

ADAMS COUNTY, IL REAL ESTATE AUCTION

**Two
Parcels!**



WEDNESDAY, FEBRUARY 19, 2020 AT 6:00 P.M.

Auction Venue: Stoney Creek Inn Banquet Room, 3809 Broadway Street, Quincy, IL 62305

PARCEL 1

2901 N. 90TH • FOWLER, IL 62338



This property is conveniently located 5 miles from Quincy and contains 6 acres of tillable land (currently in grass) and 14 acres of timber.

Improvements include a 30 x 50 steel shed. This shed is insulated and finished with sheeting, has a cement floor with drain, a large wood burning stove and a 14' high overhead door.

It is wired, has new lights and is located on an asphalt road.

Adams County Electric is on-site.



LOTS OF PHOTOS ONLINE!
SullivanAuctioneers.com



PARCEL 2

1006 Maine Street • Quincy, IL 62301

1,146 sq. ft. commercial building located in "the District" on a well traveled street with great visibility and high traffic count.

This property has been well maintained and offers a newer furnace, central air and electric with a low maintenance brick exterior.

This building was previously used as office space and has a full unfinished lower level.

There is beautiful woodwork and charming touches throughout!



OPEN HOUSE: SAT., FEBRUARY 8TH FROM 11:00 A.M. - 1:00 P.M.

METHOD & TERMS: Parcel 1 will be sold on a price per acre basis, based on 20 taxable acres. Parcel 2 will be sold for the "lump sum" total dollar amount. There will not be a survey.

Immediately following the auction, the successful buyer(s) will be required to enter into a written purchase agreement with the seller and pay ten percent (10%) of the bid price. The balance of the bid price will be due at the time of closing on or before Monday, March 23, 2020. Bidding is NOT contingent upon financing. Title insurance in the full amount of the purchase price will be provided by the seller. The 2019 real estate taxes, due and payable in 2020, will be paid by the seller. The 2020 & subsequent real estate taxes will be prorated to the date of closing. Possession will be given at the time of closing.

All announcements sale day shall take precedence over any prior advertising either written or oral. The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to the property. This real estate is being sold "as is".



PHIL S. & MARYBETH NOEL TRUST

Representing Attorney: Terrence J. Anastas • Mays Walden & Anastas PC
636 Hampshire St # 101, Quincy, IL 62301 • (217) 222-1526