

**HENDERSON COUNTY, IL
 LAND AUCTION
 61 ACRES • 1 TRACT**

SATURDAY, AUGUST 3, 2024 • 10:00 AM

AUCTION TO BE HELD AT THE "LANDING AT DALLAS CITY", (FORMERLY IKE'S), 490 W. FIRST, DALLAS CITY, IL.

This will be an in-person auction with live on-line bidding available through Proxibid with no Buyer Premium.
 REGISTER AT LEAST 24 HOURS PRIOR TO THE AUCTION TO BE GUARANTEED ACCEPTANCE ON THE BIDDING PLATFORM.



LOCATION & GENERAL INFORMATION

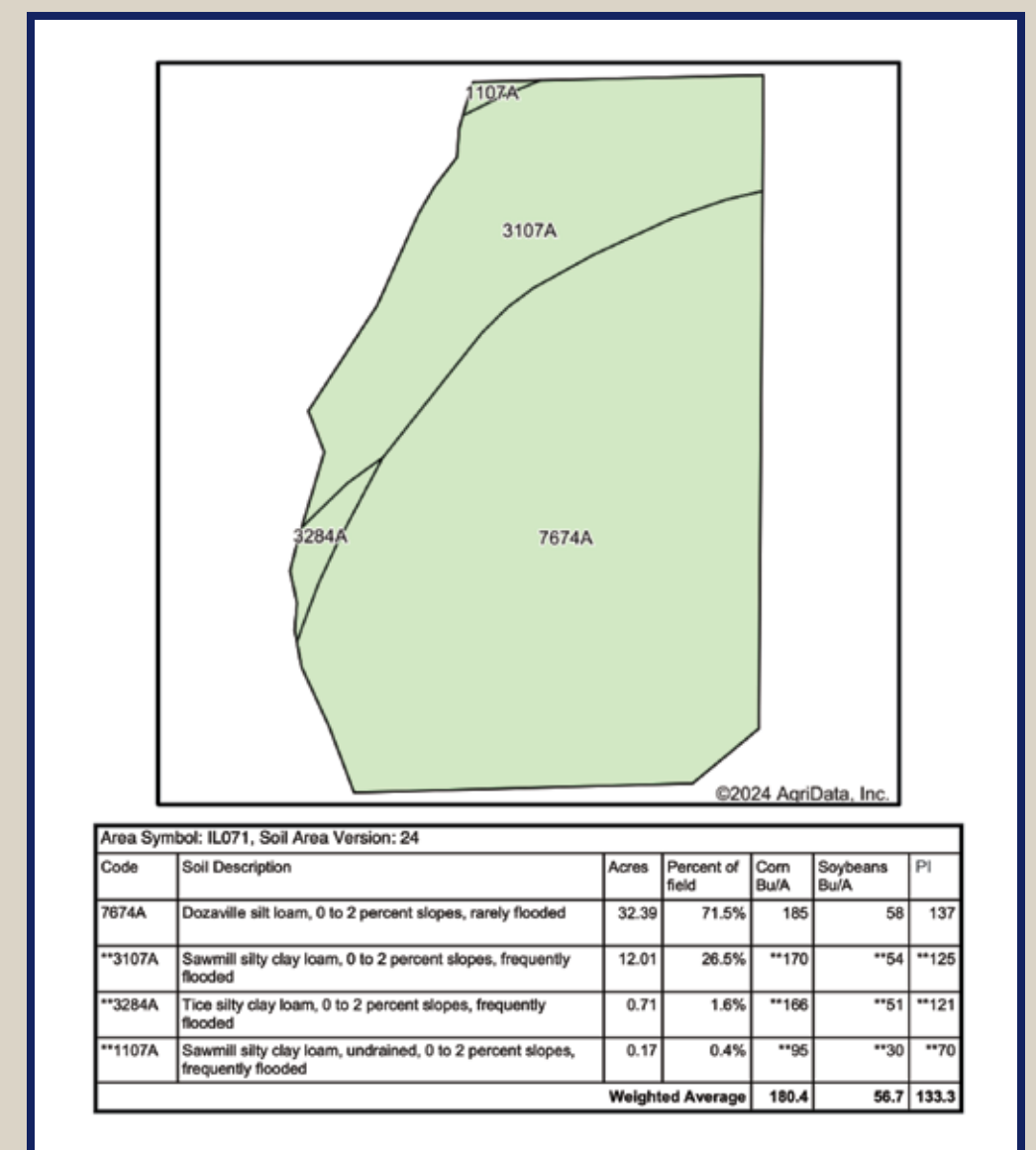
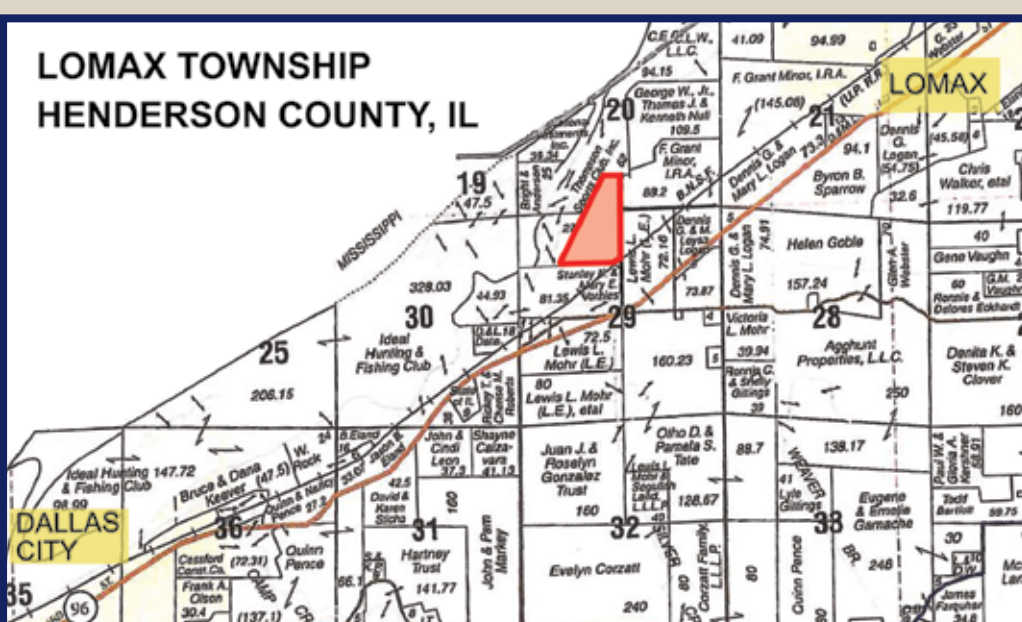
Selling 61 acres located 3 miles east of Dallas City, Illinois or 2 miles west of Lomax, Illinois on Highway 96 to Road 445E then ½ mile north. It is situated in the Northwest Quarter of Section 29 and the Southwest Quarter of Section 20, Lomax Township, Henderson County, Illinois. FSA figures indicate 48 tillable acres with Dozaville & Sawmill soils and a 133 Productivity Index. The balance of the property is timber.

This farm is susceptible to flooding when the Mississippi River is high. It does not flood every year and when it does it may be all or just a portion of the farm. Usually the water will recede in time for spring planting or possibly a shorter season crop. It offers excellent Waterfowl and Deer hunting.

TERMS OF SALE

Bidding will be on a price per acre basis, based on 61 taxable acres. Ten percent of the bid price is to be paid at the conclusion of the auction with the balance due on or before September 3, 2024. Title Insurance in the full amount of the purchase price will be provided by the Seller. The 2024 real estate taxes payable in 2025 will be paid by the Seller. Full possession will be given at time of closing. Following the auction, the successful bidder will be required to enter into a written purchase agreement with the Seller. A copy of said contract may be examined by contacting, Tom Hartzell, attorney for the estate.

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



LYLE LAWSON ESTATE

LEX LAWSON, EXECUTOR

ATTORNEY FOR ESTATE - THOMAS F. HARTZELL

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LYLE LAWSON ESTATE 8-3-24