. Ten percent of the purchase price is to be paid on the day of sale with the balance due at time of closing, on or before January 17, 2024. Title Insurance in the full amount of the purchase price will be furnished by the Sellers. The 2023 real estate taxes due and payable in 2024 will be paid by the Sellers as a credit at closing against the purchase price based on the last ascertainable tax bill. Full possession including the 2024 farming rights will be given at closing. The successful Buyer(s) will be required to enter into a written purchase agreement with the Sellers following the auction. Said contract may be inspected prior to the auction by contacting Sellers' attorney.

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



BENMARLAND FARMS INC

ATTORNEY FOR SELLERS - LARRY KWACALA

FLACK, MCRAVEN & STEPHENS • 32 S. SIDE SQUARE, MACOMB, IL 61455 • 309-837-5000

MIKE SULLIVAN LAND SALES, LLC

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

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



BENMARLAND FARMS INC 12-14-23



250 ACRES - CLASS A FARMLAND